City of Ramsey
Agenda
Regular City Council
Tuesday, June 12, 2018
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

1. Call to Order

2. Presentation

1. Presentation: Board and Commission Member Oath of Office

2. Presentation of the 2017 Comprehensive Annual Financial Report by the City's Auditing Firm of Malloy, Montague, Karnowski, Radosevich & Company (MMKR) - Aaron Nielsen, Principal with the firm, will be presenting

3. Citizen Input

4. Consent Agenda

1. Receive 2017 Comprehensive Annual Financial Report (CAFR)

2. Receive Cash and Investments for Period Ending May 31, 2018

3. Note the Following Boards and Commissions Meeting Minutes:
- Planning Commission Meeting Minutes Dated April 5, 2018
- Economic Development Authority meeting Minutes Dated April 12, 2018
- Environmental Policy Board Meeting Minutes Dated April 16, 2018

4. Approve the Following Meeting Minutes:
1. City Council Work Session dated 5/222018
2. City Council Regular dated 5/22/2018
3. City Council Joint Work Session dated 5/23/2018

5. Approve Liquor License Renewals

6. Approve Acknowledgement of Receptivity of Livable Communities Funding from Metropolitan Council; Case of Aeon

7. Affinity at Ramsey: Multiple Actions

8. Adopt Resolution # 18-109 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of May 17, 2018 through June 6, 2018

9. Adopt Resolution #18-113 Approving Change Order #1 for 2018 Street Overlay Improvements, Improvement Project #18-03

10. Adopt Resolution #18-105 Approving a Development Agreement for Rum River Prairie (Project #17-149)

11. Adopt Resolution #18-108 Approving Development Agreement for Affinity at Ramsey; Case of Inland Group

12. Adopt Resolution #18-107 Hiring a Communications and Events Coordinator filling the Vacant Position

13. Adopt Resolution #18-110 to Hire a Public Works Seasonal Worker and Temporary Interns

5. Approve Agenda

6. Public Hearing

7. Council Business

1. Adopt Resolution #18-112 Accepting Bids and Awarding Contract for Bunker Lake Boulevard and Puma Street Pavement Improvements, Improvement Project #18-05

2. Adopt Ordinance #18-09 Amending Conditional Uses in the H-1 Highway 10 Business District (Project No. 18-113); Case of Baker White

3. Respond to Request to Eliminate Street Lights in COR Three North Commons, Case of Purmort Homes

4. Adopt Resolution #18-111 Accepting Bids and Approving Joint Powers Agreement for Sunwood Drive and Armstrong Boulevard Flashing Yellow Arrow Improvements, Improvement Project #17-08

5. Approve Licenses

8. Mayor/Council/Staff Input

9. Adjournment

CC Regular Session **2. 1.**

Meeting Date: 06/12/2018

Information

Title:

Presentation: Board and Commission Member Oath of Office

Purpose/Background:

The purpose of this presentation is to officially welcome and swear in new Board and Commission members Mr. Michael Madison to the Environmental Policy Board and Ms. LeAnn Lambrecht to the Economic Development Authority.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	06/07/2018 11:32 AM
Form Started By: Colleen Lasher		Started On: 06/06/2018 03:31 PM
Final Approval Date: 06/07/2018		

CC Regular Session **2. 2.**

Meeting Date: 06/12/2018

Information

Title:

Presentation of the 2017 Comprehensive Annual Financial Report by the City's Auditing Firm of Malloy, Montague, Karnowski, Radosevich & Company (MMKR) - Aaron Nielsen, Principal with the firm, will be presenting

Purpose/Background:

The City's auditing frim will provide a brief overview of the 2017 Comprehensive Annual Financial Report, Management Report and Special Purpose Audit Reports.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	06/07/2018 11:29 AM
Form Started By: Diana Lund		Started On: 05/18/2018 11:43 AM
Final Approval Date: 06/07/2018		

CC Regular Session **4. 1.**

Meeting Date: 06/12/2018

By: Diana Lund, Finance

Information

Title

Receive 2017 Comprehensive Annual Financial Report (CAFR)

Purpose/Background:

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

Incorporated into the 2017 CAFR are changes that are consistent with recommendations from the review for the "Certificate of Achievement for Excellence in Financial Reporting: (Certificate) and any reporting changes required by the Governmental Accounting Standards Board (GASB). It is our belief that this report is again a good candidate for receipt of the Certificate and it is intended that we submit the 2017 CAFR for review and consideration.

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

1. Audit Summary
2. Governmental Funds Overview
3. Enterprise Funds Overview
4. Government-Wide Financial Statements
5. Legislative Updates
6. Accounting and Auditing Updates

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

Funding Source:

The 2017 annual audit was included in the 2018 General Fund Finance budget.

Action:

Motion to accept the 2017 Comprehensive Annual Financial Report and authorize the Finance Director to submit to the State of Minnesota Department of Revenue and other agencies, as required, and to submit the report with application for the Certificate to the Government Finance Officers Association of the United States and Canada.

Attachments

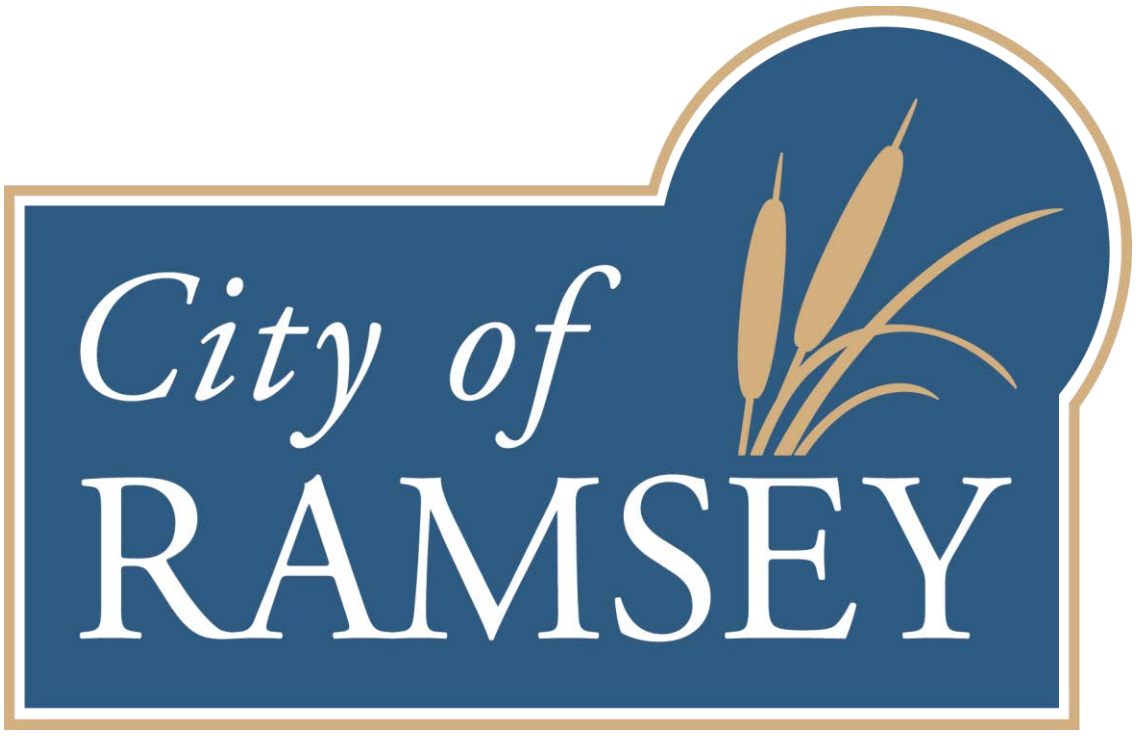
2017 Comprehensive Annual Financial Report (CAFR)

2017 Audit Management Report

2017 Audit Special Purpose Report

Form Review

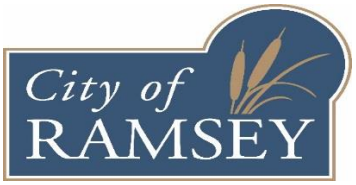
Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	06/07/2018 11:45 AM
Form Started By: Diana Lund		Started On: 05/18/2018 11:46 AM
Final Approval Date: 06/07/2018		



Minnesota

Comprehensive Annual Financial Report

For the fiscal year December 31, 2017



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CITY OF RAMSEY
ANOKA COUNTY, MINNESOTA

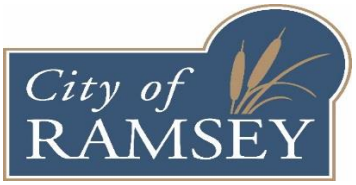
Comprehensive Annual Financial Report
For Year Ended
December 31, 2017

Prepared by
Finance Department

Diana Lund
Finance Director

and

Angela McIntire
Assistant Finance Director



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CITY OF RAMSEY
ANOKA COUNTY, MINNESOTA

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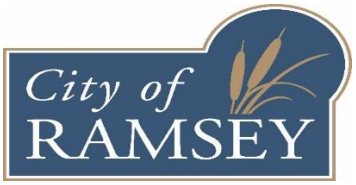
INTRODUCTORY SECTION



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CITY OF RAMSEY
ANOKA COUNTY, MINNESOTA

City Council and Other Officials
Year Ended December 31, 2017

CITY COUNCIL

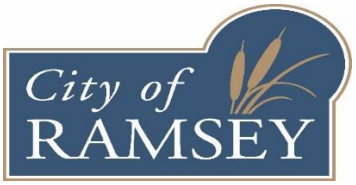
Sarah Strommen	Mayor
Jill Johns	Councilmember
Mark Kuzma	Councilmember
John LeTourneau	Councilmember
Chris Riley	Councilmember
Melody Shryock	Councilmember
Vacant	Councilmember

CITY OFFICIALS

Kurt Ulrich	City Administrator

DEPARTMENT HEADS

Timothy Gladhill	Community Development Director
Matthew Kohner	Fire Chief
Jeff Katers	Police Chief
Diana Lund	Finance Director
Grant Riemer	Public Works Superintendent
Bruce Westby	City Engineer



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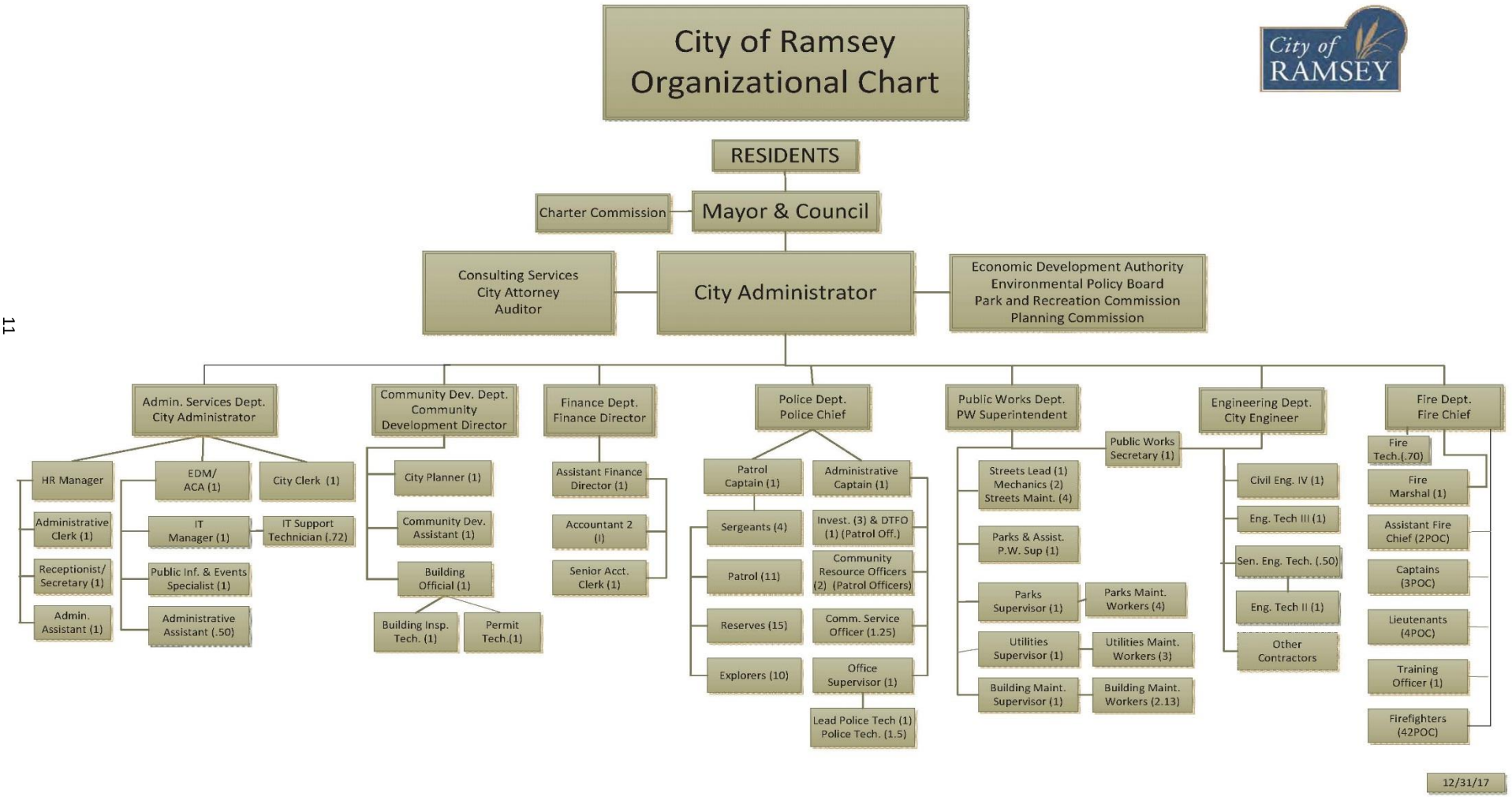
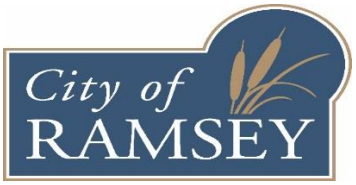
City of Ramsey Organizational Chart



12/31/17



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Goals/Imperatives

Financial Stability

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

A Connected Community

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

Smart, Citizen-Focused Government

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

An Effective Organization

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

Measures For Success

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

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

The City will regularly measure and assess stakeholder satisfaction

The City leadership and staff will hold themselves accountable for results

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

Core Values

Ethics and Integrity

Fiscal Responsibility

Cooperation and Teamwork

Open and Honest Communications

Excellence and Quality in the Delivery of Service

Treating People with Respect and Fairness

Adaptability and Continuous Learning

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City of RAMSEY

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

May 21, 2018

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

The comprehensive annual financial report (CAFR) of the City of Ramsey, Minnesota (the City) for the fiscal year ended December 31, 2017 is hereby submitted. Management assumes full responsibility for the completeness and reliability of the information contained in this report, based upon a comprehensive framework of internal control that it has established for this purpose. Because the cost of internal control should not exceed anticipated benefits, the objective is to provide reasonable, rather than absolute, assurance that the financial statements are free of any material misstatements. To the best of our knowledge and belief, the enclosed data is accurate in all material respects and is reported in a manner designed to present fairly the financial position and results of operations of the City. All disclosures necessary to enable the reader to gain an understanding of the City's financial activities have been included.

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

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

PROFILE OF THE CITY

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

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

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

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

LOCAL ECONOMY

The City has an unemployment rate of 3.0% in comparison to the state average of 3.4%. Ramsey has an employed labor force of 15,123. Anoka County, in which Ramsey is located, has an employed labor force of 194,590 and an unemployment rate of 3.1%.

There are approximately 6,776 detached single-family homes and 2,382 multifamily units located within the City. In addition, there were 82 single-family homes and 122 multifamily homes constructed in 2017.

The City has two major industrial districts containing multiple business parks with a combined capacity of 320 acres and 25 businesses. A new 115 acre new business park, west of Armstrong Boulevard has begun construction. A 20-year build-out of this park is estimated to generate about two million dollars in total annual property taxes and create about 3,000 jobs. In addition, the city is actively developing a city center known as The COR (Center of Ramsey). The development vision for this 400 acre area located in the heart of Ramsey is for it to become the region's center of retail, restaurants, service and office space, outdoor entertainment and parks, community amenities and housing.

LONG-TERM FINANCIAL PLANNING

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

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

RELEVANT FINANCIAL POLICIES

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

MAJOR INITIATIVES

In 2017, city staff has worked with various individuals across the community to develop a 20-year vision for the community known as Ramsey 2040 – the city's comprehensive plan. Four key themes have emerged: 1. Balanced rural character and urban growth. 2. An active community (parks and recreation). 3. A connected community (transportation). 4. A positive learning environment (planning for schools).

The Anoka-Hennepin School District #11 passed a bond referendum that will allow for a new elementary school to be built in Ramsey near 170th Avenue and Nowthen Boulevard with construction to begin in 2018 and be completed by the 2019 school year.

The city continues to address the maintenance and condition of its local roads using the assessment process that was put in place in 2015. In 2017, a significant road reconstruction project was completed on Alpine Drive and Sunwood Drive.

Ramsey is home to hundreds of successful and growing businesses. The city welcomed 17 new businesses in 2017 that generated approximately 200,000 square feet of new commercial and industrial space. Total new construction value of both residential and commercial/industrial projects invested in the community in 2017 was $35 million.

Year 2017 saw the city's community development department implement electronic plan review and project management which will reduce plan review time by 50% and provide self-service for customers. The IT department finished out the year with redesigning the city's website. The new updated site is expected to go live in the spring of 2018.

CERTIFICATE OF ACHIEVEMENT

The Government Finance Officers Association of the United States and Canada (GFOA) awarded the Certificate of Achievement for Excellence in Financial Reporting (CAEFR) to the City for its CAFR for the year ended December 31, 2016. This was the twenty-third consecutive year the City has received this prestigious award. Also, the City had previously received the award from 1981 through 1988, after which the City did not participate in the program for several years.

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

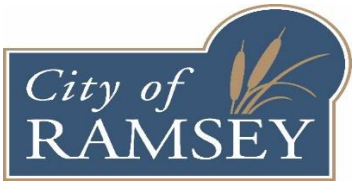
ACKNOWLEDGMENT

The 2017 CAFR of the City meets the highest professional standards and was prepared in a timely and cost-effective manner. This could never have been accomplished without the excellent work of the entire Finance Department. We would like to express our appreciation to the Finance Department and all members of the City's staff who contributed to its preparation.

Respectfully submitted,

Kurt Ulrich
City Administrator

Diana Lund
Finance Director



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Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Ramsey

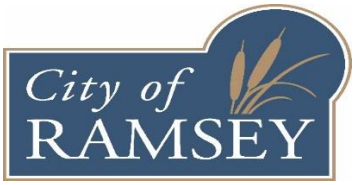
Minnesota

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

December 31, 2016

Christopher P. Morrill

Executive Director/CEO



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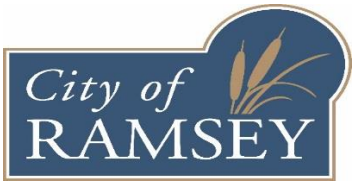
FINANCIAL SECTION



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MMKR
CERTIFIED PUBLIC ACCOUNTANTS

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

INDEPENDENT AUDITOR'S REPORT

To the City Council and Management
City of Ramsey, Minnesota

REPORT ON THE FINANCIAL STATEMENTS

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Ramsey, Minnesota (the City) as of and for the year ended December 31, 2017, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

MANAGEMENT'S RESPONSIBILITY FOR THE FINANCIAL STATEMENTS

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

AUDITOR'S RESPONSIBILITY

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

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

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

(continued)

OPINIONS

In our opinion, the financial statements referred to on the previous page present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City as of December 31, 2017, and the respective changes in financial position and, where applicable, cash flows thereof, and the budgetary comparison for the General Fund for the year then ended, in accordance with accounting principles generally accepted in the United States of America.

OTHER MATTERS

Required Supplementary Information

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

Other Information

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

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

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

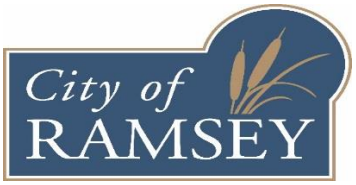
(continued)

OTHER REPORTING REQUIRED BY *GOVERNMENT AUDITING STANDARDS*

In accordance with *Government Auditing Standards*, we have also issued our report dated May 21, 2018 on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements, and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

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

Minneapolis, Minnesota
May 21, 2018



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CITY OF RAMSEY

Management's Discussion and Analysis
Year Ended December 31, 2017

As management of the City of Ramsey, Minnesota (the City), we have provided readers of the City's financial statements with this narrative overview and analysis of the financial activities of the City for the fiscal year ended December 31, 2017.

FINANCIAL HIGHLIGHTS

- The City's assets and deferred outflows of resources exceeded its liabilities and deferred inflows of resources at December 31, 2017 by $167,530,536 (net position).
- The City reported a prior period adjustment in the current year. The adjustment was to include a previously unreported $500,000 internal loan between the Major Governmental Fund of Public Improvement Revolving and the Major Governmental Fund of Tax Increment. The loan was established to repay the Public Improvement Revolving Fund for tax increment expenditures that were incurred prior to tax increment being received. This change had no effect on net position in the government-wide financial statements.
- Government-wide revenues totaled $27,755,655 and were $5,290,300 more than expenses.
- As of the close of the current fiscal year, the City's governmental funds reported a combined ending fund balance of $40,721,908, an increase of $540,649 from the prior fiscal year.

OVERVIEW OF THE FINANCIAL STATEMENTS

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

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

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

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

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

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

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

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

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

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

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

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

Other Information – In addition to the basic financial statements and accompanying notes, the financial section also presents required supplementary information, and the combining and individual fund statements and schedules (presented as supplementary information) referred to earlier in connection with nonmajor governmental funds, which are presented immediately following the basic financial statements.

Further, a statistical section has been included as part of the comprehensive annual financial report (CAFR) to facilitate additional analysis, and is the third and final section of the report.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. The City's assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by $167,530,536 at the close of December 2017. Whereas, total net position increased by $5,290,300 from current year operating results.

By far, the largest portion of the City's net position (57 percent) reflects its investment in capital assets (e.g., land, buildings, machinery, infrastructure, and equipment), less any related debt used to acquire those assets that are still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

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

	Net Position					
	Governmental Activities		Business-Type Activities		Total	
	2017	2016	2017	2016	2017	2016
Assets						
Current and other assets	$ 43,770,999	$ 42,387,777	$ 39,362,619	$ 36,502,299	$ 83,133,618	$ 78,890,076
Capital assets, net of depreciation	66,914,791	67,880,710	53,855,285	51,959,594	120,770,076	119,840,304
Total assets	$ 110,685,790	$ 110,268,487	$ 93,217,904	$ 88,461,893	$ 203,903,694	$ 198,730,380
Deferred outflows of resources						
Pension plan deferments	$ 5,165,609	$ 7,553,638	$ 203,009	$ 267,548	$ 5,368,618	$ 7,821,186
Liabilities						
Current and other liabilities	$ 595,650	$ 811,993	$ 598,232	$ 120,669	$ 1,193,882	$ 932,662
Long-term liabilities	34,400,353	41,407,533	581,651	639,331	34,982,004	42,046,864
Total liabilities	$ 34,996,003	$ 42,219,526	$ 1,179,883	$ 760,000	$ 36,175,886	$ 42,979,526
Deferred inflows of resources						
Pension plan deferments	$ 5,486,996	$ 1,275,498	$ 78,894	$ 56,306	$ 5,565,890	$ 1,331,804
Net position						
Net investment in capital assets	$ 42,129,791	$ 42,170,710	$ 53,855,285	$ 51,959,594	$ 95,985,076	$ 94,130,304
Restricted	19,679,434	18,323,930	-	-	19,679,434	18,323,930
Unrestricted	13,559,175	13,832,461	38,306,851	35,953,541	51,866,026	49,786,002
Total net position	$ 75,368,400	$ 74,327,101	$ 92,162,136	$ 87,913,135	$ 167,530,536	$ 162,240,236

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

The City has taken a conservative financial approach, carefully analyzing revenues and expenditures/expenses to assure operation of a balanced budget. The ongoing management of revenue and expenditures/expenses has resulted in an upgraded bond rating. In November 2009, Standard and Poor's (S&P) upgraded the City's bond rating from an AA- to an AA+ and reaffirmed the rating in June 2017. This has also allowed the City to continue to provide quality public services at a tax rate that is affordable.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (CONTINUED)

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

Changes in the City's proportionate share of state-wide pension obligations contributed to the differences in amounts presented as deferred outflows, noncurrent liabilities, and deferred inflows in the previous table.

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

	Changes in Net Position					
	Governmental Activities		Business-Type Activities		Total	
	2017	2016	2017	2016	2017	2016
Revenues						
Program revenues						
Charges for services	$ 2,269,658	$ 1,901,596	$ 6,030,607	$ 4,950,585	$ 8,300,265	$ 6,852,181
Operating grants and contributions	379,185	508,694	92,602	67,100	471,787	575,794
Capital grants and contributions	5,026,857	3,809,965	1,864,137	1,799,057	6,890,994	5,609,022
General revenues						
Property taxes	11,136,810	10,674,696	-	-	11,136,810	10,674,696
General grants and contributions	3,586	3,905	-	-	3,586	3,905
Investment earnings	454,089	280,597	492,594	325,628	946,683	606,225
Gain on sale of capital assets	5,530	-	-	-	5,530	-
Total revenues	19,275,715	17,179,453	8,479,940	7,142,370	27,755,655	24,321,823
Expenses						
General government	4,992,809	4,528,920	-	-	4,992,809	4,528,920
Public safety	5,782,563	5,875,567	-	-	5,782,563	5,875,567
Highways and streets	4,254,234	3,826,143	-	-	4,254,234	3,826,143
Culture and recreation	2,384,845	1,931,537	-	-	2,384,845	1,931,537
Interest and fiscal charges	952,965	890,305	-	-	952,965	890,305
Water utility	-	-	1,396,021	1,489,070	1,396,021	1,489,070
Sewer utility	-	-	1,535,664	1,438,141	1,535,664	1,438,141
Street light utility	-	-	159,378	176,732	159,378	176,732
Recycling utility	-	-	373,775	359,418	373,775	359,418
Storm water utility	-	-	633,101	742,043	633,101	742,043
Total expenses	18,367,416	17,052,472	4,097,939	4,205,404	22,465,355	21,257,876
Changes in net position before transfers	908,299	126,981	4,382,001	2,936,966	5,290,300	3,063,947
Transfers	133,000	214,445	(133,000)	(214,445)	-	-
Changes in net position	1,041,299	341,426	4,249,001	2,722,521	5,290,300	3,063,947
Net position - beginning	74,327,101	73,985,675	87,913,135	85,190,614	162,240,236	159,176,289
Net position - ending	$ 75,368,400	$ 74,327,101	$ 92,162,136	$ 87,913,135	$ 167,530,536	$ 162,240,236

Governmental Activities – Governmental activities account for a $1,041,299 increase in the City's net position. Capital grants and contributions increased by $1,216,892 due to the deferred special assessment attributed to the former Legacy School project. The general government function experienced a $463,889 increase due to increased personnel costs and getting projects "shovel-ready" in the COR. Culture and recreation increased $453,308 due to the related consulting services for the Mississippi Skyway design.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (CONTINUED)

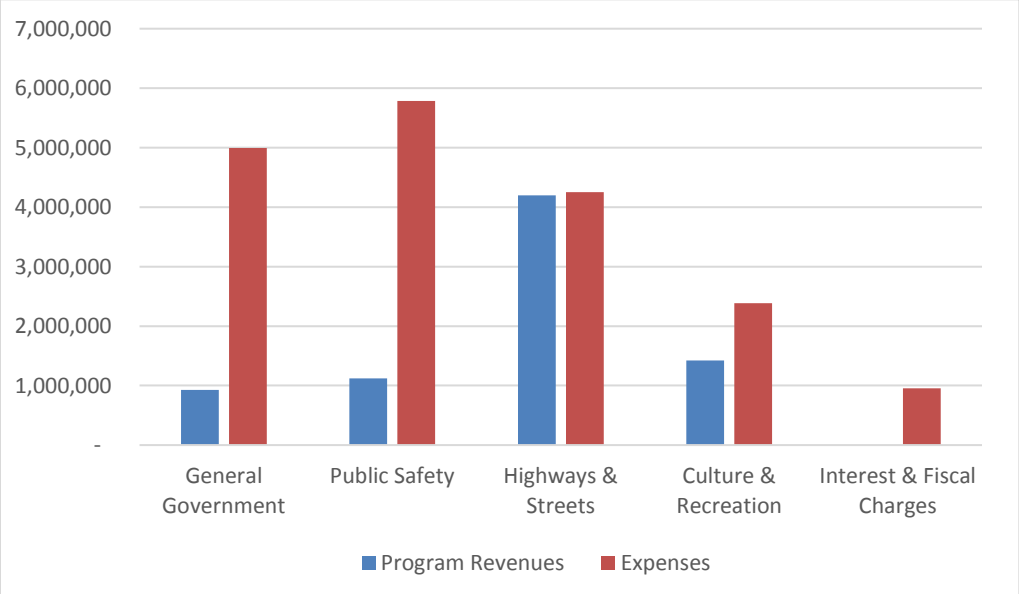
Investment earnings increased $173,492. The city is required per the Governmental Accounting Standards Board to reflect most investments at market value as of December 31st of the current year. The city reflects any changes in market value against interest earnings. An increase in invested funds along with interest rates that have slowly began to rise, has resulted in the increase in earnings. Property tax collections saw an increase of $462,114 or 4% which was attributed to the city increasing their 2017 tax levy by 5% over the 2016 adopted levy.

Business-Type Activities – Business-type activities, which are the City's utility operations of water, sewer, street light, recycling, and storm water, increased the City's net position by $4,249,001. Key elements of this increase are as follows.

- Revenues exceeded expenses before transfers by $4,382,001, with this excess increasing $1,445,035 from the prior year.
- Charges for services increased $1,080,022 from the prior year. This is primarily due to an increase in utility rates and developer fees for water, sewer, and storm water utility connections.
- Investment earnings increased $166,966. The city is required per the Governmental Accounting Standards Board to reflect most investments at market value as of December 31st of the current year. The city reflects any changes in market value against interest earnings. An increase in invested funds along with interest rates that have slowly began to rise, has resulted in the increase in earnings.

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

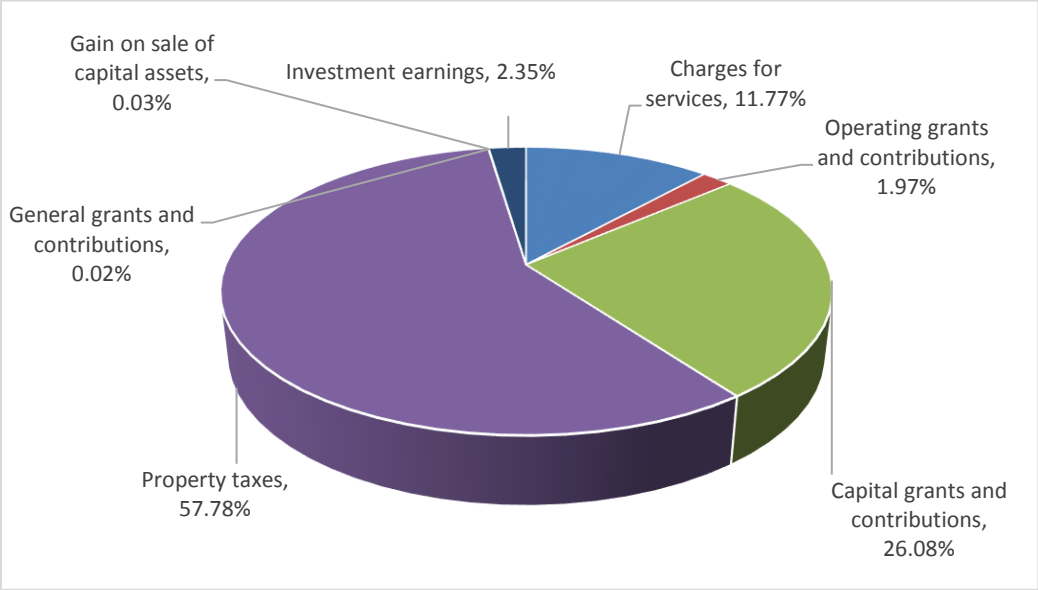
Expenses and Program Revenues – Governmental Activities



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

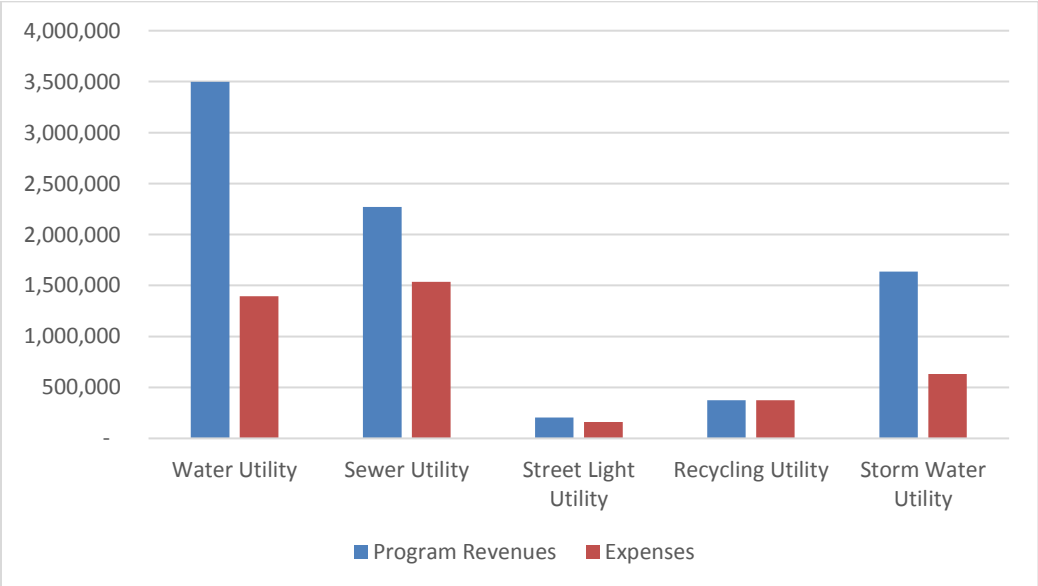
Governmental Activities – The following chart illustrates the City's governmental activities:

Revenue by Source – Governmental Activities



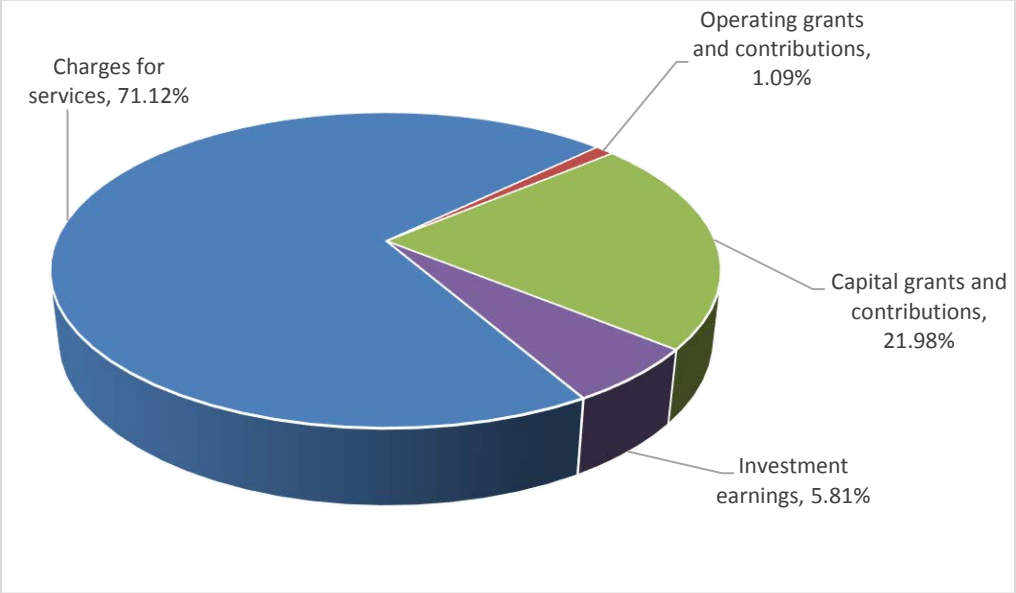
Business-Type Activities – The following graph illustrate the City's business-type activities:

Expenses and Program Revenues – Business-Type Activities



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

Revenues By Source – Business-Type Activities



The business-type activities, which represent the Utility Funds, all received revenues in excess of expenses. Charges for services are the main source of revenue (71.12%) for all Utility Funds.

Governmental Funds – At the end of the fiscal year, the City's Governmental Funds reported combined ending fund balances of $40,721,908, an increase of $540,649 in comparison with the prior year. The General Fund reported a fund balance increase of $395,225 in the current year. The increase is attributed to the City's fund balance policy which states that ending fund balance shall be equal to fifty percent (50%) of the next years adopted operating budget, plus prior-year encumbrances (if any) plus compensated absences.

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

	Original Budget	Final Budget	Actual	Over (Under) Final Budget	% Over (Under) Budget
Revenue	$ 10,365,947	$ 10,365,947	$ 10,583,302	$ 217,355	2.10%
Expenditures	11,128,759	11,128,759	10,493,772	(634,987)	-5.71%
Excess (deficiency) of revenue over expenditures	(762,812)	(762,812)	89,530	852,342	
Other financing sources (uses)	762,812	762,812	305,695	(457,117)	
Net change in fund balances	$ –	$ –	395,225	$ 395,225	
Fund balances					
Beginning of year			7,517,393		
End of year			$ 7,912,618		

General Fund Budgetary Highlights

The city does not formally amend its original budget during the calendar year except for extraordinary circumstances. Budget to actual reports are reported monthly to City Council and responsible staff.

The difference between the final expenditure budget and actual was a net decrease of $634,987 and can be summarized as follows:

- $213,997 savings for personnel costs budgeted for, but not expensed due to police officer on leave and more personnel costs accounted for in the Proprietary Funds of Water, Sewer and Storm Water Utility.
- $120,097 savings for amounts unspent on supplies such as gasoline and salt. Reduction due to current market prices versus history trends and weather.
- $185,150 savings attributed to several budgeted line items related to services and charges that came in lower than expected. Final budget numbers are based on past history and expected needs.
- $115,743 savings in capital costs related to three-year funding for Anoka County radio system. Funds were held in the Equipment Revolving Fund for this purchase.

Overall fund balance increased by $395,225 to an ending fund balance of $7,912,618. The city's ending fund balance increase of $395,255 is determined by its fund balance policy which for year ending 2017 is summarized as follows:

- $497,263 increase based on 50% increase in next years adopted budget
- $72,459 increase in compensated absences liability
- $174,497 decrease in prior year encumbrances related to 3-year radio funding.

Tax Increment Fund – This Special Revenue Fund had a prior period adjustment to fund balance of ($500,000) due to an internal loan from the Public Improvement Revolving Fund that had not been previously recorded. After taking into consideration the prior period adjustment, the fund had a year-end fund balance of $4,633,143 which reflects a $135,930 increase from 2016. The increase was due to additional property tax increments received for the current year.

COR Land Fund – This Special Revenue Fund had a year-end fund balance of $8,629,937. The increase of $92,236 is attributed to a soil escrow reimbursement from McDonalds and from the gain on sale of land that the City sold in the COR area.

2012A G.O. Improvement Bond Refund Fund – This Debt Service Fund had a year-end fund balance of $734,418 with current year tax levies and investment earnings exceeding debt service expenditures.

2011A Armstrong/Bunker Bond Fund – This Debt Service Fund had a year-end fund balance of $997,504. The increase of $602,838 is attributed to the prepayment of special assessments on the former Legacy School project and will be used to pay off future debt service.

Public Improvement Revolving Fund – This Capital Project Fund had a prior period adjustment to fund balance of $500,000 due to an internal loan to Tax Increment District #8 that had not been previously recorded. The ending fund balance, excluding the prior period adjustment, saw a decrease of $44,303 which was attributed to highway 10 consulting expenditures.

Landfill Fund – This Capital Project Fund showed an overall increase in fund balance of $29,043, which is attributable to annual interest earnings. This fund was originally established to account for certain landfill-related revenue and the expenditures the City may incur in relation to the landfill. The landfill is now closed and per state statute, funds may be used for expenditures related to improvements that provide a benefit to the entire city.

Equipment Revolving Fund – This Capital Project Fund reported a year-end fund balance of $1,673,000 which represented a $272,183 decrease in fund balance due to a 50% share of the 2017 capital equipment purchases as outlined in the 2017 General Fund adopted budget.

Road Reconstruction/Overlay Fund – This capital project fund increased overall fund balance $66,090. The increase is attributable to funds received from bond proceeds and other sources to be used for the reconstruction and overlay projects as outlined in the City's Long-Term Street Maintenance Plan.

Public Facilities Construction Fund – This Capital Project Fund had a year-end fund balance of $964,900, or a decrease of $21,270 which was mostly attributed to expenditures to demolish the old city hall/police building.

Fire Station #2 Fund – This Capital Project Fund was created to fund the construction of the City's second fire station. Remaining bond proceeds are being used to reduce debt service. The fund balance at year end 2017 was $74,822.

Proprietary Funds – The City's Proprietary Funds provide the same type of information found in the government-wide financial statements, but in more detail. The City's Enterprise Funds had a combined net position balance of $92,162,136 at December 31, 2017. The City's Internal Service Fund had an ending net position of $497,361. The financial activities of these funds have been summarized in previous charts within this discussion.

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

Capital Assets – The City's investment in capital assets (net of accumulated depreciation) for its governmental and business-type activities as of December 31, 2017 are as follows:

	Governmental Activities		Business-Type Activities		Totals	
	2017	2016	2017	2016	2017	2016
Land	$ 6,848,022	$ 6,848,022	$ 868,513	$ 868,513	$ 7,716,535	$ 7,716,535
Construction in progress	1,615,891	2,369,983	1,214,149	597,780	2,830,040	2,967,763
Buildings and structures	29,402,849	30,685,842	6,058,847	6,058,847	35,461,696	36,744,689
Improvements other than buildings	11,089,703	11,385,776	15,744,605	14,554,985	26,834,308	25,940,761
Office equipment	668,396	657,196	-	-	668,396	657,196
Motor vehicles	3,968,685	3,832,880	-	-	3,968,685	3,832,880
Machinery and equipment	6,635,538	6,336,603	834,318	834,318	7,469,856	7,170,921
Infrastructure	36,965,046	33,733,257	-	-	36,965,046	33,733,257
Water and sewer lines	-	-	50,097,118	48,495,448	50,097,118	48,495,448
	97,194,130	95,849,559	74,817,550	71,409,891	172,011,680	167,259,450
Less accumulated depreciation	30,279,339	27,968,849	20,962,265	19,450,297	51,241,604	47,419,146
Total capital assets, net of depreciation	$ 66,914,791	$ 67,880,710	$ 53,855,285	$ 51,959,594	$ 120,770,076	$ 119,840,304
Depreciation expense	$ 3,335,799	$ 3,181,236	$ 1,511,968	$ 1,463,213	$ 4,847,767	$ 4,644,449

The City's investment in capital assets for its governmental and business-type activities as of December 31, 2017 amounts to approximately $121 million (net of accumulated depreciation).

The governmental activities show a decrease of $965,919 in capital assets attributable to the demolition of the old city hall. Business-type activities show an increase of $1,895,691 in capital assets. The increase is attributable to developer contributions to the City's utility system as part of their private developments. Additional details of capital asset activity for the year can be found in Note 4 of the notes to basic financial statements.

Long-Term Liabilities – The Debt Service Funds account for the accumulation of resources to finance all of the City's general obligation bonds. The revenue sources for these funds include annual tax levies and special assessments. At year-end, major debt service fund balance was $1,731,922 and non-major debt service fund balance was $689,105 for a total of $2,421,027 in fund balance restricted for debt service.

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

	2017	2016
Governmental Activities		
Bonds	$ 26,075,000	$ 27,120,000
Capital equipment certificates	1,020,000	1,165,000
Compensated absences payable	847,202	774,743
Net pension liability	5,892,660	11,832,779
Other post-employment benefits (OPEB)	565,491	515,011
Subtotal	34,400,353	41,407,533
Business-type Activities		
Net pension liability	581,651	639,331
Total	$ 34,982,004	$ 42,046,864

During the current fiscal year, the City saw a decrease of $1,190,000 in bonds and certificates. The City had one debt issuance during the current year. The Series 2017A, were $895,000 General Obligation Street Reconstruction Bonds used to finance the road reconstruction of Alpine Drive and Sunwood Drive. Due to an increase in personnel in 2017 and employees retaining larger balances at year end, the compensated absence liability increased by $72,459. Net pension liability saw a significant decrease of $5,997,799 to reflect the change in the City's proportionate share of the state-wide PERA pension plan obligation. Other Post-Employment Benefits (OPEB) increased $50,480 due to the annual OPEB costs exceeding contributions as actuarially determined with the parameters of GASB Statement Nos. 43 and 45.

State statutes limit the amount of general obligation debt a governmental entity may issue to three percent of its total assessed valuation. The current legal debt margin for the City is $48,386,083.

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

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

Economic Factors and Next Year's Budgets and Rates

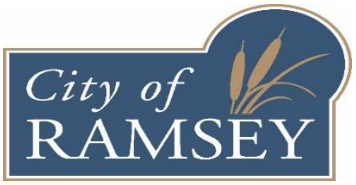
- The unemployment rate for the City of Ramsey is currently 3.0%, which is a decrease from a rate of 3.7% a year ago. The state of Minnesota shows an average unemployment rate of 3.4%, whereas, nationally the unemployment rate is 3.9%.
- The number of foreclosures in the City of Ramsey increased from 21 units in 2016 to 29 in 2017. In comparison, the State of Minnesota saw a decrease in foreclosures from 5,306 in 2016 to 4,718 in 2017.
- Inflationary trends in the region compare favorably to national indices.
- The city is expecting steady residential and commercial growth within the next three years, spurred by access to the Ramsey Station for the Minnesota Northstar commuter rail, the construction of the Armstrong interchange, a new industrial business park and continued development within The COR.

All of these factors were considered in preparing the City of Ramsey's budget for the 2018 fiscal year.

The water and storm water utility rates were increased for the 2018 budget year. The water utility, which has a tiered rate structure, will increase by an average of 2% for all customers. Storm water utilities will increase an average of 8%. The increased rates are to not only offset current maintenance costs and depreciation, but to help finance future utility improvements that are documented in the City's ten-year Capital Improvement Plan.

REQUESTS FOR INFORMATION

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



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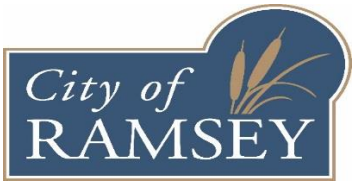
BASIC FINANCIAL STATEMENTS



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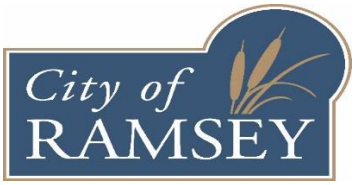
CITY OF RAMSEY

Statement of Net Position
December 31, 2017

	Governmental Activities	Business-Type Activities	Total
Assets			
Cash and temporary investments	$ 33,220,092	$ 35,138,407	$ 68,358,499
Receivables			
Unremitted taxes	20,003	–	20,003
Delinquent taxes	129,274	–	129,274
Unremitted special assessments	1,084	–	1,084
Delinquent special assessments	3,588	15,484	19,072
Deferred special assessments	1,884,620	240,138	2,124,758
Accounts	99,520	1,494,222	1,593,742
Notes	11,695	–	11,695
Interest	232,504	–	232,504
Internal balances	(2,387,936)	2,387,936	–
Due from other governmental units	96,967	23,331	120,298
Prepaids	13,313	63,101	76,414
Land held for resale	10,446,275	–	10,446,275
Capital assets			
Land	6,848,022	868,513	7,716,535
Construction in progress	1,615,891	1,214,149	2,830,040
Buildings and structures	29,402,849	6,058,847	35,461,696
Improvements other than buildings	11,089,703	15,744,605	26,834,308
Office equipment	668,396	–	668,396
Motor vehicles	3,968,685	–	3,968,685
Machinery and equipment	6,635,538	834,318	7,469,856
Infrastructure	36,965,046	–	36,965,046
Water and sewer lines	–	50,097,118	50,097,118
Less accumulated depreciation	(30,279,339)	(20,962,265)	(51,241,604)
Total capital assets, net of depreciation	66,914,791	53,855,285	120,770,076
Total assets	110,685,790	93,217,904	203,903,694
Deferred outflows of resources			
Pension plan deferments	5,165,609	203,009	5,368,618
Total assets and deferred outflows of resources	$ 115,851,399	$ 93,420,913	$ 209,272,312
Liabilities			
Accounts and contracts payable	$ 367,537	$ 518,069	$ 885,606
Salaries and benefits payable	143,727	–	143,727
Accrued interest payable	73,096	–	73,096
Due to other governmental units	11,290	47,847	59,137
Unearned revenue	–	32,316	32,316
Long-term liabilities			
Due within one year	2,650,681	–	2,650,681
Due in more than one year	31,749,672	581,651	32,331,323
Total long-term liabilities	34,400,353	581,651	34,982,004
Total liabilities	34,996,003	1,179,883	36,175,886
Deferred inflows of resources			
Pension plan deferments	5,486,996	78,894	5,565,890
Net Position			
Net investment in capital assets	42,129,791	53,855,285	95,985,076
Restricted for			
Capital improvements	1,057,892	–	1,057,892
Debt service	3,905,885	–	3,905,885
Economic development	1,202,042	–	1,202,042
Housing and redevelopment	8,629,937	–	8,629,937
Recreation/community programs	185,086	–	185,086
Law enforcement programs	59,810	–	59,810
Tax increment	4,638,782	–	4,638,782
Unrestricted	13,559,175	38,306,851	51,866,026
Total net position	75,368,400	92,162,136	167,530,536
Total liabilities, deferred inflows of resources and net position	$ 115,851,399	$ 93,420,913	$ 209,272,312

See notes to basic financial statements



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CITY OF RAMSEY

Statement of Activities
Year Ended December 31, 2017

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expenses) Revenue and Changes in Net Position: Governmental Activities	Net (Expenses) Revenue and Changes in Net Position: Business-Type Activities	Net (Expenses) Revenue and Changes in Net Position: Total
Governmental activities							
General government	$ 4,992,809	$ 571,464	$ 138,867	$ 218,117	$ (4,064,361)	$ –	$ (4,064,361)
Public safety	5,782,563	878,141	238,241	6,469	(4,659,712)	–	(4,659,712)
Highways and streets	4,254,234	235,020	1,558	3,963,797	(53,859)	–	(53,859)
Culture and recreation	2,384,845	585,033	519	838,474	(960,819)	–	(960,819)
Interest and fiscal charges	952,965	–	–	–	(952,965)	–	(952,965)
Total governmental activities	18,367,416	2,269,658	379,185	5,026,857	(10,691,716)	–	(10,691,716)
Business-type activities							
Water utility	1,396,021	2,772,003	–	726,667	–	2,102,649	2,102,649
Sewer utility	1,535,664	1,784,755	27,207	459,305	–	735,603	735,603
Street light utility	159,378	204,418	–	–	–	45,040	45,040
Recycling utility	373,775	310,471	65,395	–	–	2,091	2,091
Storm water utility	633,101	958,960	–	678,165	–	1,004,024	1,004,024
Total business-type activities	4,097,939	6,030,607	92,602	1,864,137	–	3,889,407	3,889,407
Total governmental and business-type activities	$22,465,355	$ 8,300,265	$ 471,787	$ 6,890,994	(10,691,716)	3,889,407	(6,802,309)
		General revenues					
		Property taxes			11,136,810	–	11,136,810
		General grants and contributions			3,586	–	3,586
		Investment earnings			454,089	492,594	946,683
		Gain on sale of capital assets			5,530	–	5,530
		Transfers			133,000	(133,000)	–
		Total general revenues and transfers			11,733,015	359,594	12,092,609
		Change in net position			1,041,299	4,249,001	5,290,300
		Net position - beginning			74,327,101	87,913,135	162,240,236
		Net position – ending			$ 75,368,400	$ 92,162,136	$ 167,530,536

See notes to basic financial statements

CITY OF RAMSEY

Balance Sheet
Governmental Funds
December 31, 2017

	General	Special Revenue Funds: Tax Increment	Special Revenue Funds: COR Land	Debt Service Funds: 2012A G.O. Improvement Bond Refund	Debt Service Funds: 2011A Armstrong/Bunker Bond
Assets					
Cash and temporary investments	$ 8,659,071	$ 5,103,677	$ –	$ 732,309	$ 997,504
Receivables					
Unremitted taxes	16,345	189	–	2,109	–
Delinquent taxes	103,360	5,639	–	12,029	–
Unremitted special assessments	–	–	–	–	–
Delinquent special assessments	–	–	–	–	–
Deferred special assessments	–	–	–	–	1,210,056
Accounts	6,957	–	–	–	–
Notes	–	–	–	–	–
Interest	232,504	–	–	–	–
Due from other funds	–	–	–	–	–
Due from other governmental units	12,174	–	–	–	–
Prepaids	12,393	–	–	–	–
Land held for resale	–	–	9,919,199	–	–
Advances to other funds	–	–	–	–	–
Total assets	$ 9,042,804	$ 5,109,505	$ 9,919,199	$ 746,447	$ 2,207,560
Liabilities					
Accounts and contracts payable	$ 222,641	$ 47,347	$ –	$ –	$ –
Salaries and benefits payable	143,727	–	–	–	–
Due to other governmental units	6,346	2,304	–	–	–
Due to other funds	–	19,872	–	–	–
Advances from other funds	654,113	401,200	1,289,262	–	–
Total liabilities	1,026,827	470,723	1,289,262	–	–
Deferred inflows of resources					
Unavailable revenue - property taxes	103,359	5,639	–	12,029	–
Unavailable revenue - special assessments	–	–	–	–	1,210,056
Unavailable revenue - notes receivable	–	–	–	–	–
Total deferred inflows of resources	103,359	5,639	–	12,029	1,210,056
Fund balances					
Nonspendable	12,393	–	–	–	–
Restricted	–	4,633,143	8,629,937	734,418	997,504
Committed	–	–	–	–	–
Assigned	–	–	–	–	–
Unassigned	7,900,225	–	–	–	–
Total fund balances	7,912,618	4,633,143	8,629,937	734,418	997,504
Total liabilities, deferred inflows of resources, and fund balances	$ 9,042,804	$ 5,109,505	$ 9,919,199	$ 746,447	$ 2,207,560

See notes to basic financial statements

Capital Project Funds							
Public Improvement Revolving	Landfill	Equipment Revolving	Road Reconstruction/ Overlay	Public Facilities Construction	Fire Station #2	Nonmajor	Totals
$ 4,285,126	$ 2,090,582	$ 1,673,000	$ 722,187	$ 1,409,461	$ 74,822	$ 6,973,262	$ 32,721,001
–	–	–	–	–	–	1,360	20,003
1	–	–	–	–	–	8,245	129,274
1,084	–	–	–	–	–	–	1,084
3,000	–	–	–	–	–	588	3,588
345,912	–	–	–	–	–	328,652	1,884,620
–	–	–	–	–	–	92,563	99,520
–	–	–	–	–	–	11,695	11,695
–	–	–	–	–	–	–	232,504
–	–	–	–	–	–	19,872	19,872
–	–	–	–	–	–	84,793	96,967
–	–	–	–	–	–	920	13,313
–	–	–	–	–	–	527,076	10,446,275
401,200	–	–	–	–	–	–	401,200
$ 5,036,323	$ 2,090,582	$ 1,673,000	$ 722,187	$ 1,409,461	$ 74,822	$ 8,049,026	$ 46,080,916
$ –	$ –	$ –	$ 7,531	$ –	$ –	$ 90,018	$ 367,537
–	–	–	–	–	–	–	143,727
–	–	–	–	–	–	910	9,560
–	–	–	–	–	–	–	19,872
–	–	–	–	444,561	–	–	2,789,136
–	–	–	7,531	444,561	–	90,928	3,329,832
–	–	–	–	–	–	8,245	129,272
348,913	–	–	–	–	–	329,240	1,888,209
–	–	–	–	–	–	11,695	11,695
348,913	–	–	–	–	–	349,180	2,029,176
–	–	–	–	–	–	920	13,313
–	–	–	–	–	74,822	3,117,497	18,187,321
–	–	–	–	–	–	1,226,234	1,226,234
4,687,410	2,090,582	1,673,000	714,656	964,900	–	3,264,267	13,394,815
–	–	–	–	–	–	–	7,900,225
4,687,410	2,090,582	1,673,000	714,656	964,900	74,822	7,608,918	40,721,908
$ 5,036,323	$ 2,090,582	$ 1,673,000	$ 722,187	$ 1,409,461	$ 74,822	$ 8,049,026	$ 46,080,916

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CITY OF RAMSEY

Reconciliation of the Balance Sheet
to the Statement of Net Position
Governmental Funds
December 31, 2017

Total fund balances – Governmental Funds	$ 40,721,908
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets used in governmental activities are not financial resources and therefore are not reported as assets in Governmental Funds.	
Cost of capital assets	97,194,130
Less accumulated depreciation	(30,279,339)
Long-term liabilities are not due and payable in the current period and therefore are not reported as liabilities in the funds.	
Long-term liabilities at year-end consist of:	
Bonds and capital equipment certificates	(27,095,000)
Compensated absences payable	(847,202)
Net Pension Liability	(5,892,660)
Certain revenues (including delinquent taxes, special assessments and notes receivable) are included in net position, but are excluded from fund balances until they are available to liquidate liabilities of the current period.	2,029,176
Accrued interest payable is included in net position, but is excluded from fund balances until due and payable.	(73,096)
Net other postemployment benefit obligations reported in the statement of net position do not require the use of current financial resources and are not reported as liabilities in governmental funds until actually due.	(565,491)
Governmental funds do not report certain amounts related to pensions.	
Deferred outflows of resources for pension plan deferments	5,165,609
Deferred inflows of resources for pension plan deferments	(5,486,996)
Internal Service Funds are used to manage insurance-related activity. The assets and liabilities of the Internal Service Funds are included in governmental activities in the Statement of Net Position.	497,361
Total net position – governmental activities	$ 75,368,400

See notes to basic financial statements

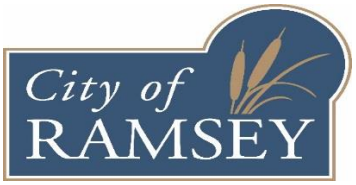
CITY OF RAMSEY

Statement of Revenue, Expenditures, and Changes in Fund Balances
Governmental Funds
Year Ended December 31, 2017

		Special Revenue Funds		Debt Service Funds	
	General	Tax Increment	COR Land	2012A G.O. Improvement Bond Refund	2011A Armstrong/Bunker Bond
Revenue					
Property taxes	$ 8,594,143	$ 712,946	$ –	$ 1,093,190	$ –
Special assessments	–	–	–	–	723,012
Licenses and permits	732,129	–	–	–	–
Intergovernmental revenue	375,045	–	–	–	302,570
Charges for services	711,805	–	–	–	–
Fines and forfeits	59,701	–	–	–	–
Other revenue					
Investment earnings	88,753	68,913	–	10,899	5,671
Miscellaneous	21,726	–	101,591	–	–
Total revenue	10,583,302	781,859	101,591	1,104,089	1,031,253
Expenditures					
Current					
General government	3,009,414	516,387	–	380	–
Public safety	4,499,681	–	–	–	–
Highways and streets	1,702,747	–	–	–	–
Culture and recreation	1,019,376	–	–	–	–
Capital outlay	186,663	47,936	–	–	–
Debt service					
Principal retirement	–	–	–	630,000	345,000
Interest and fiscal charges	75,891	16,200	–	468,812	83,415
Total expenditures	10,493,772	580,523	–	1,099,192	428,415
Excess (deficiency) of revenue over expenditures	89,530	201,336	101,591	4,897	602,838
Other financing sources (uses)					
Debt issued	–	–	–	–	–
Premium on debt issued	–	–	–	–	–
Proceeds on sale of capital assets	–	–	–	–	–
Transfers in	762,812	–	–	–	–
Transfers (out)	(457,117)	(65,406)	(9,355)	–	–
Total other financing sources (uses)	305,695	(65,406)	(9,355)	–	–
Net change in fund balances	395,225	135,930	92,236	4,897	602,838
Fund balances					
Beginning of year, as previously stated	7,517,393	4,997,213	8,537,701	729,521	394,666
Prior period adjustment	–	(500,000)	–	–	–
Beginning of year, restated	7,517,393	4,497,213	8,537,701	729,521	394,666
End of year	$ 7,912,618	$ 4,633,143	$ 8,629,937	$ 734,418	$ 997,504

See notes to basic financial statements

Capital Project Funds							
Public Improvement Revolving	Landfill	Equipment Revolving	Road Reconstruction/ Overlay	Public Facilities Construction	Fire Station #2	Nonmajor	Totals
$ –	$ –	$ –	$ –	$ 44,520	$ –	$ 705,812	$ 11,150,611
87,869	–	–	–	–	–	148,336	959,217
–	–	–	–	–	–	–	732,129
–	–	–	–	–	–	1,535,419	2,213,034
–	–	–	–	–	–	757,898	1,469,703
–	–	–	–	–	–	–	59,701
75,995	29,043	28,228	11,507	19,336	1,861	106,994	447,200
17,319	–	20,000	1,635	–	–	545,404	707,675
181,183	29,043	48,228	13,142	63,856	1,861	3,799,863	17,739,270
–	–	–	–	–	2,394	503,358	4,031,933
–	–	227,812	–	–	–	–	4,727,493
249,762	–	–	23,557	125,295	–	441,102	2,542,463
–	–	–	–	–	–	941,248	1,960,624
–	–	116,075	786,969	–	–	785,304	1,922,947
–	–	–	–	–	–	1,110,000	2,085,000
–	–	–	37,116	9,590	–	276,257	967,281
249,762	–	343,887	847,642	134,885	2,394	4,057,269	18,237,741
(68,579)	29,043	(295,659)	(834,500)	(71,029)	(533)	(257,406)	(498,471)
–	–	–	895,000	–	–	–	895,000
–	–	–	5,590	–	–	–	5,590
–	–	–	–	–	–	5,530	5,530
149,276	–	264,986	–	49,759	–	309,192	1,536,025
(125,000)	–	(241,510)	–	–	(125,000)	(379,637)	(1,403,025)
24,276	–	23,476	900,590	49,759	(125,000)	(64,915)	1,039,120
(44,303)	29,043	(272,183)	66,090	(21,270)	(125,533)	(322,321)	540,649
4,231,713	2,061,539	1,945,183	648,566	986,170	200,355	7,931,239	40,181,259
500,000	–	–	–	–	–	–	–
4,731,713	2,061,539	1,945,183	648,566	986,170	200,355	7,931,239	40,181,259
$ 4,687,410	$ 2,090,582	$ 1,673,000	$ 714,656	$ 964,900	$ 74,822	$ 7,608,918	$ 40,721,908



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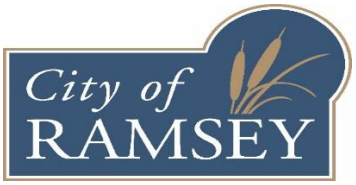
CITY OF RAMSEY

Reconciliation of the Statement of
Revenue, Expenditures, and Changes in Fund Balances
to the Statement of Activities
Governmental Funds
Year Ended December 31, 2017

Total net change in fund balances – Governmental Funds	$	540,649
Amounts reported for governmental activities in the Statement of Activities are different because:		
Capital outlays are reported in Governmental Funds as expenditures. However, in the Statement of Activities the cost of those assets is allocated over the estimated useful lives as depreciation expense.		
Capital outlays		1,922,947
Contributed assets from developers		1,085,299
Disposals		(638,366)
Depreciation expense		(3,335,799)
Issuance of long-term debt provides current financial resources to governmental funds, while repayment of long-term liabilities is an expenditure in the Governmental Funds. Neither transaction, however, has any effect on net position.		
Issuance of new debt		(895,000)
Repayment of principal on long-term debt		2,085,000
Interest on long-term debt in the Statement of Activities differs from the amount reported in the Governmental Funds because interest is recognized as an expenditure in the funds when it is due, and thus requires the use of current financial resources. In the Statement of Activities, however, interest expense is recognized as the interest accrues, regardless of when it is due.		8,726
Certain revenues (including delinquent taxes, special assessments, and notes receivable) are included in the change in net position, but are excluded from the change in fund balances until they are available to liquidate liabilities of the current period.		1,047,292
Certain expenses are included in the change in net position, but do not require the use of current funds, and are not included in the change in the fund balances.		
Governmental activities – compensated absences payable		(72,459)
Governmental activities – pension expense		(659,408)
Net other postemployment benefit obligations reported in the statement of activities do not require the use of current financial resources and are not reported as expenditures in governmental funds until actually due.		(50,480)
Internal Service Funds are used to charge the cost of certain activities, such as insurance to individual funds. This amount represents the change in net position of the Internal Service Fund, which is reported with governmental activities.		2,898
Change in net position – governmental activities	$	1,041,299

See notes to basic financial statements



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CITY OF RAMSEY

Statement of Revenue, Expenditures, and Changes in Fund Balances
General Fund – Budget and Actual
Year Ended December 31, 2017

	Budgeted Amounts			Over (Under)
	Original	Final	Actual	Final Budget
Revenue				
Property taxes	$ 8,685,635	$ 8,685,635	$ 8,594,143	$ (91,492)
Licenses and permits	511,800	511,800	732,129	220,329
Intergovernmental revenue	352,050	352,050	375,045	22,995
Charges for services	619,462	619,462	711,805	92,343
Fines and forfeits	66,000	66,000	59,701	(6,299)
Other revenue				
Investment earnings	100,000	100,000	88,753	(11,247)
Miscellaneous	31,000	31,000	21,726	(9,274)
Total revenue	10,365,947	10,365,947	10,583,302	217,355
Expenditures				
Current				
General government	3,179,574	3,179,574	3,009,414	(170,160)
Public safety	4,553,862	4,553,862	4,499,681	(54,181)
Highways and streets	1,982,775	1,982,775	1,702,747	(280,028)
Culture and recreation	989,730	989,730	1,019,376	29,646
Capital outlay	302,406	302,406	186,663	(115,743)
Debt service				
Interest and fiscal charges	120,412	120,412	75,891	(44,521)
Total expenditures	11,128,759	11,128,759	10,493,772	(634,987)
Excess (deficiency) of revenue over expenditures	(762,812)	(762,812)	89,530	852,342
Other financing sources (uses)				
Transfers in	762,812	762,812	762,812	–
Transfers (out)	–	–	(457,117)	(457,117)
Total other financing sources (uses)	762,812	762,812	305,695	(457,117)
Net change in fund balances	$ –	$ –	395,225	$ 395,225
Fund balances				
Beginning of year			7,517,393	
End of year			$ 7,912,618	

See notes to basic financial statements

CITY OF RAMSEY

Statement of Net Position
Proprietary Funds
December 31, 2017

	Business-Type Activities – Enterprise Funds		
	Water Utility	Sewer Utility	Street Light Utility
Assets			
Current assets			
Cash and temporary investments	$ 20,651,238	$ 11,578,115	$ 1,163,168
Receivables			
Delinquent special assessments	7,742	7,742	–
Deferred special assessments	110,134	130,004	–
Accounts	418,985	465,227	64,546
Due from other governmental units	–	–	–
Prepaids	–	63,101	–
Total current assets	21,188,099	12,244,189	1,227,714
Noncurrent assets			
Advances to other Funds	1,089,192	1,298,744	–
Capital assets			
Land	868,513	–	–
Construction in progress	413,011	620,089	–
Buildings and structures	6,058,847	–	–
Improvements other than buildings	572,502	92,057	1,135,881
Machinery and equipment	133,568	481,015	–
Water and sewer lines	27,042,718	23,054,400	–
	35,089,159	24,247,561	1,135,881
Less accumulated depreciation	9,670,239	7,686,227	545,991
Net capital assets	25,418,920	16,561,334	589,890
Total noncurrent assets	26,508,112	17,860,078	589,890
Total assets	47,696,211	30,104,267	1,817,604
Deferred Outflows of Resources			
Pension plan deferments	107,518	46,827	–
Total assets and deferred outflows of resources	$ 47,803,729	$ 30,151,094	$ 1,817,604
Liabilities			
Current liabilities			
Accounts and contracts payable	$ 183,638	$ 280,230	$ 2,673
Due to other governmental units	23,125	24,602	120
Unearned revenue	–	19,870	12,446
Total current liabilities	206,763	324,702	15,239
Non-Current liabilities			
Net pension liability	302,655	132,222	–
Total liabilities	509,418	456,924	15,239
Deferred Inflows of Resources			
Pension plan deferments	39,760	17,470	–
Net Position			
Investment in capital assets	25,418,920	16,561,334	589,890
Unrestricted	21,835,631	13,115,366	1,212,475
Total net position	47,254,551	29,676,700	1,802,365
Total liabilities, deferred inflows of resources and net position	$ 47,803,729	$ 30,151,094	$ 1,817,604

See notes to basic financial statements

Recycling Utility	Storm Water Utility	Totals	Governmental Activities Internal Service
$ 286,938	$ 1,458,948	$ 35,138,407	$ 499,091
–	–	15,484	–
–	–	240,138	–
95,581	449,883	1,494,222	–
23,331	–	23,331	–
–	–	63,101	–
405,850	1,908,831	36,974,683	499,091
–	–	2,387,936	–
–	–	868,513	–
–	181,049	1,214,149	–
–	–	6,058,847	–
–	13,944,165	15,744,605	–
–	219,735	834,318	–
–	–	50,097,118	–
–	14,344,949	74,817,550	–
–	3,059,808	20,962,265	–
–	11,285,141	53,855,285	–
–	11,285,141	56,243,221	–
405,850	13,193,972	93,217,904	499,091
–	48,664	203,009	–
$ 405,850	$ 13,242,636	$ 93,420,913	$ 499,091
$ 2,661	$ 48,867	$ 518,069	$ –
–	–	47,847	1,730
–	–	32,316	–
2,661	48,867	598,232	1,730
–	146,774	581,651	–
2,661	195,641	1,179,883	1,730
–	21,664	78,894	–
–	11,285,141	53,855,285	–
403,189	1,740,190	38,306,851	497,361
403,189	13,025,331	92,162,136	497,361
$ 405,850	$ 13,242,636	$ 93,420,913	$ 499,091

CITY OF RAMSEY

Statement of Revenue, Expenses, and Changes in Net Position
Proprietary Funds
Year Ended December 31, 2017

	Business-Type Activities – Enterprise Funds		
	Water Utility	Sewer Utility	Street Light Utility
Operating revenue			
Charges for services	$ 2,772,003	$ 1,779,213	$ 204,418
Sewer access surcharge	-	5,542	-
Other	-	-	-
Total operating revenue	2,772,003	1,784,755	204,418
Operating expenses			
Personal services	337,041	170,863	-
Supplies	136,345	23,451	-
Service charges			
Disposal charges	-	755,600	-
Other	240,876	86,168	118,824
Depreciation	681,759	499,582	40,554
Total operating expenses	1,396,021	1,535,664	159,378
Operating income (loss)	1,375,982	249,091	45,040
Nonoperating revenue			
Intergovernmental revenue	-	27,207	-
Investment earnings	281,730	171,916	16,019
Total nonoperating revenue	281,730	199,123	16,019
Income before contributions and transfers	1,657,712	448,214	61,059
Capital contributions	726,667	459,305	-
Transfers out	(40,000)	(34,000)	(19,000)
Change in net position	2,344,379	873,519	42,059
Net position			
Beginning of year	44,910,172	28,803,181	1,760,306
End of year	$ 47,254,551	$ 29,676,700	$ 1,802,365

See notes to basic financial statements

Recycling Utility	Storm Water Utility	Totals	Governmental Activities Internal Service
$ 310,471	$ 958,822	$ 6,024,927	$ -
-	-	5,542	-
-	138	138	22,963
310,471	958,960	6,030,607	22,963
26,836	202,460	737,200	-
29,202	20,314	209,312	-
-	-	755,600	-
317,737	120,254	883,859	26,954
-	290,073	1,511,968	-
373,775	633,101	4,097,939	26,954
(63,304)	325,859	1,932,668	(3,991)
65,395	-	92,602	-
4,012	18,917	492,594	6,889
69,407	18,917	585,196	6,889
6,103	344,776	2,517,864	2,898
-	678,165	1,864,137	-
(11,000)	(29,000)	(133,000)	-
(4,897)	993,941	4,249,001	2,898
408,086	12,031,390	87,913,135	494,463
$ 403,189	$ 13,025,331	$ 92,162,136	$ 497,361

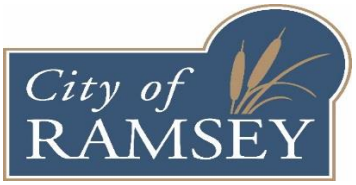
CITY OF RAMSEY

Statement of Cash Flows
Proprietary Funds
Year Ended December 31, 2017

	Business-Type Activities – Enterprise Funds		
	Water Utility	Sewer Utility	Street Light Utility
Cash flows from operating activities			
Receipts from customers and users	$ 2,741,953	$ 1,738,770	$ 204,446
Receipts from interfund services provided	–	–	–
Paid to suppliers/service providers	(201,325)	(633,635)	(116,179)
Paid to employees	(323,092)	(164,664)	-
Net cash flows from operating activities	2,217,536	940,471	88,267
Cash flows from capital and related financing activities			
Acquisition of capital assets	(555,443)	(620,089)	(33,921)
Cash flows from investing activities			
Interest received on investments	281,730	171,916	16,019
Cash flows from noncapital financing activities			
Intergovernmental revenue	–	27,207	–
Transfers (out)	(40,000)	(34,000)	(19,000)
Repayment of advances to other funds	276,434	289,319	–
Net cash flows from noncapital financing activities	236,434	282,526	(19,000)
Net increase (decrease) in cash and temporary investments/cash equivalents	2,180,257	774,824	51,365
Cash and temporary investments/cash equivalents			
Beginning of year	18,470,981	10,803,291	1,111,803
End of year	$ 20,651,238	$ 11,578,115	$ 1,163,168
Reconciliation of operating income (loss) to net cash flows from operating activities			
Operating income (loss)	$ 1,375,982	$ 249,091	$ 45,040
Adjustments to reconcile operating income (loss) to net cash flows from operating activities			
Depreciation	681,759	499,582	40,554
Change in assets, deferred inflows, liabilities and deferred outflows			
Receivables			
Delinquent and deferred special assessments	(22,573)	(42,443)	–
Accounts	(7,477)	(23,412)	(1,344)
Due from other governmental units	–	–	–
Prepaids	–	(134)	–
Deferred outflows - pension plan deferment	30,571	13,587	–
Accounts payable	173,475	279,363	2,642
Unearned revenue	–	19,870	1,372
Due to other governmental units	2,421	(47,645)	3
Net pension liability	(27,322)	(12,143)	–
Deferred inflows - pension plan deferment	10,700	4,755	–
Net cash flow from operating activities	$ 2,217,536	$ 940,471	$ 88,267
Noncash, investing, capital, and financing activities			
Contributions of capital assets from developers	$ 726,667	$ 459,305	$ -

See notes to basic financial statements

Recycling Utility	Storm Water Utility	Totals	Governmental Activities Internal Service
$ 327,045	$ 932,123	$ 5,944,337	$ –
–	–	–	22,963
(344,308)	(97,137)	(1,392,584)	(26,120)
(26,836)	(193,161)	(707,753)	–
(44,099)	641,825	3,844,000	(3,157)
–	(334,069)	(1,543,522)	–
4,012	18,917	492,594	6,889
65,395	–	92,602	–
(11,000)	(29,000)	(133,000)	–
–	–	565,753	–
54,395	(29,000)	525,355	–
14,308	297,673	3,318,427	3,732
272,630	1,161,275	31,819,980	495,359
$ 286,938	$ 1,458,948	$ 35,138,407	$ 499,091
$ (63,304)	$ 325,859	$ 1,932,668	$ (3,991)
–	290,073	1,511,968	–
–	–	(65,016)	–
371	(26,837)	(58,699)	–
16,203	–	16,203	–
–	–	(134)	–
–	20,381	64,539	–
2,631	43,431	501,542	–
–	–	21,242	–
–	–	(45,221)	834
–	(18,215)	(57,680)	–
–	7,133	22,588	–
$ (44,099)	$ 641,825	$ 3,844,000	$ (3,157)
$ -	$ 678,165	$ 1,864,137	$ -



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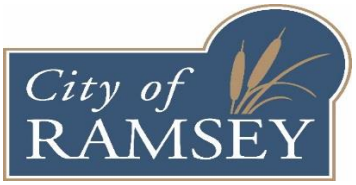
CITY OF RAMSEY

Statement of Fiduciary Net Position
Fiduciary Funds
December 31, 2017

	Agency Fund
Assets	
Cash and temporary investments	$ 2,686,429
Receivables	
Accounts	10,704
Assets held for resale	13,582,499
Total assets	$ 16,279,632
Liabilities	
Accounts payable	$ 8,072
Deposits payable	2,689,061
Loans Payable to Met Council	13,582,499
Total liabilities	$ 16,279,632

See notes to basic financial statements



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NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES

A. Organization

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

The accounting policies of the City conform to accounting principles generally accepted in the United States of America as applicable to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

B. Reporting Entity

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

1. Blended Component Units

The City has one component unit - the Ramsey Economic Development Authority (EDA). The EDA is considered a component unit of the City (primary government) because voting authority rests with the City Council and the City is in a relationship of financial benefit or burden with the entity.

The financial position and results of operations of the EDA component unit is presented using the blended method. This blended component unit, although a legally separate entity, is, in substance part of the City's operations. The component unit consists of a Nonmajor Special Revenue Fund using the modified accrual basis of accounting, and as such is included in the other governmental funds. Separate financial statements for the EDA are not prepared.

2. Jointly Governed Organization

The City is a member of Local Governmental Information Systems (LOGIS), a consortium of Minnesota municipalities that provides data processing services and support to its members. LOGIS is a legally separate entity that is financially independent of the City. Further, the City does not appoint a voting majority of LOGIS' Board of Directors. Therefore, it has not been incorporated into the City's reporting entity. During the 2017 fiscal year, the City paid LOGIS approximately $181,050 for services and equipment provided.

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. Government-Wide Financial Statements

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

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

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

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

D. Fund Financial Statement Presentation

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

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

1. **Revenue Recognition** – Revenue is recognized when it becomes measurable and available. "Measurable" means the amount of the transaction can be determined and "available" means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. Property tax revenue is generally considered as available if collected within 60 days after year-end.

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

1. **Revenue Recognition (Continued)** – Only the portion of special assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. Grants and similar items are recognized when all eligibility requirements imposed by the provider have been met. Other revenue is considered measurable and available only when cash is received by the City. Proceeds of long-term debt is reported as other financing sources.

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

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

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

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

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

Description of Funds

The City reports the following Major Governmental Funds:

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

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

COR Land Special Revenue Fund – This fund is used to account for revenues and expenditures associated with land transactions within the COR area.

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

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

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

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

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

Road Reconstruction/Overlay Capital Project Fund – This fund is used to account for all expenditures related to the reconstruction and overlay projects as outlined in the city's Long-Term Street Maintenance Plan.

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

Fire Station #2 Capital Project Fund – This fund is used to account for the resources used to finance the construction of the city's second fire station.

The City reports the following Major Proprietary Funds:

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

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

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

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

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

The City also reports the following fund types:

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

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

E. Cash and Investments

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

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

The City reports all other investments at fair value. The City categorizes its fair value measurements within the fair value hierarchy established by accounting principles generally accepted in the United States of America. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; and Level 3 inputs are significant unobservable inputs.

Debt securities classified in Level 2 of the fair value hierarchy are valued using a matrix pricing technique. Matrix pricing is used to value securities based on the securities' relationship to benchmark quoted prices.

See Note 2 for the City's recurring fair value measurements as of the current year-end.

F. Receivables

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

G. Property Taxes

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

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

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

H. Special Assessments

Special assessments primarily represent the financing for public improvements paid for by the benefiting property owners. As previously mentioned under receivables, the City is also generally able to certify delinquent amounts to the county for collection as special assessments. Special assessments are recorded as receivables upon certification to the county. Special assessments are recognized as revenue in the year levied in the government-wide financial statements and proprietary fund financial statements. In the governmental fund financial statements, special assessments are recognized as revenue when received in cash or within 60 days after year end. Governmental fund special assessments receivable which remain unpaid on December 31 are offset by a deferred inflow of resources in the governmental fund financial statements.

I. Prepaid items

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

J. Interfund Receivables and Payables

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

K. Pensions

For purposes of measuring the net pension liability, deferred outflows/inflows of resources, and pension expense, information about the fiduciary net position of the Public Employees Retirement Association (PERA) and additions to/deductions from the PERA's fiduciary net positions have been determined on the same basis as they are reported by the plan except that the PERA pension plans fiscal year-end is June 30. For this purpose, plan contributions are recognized as of employer payroll dates and benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

The PERA has a special funding situation created by a direct aid contribution made by the state of Minnesota. The direct aid is a result of the merger of the Minneapolis Employees Retirement Fund into the PERA on January 1, 2015.

L. Deferred Outflows/Inflows of Resources

In addition to assets and liabilities, the Statement of Financial Position will sometimes report a separate section for deferred outflows or inflows of resources. These separate financial statement elements represent a consumption or acquisition of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) or an inflow of resources (revenue) until that time.

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

The City reports deferred outflows and inflows of resources related to pensions reported in the government-wide and enterprise funds Statement of Net Position. These deferred outflows and inflows result from differences between expected and actual experience, changes of assumptions, changes in proportion, differences between projected and actual earnings on pension plan investments, and contributions to the plan subsequent to the measurement date and before the end of the reporting period. These amounts are deferred and amortized as required under pension standards.

Unavailable revenue, arises under a modified accrual basis of accounting and is reported only in the governmental funds Balance Sheet. The governmental funds report unavailable revenue from three sources: property taxes, special assessments, and notes receivable. These amounts are deferred and recognized as an inflow of resources in the period the amounts become available.

M. Land Held for Resale

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

N. Capital Assets

Capital assets, which include property, buildings, improvements, equipment, and infrastructure assets are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Such assets are capitalized at historical cost, or estimated historical cost for assets where actual historical cost is not available. Donated assets are recorded as capital assets at their estimated acquisition value at the date of donation. The City defines capital assets as those with an initial, individual cost of $10,000 or more with an estimated useful life in excess of one year. The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. As allowed by accounting principles generally accepted in the United States of America, the City has elected not to retroactively capitalize the infrastructure of its governmental activities acquired prior to January 1, 2004.

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

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

O. Compensated Absences Payable

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

P. Long-Term Liabilities

In the government-wide and Proprietary Fund financial statements, long-term debt and other long-term obligations are reported as liabilities. Bond premiums and discounts are immaterial and are recognized in the year of bond issuance. Bond issuance costs are expensed in the period incurred.

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

Q. Net Position

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

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

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

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

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

R. Fund Balance Classifications

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

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

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

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

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

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

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

S. Budgets and Budgetary Accounting

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

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

T. Statement of Cash Flows

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

U. Self-Insurance Plan and Risk Management

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

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

The City also carries commercial insurance for certain other risks of loss. Settled claims resulting from these risks have not exceeded commercial insurance coverage in any of the past three fiscal years. There were no significant reductions in the City's insurance coverage in 2017.

V. Loans payable to Met Council

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

W. Use of Estimates

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

X. Prior Period Adjustments

In fiscal year 2017, the City recorded a prior period adjustment with no effect on net position in the government-wide financial statements. The adjustment was made to reflect a Tax Increment interfund loan in the amount of $500,000 from the Major Governmental Fund of Public Improvement Revolving Fund to the Major Governmental Fund of Tax Increment.

NOTE 2 – DEPOSITS AND INVESTMENTS

A. Components of Cash and Investments

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

Deposits	$	6,744,839
Investments		64,299,889
Cash on hand		200
Total	$	71,044,928

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

Cash and temporary investments - Statement of Net Position	$	68,358,499
Cash and temporary investments - Statement of Fiduciary Net Position		2,686,429
Total	$	71,044,928

NOTE 2 – DEPOSITS AND INVESTMENTS (CONTINUED)

B. Deposits

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

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

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

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

At year end, the carrying amount of the City's deposits was $6,744,839 while the balance on the bank records was $7,588,381. At December 31, 2017, all deposits were fully covered by federal depository insurance, surety bonds, or by collateral held by the City's agent in the City's name.

C. Investments

The City has the following investments at year end:

	Credit Risk		Fair Value Measurements	Interest Risk - Maturity Duration in Years			
Investment Type	Rating	Agency	Using	Less Than 1	1 to 5	6 to 10	Total
U.S. Treasuries	N/A	N/A	Level 2	$ -	$ 2,121	$ -	$ 2,121
U.S. Agencies	AA+	S&P	Level 2	1,252,552	1,034,573	1,359,194	3,646,319
Municipal Bonds	AA-AAA	Moodys	Level 2	2,386,953	7,311,962	2,048,787	11,747,702
Municipal Bonds	A-AAA	S&P	Level 2	2,123,258	11,350,114	2,011,802	15,485,174
Negotiable Certificates of Deposit	N/R	N/A	Level 1	-	484,039	239,830	723,869
Negotiable Certificates of Deposit	N/R	N/A	Level 2	8,767,906	12,575,319	-	21,343,225
Investment pools							
Minnesota Municipal Money Market	N/R	N/A	Amortized Cost	11,351,479	-	-	11,351,479
Total Investments							$ 64,299,889

N/A Not Applicable
N/R Not Rated

Note: The Minnesota Municipal Money Market Fund is an external investment pool not registered with the Securities Exchange Commission (SEC) that follows the same regulatory rules of the SEC under rule 2a7. The fair value of the position in the pool is the same as the value of the pool shares.

NOTE 2 – DEPOSITS AND INVESTMENTS (CONTINUED)

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

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

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

Concentration risk – This is the risk associated with investing a significant portion of the City's investment (considered 5 percent or more) in the securities of a single issuer, excluding United States guaranteed investments (such as Treasuries), investment pools and mutual funds. The City's investment policies do not limit the concentration of investments.

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

NOTE 3 – INTERFUND RECEIVABLES, PAYABLES, AND TRANSFERS

A. Short-Term Interfund Receivables/Payables

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

Receivable Fund	Payable Fund	Amount
Nonmajor Governmental Fund Economic Development Authority Special Revenue Fund	Major Governmental Fund Tax Increment Special Revenue Fund	$ 19,872

This internal loan was utilized for cash flow purposes.

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

B. Advances To and From Other Funds

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

Receivable Fund	Payable Fund	Amount	Purpose
Major Capital Project Fund; Public Improvement Revolving	Major Special Revenue Fund; Tax Increment	$ 401,200	Internally finance TIF loan
Major Proprietary Fund; Sewer Utility	General Fund	654,113	Internally finance facility loan
Major Proprietary Fund; Water Utility	Major Special Revenue Fund; COR Land	644,631	Internally finance development land purchase
Major Proprietary Fund; Sewer Utility	Major Special Revenue Fund; COR Land	644,631	Internally finance development land purchase
Major Proprietary Fund; Water Utility	Major Capital Project Fund; Public Facilities Construction Fund	444,561	Internally finance facility loan
		$ 2,789,136	

C. Interfund Transfers

	Transfers In					
Transfers Out	General Fund	Public Improvement Revolving Capital Project Fund	Equipment Revolving Capital Project Fund	Public Facilities Construction Capital Project Fund	Nonmajor Governmental Funds	Total
General Fund	$ –	$ 149,276	$ 258,082	$ 49,759	$ –	$ 457,117
Tax Increment Special Revenue Fund	–	–	–	–	65,406	65,406
COR Land Special Revenue Fund	–	–	–	–	9,355	9,355
Public Improvement Revolving Capital Projects Fund	125,000	–	–	–	–	125,000
Equipment Revolving Capital Project Fund	241,510	–	–	–	–	241,510
Fire Station #2 Capital Project Fund	–	–	–	–	125,000	125,000
Nonmajor Governmental Funds	–	–	6,904	–	109,431	379,637
Water Utility Proprietary Fund	40,000	–	–	–	–	40,000
Sewer Utility Proprietary Fund	34,000	–	–	–	–	34,000
Street Light Utility Proprietary Fund	19,000	–	–	–	–	19,000
Recycling Utility Proprietary Fund	11,000	–	–	–	–	11,000
Storm Water Utility Proprietary Fund	29,000	–	–	–	–	29,000
	$ 762,812	$ 149,276	$ 264,986	$ 49,759	$ 309,192	$1,536,025

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

The interfund receivables, payables and transfers are used to move funds to finance various programs or projects that the City must account for in other funds in accordance with budgetary authorizations and to move revenues from the fund with collection authorization to funds where related expenditures are occurring. Interfund activity is eliminated as needed for entity-wide financial statement reporting.

NOTE 4 – CAPITAL ASSETS

A. Changes in Capital Assets Used in Governmental Activities

	Balance – Beginning of Year	Additions	Completed Construction	Deletions	Balance – End of Year
Capital assets, not depreciated					
Land	$ 6,848,022	$ -	$ -	$ -	$ 6,848,022
Construction in progress	2,369,983	1,725,084	(2,479,176)	-	1,615,891
Capital assets, depreciated					
Buildings and structures	30,685,842	-	-	(1,282,993)	29,402,849
Improvements other than buildings	11,385,776			(296,073)	11,089,703
Office equipment	657,196	11,200	-		668,396
Motor vehicles	3,832,880	186,663	-	(50,858)	3,968,685
Machinery and equipment	6,336,603	-	332,686	(33,751)	6,635,538
Infrastructure	33,733,257	1,085,299	2,146,490	-	36,965,046
Total capital assets	95,849,559	3,008,246	-	(1,663,675)	97,194,130
Less accumulated depreciation on					
Buildings and structures	(6,753,676)	(654,844)	-	810,455	(6,598,065)
Improvements other than buildings	(4,084,948)	(527,312)	-	130,245	(4,482,015)
Office equipment	(367,402)	(35,596)	-	-	(402,998)
Motor vehicles	(3,020,166)	(304,296)	-	50,858	(3,273,604)
Machinery and equipment	(3,324,177)	(358,237)	-	33,751	(3,648,663)
Infrastructure	(10,418,480)	(1,455,514)	-	-	(11,873,994)
Total accumulated depreciation	(27,968,849)	(3,335,799)	-	1,025,309	(30,279,339)
Net capital assets	$ 67,880,710	$ (327,553)	$ -	$ (638,366)	$ 66,914,791

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

	Balance – Beginning of Year	Additions	Completed Construction	Balance – End of Year
Capital assets, not depreciated				
Land	$ 868,513	$ -	$ -	$ 868,513
Construction in progress	597,780	1,206,853	(590,484)	1,214,149
Capital assets, depreciated				
Buildings and structures	6,058,847	-	-	6,058,847
Improvements other than buildings	14,554,985	872,402	317,218	15,744,605
Machinery and equipment	834,318	-	-	834,318
Water and sewer lines	48,495,448	1,328,404	273,266	50,097,118
Total capital assets	71,409,891	3,407,659	-	74,817,550
Less accumulated depreciation on				
Buildings and structures	(1,379,924)	(121,091)	-	(1,501,015)
Improvements other than buildings	(3,313,736)	(343,103)	-	(3,656,839)
Machinery and equipment	(363,778)	(48,130)	-	(411,908)
Water and sewer lines	(14,392,859)	(999,644)	-	(15,392,503)
Total accumulated depreciation	(19,450,297)	(1,511,968)	-	(20,962,265)
Net capital assets	$51,959,594	$ 1,895,691	$ -	$ 53,855,285

NOTE 4 – CAPITAL ASSETS (CONTINUED)

C. Depreciation Expense by Function

Governmental activities		
General government	$	856,788
Public safety		429,718
Highways and streets		1,658,030
Culture and recreation		391,263
Total depreciation expense – governmental activities	$	3,335,799
Business-type activities		
Water Utility	$	681,759
Sewer Utility		499,582
Street Light Utility		40,554
Storm Water Utility		290,073
Total depreciation expense – business-type activities	$	1,511,968

NOTE 5 – LONG-TERM DEBT

A. Components of Long-Term Debt

	Original Issue	Interest Rate	Issue Date	Final Maturity Date	Balance – End of Year
Governmental activities					
Bonds payable					
General Obligation Improvement Bonds					
Series 2009A	$ 1,340,000	0.85-4.50%	11/19/2009	10/1/2019	$ 285,000
Series 2011A	$ 4,365,000	2.00-3.15%	9/7/2011	2/1/2026	2,890,000
Series 2011B	$ 3,090,000	2.00-2.70%	12/29/2011	12/15/2025	2,310,000
Series 2012A	$ 16,875,000	3.00-3.75%	6/7/2012	12/15/2031	13,495,000
Series 2015A	$ 3,880,000	2.00-3.50%	6/15/2015	12/1/2035	3,715,000
Series 2015B	$ 1,205,000	2.00-2.25%	6/15/2015	12/1/2025	980,000
Series 2016A	$ 1,650,000	2.00%	7/21/2016	12/15/2026	1,505,000
Series 2017A	$ 895,000	1.15-2.50%	8/17/2017	12/15/2027	895,000
Total general obligation improvement bonds					26,075,000
Capital Equipment Certificates					
Series 2013A	$ 635,000	0.50-3.00%	9/5/2013	9/1/2023	395,000
Series 2014A	$ 875,000	0.60-2.35%	12/3/2014	12/15/2024	625,000
Total capital equipment certificates					1,020,000
Compensated absences payable					847,202
Net pension liability					5,892,660
OPEB					565,491
Total governmental activities					34,400,353
Business-type activites					
Net pension liability					581,651
Total government and business-type activities					$ 34,982,004

B. Descriptions of Long-Term Debt

- **Capital Improvement Refunding Bonds Series 2004A –** These bonds were issued to finance Fire Station #1 and were repaid via ad valorem levies. The City made the final payment during fiscal 2017.

NOTE 5 – LONG-TERM DEBT (CONTINUED)

- **General Obligation Improvement Bonds –**

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

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

  The Series 2011B were Improvement Crossover Refunding bonds that were issued to refund the 2005B Series bonds that were called on December 15, 2014.

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

  The Series 2015A bonds were issued to finance the construction of Fire Station #2 in the City.

  The Series 2015B were issued to fund the road improvements related to the reconstruction of Garnet and 168th Avenue and some overlay projects.

  The Series 2016A were issued to fund the road improvements related to the reconstruction of Andrie Street and 164th Lane and some overlay projects.

  The Series 2017A were issued to fund road improvements related to the reconstruction of Alpine Drive and Sunwood Drive.

- **Capital Equipment Certificates –**

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

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

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

- **Net Pension Liability (NPL)** – The liability represents the City's proportionate share of PERA's collective net pension liability. The General, Water Utility, Sewer Utility and Storm Water Utility funds will be used to liquidate this liability.

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

NOTE 5 – LONG-TERM DEBT (CONTINUED)

C. Changes in Long-Term Debt

	Balance - Beginning of Year	Additions	Deletions	Balance – End of Year	Due Within One Year
Governmental activities					
G.O. Capital Improvement Bonds	$ 135,000	$ –	$ 135,000	$ –	$ –
G.O. Improvement Bonds	26,985,000	895,000	1,805,000	26,075,000	1,955,000
Capital Equipment Certificates	1,165,000	–	145,000	1,020,000	145,000
Compensated absences payable	774,743	611,349	538,890	847,202	550,681
Net pension liability	11,832,779	1,996,518	7,936,637	5,892,660	–
OPEB	515,011	57,318	6,838	565,491	–
Total governmental activities	41,407,533	3,560,185	10,567,365	34,400,353	2,650,681
Business type Activities					
Net pension liability	639,331	83,240	140,920	581,651	-
Total governmental and business type activities	$ 42,046,864	$ 3,643,425	$ 10,708,285	$ 34,982,004	$ 2,650,681

D. Minimum Debt Payments

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

December 31,	Principal	Interest
2018	$ 2,100,000	$ 774,889
2019	2,185,000	712,145
2020	2,115,000	654,086
2021	2,185,000	595,193
2022	2,270,000	532,580
2023-2027	9,170,000	1,864,525
2028-2032	6,315,000	674,249
2033-2035	755,000	52,763
	$ 27,095,000	$ 5,860,430

NOTE 6 – FUND BALANCE POLICY AND CLASSIFICATION

A. Classifications

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

		Special Revenue Funds		Debt Service Fund		Capital Project Funds							
	General	Tax Increment	COR Land	2012A GO Improvement Bond Refund	2011A Armstrong/Bunker Bond	Public Improvement Revolving	Landfill	Equipment Revolving	Road Reconstruction/ Overlay	Public Facilities Construction	Fire Station #2	Nonmajor	Total
Fund balances													
Nonspendable													
Prepaids	$ 12,393	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 920	$ 13,313
Restricted for													
Public safety (fire) building	-	-	-	-	-	-	-	-	-	-	74,822	-	74,822
Road improvements	-	-	-	-	-	-	-	-	-	-	-	983,070	983,070
Debt service	-	-	-	734,418	997,504	-	-	-	-	-	-	689,105	2,421,027
Economic development	-	-	-	-	-	-	-	-	-	-	-	1,200,426	1,200,426
Housing and redevelopment	-	-	8,629,937	-	-	-	-	-	-	-	-	-	8,629,937
Recreation/community programs	-	-	-	-	-	-	-	-	-	-	-	185,086	185,086
Law enforcement programs	-	-	-	-	-	-	-	-	-	-	-	59,810	59,810
Tax increment financing	-	4,633,143	-	-	-	-	-	-	-	-	-	-	4,633,143
	-	4,633,143	8,629,937	734,418	997,504	-	-	-	-	-	74,822	3,117,497	18,187,321
Committed													
Stormwater development projects	-	-	-	-	-	-	-	-	-	-	-	791,602	791,602
Community/business programs	-	-	-	-	-	-	-	-	-	-	-	434,632	434,632
	-	-	-	-	-	-	-	-	-	-	-	1,226,234	1,226,234
Assigned													
Road improvements	-	-	-	-	-	4,687,410	-	-	714,656	-	-	263,538	5,665,604
Public facilities construction	-	-	-	-	-	-	-	-	-	964,900	-	-	964,900
Capital equipment replacement	-	-	-	-	-	-	-	1,673,000	-	-	-	3	1,673,003
Cemetery improvements	-	-	-	-	-	-	-	-	-	-	-	55,571	55,571
Development of projects	-	-	-	-	-	-	2,090,582	-	-	-	-	-	2,090,582
Park improvements	-	-	-	-	-	-	-	-	-	-	-	2,659,298	2,659,298
Right-of-way acquisitions	-	-	-	-	-	-	-	-	-	-	-	184,252	184,252
Parking ramp maintenance	-	-	-	-	-	-	-	-	-	-	-	101,605	101,605
	-	-	-	-	-	4,687,410	2,090,582	1,673,000	714,656	964,900	-	3,264,267	13,394,815
Unassigned	7,900,225	-	-	-	-	-	-	-	-	-	-	-	7,900,225
Total fund balances	$ 7,912,618	$ 4,633,143	$ 8,629,937	$ 734,418	$ 997,504	$ 4,687,410	$ 2,090,582	$ 1,673,000	$ 714,656	$ 964,900	$ 74,822	$ 7,608,918	$ 40,721,908

NOTE 6 – FUND BALANCE POLICY AND CLASSIFICATION (CONTINUED)

B. Fund Balance Policy

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

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

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

Thirty percent (30%) to Fund #234 - Equipment Revolving Fund
Thirty percent (30%) to Fund #810 – Capital Maintenance Fund (reported in General Fund)
Ten percent (10%) to Fund #412 – Public Facilities Construction Fund
Thirty percent (30%) to Fund #400 - Public Improvement Revolving Fund

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

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

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

Thirty percent (30%) to Fund #234 - Equipment Revolving Fund
Thirty percent (30%) to Fund #810 – Capital Maintenance Fund (reported in General Fund)
Ten percent (10%) to Fund #412 – Public Facilities Construction Fund
Thirty percent (30%) to Fund #400 - Public Improvement Revolving Fund

At December 31, 2017, the city fund has met its general fund balance policy.

NOTE 7 – INDIVIDUAL FUND DISCLOSURES

Expenditures in excess of budget

For the year ended December 31, 2017, expenditures in the Economic Development Authority Special Revenue Fund were $177,159 more than the amount approved in the budget. This variance was funded by revenues in excess of budget, transfers in, and available fund balance.

NOTE 8 – DEFINED BENEFIT PENSION PLANS – STATE-WIDE

A. Plan Descriptions

The City participates in the following cost-sharing multiple-employer defined benefit pension plans administered by the PERA of Minnesota. The PERA's defined benefit pension plans are established and administered in accordance with Minnesota Statutes, Chapters 353 and 356. The PERA's defined benefit pension plans are tax qualified plans under Section 401 (a) of the Internal Revenue Code.

1. General Employees Retirement Fund (GERF)

All full-time and certain part-time employees of the City are covered by the GERF. GERF members belong to either the Coordinated Plan or the Basic Plan. Coordinated Plan members are covered by Social Security and Basic Plan members are not. The Basic Plan was closed to new members in 1967. All new members must participate in the Coordinated Plan.

2. Public Employees Police and Fire Fund (PEPFF)

The PEPFF, originally established for police officers and firefighters not covered by a local relief association, now covers all police officers and firefighters hired since 1980. Effective July 1, 1999, the PEPFF also covers police officers and firefighters belonging to local relief associations that elected to merge with and transfer assets and administration to PERA.

B. Benefits Provided

PERA provides retirement, disability, and death benefits. Benefit provisions are established by state statute and can only be modified by the state legislature.

Benefit increases are provided to benefit recipients each January. Increases are related to the funding ratio of the plan. Members in plans that are at least 90% funded for two consecutive years are given 2.5% increases. Members in plans that have not exceeded 90% funded, or have fallen below 80%, are given 1% increases.

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

1. GERF Benefits

Benefits are based on a member's highest average salary for any five successive years of allowable service, age, and years of credit at termination of service. Two methods are used to compute benefits for PERA's Coordinated and Basic Plan members. The retiring member receives the higher of a step-rate benefit accrual formula (Method 1) or a level accrual formula (Method 2). Under Method 1, the annuity accrual rate for a Basic Plan member is 2.2% of average salary for each of the first ten years of service and 2.7% for each remaining year. The annuity accrual rate for a Coordinated Plan member is 1.2% of average salary for each of the first ten years and 1.7% for each remaining year. Under Method 2, the annuity accrual rate is 2.7% of average salary for Basic Plan members and 1.7% for Coordinated Plan members for each year of service. For members hired prior to July 1, 1989, a full annuity is available when age plus years of service equal 90 and normal retirement age is 65. For members hired on or after July 1, 1989, normal retirement age is the age for unreduced Social Security benefits capped at 66.

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

2. PEPFF Benefits

Benefits for the PEPFF members first hired after June 30, 2010, but before July 1, 2014, vest on a prorated basis from 50% after five years up to 100% after ten years of credited service. Benefits for PEPFF members first hired after June 30, 2014, vest on a prorated basis from 50% after ten years up to 100% after twenty years of credited service. The annuity accrual rate is 3% of average salary for each year of service. For PEPFF who were first hired prior to July 1, 1989, a full annuity is available when age plus years of service equal at least 90.

C. Contributions

Minnesota Statutes Chapter 353 sets the rates for employer and employee contributions. Contribution rates can only be modified by the state legislature.

1. GERF Contributions

Coordinated Plan members were required to contribute 6.50% of their annual covered salary in calendar year 2017. The City was required to contribute 7.50% for Coordinated Plan members in calendar year 2017. The City's contributions to the GERF for the year ended December 31, 2017, were $261,117. The City's contributions were equal to the required contributions as set by state statute.

2. PEPFF Contributions

Plan members were required to contribute 10.8% of their annual covered salary in calendar year 2017. The City was required to contribute 16.20% of pay for PEPFF members in calendar year 2017. The City's regular contributions to the PEPFF for the year ended December 31, 2017, were $357,524. The City's contributions were equal to the required contributions as set by state statute.

D. Pension Costs

1. GERF Pension Costs

At December 31, 2017, the City reported a liability of $3,517,550 for its proportionate share of the GERF's net pension liability. The City's net pension liability reflected a reduction due to the State of Minnesota's contribution of six million to the fund in 2017. The State of Minnesota is considered a non-employer contributing entity and the state's contribution meets the definition of a special funding situation. The State of Minnesota's proportionate share of the net pension liability associated with the City totaled $44,220. The net pension liability was measured as of June 30, 2017, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's contributions received by PERA during the measurement period for employer payroll paid dates from July 1, 2016, through June 30, 2017, relative to the total employer contributions received from all of PERA's participating employers. At June 30, 2017, the City's proportion share was 0.0551% which was an increase of 0.0043% from its proportion measured as of June 30, 2016.

For the year ended December 31, 2017, the City recognized pension expense of $571,542 for its proportionate share of the GERF's pension expense. In addition, the City recognized an additional $1,278 as pension expense (and grant revenue) for its proportionate share of the State of Minnesota's contribution of six million to GERF.

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

At December 31, 2017, the City reported its proportionate share of the GERF's deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	$ 115,928	$208,633
Changes in actuarial assumptions	538,414	352,634
Difference between projected and actual investment earnings	-	25,664
Changes in proportion	261,854	14,092
Contributions paid to PERA subsequent to the measurement date	130,556	-
Total	$1,046,752	$601,023

$130,556 reported as deferred outflows of resources related to pensions resulting from City contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended December 31, 2018. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31:	Pension Expense Amount
2018	$ 199,044
2019	257,381
2020	8,061
2021	(149,313)

2. PEPFF Pension Costs

At December 31, 2017, the City reported a liability of $2,956,761 for its proportionate share of the PEPFF's net pension liability. The net pension liability was measured as of June 30, 2017, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's contributions received by PERA during the measurement period for employer payroll paid dates from July 1, 2016, through June 30, 2017, relative to the total employer contributions received from all of PERA's participating employers. At June 30, 2017, the City of Ramsey's proportion was 0.219% which was an increase of 0.011% from its proportion measured as of June 30, 2016.

For the year ended December 31, 2017, the City recognized pension expense of $756,861 for its proportionate share of the PEPFF's pension expense. The City also recognized $19,710 for the year ended December 31, 2017, as revenue for its proportionate share of the State of Minnesota's on-behalf contributions to the PEPFF. Legislation passed in 2013 required the State of Minnesota to begin contributing $9 million to the PEPFF each year, starting in fiscal year 2014.

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

At December 31, 2017, the City reported its proportionate share of the PEPFF's deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	$ 68,059	$751,859
Changes in actuarial assumptions	3,675,152	4,197,866
Difference between projected and actual investment earnings	-	7,566
Changes in proportion	394,875	7,576
Contributions paid to PERA subsequent to the measurement date	183,780	-
Total	$4,321,866	$4,964,867

$183,780 reported as deferred outflows of resources related to pensions resulting from the City's contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended December 31, 2018. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31:	Pension Expense Amount
2018	$ 76,431
2019	76,431
2020	(27,008)
2021	(200,247)
2022	(752,388)

E. Actuarial Assumptions

The total pension liability in the June 30, 2017, actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.50% per year
Active Member Payroll Growth	3.25% per year
Investment Rate of Return	7.50%

Salary increases were based on a service-related table. Mortality rates for active members, retirees, survivors and disabilitants were based on RP-2014 tables for all plans for males or females, as appropriate, with slight adjustments to fit PERA's experience. Cost of living benefit increases for retirees are assumed to be: one percent per year for GERF through 2044 and PEPFF through 2064 and then 2.5 percent thereafter for both plans.

Actuarial assumptions used in the June 30, 2017, valuation were based on the results of actuarial experience studies. The most recent four-year experience study in the GERF was completed in 2015. The most recent five-year experience study for PEPFF was completed in 2016.

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

The following changes in actuarial assumptions occurred in 2017:

1. GERF:
   - The Combined Service Annuity (CSA) loads were changed from 0.8 percent for active members and 60 percent for vested and non-vested deferred members. The revised CSA loads are now 0.0 percent for active member liability, 15.0 percent for vested deferred member liability and 3.0 percent for non-vested deferred member liability.
   - The assumed post-retirement benefit increase rate was changed from 1.0 percent per year for all years to 1.0 percent per year through 2044 and 2.5 percent thereafter.

2. PEPFF:
   - Assumed salary increases were changed as recommended in the June 30, 2016 experience study. The net effect is proposed rates that average 0.34 percent lower than the previous rates.
   - Assumed rates of retirement were changed, resulting in fewer retirements.
   - The Combined Service Annuity (CSA) load was 30 percent for vested and non-vested deferred members. The CSA has been changed to 33 percent for vested members and 2 percent for non-vested members.
   - The base mortality table for healthy annuitants was changed from the RP-2000 fully generational table to the RP-2014 fully generational table (with a base year of 2006), with male rates adjusted by a factor of 0.96. The mortality improvement scale was changed from Scale AA to Scale MP-2016. The base mortality table for disabled annuitants was changed from the RP-2000 disabled mortality table to the mortality tables assumed for healthy retirees.
   - Assumed termination rates were decreased to 3.0 percent for the first three years of service. Rates beyond the select period of three years were adjusted, resulting in more expected terminations overall.
   - Assumed percentage of married female members was decreased from 65 percent to 60 percent.
   - Assumed age difference was changed from separate assumptions for male members (wives assumed to be three years younger) and female members (husbands assumed to be four years older) to the assumption that males are two years older than females.
   - The assumed percentage of female members electing Joint and Survivor annuities increased.
   - The assumed post-retirement benefit increase rate was changed from 1.00 percent for all years to 1.00 percent through year 2064 and 2.50 percent thereafter.
   - The single discount rate changed from 5.60 percent to 7.50 percent.

The State Board of Investment, which manages the investments of PERA, prepares an analysis of the reasonableness of the long-term expected rate of return on a regular basis using a building-block method in which best-estimate ranges of expected future rates of return are developed for each major asset class. These ranges are combined to produce an expected long-term rate of return by weighting the expected future rates of return by the target asset allocation percentages. The target allocation and best estimates of geometric real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Domestic Stocks	39%	5.10%
International Stocks	19%	5.30%
Bonds	20%	0.75%
Alternative Assets	20%	5.90%
Cash	2%	0.00%
Total	100%	

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

F. Discount Rate

The discount rate used to measure the total pension liability in 2017 was 7.5%. The projection of cash flows used to determine the discount rate assumed that employee and employer contributions will be made at rates set in Minnesota Statutes. Based on these assumptions, the fiduciary net positions of GERF and PEPFF was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

G. Pension Liability Sensitivity

The following presents the City's proportionate share of the net pension liability for all plans it participates in, calculated using the discount rate disclosed in the preceding paragraph, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate 1 percentage point lower or 1 percentage point higher than the current discount rate:

	1% Decrease in Discount Rate (6.5%)	Discount Rate (7.5%)	1% Increase in Discount Rate (8.5%)
The City's Proportionate Share of the GERF Net Pension Liability:	$5,455,978	$3,517,550	$1,930,590
The City's Proportionate Share of the PEPFF Net Pension Liability:	$5,568,443	$2,956,761	$800,673

H. Pension Plan Fiduciary Net Position

Detailed information about each pension plan's fiduciary net position is available in a separately-issued PERA financial report that includes financial statements and required supplementary information. That report may be obtained on the PERA website at www.mnpera.org .

NOTE 9 – DEFINED CONTRIBUTION PLAN – STATE-WIDE

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

NOTE 9 – DEFINED CONTRIBUTION PLAN – STATE-WIDE (CONTINUED)

Plan benefits depend solely on amounts contributed to the plan plus investment earnings, less administrative expenses. Minnesota Statutes, Chapter 353D.03, specifies plan provisions, including the employee and employer contribution rates for those qualified personnel who elect to participate. An eligible elected official who decides to participate contributes 5% of salary which is matched by the elected official's employer. For ambulance service personnel, employer contributions are determined by the employer, and for salaried employees must be a fixed percentage of salary. Employer contributions for volunteer personnel may be a unit value for each call or period of alert duty. Employees who are paid for their services may elect to make member contributions in an amount not to exceed the employer share. Employer and employee contributions are combined and used to purchase shares in one or more of the seven accounts of the Minnesota Supplemental Investment Fund. For administering the plan, PERA receives 2% of employer contributions and twenty-five hundredths of 1% (.0025) of the assets in each member's account annually.

Total contributions made by the City of Ramsey for the last three fiscal years were:

	Contribution Amount		Percentage of Covered Payroll		Required Rate for Employees and
For the Year Ended:	Employee	Employer	Employee	Employer	Employers
December 31, 2017	$600	$600	5%	5%	5%
December 31, 2016	$600	$600	5%	5%	5%
December 31, 2015	$600	$600	5%	5%	5%

NOTE 10 – DEFINED CONTRIBUTION PENSION PLAN – FIRE RELIEF ASSOCIATION

A. Plan Description

Volunteer firefighters of the City are members of the Ramsey Firefighter's Relief Association (the Association). The Association is a single-employer defined contribution pension plan that operates under the provisions of Minnesota Statutes § 69 and 424, as amended. It is governed by a Board of six officers and trustees elected by the members of the Association for three year terms. The chief of the Ramsey Volunteer Fire Department, the Mayor, and the Finance Director of the City are ex-officio members of the Board of Trustees. The City's payroll for members of the Association for the year ended December 31, 2017 was $238,439, compared to a total city payroll of $6,591,701.

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

B. Pension Benefits

Minnesota Statutes Chapters 424 and 424A authorize pension benefits for volunteer fire relief associations. In order to be entitled to a pension benefit, a firefighter must have completed a minimum of 10 years of service with the fire department, 10 years membership in the Association, and attain the age of 50 years.

The firefighter will then be 60% vested with every year after that at 4% per year until the 20th year when 100% vesting will occur. Because this plan is a defined contribution plan, the amount of the retirement benefit is not predetermined, but rather is based on the individual member's allocable portion of contributions made during the participation period.

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

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

C. Contributions Required and Contributions Made

Contributions to the plan include State Fire Aid pursuant to Minnesota Statutes Chapter 69. In addition, the City is allowed to make voluntary contributions of other public funds pursuant to Minnesota Statutes Chapter 69. The City's contribution to the Association in 2017, including both city and state fire aid passed through the City totaled $175,678. This contribution represents nearly 74% of the current 2017 covered payroll of $238,439.

There were no current year changes in plan provisions.

NOTE 11 – OTHER POST-EMPLOYMENT BENEFITS PLAN

A. Plan Description

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

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

B. Funding Policy

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

C. Annual OPEB Cost and Net OPEB Obligation

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

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

Annual required contribution	$	54,248
Interest on net OPEB obligation		23,175
Adjustment to annual required contribution		(20,105)
Annual OPEB cost (expense)		57,318
Contributions made		(6,838)
Increase in net OPEB obligation		50,480
Net OPEB obligation - beginning of year		515,011
Net OPEB obligation - end of year	$	565,491

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

Fiscal Year Ended	Annual OPEB Cost	Plan Sponsor Contribution	Annual OPEB Cost Contributed	Net OPEB Obligation
December 31, 2015	$ 65,577	$ 10,560	16%	$ 459,572
December 31, 2016	$ 55,439	$ -	0%	$ 515,011
December 31, 2017	$ 57,318	$ 6,838	12%	$ 565,491

D. Funded Status and Funding Progress

As of January 1, 2016, the most recent actuarial valuation date, the actuarial accrued liability for benefits and the unfunded actuarial accrued liability (UAAL) was $368,949 as the plan is unfunded. The covered payroll (annual payroll of active employees covered by the plan) was $5,019,000, and the ratio of the UAAL to the covered payroll was 7%.

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

E. Actuarial Methods

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

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

F. Actuarial Assumptions

OPEB benefits were calculated using the percentage of projected payroll method, a 4.50% discount rate, Pay-As-You-Go funding, Projected Unit Credit actuarial cost method, 30-year open amortization of the UAAL increasing at 3.50% per year (the payroll growth rate). OPEB benefits were attributed linearly to each assumed decrement age based on the ratio of a participant's accrued service on the valuation date to their projected service at each decrement age. The actuarial assumptions included a 4.5 percent investment rate of return (net of administrative expenses) based on the City's own investments, a 3.0% general inflation rate, and an annual healthcare trend rate of 9.0% initially, reduced by decrements to an ultimate rate of 5.0 percent after 12 years. Both rates include a 3.50% payroll growth rate assumption.

NOTE 12 – FLEXIBLE BENEFIT PLAN

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

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

The City serves as trustee and utilized the service of Total Administrative Services Corporation (TASC) - Genesis to handle all plan record keeping. The Plan is included within the General Fund in the financial statements.

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

NOTE 13 – TAX ABATEMENT AGREEMENTS

The City, in order to spur economic development, housing and redevelopment will enter into private development and redevelopment agreements to encourage a developer to construct, expand, or improve new or existing properties and buildings or clean-up and redevelop blighted properties. The City has five private development agreements: three redevelopment and two housing that would be considered a tax abatement under GASB Statement 77 as of December 31, 2017.

NOTE 13 – TAX ABATEMENT AGREEMENTS (CONTINUED)

The City issued these five agreements through the economic development vehicle known as tax increment financing whereby tax increment revenue is generated on the incremental increase in value above a base established on the date that the tax increment district is created. Per these agreements, the developer shall initially pay for the development property and any site improvements with the City reimbursing these expenses through the issuance of a tax increment revenue note payable solely from the tax increments generated from the project.

The City is authorized to create a tax increment financing plan under Minnesota Statute 469.175. Under this statute, the following criteria must be met:

- Proposed development or redevelopment would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future;

- The increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in the market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the district permitted by the plan. The requirements of this item do not apply if the district is a housing district;

- The tax increment financing plan conforms to the general plan for the development or redevelopment of the municipality as a whole;

- The tax increment financing plan will afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the development or redevelopment of the project by private enterprise.

For the fiscal year ended December 31, 2017, the City abated property taxes totaling $116,384 related to the following:

- Housing Development: $20,700 abated towards a $711,000 Tax Increment Revenue Note issued in 2004 for the construction of a 31 unit townhome project. Final note payment date is February 2025 or sooner if the revenue note is retired.

- Redevelopment: $15,899 abated for a $238,491 Tax Increment Revenue note issued in 2007 for the construction of an office and warehouse building. Final note payment date is December 2028.

- Redevelopment: $77,345 abated towards a $3,000,000 Tax Increment Revenue note issued in 2015 for the construction of a 230 unit apartment building. Final note payment date is February 2038.

- Redevelopment: $2,440 abated for a $224,000 Tax Increment Revenue note issued in 2017 for a 48,325 square foot expansion of an office and warehouse building. Final note payment is February 2033.

- Housing: $0 abated towards a $500,000 Tax Increment Revenue note issued in 2017 for the construction of a 121 unit apartment building. Final note payment date is February 2022.

The outstanding principal balance as of December 31, 2017 for all of these agreements was $3,815,323.

NOTE 13 – TAX ABATEMENT AGREEMENTS (CONTINUED)

This amount is not included in long-term debt because of the nature of these notes in that repayment is required only if sufficient tax increments are received. The City's position is that these are obligations to assign future and uncertain revenue sources and these obligations are not actual debt in substance.

NOTE 14 – DEPOSITS PAYABLE

Platting and performance deposits are accounted for in the City's Agency Fund. A summary of the 2017 changes in deposits is as follows:

Total deposits payable at January 1, 2017	$	2,091,760
Add deposits received		2,689,061
Less payments from deposit account		(2,091,760)
Total deposits payable at December 31, 2017	$	2,689,061

NOTE 15 – INDUSTRIAL AND LEASE REVENUE BONDS

From time to time, the City has issued Industrial Revenue Bonds and Lease Revenue Bonds to provide financial assistance to private sector entities for the acquisition and construction of industrial and commercial facilities deemed to be in the public interest. The bonds are secured by the property financed and are payable solely from payments received on the underlying mortgage loans. Upon repayment of the bonds, ownership of the acquired facilities transfers to the private sector entity served by the bond issuance. Neither the City, the state of Minnesota, nor any political subdivision thereof is obligated in any manner for repayment of the bonds. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements. As of December 31, 2017, there was one series of Industrial Revenue Bonds and one Lease Revenue Bond outstanding with aggregate principal amounts payable of $1,860,000 and $9,760,000 respectively.

NOTE 16 – COMMITMENTS AND CONTINGENCIES

A. Commitments for Construction

At December 31, 2017, the City is committed to various construction contracts for the improvement of city property. The City's remaining commitment under these contracts is $265,220. The City has resources available to cover these commitments.

B. Federal and State Revenue

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

NOTE 16 – COMMITMENTS AND CONTINGENCIES (CONTINUED)

C. Legal Claims

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

D. Tax Increment Districts

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

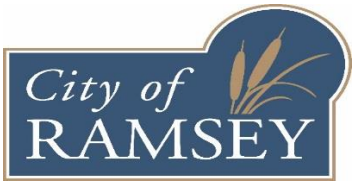
NOTE 17 – OPERATING LEASE

The City is the lessor of an operating lease. In February 2010, the City of Ramsey entered into a five-year agreement to lease approximately 2200 square feet of office space on the ground floor of the Ramsey Municipal Center to Anoka County for the operation of a license center. As part of the original lease, the tenant may extend the contract for three (3) five (5) year terms. Anoka County authorized a five (5) year extension in March 2015. The cost of the leased spaced is included in the total municipal center building cost of $12,856,588, of which $2,828,548 has been depreciated to date. These amounts are recorded in the City's capital assets. The City of Ramsey collected $47,502 in lease revenue for the fiscal year ended December 31, 2017. The following is an estimate of the future lease payments:

Year Ending December 31,		Lease Payments
2018	$	48,464
2019		49,433
January 1 – June 30, 2020		25,211
Total	$	123,108

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

REQUIRED SUPPLEMENTARY INFORMATION



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CITY OF RAMSEY

PERA – General Employees Retirement Fund
Schedule of City's and Non-Employer Proportionate Share of Net Pension Liability

City Fiscal Year-End Date	PERA Fiscal Year-End Date (Measurement Date)	City's Proportion of the Net Pension Liability	City's Proportionate Share of the Net Pension Liability	City's Proportionate Share of the State of Minnesota's Proportionate Share of the Net Pension Liability	Proportionate Share of the Net Pension Liability and the City's Share of the State of Minnesota's Share of the Net Pension Liability	City's Covered Payroll	City's Proportionate Share of the Net Pension Liability as a Percentage of Covered Payroll	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability
12/31/2015	06/30/2015	0.0508%	$ 2,632,720	$ –	$ 2,632,720	$ 2,984,866	88.20%	78.20%
12/31/2016	06/30/2016	0.0508%	$ 4,124,708	$ 53,908	$ 4,178,616	$ 3,154,867	130.74%	68.90%
12/31/2017	06/30/2017	0.0551%	$ 3,517,550	$ 44,220	$ 3,561,770	$ 3,550,067	99.08%	75.90%

PERA – General Employees Retirement Fund
Schedule of City Contributions

City Fiscal Year-End Date	Statutorily Required Contributions	Contributions in Relation to the Statutorily Required Contributions	Contribution Deficiency (Excess)	Covered Payroll	Contributions as a Percentage of Covered Payroll
12/31/2015	$ 238,004	$ 238,004	$ –	$ 3,173,387	7.50%
12/31/2016	$ 247,279	$ 247,279	$ –	$ 3,297,053	7.50%
12/31/2017	$ 261,117	$ 261,117	$ –	$ 3,481,560	7.50%

Note 1: **Changes in Plan Provisions**. On January 1, 2015, the Minneapolis Employees Retirement Fund was merged into the GERF, which increased the total pension liability by $1.1 billion and increased the fiduciary plan net position by $892 million. Upon consolidation, state and employer contributions were revised.

Note 2: **Changes in Actuarial Assumptions**. (1) 2015 Changes – The assumed post-retirement benefit increase rate was changed from 1.00 percent per year through 2030 and 2.50 percent per year thereafter to 1.00 percent per year through 2035 and 2.50 percent per year thereafter. (2) 2016 Changes – The assumed post-retirement benefit increase rate was changed from 1.00 percent per year through 2035 and 2.50 percent per year thereafter to 1.00 percent per year for all future years. The assumed investment return was changed from 7.90 percent to 7.50 percent. The single discount rate was changed from 7.90 percent to 7.50 percent. Other assumptions were changed pursuant to the experience study dated June 30, 2015. The assumed future salary increases, payroll growth, and inflation were decreased by 0.25 percent to 3.25 percent for payroll growth and 2.50 percent for inflation. (3) 2017 Changes - The Combined Service Annuity (CSA) loads were changed from 0.8 percent for active members and 60 percent for vested and non-vested deferred members. The revised CSA loads are now 0.00 percent for active member liability, 15.0 percent for vested deferred member liability and 3.0 percent for non-vested deferred member liability. The assumed post-retirement benefit increase rate was changed from 1.0 percent per year for all years, to 1.0 percent per year through 2044, and 2.5 percent per year thereafter.

Note 3: The City implemented GASB Statement No. 68 in fiscal 2015 (using a June 30, 2015 measurement date). This information is not available for previous fiscal years. Additional years' information will be displayed as it becomes available.

CITY OF RAMSEY

PERA – Public Employees Police and Fire Fund
Schedule of City's Proportionate Share of Net Pension Liability

City Fiscal Year-End Date	PERA Fiscal Year-End Date (Measurement Date)	City's Proportion of the Net Pension Liability	City's Proportionate Share of the Net Pension Liability	City's Covered Payroll	City's Proportionate Share of the Net Pension Liability as a Percentage of Covered Payroll	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability
12/31/2015	06/30/2015	0.2090%	$ 2,374,729	$ 1,917,443	123.85%	86.60%
12/31/2016	06/30/2016	0.2080%	$ 8,347,402	$ 2,000,574	417.25%	63.90%
12/31/2017	06/30/2017	0.2190%	$ 2,956,761	$ 2,243,957	131.77%	85.40%

PERA – Public Employees Police and Fire Fund
Schedule of City Contributions

City Fiscal Year-End Date	Statutorily Required Contributions	Contributions in Relation to the Statutorily Required Contributions	Contribution Deficiency (Excess)	Covered Payroll	Contributions as a Percentage of Covered Payroll
12/31/2015	$ 326,419	$ 326,419	$ –	$ 2,014,315	16.20%
12/31/2016	$ 339,699	$ 339,699	$ –	$ 2,096,907	16.20%
12/31/2017	$ 357,524	$ 357,524	$ –	$ 2,206,938	16.20%

Note 1: **2015 Changes in Plan Provisions**. The post-retirement benefit increase to be paid after attainment of the 90.0 percent funding threshold was changed, from inflation up to 2.5 percent, to a fixed rate of 2.5 percent.

Note 2: **Changes in Actuarial Assumptions**. (1) 2015 Changes – The assumed post-retirement benefit increase rate was changed from 1.00 percent per year through 2030 and 2.50 percent per year thereafter to 1.00 percent per year through 2037 and 2.50 percent per year thereafter. (2) 2016 Changes – The assumed post-retirement benefit increase rate was changed from 1.00 percent per year through 2037 and 2.50 percent thereafter to 1.00 percent per year for all future years. The assumed investment return was changed from 7.90 percent to 7.50 percent. The single discount rate was changed from 7.90 percent to 5.60 percent. The assumed future salary increases, payroll growth, and inflation were decreased by 0.25 percent to 3.25 percent for payroll growth and 2.50 percent for inflation. (3) 2017 Changes - The assumed salary increases were changed as recommended in the June 30, 2016 experience study. The net effect is proposed rates that average 0.34 percent lower than the previous rates. The assumed rates of retirement were changed, resulting in fewer retirements. The Combined Service Annuity (CSA) load was 30 percent for vested and non-vested deferred members. The CSA has been changed to 33 percent for vested members and 2 percent for non-vested members. The base mortality table for healthy annuitants was changed from the RP-2000 fully generational table to the RP-2014 fully generational table (with a base year of 2006), with male rates adjusted by a factor of 0.96. The mortality improvement scale was changed from Scale AA to Scale MP-2016. The base mortality table for disabled annuitants was changed from the RP-2000 disabled mortality table to the mortality tables assumed for healthy retirees. The assumed termination rates were decreased to 3.0 percent for the first three years of service. Rates beyond the select period of three years were adjusted, resulting in more expected terminations overall. The assumed percentage of married female members was decreased from 65 percent to 60 percent. The assumed age difference was changed from separate assumptions for male members (wives assumed to be three years younger) and female members (husbands assumed to be four years older) to the assumption that males are two years older than females. The assumed percentage of female members electing Joint and Survivor annuities was increased. The assumed post-retirement benefit increase rate was changed from 1.00 percent for all years to 1.00 percent per year through 2064 and 2.50 percent thereafter. The single discount rate changed from 5.60 percent to 7.50 percent.

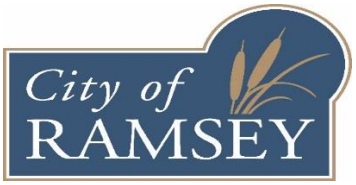
Note 3: The City implemented GASB Statement No. 68 in fiscal 2015 (using a June 30, 2015 measurement date). This information is not available for previous fiscal years. Additional years' information will be displayed as it becomes available.

CITY OF RAMSEY

OTHER POST-EMPLOYMENT BENEFITS PLAN
SCHEDULE OF FUNDING PROGRESS

Actuarial Valuation Date	Actuarial Accrued Liability	Actuarial Value of Plan Assets	Unfunded Actuarial Accrued Liability	Funded Ratio	Covered Payroll	Unfunded Liability as a Percentage of Payroll
January 1, 2012	$ 539,281	$ -	$ 539,281	0.00%	$ 4,555,326	11.84%
January 1, 2014	$ 463,871	$ -	$ 463,871	0.00%	$ 4,344,941	10.68%
January 1, 2016	$ 368,949	$ -	$ 368,949	0.00%	$ 5,019,000	7.35%

COMBINING AND INDIVIDUAL FUND STATEMENTS AND SCHEDULES



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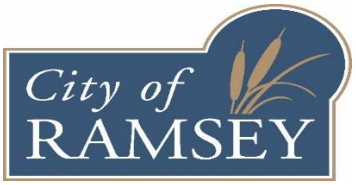
CITY OF RAMSEY

Nonmajor Governmental Funds
Combining Balance Sheet
December 31, 2017

	Special Revenue	Debt Service	Capital Project	Totals
Assets				
Cash and temporary investments	$ 2,387,149	$ 687,942	$ 3,898,171	$ 6,973,262
Receivables				
Unremitted taxes	197	1,163	–	1,360
Delinquent taxes	1,616	6,629	–	8,245
Delinquent special assessments	–	588	–	588
Deferred special assessments	–	328,652	–	328,652
Accounts	8,562	–	84,001	92,563
Notes	11,695	–	–	11,695
Due from other funds	19,872	–	–	19,872
Due from other governmental units	–	–	84,793	84,793
Prepaids	920	–	–	920
Land held for resale	263,538	–	263,538	527,076
Total assets	$ 2,693,549	$ 1,024,974	$ 4,330,503	$ 8,049,026
Liabilities				
Accounts and contracts payable	$ 7,762	$ –	$ 82,256	$ 90,018
Due to other governmental units	–	–	910	910
Total liabilities	7,762	–	83,166	90,928
Deferred inflows of resources				
Unavailable revenue - property taxes	1,616	6,629	–	8,245
Unavailable revenue - special assessments	–	329,240	–	329,240
Unavailable revenue - notes receivable	11,695	–	–	11,695
Total deferred inflows of resources	13,311	335,869	–	349,180
Fund balances				
Nonspendable	920	–	–	920
Restricted	1,445,322	689,105	983,070	3,117,497
Committed	1,226,234	–	–	1,226,234
Assigned	–	–	3,264,267	3,264,267
Total fund balance	2,672,476	689,105	4,247,337	7,608,918
Total liabilities, deferred inflows of resources, and fund balances	$ 2,693,549	$ 1,024,974	$ 4,330,503	$ 8,049,026



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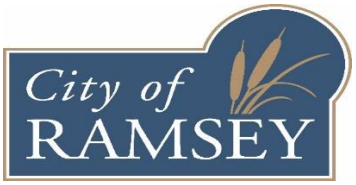
CITY OF RAMSEY

Nonmajor Governmental Funds
Combining Statement of Revenue, Expenditures, and Changes in Fund Balances
Year Ended December 31, 2017

	Special Revenue	Debt Service	Capital Project	Totals
Revenue				
Property taxes	$ 103,345	$ 602,467	$ –	$ 705,812
Special assessments	–	148,336	–	148,336
Intergovernmental revenue	14,647	499,041	1,021,731	1,535,419
Charges for services	–	–	757,898	757,898
Other revenue				
Investment earnings	29,183	12,130	65,681	106,994
Miscellaneous	337,275	–	208,129	545,404
Total revenue	484,450	1,261,974	2,053,439	3,799,863
Expenditures				
Current				
General government	405,846	–	97,512	503,358
Highways and streets	–	–	441,102	441,102
Culture and recreation	–	–	941,248	941,248
Capital outlay	–	–	785,304	785,304
Debt service				
Principal retirement	–	1,110,000	–	1,110,000
Interest and fiscal charges	–	276,257	–	276,257
Total expenditures	405,846	1,386,257	2,265,166	4,057,269
Excess (deficiency) of revenue over expenditures	78,604	(124,283)	(211,727)	(257,406)
Other financing sources (uses)				
Proceeds on sale of capital assets	5,530	–	–	5,530
Transfers in	9,355	212,178	87,659	309,192
Transfers (out)	(6,904)	(87,177)	(285,556)	(379,637)
Total other financing sources (uses)	7,981	125,001	(197,897)	(64,915)
Net change in fund balances	86,585	718	(409,624)	(322,321)
Fund balances				
Beginning of year	2,585,891	688,387	4,656,961	7,931,239
End of year	$ 2,672,476	$ 689,105	$ 4,247,337	$ 7,608,918



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NONMAJOR SPECIAL REVENUE FUNDS

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

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

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

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

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

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

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

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

CITY OF RAMSEY

Nonmajor Special Revenue Funds
Combining Balance Sheet
December 31, 2017

	Revolving Loan	Future Sealcoating	Lawful Gambling
Assets			
Cash and temporary investments	$ 315,729	$ 95,402	$ 176,990
Receivables			
Unremitted taxes	–	–	–
Delinquent taxes	–	–	–
Accounts	466	–	8,096
Notes	11,695	–	–
Due from other funds	–	–	–
Prepaids	–	–	–
Land held for resale	–	–	–
Total assets	$ 327,890	$ 95,402	$ 185,086
Liabilities			
Accounts and contracts payable	$ –	$ –	$ –
Deferred inflows of resources			
Unavailable revenue - property taxes	–	–	–
Unavailable revenue - notes receivable	11,695	–	–
Total deferred inflows of resources	11,695	–	–
Fund balances			
Nonspendable	–	–	–
Restricted	–	–	185,086
Committed	316,195	95,402	–
Total fund balances	316,195	95,402	185,086
Total liabilities, deferred inflows of resources, and fund balances	$ 327,890	$ 95,402	$ 185,086

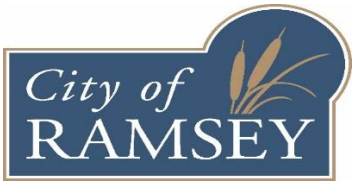
Peace Officers	Developer's Fees	General Govt Special Projects	Economic Development Authority	Totals
$ 63,259	$ 696,200	$ 118,437	$ 921,132	$ 2,387,149
–	–	–	197	197
–	–	–	1,616	1,616
–	–	–	–	8,562
–	–	–	–	11,695
–	–	–	19,872	19,872
–	–	–	920	920
–	–	–	263,538	263,538
$ 63,259	$ 696,200	$ 118,437	$ 1,207,275	$ 2,693,549
$ 3,449	$ –	$ –	$ 4,313	$ 7,762
–	–	–	1,616	1,616
–	–	–	–	11,695
–	–	–	1,616	13,311
–	–	–	920	920
59,810	–	–	1,200,426	1,445,322
–	696,200	118,437	–	1,226,234
59,810	696,200	118,437	1,201,346	2,672,476
$ 63,259	$ 696,200	$ 118,437	$ 1,207,275	$ 2,693,549

CITY OF RAMSEY

Nonmajor Special Revenue Funds
Combining Statement of Revenue, Expenditures, and Changes in Fund Balances
Year Ended December 31, 2017

	Revolving Loan	Future Sealcoating	Lawful Gambling
Revenue			
Property taxes	$ –	$ –	$ –
Intergovernmental revenue	–	–	–
Other revenue			
Investment earnings	4,353	–	2,164
Miscellaneous	5,597	–	66,704
Total revenue	9,950	–	68,868
Expenditures			
Current			
General government	–	–	24,365
Excess (deficiency) of revenue over expenditures	9,950	–	44,503
Other financing sources (uses)			
Proceeds on sale of capital assets	–	–	–
Transfers in	–	–	–
Transfers (out)	–	–	–
Total other financing sources (uses)	–	–	–
Net change in fund balances	9,950	–	44,503
Fund balances			
Beginning of year	306,245	95,402	140,583
End of year	$ 316,195	$ 95,402	$ 185,086

Peace Officers	Developer's Fees	General Govt Special Projects	Economic Development Authority	Totals
$ –	$ –	$ –	$ 103,345	$ 103,345
14,647	–	–	–	14,647
973	8,164	1,630	11,899	29,183
12,069	158,145	41,216	53,544	337,275
27,689	166,309	42,846	168,788	484,450
50,008	–	40,333	291,140	405,846
(22,319)	166,309	2,513	(122,352)	78,604
–	–	5,530	–	5,530
–	–	–	9,355	9,355
(6,904)	–	–	–	(6,904)
(6,904)	–	5,530	9,355	7,981
(29,223)	166,309	8,043	(112,997)	86,585
89,033	529,891	110,394	1,314,343	2,585,891
$ 59,810	$ 696,200	$ 118,437	$ 1,201,346	$ 2,672,476



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CITY OF RAMSEY

Schedule of Revenue, Expenditures, and Changes in Fund Balances
Economic Development Authority – Budget and Actual
Year Ended December 31, 2017

	Budgeted Amounts			Over (Under)
	Original	Final	Actual	Final Budget
Revenue				
Property taxes	$ 103,981	$ 103,981	$ 103,345	$ (636)
Other revenue				
Investment earnings	10,000	10,000	11,899	1,899
Miscellaneous	–	–	53,544	53,544
Total revenue	113,981	113,981	168,788	54,807
Expenditures				
Current				
General government	113,981	113,981	291,140	177,159
Excess (deficiency) of revenue over expenditures	–	–	(122,352)	(122,352)
Other financing sources				
Transfers in	–	–	9,355	9,355
Net change in fund balances	$ –	$ –	(112,997)	$ (112,997)
Fund balances				
Beginning of year			1,314,343	
End of year			$ 1,201,346	

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NONMAJOR DEBT SERVICE FUNDS

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

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

2011B Refund GO Improvement Bonds – In 2011, $3,090,000 Series 2011B Improvement Crossover Refunding bonds were issued to refund the 2005B Series AUAR roadway bonds that were called on December 15, 2014.

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

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

2014A Capital Equipment Certificates – The Series 2014A $875,000 General Obligation Capital Equipment Certificate of Indebtedness is to finance the acquisition of capital equipment.

2015A GO Capital Improvement Bond – The $3,880,000 General Obligation Capital Improvement Bond is to finance the construction of the city's Fire Station #2.

2015B GO Street Reconstruction Bond – The $1,205,000 General Obligation Street Reconstruction Bonds is to finance the reconstruction of Garnet Street and 168th Avenue.

2016A GO Street Reconstruction Bond – The $1,650,000 General Obligation Street Reconstruction Bonds is to finance the reconstruction of Andrie Street and 164th Lane.

2017A GO Street Reconstruction Bond – The $895,000 General Obligation Street Reconstruction Bonds is to finance the reconstruction of Alpine Drive and Sunwood Drive.

CITY OF RAMSEY

Nonmajor Debt Service Funds
Combining Balance Sheet
December 31, 2017

	2004A Capital Improvement Refunding Bond	2011B Refund G.O. Improvement Bonds	2009A State Aid Road Bond	2013A Capital Equipment Certificates
Assets				
Cash and temporary investments	$ –	$ 138,023	$ 85,253	$ 28,135
Receivables				
Unremitted taxes	–	–	–	142
Delinquent taxes	–	–	–	808
Delinquent special assessments	–	–	–	–
Deferred special assessments	–	–	–	–
Total assets	$ –	$ 138,023	$ 85,253	$ 29,085
Deferred inflows of resources				
Unavailable revenue - property taxes	$ –	$ –	$ –	$ 808
Unavailable revenue - special assessments	–	–	–	–
Total deferred inflows of resources	–	–	–	808
Fund balances				
Restricted	–	138,023	85,253	28,277
Total deferred inflows of resources and fund balances	$ –	$ 138,023	$ 85,253	$ 29,085

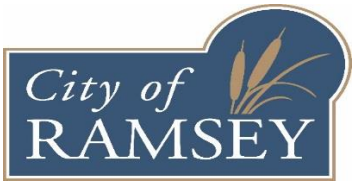
2014A Capital Equipment Certificates	2015A GO Capital Improvement Bond	2015B GO Street Reconstruction Bond	2016A GO Street Reconstruction Bond	2017A GO Street Reconstruction Bond	Totals
$ 12,271	$ 105,391	$ 142,702	$ 127,625	$ 48,542	$ 687,942
198	302	229	292	–	1,163
1,127	1,724	1,304	1,666	–	6,629
–	–	109	479	–	588
–	–	–	276,457	52,195	328,652
$ 13,596	$ 107,417	$ 144,344	$ 406,519	$ 100,737	$ 1,024,974
$ 1,127	$ 1,724	$ 1,304	$ 1,666	$ –	$ 6,629
–	–	109	276,936	52,195	329,240
1,127	1,724	1,413	278,602	52,195	335,869
12,469	105,693	142,931	127,917	48,542	689,105
$ 13,596	$ 107,417	$ 144,344	$ 406,519	$ 100,737	$ 1,024,974

CITY OF RAMSEY

Nonmajor Debt Service Funds
Combining Statement of Revenue, Expenditures, and Changes in Fund Balances
Year Ended December 31, 2017

	2004A Capital Improvement Refunding Bonds	2011B Refund G.O. Improvement Bonds	2009A State Aid Road Bond	2013A Capital Equiptment Certificates
Revenue				
Property taxes	$ –	$ –	$ –	$ 73,422
Special assessments	–	–	–	–
Intergovernmental revenue	–	338,510	160,531	–
Other revenue				
Investment earnings	–	4,838	1,161	229
Total revenue	–	343,348	161,692	73,651
Expenditures				
Debt service				
Principal retirement	135,000	265,000	140,000	60,000
Interest and fiscal charges	3,080	58,032	16,360	10,738
Total expenditures	138,080	323,032	156,360	70,738
Excess (deficiency) of revenues over expenditures	(138,080)	20,316	5,332	2,913
Other financing sources (uses)				
Transfers in	–	–	–	–
Transfers out	(87,177)	–	–	–
Total other financing sources (uses)	(87,177)	–	–	–
Net change in fund balances	(225,257)	20,316	5,332	2,913
Fund balances				
Beginning of year	225,257	117,707	79,921	25,364
End of year	$ –	$ 138,023	$ 85,253	$ 28,277

2014A Capital Equipment Certificates	2015A GO Capital Improvement Bond	2015B GO Street Reconstruction Bond	2016A GO Street Reconstruction Bond	2017A GO Street Reconstruction Bond	Totals
$ 102,418	$ 156,678	$ 118,527	$ 151,422	$ –	$ 602,467
–	–	20,310	79,484	48,542	148,336
–	–	–	–	–	499,041
271	2,078	2,115	1,438	–	12,130
102,689	158,756	140,952	232,344	48,542	1,261,974
85,000	165,000	115,000	145,000	–	1,110,000
13,935	104,462	23,000	46,650	–	276,257
98,935	269,462	138,000	191,650	–	1,386,257
3,754	(110,706)	2,952	40,694	48,542	(124,283)
–	212,178	–	–	–	212,178
–	–	–	–	–	(87,177)
–	212,178	–	–	–	125,001
3,754	101,472	2,952	40,694	48,542	718
8,715	4,221	139,979	87,223	–	688,387
$ 12,469	$ 105,693	$ 142,931	$ 127,917	$ 48,542	$ 689,105



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NONMAJOR CAPITAL PROJECTS FUNDS

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

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

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

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

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

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

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

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

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

CITY OF RAMSEY

Nonmajor Capital Project Funds
Combining Balance Sheet
December 31, 2017

	State-Aid Construction	RALF Funded Projects	Trott Brook Cemetery Perpetual Care	Park Improvement
Assets				
Cash and temporary investments	$ 985,986	$ 247,037	$ 55,571	$ 2,590,606
Receivables				
Accounts	–	1,095	–	–
Due from other governmental units	–	–	–	84,793
Land held for resale	–	–	–	–
Total assets	$ 985,986	$ 248,132	$ 55,571	$ 2,675,399
Liabilities				
Accounts and contracts payable	$ 2,006	$ 63,880	$ –	$ 16,101
Due to other governmental units	910	–	–	–
Total liabilities	2,916	63,880	–	16,101
Fund balances				
Restricted	983,070	–	–	–
Assigned	–	184,252	55,571	2,659,298
Total fund balances	983,070	184,252	55,571	2,659,298
Total liabilities and fund balance	$ 985,986	$ 248,132	$ 55,571	$ 2,675,399

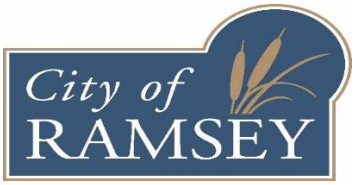
Parking Ramp Maintenance	2012 Riverdale Drive	Sunwood Drive Realignment	2014 Capital Equipment	Totals
$ 18,968	$ –	$ –	$ 3	$ 3,898,171
82,906	–	–	–	84,001
–	–	–	–	84,793
–	–	263,538	–	263,538
$ 101,874	$ –	$ 263,538	$ 3	$ 4,330,503
$ 269	$ –	$ –	$ –	$ 82,256
–	–	–	–	910
269	–	–	–	83,166
–	–	–	–	983,070
101,605	–	263,538	3	3,264,267
101,605	–	263,538	3	4,247,337
$ 101,874	$ –	$ 263,538	$ 3	$ 4,330,503

CITY OF RAMSEY

Nonmajor Capital Project Funds
Combining Statement of Revenue, Expenditures, and Changes in Fund Balances
Year Ended December 31, 2017

	State-Aid Construction	RALF Funded Projects	Trott Brook Cemetery Perpetual Care	Park Improvement
Revenue				
Intergovernmental revenue	$ 249,961	$ –	$ –	$ 771,770
Charges for services	–	181,583	–	576,315
Other revenue				
Investment earnings	15,131	–	770	49,673
Miscellaneous	–	53,420	1,800	–
Total revenue	265,092	235,003	2,570	1,397,758
Expenditures				
Current				
General government	–	–	–	–
Highways and streets	420	233,772	–	–
Culture and recreation	–	–	–	941,248
Capital outlay	545,989	–	–	239,315
Total expenditures	546,409	233,772	–	1,180,563
Excess (deficiency) of revenue over expenditures	(281,317)	1,231	2,570	217,195
Other financing sources (uses)				
Transfers in	–	–	–	–
Transfers (out)	(22,254)	–	–	–
Total other financing sources (uses)	(22,254)	–	–	–
Net change in fund balances	(303,571)	1,231	2,570	217,195
Fund balances (deficits)				
Beginning of year	1,286,641	183,021	53,001	2,442,103
End of year	$ 983,070	$ 184,252	$ 55,571	$ 2,659,298

Parking Ramp Maintenance	2012 Riverdale Drive	Sunwood Drive Realignment	2014 Capital Equipment	Totals
$ –	$ –	$ –	$ –	$ 1,021,731
–	–	–	–	757,898
107	–	–	–	65,681
152,906	–	–	3	208,129
153,013	–	–	3	2,053,439
97,512	–	–	–	97,512
–	–	206,910	–	441,102
–	–	–	–	941,248
–	–	–	–	785,304
97,512	–	206,910	–	2,265,166
55,501	–	(206,910)	3	(211,727)
–	87,659	–	–	87,659
–	–	–	(263,302)	(285,556)
–	87,659	–	(263,302)	(197,897)
55,501	87,659	(206,910)	(263,299)	(409,624)
46,104	(87,659)	470,448	263,302	4,656,961
$ 101,605	$ –	$ 263,538	$ 3	$ 4,247,337



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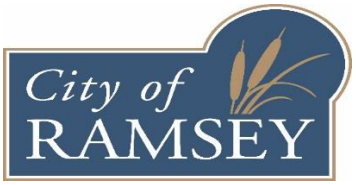
AGENCY FUND

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

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



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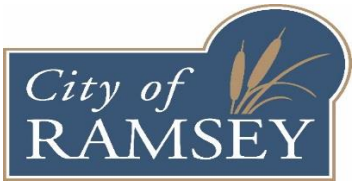
CITY OF RAMSEY

Agency Fund
Statement of Changes in Assets and Liabilities
Year Ended December 31, 2017

	Beginning Balance	Additions	Deletions	Ending Balance
Assets				
Cash and temporary investments	$ 2,086,880	$ 1,387,975	$ 788,426	$ 2,686,429
Receivables				
Accounts	17,425	6,721	13,442	10,704
Assets held for resale	12,734,868	847,631	–	13,582,499
Total assets	$ 14,839,173	$ 2,242,327	$ 801,868	$ 16,279,632
Liabilities				
Accounts payable	$ 12,545	$ 619,860	$ 624,333	$ 8,072
Deposits payable	2,091,760	2,689,061	2,091,760	2,689,061
Loans Payable to Met Council	12,734,868	847,631	–	13,582,499
Total liabilities	$ 14,839,173	$ 4,156,552	$ 2,716,093	$ 16,279,632



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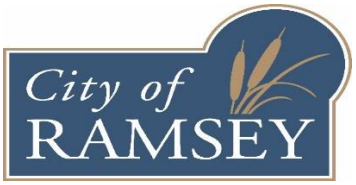
STATISTICAL SECTION (UNAUDITED)



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STATISTICAL SECTION

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

Contents | Page

Financial Trends
These schedules contain trend information to help the reader understand how the government's financial performance and well-being have changed over time. 134-139

Revenue Capacity
These schedules contain information to help the reader assess the government's most significant local revenue source, the property tax. 140-143

Debt Capacity
These schedules present information to help the reader assess the affordability of the government's current levels of outstanding debt and the government's ability to issue additional debt in the future. 144-147

Demographic and Economic Information
These schedules offer demographic and economic indicators to help the reader understand the environment within which the government's financial activities take place. 148-149

Operating Information
These schedules contain service and infrastructure data to help the reader understand how the information in the government's financial report relates to the services the government provides and the activities it performs. 150-152

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

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

	Fiscal Year									
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Governmental activities										
Net investment in capital assets	$ 31,255,476	$ 34,736,969	$ 38,466,812	$ 39,794,321	$ 41,998,822	$ 40,374,256	$ 41,657,601	$ 41,216,689	$ 42,170,710	$ 42,129,791
Restricted	20,919,497	21,780,289	21,604,295	22,103,948	14,632,006	16,128,452	15,273,582	18,430,141	18,323,930	19,679,434
Unrestricted	18,403,564	16,902,526	14,450,911	14,433,838	7,298,825	8,107,485	8,120,953	13,292,971	13,832,461	13,559,175
Total governmental activities net position	$ 70,578,537	$ 73,419,784	$ 74,522,018	$ 76,332,107	$ 63,929,653	$ 64,610,193	$ 65,052,136	$ 72,939,801	$ 74,327,101	$ 75,368,400
Business-type activities										
Net investment in capital assets	$ 49,355,232	$ 51,823,362	$ 52,500,049	$ 51,748,092	$ 50,843,868	$ 50,494,576	$ 50,427,367	$ 49,340,145	$ 51,959,594	$ 53,855,285
Unrestricted	22,525,196	21,633,010	22,845,759	23,764,060	27,486,732	28,969,730	30,915,832	34,206,676	35,953,541	38,306,851
Total business-type activities net position	$ 71,880,428	$ 73,456,372	$ 75,345,808	$ 75,512,152	$ 78,330,600	$ 79,464,306	$ 81,343,199	$ 83,546,821	$ 87,913,135	$ 92,162,136
Total government										
Net investment in capital assets	$ 80,610,708	$ 86,560,331	$ 90,966,861	$ 91,542,413	$ 92,842,690	$ 90,868,832	$ 92,084,968	$ 90,556,834	$ 94,130,304	$ 95,985,076
Restricted	20,919,497	21,780,289	21,604,295	22,103,948	14,632,006	16,128,452	15,273,582	18,430,141	18,323,930	19,679,434
Unrestricted	40,928,760	38,535,536	37,296,670	38,197,898	34,785,557	37,077,215	39,036,785	47,499,647	49,786,002	51,866,026
Total government net position	$ 142,458,965	$ 146,876,156	$ 149,867,826	$ 151,844,259	$ 142,260,253	$ 144,074,499	$ 146,395,335	$ 156,486,622	$ 162,240,236	$ 167,530,536

Note 1: The City implemented GASB Statement No. 68 in fiscal 2015, recording a change in accounting principle that decreased unrestricted net position. Prior year balances are not restated.

Note 2: The City reported a prior period adjustment in fiscal 2016 that increased the net investment in capital assets. Prior year balances are not restated.

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

	Fiscal Year									
	2008	**2009**	**2010**	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**
Expenses										
Governmental activities:										
General government	$ 4,862,284	$ 4,690,824	$ 4,998,807	$ 5,559,732	$ 18,976,842	$ 3,735,657	$ 4,087,755	$ 4,075,505	$ 4,528,920	$ 4,992,809
Public safety	4,313,520	4,438,324	4,153,361	4,307,045	4,218,066	4,074,688	4,079,362	4,349,763	5,875,567	5,782,563
Highways and streets	3,756,861	4,795,460	5,791,896	6,129,272	5,659,428	5,215,260	4,263,552	3,197,571	3,826,143	4,254,234
Culture and recreation	1,064,587	1,067,125	1,048,690	1,267,292	1,216,583	1,415,736	1,422,810	1,867,274	1,931,537	2,384,845
Interest and fiscal charges	1,342,305	1,330,224	1,316,893	1,302,228	2,555,567	1,220,471	1,168,513	983,379	890,305	952,965
Total governmental activities expenses	15,339,557	16,321,957	17,309,647	18,565,569	32,626,486	15,661,812	15,021,992	14,473,492	17,052,472	18,367,416
Business-type activities:										
Water utility	1,247,248	1,291,952	1,295,721	1,358,050	1,228,012	1,293,201	1,221,211	1,278,204	1,489,070	1,396,021
Sewer utility	883,214	1,076,451	1,101,554	1,149,318	1,152,760	1,190,551	1,282,302	1,291,509	1,438,141	1,535,664
Street light utility	123,839	148,140	158,369	163,758	165,651	176,736	161,733	178,666	176,732	159,378
Recycling utility	300,755	298,631	307,662	302,947	302,936	308,629	321,321	320,901	359,418	373,775
Storm water utility	300,444	358,522	350,521	410,666	496,309	491,370	509,709	557,267	742,043	633,101
Total business-type activities	2,855,500	3,173,696	3,213,827	3,384,739	3,345,668	3,460,487	3,496,276	3,626,547	4,205,404	4,097,939
Total government expenses	$ 18,195,057	$ 19,495,653	$ 20,523,474	$ 21,950,308	$ 35,972,154	$ 19,122,299	$ 18,518,268	$ 18,100,039	$ 21,257,876	$ 22,465,355
Program Revenues										
Governmental activities:										
Charges for services:										
General government	$ 347,633	$ 303,122	$ 344,922	$ 313,195	$ 416,152	$ 479,970	$ 461,538	$ 529,820	$ 457,901	$ 571,464
Public safety	1,048,086	802,196	979,828	918,296	1,177,840	901,570	626,844	946,887	698,310	878,141
Highways and streets	494,996	284,026	487,507	738,136	81,159	239,234	266,447	347,984	261,658	235,020
Culture and recreation	6,905	19,763	27,016	9,910	628,571	158,376	173,310	815,511	483,727	585,033
Operating grants and contributions	2,201,372	614,816	326,986	298,077	2,008,709	1,180,725	385,574	9,999,527	508,694	379,185
Capital grants and contributions	5,122,028	2,700,471	2,828,240	4,187,265	3,866,331	3,208,950	3,023,145	3,124,565	3,809,965	5,026,857
Total governmental activities program revenues	9,221,020	4,724,394	4,994,499	6,464,879	8,178,762	6,168,825	4,936,858	15,764,294	6,220,255	7,675,700
Business-type activities:										
Charges for services:										
Water utility	1,539,665	1,693,581	1,633,461	1,821,386	2,131,460	1,997,302	1,860,380	2,045,225	1,953,478	2,772,003
Sewer utility	1,208,843	1,214,953	1,261,609	1,236,771	1,324,342	1,341,674	1,393,157	1,392,101	1,458,250	1,784,755
Street light utility	183,560	172,897	179,272	178,850	179,124	177,158	188,185	190,872	196,253	204,418
Recycling utility	332,682	284,515	294,617	297,226	296,358	298,034	309,160	307,128	308,052	310,471
Storm water utility	566,506	578,666	617,598	617,579	647,169	677,936	706,135	770,812	1,034,552	958,960
Operating grants and contributions	-	59,963	49,873	50,279	57,239	79,358	65,817	39,423	67,100	92,602
Capital grants and contributions	373,612	102,512	310,040	88,349	1,315,030	488,687	101,107	1,185,135	1,799,057	1,864,137
Total business-type activities program revenues	4,204,868	4,107,087	4,346,470	4,290,440	5,950,722	5,060,149	4,623,941	5,930,696	6,816,742	7,987,346
Total government program revenues	$ 13,425,888	$ 8,831,481	$ 9,340,969	$ 10,755,319	$ 14,129,484	$ 11,228,974	$ 9,560,799	$ 21,694,990	$ 13,036,997	$ 15,663,046
Net (expense)/revenue										
Governmental activities	$ (6,118,537)	$ (11,597,563)	$ (12,315,148)	$ (12,100,690)	$ (24,447,724)	$ (9,492,987)	$ (10,085,134)	$ 1,290,802	$ (10,832,217)	$ (10,691,716)
Business-type activities	1,349,368	933,391	1,132,643	905,701	2,605,054	1,599,662	1,127,665	2,304,149	2,611,338	3,889,407
Total government net expense	$ (4,769,169)	$ (10,664,172)	$ (11,182,505)	$ (11,194,989)	$ (21,842,670)	$ (7,893,325)	$ (8,957,469)	$ 3,594,951	$ (8,220,879)	$ (6,802,309)
General Revenues and Other Changes in Net Position										
Governmental activities:										
Property taxes	$ 12,345,279	$ 13,019,854	$ 12,144,908	$ 11,671,760	$ 11,454,519	$ 10,421,456	$ 9,423,457	$ 10,064,621	$ 10,674,696	$ 11,136,810
General grants and contributions	310,111	204,752	114,692	120,932	9,175	38,577	3,198	4,204	3,905	3,586
Investment earnings (charges)	1,736,468	1,116,588	1,283,533	903,786	474,076	(411,446)	980,922	422,405	280,597	454,089
Gan on sale of capital assets	57,975	5,816	-	14,716	-	12,940	-	8,914	-	5,530
Transfers	572,758	91,800	(125,751)	1,199,585	107,500	112,000	119,500	124,000	214,445	133,000
Total governmental activities	15,022,591	14,438,810	13,417,382	13,910,779	12,045,270	10,173,527	10,527,077	10,624,144	11,173,643	11,733,015
Business-type activities:										
Investment earnings (charges)	1,003,886	734,353	631,042	460,228	320,894	(353,956)	870,728	385,490	325,628	492,594
Transfers	(572,758)	(91,800)	125,751	(1,199,585)	(107,500)	(112,000)	(119,500)	(124,000)	(214,445)	(133,000)
Total business-type activities	431,128	642,553	756,793	(739,357)	213,394	(465,956)	751,228	261,490	111,183	359,594
Total government	$ 15,453,719	$ 15,081,363	$ 14,174,175	$ 13,171,422	$ 12,258,664	$ 9,707,571	$ 11,278,305	$ 10,885,634	$ 11,284,826	$ 12,092,609
Change in Net Position										
Governmental activities	$ 8,904,054	$ 2,841,247	$ 1,102,234	$ 1,810,089	$ (12,402,454)	$ 680,540	$ 441,943	$ 11,914,946	$ 341,426	$ 1,041,299
Business-type activities	1,780,496	1,575,944	1,889,436	166,344	2,818,448	1,133,706	1,878,893	2,565,639	2,722,521	4,249,001
Total government	$ 10,684,550	$ 4,417,191	$ 2,991,670	$ 1,976,433	$ (9,584,006)	$ 1,814,246	$ 2,320,836	$ 14,480,585	$ 3,063,947	$ 5,290,300

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

Fiscal Year	Property Tax	Tax Increment	Total
2008	$ 9,032,267	$ 3,313,012	$ 12,345,279
2009	9,494,094	3,525,760	13,019,854
2010	8,531,043	3,613,865	12,144,908
2011	8,048,173	3,623,587	11,671,760
2012	8,750,754	2,703,765	11,454,519
2013	8,186,852	2,234,604	10,421,456
2014	8,755,276	668,181	9,423,457
2015	9,393,365	671,256	10,064,621
2016	9,974,695	700,001	10,674,696
2017	10,423,864	712,946	11,136,810

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

	Fiscal Year									
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
General fund										
Reserved	$ 5,351	$ 6,794	$ 14,115	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Unreserved	6,973,197	7,010,159	6,045,644	-	-	-	-	-	-	-
Nonspendable	-	-	-	9,929	4,042	50,561	4,805	1,613	15,431	12,393
Assigned	-	-	-	125,015	142,419	175,008	-	-	-	-
Unassigned	-	-	-	6,253,688	6,578,822	6,545,825	6,977,764	7,271,432	7,501,962	7,900,225
Total general fund	$ 6,978,548	$ 7,016,953	$ 6,059,759	$ 6,388,632	$ 6,725,283	$ 6,771,394	$ 6,982,569	$ 7,273,045	$ 7,517,393	$ 7,912,618
All other governmental funds										
Reserved	$ 2,864,874	$ 12,898,120	$ 12,906,280	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Unreserved, reported in:										
Special revenue funds	9,131,758	5,973,123	6,632,439	-	-	-	-	-	-	-
Debt service funds	2,393,118	2,344,463	2,524,951	-	-	-	-	-	-	-
Capital projects funds	13,190,165	12,777,036	10,291,562	-	-	-	-	-	-	-
Nonspendable	-	-	-	304	-	590	-	-	450	920
Restricted	-	-	-	25,032,219	17,606,291	19,148,705	15,295,400	18,484,179	18,377,993	18,187,321
Committed	-	-	-	819,839	946,312	927,557	743,944	890,603	1,041,932	1,226,234
Assigned	-	-	-	10,552,354	9,962,381	10,719,398	10,651,554	12,645,683	13,331,150	13,394,815
Unassigned	-	-	-	(853,086)	(456,692)	(282,159)	(110,979)	(556,135)	(87,659)	-
Total all other governmental funds	$ 27,579,915	$ 33,992,742	$ 32,355,232	$ 35,551,630	$ 28,058,292	$ 30,514,091	$ 26,579,919	$ 31,464,330	$ 32,663,866	$ 32,809,290

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

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

	Fiscal Year									
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Revenues										
Property taxes	$ 12,101,523	$ 13,238,885	$ 12,151,317	$ 11,709,649	$ 11,545,803	$ 10,490,825	$ 9,544,771	$ 10,175,399	$ 10,684,896	$ 11,150,611
Special assessments	503,718	446,452	492,870	545,764	436,854	370,791	326,465	468,844	444,235	959,217
Licenses and permits	855,914	373,462	412,071	368,153	534,910	718,875	458,532	784,954	526,008	732,129
Intergovernmental revenue	2,622,219	1,733,329	2,029,558	3,140,747	3,736,095	2,919,701	2,615,851	2,052,791	1,795,988	2,213,034
Charges for services	609,223	947,307	1,319,586	1,517,320	1,681,400	877,849	966,951	1,779,697	1,298,085	1,469,703
Fines and forfeits	126,559	113,661	100,199	105,833	75,562	73,110	72,216	60,236	66,410	59,701
Investment earnings (charges)	1,715,220	1,102,245	1,269,263	895,184	468,032	(403,836)	965,382	416,508	276,142	447,200
Other	4,041,273	1,422,878	838,148	746,505	1,909,229	1,402,508	596,208	10,679,794	773,836	707,675
Total Revenues	22,575,649	19,378,219	18,613,012	19,029,155	20,387,885	16,449,823	15,546,376	26,418,223	15,865,600	17,739,270
Expenditures										
General government	4,227,391	3,933,652	4,280,825	4,847,669	18,291,512	2,837,610	3,175,959	3,119,273	3,537,925	4,031,933
Public safety	3,941,648	3,945,154	3,779,318	3,886,613	3,860,697	3,740,132	3,809,209	4,011,871	4,234,482	4,727,493
Highways and streets	2,868,137	2,282,505	2,753,505	4,944,097	4,391,415	3,883,519	2,930,144	1,815,409	2,199,615	2,542,463
Culture and recreation	901,042	861,406	817,538	857,927	836,452	1,013,089	1,004,750	1,428,116	1,478,090	1,960,624
Capital outlay	4,484,807	4,429,123	6,353,954	6,589,201	3,370,128	705,383	3,688,952	6,314,573	2,756,193	1,922,947
Debt service										
Principal	2,010,000	3,430,000	2,235,000	1,810,000	1,485,000	1,315,000	1,580,000	8,780,000	1,735,000	2,085,000
Interest	1,352,656	1,331,563	1,322,871	1,220,906	2,681,176	1,213,120	1,179,859	1,103,614	965,474	967,281
Total Expenditures	19,785,681	20,213,403	21,543,011	24,156,413	34,916,380	14,707,853	17,368,873	26,572,856	16,906,779	18,237,741
Excess of revenues over (under) expenditures	2,789,968	(835,184)	(2,929,999)	(5,127,258)	(14,528,495)	1,741,970	(1,822,497)	(154,633)	(1,041,179)	(498,471)
Other financing sources (uses)										
Bonds issued	-	1,340,000	-	4,365,000	7,320,000	635,000	875,000	5,085,000	1,650,000	895,000
Refunding bonds issued	-	-	-	3,090,000	16,875,000	-	-	-	-	-
Premium/(Discount) on debt issues	-	(25,125)	-	(22,036)	284,907	-	-	111,606	69,482	5,590
Payments on refunded bonds	-	-	-	-	(17,227,352)	-	(2,895,000)	-	-	-
Proceeds on sale of capital assets	57,975	28,545	8,361	19,980	11,753	12,940	-	8,914	-	5,530
Transfers in	4,364,931	5,620,998	7,782,837	3,864,855	6,237,727	2,606,637	2,329,539	3,642,196	2,183,931	1,536,025
Transfers (out)	(3,412,581)	(5,529,198)	(7,455,903)	(2,665,270)	(6,130,227)	(2,494,637)	(2,210,039)	(3,518,196)	(1,418,350)	(1,403,025)
Total other financing sources (uses)	1,010,325	1,435,220	335,295	8,652,529	7,371,808	759,940	(1,900,500)	5,329,520	2,485,063	1,039,120
Special item	-	5,851,196	-	-	-	-	-	-	-	-
Net change in fund balances	$ 3,800,293	$ 6,451,232	$ (2,594,704)	$ 3,525,271	$ (7,156,687)	$ 2,501,910	$ (3,722,997)	$ 5,174,887	$ 1,443,884	$ 540,649
Debt service as a percentage of noncapital expenditures	21.98%	30.17%	23.42%	17.25%	13.21%	18.05%	20.17%	48.79%	19.08%	18.71%

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

Fiscal Year	Property Tax	Tax Increment	Total
2008	$ 8,788,511	$ 3,313,012	$ 12,101,523
2009	9,713,125	3,525,760	13,238,885
2010	8,537,452	3,613,865	12,151,317
2011	8,086,062	3,623,587	11,709,649
2012	8,842,038	2,703,765	11,545,803
2013	8,256,221	2,234,604	10,490,825
2014	8,876,590	668,181	9,544,771
2015	9,504,143	671,256	10,175,399
2016	9,984,895	700,001	10,684,896
2017	10,437,665	712,946	11,150,611

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

Fiscal Year Ended Dec 31	Real Property		Personal Property	Total Taxable Market Value	Tax Capacity Value	Total Direct Tax Rate	Estimated Actual Taxable Value	Taxable Market Value as a Percentage of Actual Value
	Residential Property	Commercial Property	Other					
2008	$ 1,966,005,400	$ 306,596,800	$ 15,820,200	$ 2,288,422,400	$ 23,857,278	39.282%	$ 2,336,127,900	97.96%
2009	2,005,067,600	347,622,600	16,932,200	2,369,622,400	25,040,188	39.263%	2,408,464,200	98.39%
2010	1,845,420,600	327,882,200	17,277,000	2,190,579,800	23,787,900	37.811%	2,232,018,600	98.14%
2011	1,659,908,100	301,333,900	18,253,100	1,979,495,100	20,609,005	39.801%	2,015,100,000	98.23%
2012	1,606,421,000	282,627,300	17,640,900	1,906,689,200	19,881,220	44.174%	1,939,707,200	98.30%
2013	1,498,299,700	257,979,400	18,811,000	1,775,090,100	18,068,054	44.290%	1,806,808,800	98.24%
2014	1,500,637,400	245,491,800	17,567,700	1,763,696,900	19,356,717	44.237%	1,795,975,400	98.20%
2015	1,720,911,700	251,254,300	16,579,800	1,988,745,800	21,196,036	42.259%	2,025,977,100	98.16%
2016	1,797,814,500	259,553,800	20,929,000	2,078,297,300	22,262,546	43.316%	2,116,664,200	98.19%
2017	1,900,784,000	272,746,700	21,166,600	2,194,697,300	23,635,124	42.454%	2,236,219,500	98.14%

Note: The tax capacity value of property is calculated by applying a statutory formula to the estimated market value of the property.
Source: Anoka County records were the source of taxable market value and estimated actual values.

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

	City of Ramsey			County	School District		Other	Total	
Fiscal Year	General Operating Levy	Debt Service Levy	Total City Levy	Anoka County	ISD No 11	ISD No 728	Special Taxing Districts (3)	Direct & Overlapping Rates-ISD No 11	Direct & Overlapping Rates-ISD No 728
Tax rates per $100 of tax capacity									
2008	35.093	4.189	39.282	33.888	16.983	32.344	3.967	94.120	109.481
2009	34.685	4.578	39.263	33.563	18.247	36.088	3.803	94.876	112.717
2010	33.080	4.731	37.811	36.855	19.939	39.967	4.961	99.566	119.594
2011	35.840	3.961	39.801	41.708	23.999	43.489	4.905	110.413	129.903
2012	37.186	6.988	44.174	43.298	23.325	45.548	4.124	114.921	137.144
2013	41.500	2.790	44.290	45.453	26.751	51.290	4.146	120.640	145.179
2014	37.073	7.164	44.237	44.495	28.265	51.286	6.031	123.028	146.049
2015	36.208	6.051	42.259	38.443	22.482	42.483	5.226	108.410	128.411
2016	36.185	7.131	43.316	39.398	20.885	39.266	5.448	109.047	127.428
2017	35.564	6.890	42.454	37.273	18.590	36.659	5.087	103.404	121.473

Source: Anoka County records

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

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

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

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

	2017			2008		
Taxpayer	Taxable Market Value	Rank	Percentage of Total Taxable Market Value	Taxable Market Value	Rank	Percentage of Total Taxable Market Value
Residence at the COR Apartments	$ 30,233,700	1	1.38%	$ -	-	NA
Connexus Energy/Anoka Electric Co-op	15,477,100	2	0.71%	21,056,300	1	0.92%
S & A Partners, LLC	10,861,400	3	0.49%	13,718,700	3	0.60%
Brunswick Corporation	9,361,300	4	0.43%	9,445,800	4	0.41%
PSD LLC	8,939,000	5	0.41%	6,388,800	7	0.28%
Northstar Marketplace Station	8,606,000	6	0.39%	-	-	NA
First Phoenix Ramsey LLC	8,229,800	7	0.37%	-	-	NA
Centerpoint/Minnegasco	6,321,100	8	0.29%	4,983,100	9	0.22%
Vision Ease/Insight Equity	5,557,300	9	0.25%	7,048,200	6	0.31%
Ramsey Professional Center	4,787,500	10	0.22%	20,612,900	2	0.90%
Sophia-Ramsey LLC	-	-	NA	8,928,700	5	0.39%
Zero Zone Refrigeration, LLC	-	-	NA	5,393,700	8	0.24%
Molin Concrete Company	-	-	NA	4,890,500	10	0.21%

Source: County Board of Equalization and Assessment

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

Fiscal Year Ended December 31	Total Tax Levy for Fiscal Year	Collected within the Fiscal Year of the Levy (2)		Collections in Subsequent Years	Total Collections to Date	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2008	$ 9,371,616	$ 8,917,124	95.15%	$ 453,627	$ 9,370,751	99.99%
2009	9,831,529	9,374,414	95.35%	455,191	9,829,605	99.98%
2010	8,994,443	8,432,354	93.75%	557,226	8,989,580	99.95%
2011	8,497,158	7,975,431	93.86%	517,377	8,492,808	99.95%
2012	8,782,330	8,616,750	98.11%	161,120	8,777,870	99.95%
2013	8,185,481	7,961,650	97.27%	219,496	8,181,146	99.95%
2014	8,772,143	8,649,053	98.60%	117,405	8,766,458	99.94%
2015	9,407,821	9,330,900	99.18%	67,899	9,398,799	99.90%
2016	9,971,075	9,890,058	99.19%	63,686	9,953,744	99.83%
2017	10,479,058	10,409,108	99.33%	-	10,409,108	99.33%

Source: Anoka County records

(1) Includes general, debt service and HRA levy.

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

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

Fiscal Year	Governmental Activities: General Obligation Bonded Debt	Governmental Activities: Capital Equipment Certificates	Total Primary Government	Percentage of Personal Income(1)	Per Capita(1)
2008	$ 28,235,000	$ 1,120,000	$ 29,355,000	3.14%	$ 1,218
2009	26,570,000	695,000	27,265,000	2.80%	1,122
2010	24,695,000	335,000	25,030,000	2.64%	1,058
2011	30,505,000	170,000	30,675,000	3.34%	1,294
2012	36,345,000	-	36,345,000	5.02%	1,525
2013	35,030,000	635,000	35,665,000	4.69%	1,467
2014	30,615,000	1,450,000	32,065,000	4.04%	1,286
2015	27,060,000	1,310,000	28,370,000	3.40%	1,108
2016	27,120,000	1,165,000	28,285,000	3.28%	1,093
2017	26,075,000	1,020,000	27,095,000	2.93%	1,032

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

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

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

Fiscal Year	General Obligation Bonds	Less: Amounts Available in Debt Service Fund (3)	Total	Percentage of Estimated Actual Taxable Value of Property(1)	Per Capita(2)
2008	$ 28,235,000	$ 2,393,118	$ 25,841,882	1.11%	$ 1,072
2009	26,570,000	2,344,463	24,225,537	1.01%	997
2010	24,695,000	2,524,951	22,170,049	0.99%	937
2011	30,505,000	5,753,130	24,751,870	1.23%	1,044
2012	36,345,000	5,618,631	30,726,369	1.58%	1,289
2013	35,030,000	4,963,143	30,066,857	1.66%	1,237
2014	30,615,000	1,914,472	28,700,528	1.60%	1,151
2015	27,060,000	1,721,796	25,338,204	1.25%	990
2016	27,120,000	1,778,495	25,341,505	1.20%	980
2017	26,075,000	2,380,281	23,694,719	1.06%	903

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

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

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

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

City of Ramsey
Direct and Overlapping Governmental Activities Debt
As of December 31, 2017

Governmental Unit	Debt Outstanding	Estimated Percentage Applicable(1)	Estimated Share of Overlapping Debt
Debt repaid with property taxes:			
Anoka County	$ 93,815,000	7.27%	$ 6,820,351
ISD No. 11, Anoka-Hennepin	43,790,000	9.85%	4,313,315
ISD No. 728, Elk River	220,925,000	3.48%	7,688,190
Metropolitan Council	1,390,057	0.75%	10,425
Subtotal, overlapping debt			18,832,281
City of Ramsey direct debt	27,095,000	100.00%	27,095,000
Total direct and overlapping debt			$ 45,927,281

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

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

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

City of Ramsey
Legal Debt Margin Information
Last Ten Fiscal Years

	Fiscal Year									
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Debt Limit	$ 68,652,672	$ 71,088,672	$ 65,717,394	$ 59,384,853	$ 57,200,676	$ 53,252,703	$ 52,910,907	$ 59,662,374	$ 62,348,919	$ 65,840,919
Total net debt applicable to limit	19,046,615	17,825,537	16,465,049	12,206,870	15,675,147	15,993,070	16,141,727	19,191,513	18,316,143	17,454,836
Legal debt margin	$ 49,606,057	$ 53,263,135	$ 49,252,345	$ 47,177,983	$ 41,525,529	$ 37,259,633	$ 36,769,180	$ 40,470,861	$ 44,032,776	$ 48,386,083
Total net debt applicable to limit as a percentage of debt limit	27.74%	25.08%	25.05%	20.56%	27.40%	30.03%	30.51%	32.17%	29.38%	26.51%

Legal Debt Margin Calculation for Fiscal Year 2017

Taxable Market value		$ 2,194,697,300
Debt limit (3% of market value)		65,840,919
Debt applicable to limit:		
Total bonded debt and certificates	$ 27,095,000	
Less:		
Obligations issued with special assessments	(8,865,000)	
Amounts available in respective Debt Service Funds	(775,164)	
Total deductions	(9,640,164)	
		17,454,836
Legal debt margin		$ 48,386,083

Note: Under state finance law, the City of Ramsey's outstanding general obligation debt should not exceed 3 percent of total taxable market value. By law, the general obligation debt subject to the limitation may be offset by amounts set aside for repaying general obligation bonds.

City of Ramsey
Demographic and Economic Statistics
Last Ten Fiscal Years

Fiscal Year	Population (1)	Personal Income (2)	Per Capita Personal Income (3)		School Enrollment (4)	Unemployment Rate (5)
2008	24,100	$ 933,730,400	$ 38,744		3,757	6.7%
2009	24,300	974,430,972	40,100	*	3,818	7.8%
2010	23,668	949,086,800	40,100	**	5,503	7.3%
2011	23,702	917,504,420	38,710		3,757	6.7%
2012	23,835	724,488,660	30,396		3,714	5.2%
2013	24,306	760,381,280	31,754		4,979	5.0%
2014	24,935	793,032,740	31,804		5,012	5.3%
2015	25,598	834,034,036	32,582		5,126	3.8%
2016	25,868	863,189,292	33,369		5,217	3.7%
2017	26,251	925,584,009	35,259		5,410	3.0%

(1) Years 2008-2009 population based on combination of Metropolitan Council estimates and City of Ramsey estimates generated from building permit data. In 2010, the United States Census Bureau completed its decennial census showing continued growth; however, the 2010 census revealed a lower persons per household than used in population estimates based on building permit data by the city. 2011-current year data based off of 2010 census and City of Ramsey estimates.

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

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

(4) Anoka-Hennepin School District #11 and Elk River School District #728.

(5) Minnesota Department of Employment and Economic Development

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

City of Ramsey
Principal Employers
Current Year And Nine Years Ago

	2017			2008		
Employer	Employees (1)	Rank	Percentage of Total City Employment	Employees (1)	Rank	Percentage of Total City Employment
Life Fitness/Parabody Inc.	460	1	6.81%	312	2	6.13%
BMC Vision Ease Lens	300	2	4.44%	378	1	7.42%
Showdown Displays/Sign Zone	252	3	3.73%	175	4	3.44%
Connexus Energy/Anoka Electric	250	4	3.70%	246	3	4.83%
Anderson & Dahlen (Knoll Properties)	150	5	2.22%	130	7	2.55%
Coborns Superstore	130	6	1.92%	-	-	0.00%
ISD No. 11 (Anoka-Hennepin)	126	7	1.86%	135	6	2.65%
Ham Lake Haulers	104	8	1.54%	-	-	0.00%
RJM Distributing	100	9	1.48%	100	8/9	1.96%
City of Ramsey	91	10	1.35%	98	10	1.92%
Altron Inc.	-	-	0.00%	136	5	2.67%
Command Tooling	-	-	0.00%	100	8/9	1.96%

Source: State Department of Employment and Economic Development

(1) Full-time equivalent

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

	Fiscal Year									
Function	**2008**	**2009**	**2010**	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**
General government	23.02	21.22	20.22	19.10	18.60	16.00	20.00	19.13	17.36	18.36
Public safety										
Police										
Officers	25.00	23.00	23.00	23.00	23.00	22.00	22.00	24.00	24.00	26.26
Civilians	4.00	5.00	5.00	5.00	5.00	5.00	5.50	4.00	4.00	3.50
Fire										
Firefighters and officers	9.58	9.58	9.58	9.58	9.58	9.58	9.58	9.58	9.58	9.58
Civilians	1.00	1.00	1.00	1.00	0.50	0.50	0.50	0.50	1.00	0.70
Protective Inspections	7.00	3.00	2.00	1.00	1.00	2.00	3.25	3.75	3.75	3.75
Highways and streets										
Engineering	8.48	7.48	6.48	6.60	6.60	6.30	6.30	7.00	7.00	7.00
Streets	8.00	7.00	7.00	7.00	7.00	7.00	7.00	7.50	8.50	8.50
Maintenance	7.00	6.00	6.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00
Culture and recreation	4.22	2.47	2.47	3.47	3.47	5.47	3.97	3.97	3.97	3.97
Water	1.00	2.00	2.00	2.00	2.00	4.00	3.00	4.00	4.00	4.00
Total	98.30	87.75	84.75	82.75	81.75	82.85	86.10	88.43	88.16	90.62

Source: City Budget documents

City of Ramsey
Operating Indicators by Function
Last Ten Fiscal Years

Function	Fiscal Year 2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Police										
Number of arrests	574	437	352	463	416	465	377	358	273	255
Motor Vehicle Accidents	451	545	465	631	471	493	279	279	289	162
Traffic violations	2,913	2,875	4,008	3,488	3,292	4,453	4,182	5,378	4,855	2,997
Fire										
Number of calls answered	491	453	481	483	459	443	486	460	498	698
Inspections	163	194	177	260	303	205	177	196	134	158
Highways and streets										
Street resurfacing (miles)	17.90	15.65	16.59	14.86	22.00	14.50	14.25	15.74	19.84	13.41
Culture and recreation										
Park Acreage maintained	565	565	565	565	565	571	571	571	571	571
Trails/sidewalks maintained (miles)	30	30	40	45	45	46	50	50	50	55
Water										
Number of connections	3,850	3,914	3,962	4,013	4,087	4,228	4,308	4,406	4,510	4,611
Water main breaks	-	-	-	2	-	-	-	-	1	-
Average daily consumption (gallons)	1,717,808	1,754,130	1,753,425	1,616,376	1,890,290	1,697,771	1,610,006	1,811,752	1,645,027	1,923,213

Source: Various City departments

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

	Fiscal Year									
Function	**2008**	**2009**	**2010**	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**
Public Safety										
Police:										
Stations	1	1	1	1	1	1	1	1	1	1
Patrol units	6	6	6	6	6	6	6	6	10	10
Fire stations	2	2	2	2	2	2	2	2	2	2
Highways and streets										
Streets (miles)	168.00	168.00	168.00	168.00	172.88	172.88	172.88	180.40	183.27	184.70
Streetlights	603	626	626	631	659	659	1,060	1,166	1,179	1,194
Culture and recreation										
Parks acreage	565	565	565	565	565	565	565	565	585	585
Parks *	35	35	35	35	35	38	38	38	38	38
Tennis courts	16	16	12	12	10	10	10	10	10	10
Water										
Water mains (miles)	87	87	87	89	90	90	91	91	91	94
Fire hydrants	1,000	1,000	1,000	1,020	1,030	1,030	1,045	1,047	1,047	1,079
Maximum daily capacity **	5,100,000	5,100,000	5,100,000	5,100,000	5,256,000	5,256,000	5,256,000	5,256,000	5,256,000	5,256,000
Sewer										
Sanitary sewers (miles)	48	48	48	63	63	63	64	65	65	67
Storm sewers (miles)	17	19	21	25	28	34	36	39	43	46

Source: Various City departments

* The city has 38 total parks with 32 receiving some form of maintenance
** Maximum water city is able to produce in 12 hour period

Management Report

for

City of Ramsey
Anoka County, Minnesota

December 31, 2017

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MMKR
CERTIFIED PUBLIC ACCOUNTANTS

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

To the City Council and Management
City of Ramsey, Minnesota

We have prepared this management report in conjunction with our audit of the City of Ramsey, Minnesota's (the City) financial statements for the year ended December 31, 2017. We have organized this report into the following sections:

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

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

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

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

Minneapolis, Minnesota
May 21, 2018

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AUDIT SUMMARY

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

OUR RESPONSIBILITY UNDER AUDITING STANDARDS GENERALLY ACCEPTED IN THE UNITED STATES OF AMERICA, *GOVERNMENT AUDITING STANDARDS*, AND TITLE 2 U.S. CODE OF FEDERAL REGULATIONS PART 200, *UNIFORM ADMINISTRATIVE REQUIREMENTS, COST PRINCIPLES, AND AUDIT REQUIREMENTS FOR FEDERAL AWARDS* (UNIFORM GUIDANCE)

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City as of and for the year ended December 31, 2017, and the related notes to the financial statements. Professional standards require that we provide you with information about our responsibilities under auditing standards generally accepted in the United States of America, *Government Auditing Standards*, the Uniform Guidance as well as certain information related to the planned scope and timing of our audit. We have communicated such information to you verbally and in our audit engagement letter. Professional standards also require that we communicate the following information related to our audit.

PLANNED SCOPE AND TIMING OF THE AUDIT

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

AUDIT OPINION AND FINDINGS

Based on our audit of the City's financial statements for the year ended December 31, 2017:

- We have issued an unmodified opinion on the City's basic financial statements.
- We reported one deficiency involving the City's internal control over financial reporting that we consider to be a material weakness:
    - The City recorded a prior period adjustment to correct a material error in the previous year's financial statements.
- The results of our testing disclosed no instances of noncompliance that are required to be reported under *Government Auditing Standards*.
- We reported that the Schedule of Expenditures of Federal Awards is fairly stated, in all material respects, in relation to the basic financial statements.
- The results of our tests indicate that the City has complied, in all material respects, with the types of compliance requirements that could have a direct and material effect on each of its major federal programs.

- We reported one deficiency in the City's internal controls over compliance that we considered to be a significant deficiency with the types of compliance requirements that could have a direct and material effect on each of its major federal programs.

    - During our audit, we noted that the City did not have documented written controls to ensure compliance with the U.S. Office of Management and Budget's *Uniform Administrative Requirements, Cost Principles*, *and Audit Requirements for Federal Awards* (Uniform Guidance) cash management, allowable costs, and financial management standards.

- We reported no findings based on our testing of the City's compliance with Minnesota laws and regulations.

AUDIT COMMENTS

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

SIGNIFICANT ACCOUNTING POLICIES

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City are described in Note 1 of the notes to basic financial statements.

No new accounting policies were adopted and the application of existing policies was not changed during the year ended December 31, 2017; however, the City implemented the following governmental accounting standards during the fiscal year:

- Governmental Accounting Standards Board (GASB) Statement No. 79, *Certain External Investment Pools and Pool Participants,* which enhanced disclosures regarding investments.

- GASB Statement No. 82, *Pension Issues, an amendment of GASB Statements No. 67, No. 68, and No. 73,* which addressed certain issues related to pension reporting and disclosures.

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

ACCOUNTING ESTIMATES AND MANAGEMENT JUDGMENTS

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

- **Value of Land Held for Resale** – Management's estimates of these assets are based on net realizable value (lower of cost or acquisition value).

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

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

- **Net Other Post-Employment Benefit (OPEB) and Pension Liabilities** – The City has recorded liabilities and activity for other post-employment benefits (OPEB) and pension benefits. These obligations are calculated using actuarial methodologies described in the Governmental Accounting Standards Board (GASB) Statement Nos. 45 and 68. These actuarial calculations include significant assumptions, including projected changes, healthcare insurance costs, investment returns, retirement ages, proportionate share, and employee turnover.

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

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

CORRECTED AND UNCORRECTED MISSTATEMENTS

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Where applicable, management has corrected all such misstatements, including the prior period adjustment discussed in the audit opinions and findings section of this report. There were no additional misstatements detected as a result of audit procedures and corrected by management, when applicable, were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole.

DIFFICULTIES ENCOUNTERED IN PERFORMING THE AUDIT

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

DISAGREEMENTS WITH MANAGEMENT

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

MANAGEMENT REPRESENTATIONS

We have requested certain representations from management that are included in the management representation letter dated May 21, 2018.

MANAGEMENT CONSULTATIONS WITH OTHER INDEPENDENT ACCOUNTANTS

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

OTHER AUDIT FINDINGS OR ISSUES

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

OTHER MATTERS

We applied certain limited procedures to the management's discussion and analysis (MD&A) and the remaining required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

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

We were not engaged to report on the introductory and statistical sections, which accompany the financial statements, but are not RSI. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on it.

GOVERNMENTAL FUNDS OVERVIEW

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

PROPERTY TAXES

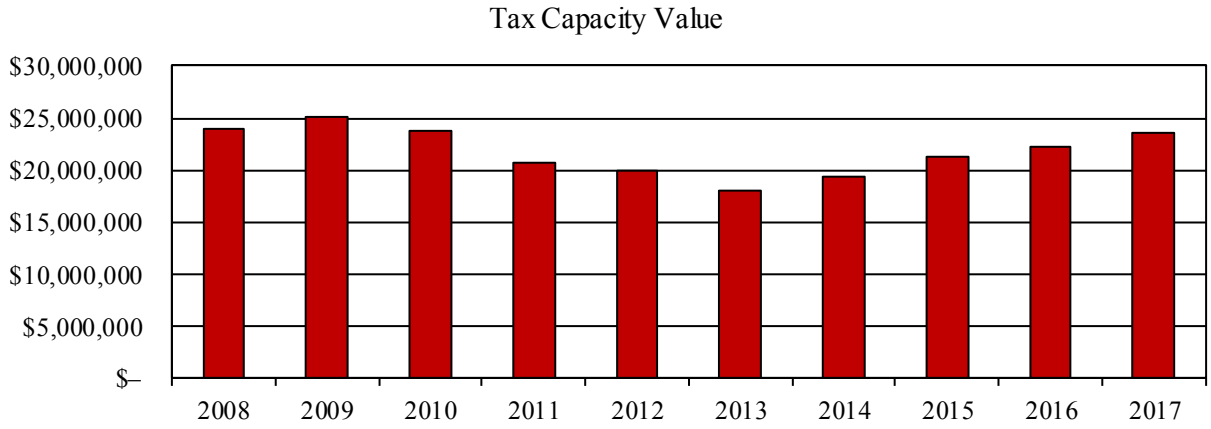
Minnesota cities rely heavily on local property tax levies to support their governmental fund activities. For the 2016 fiscal year, local ad valorem property tax levies provided 39.8 percent of the total governmental fund revenues for cities over 2,500 in population, and 36.4 percent for cities under 2,500 in population.

The total market value of property in Minnesota cities increased about 5.6 percent for the 2017 levy year, which followed an increase of 5.7 percent for levy year 2016. The market values used for levying property taxes are based on the previous fiscal year (e.g., market values for taxes levied in 2017 were based on assessed values as of January 1, 2016), so the trend of change in these market values lags somewhat behind the housing market and economy in general.

The City's taxable market value increased 4.5 percent for 2016 and 5.6 percent for taxes payable in 2017. The following graph shows the City's changes in taxable market value over the past 10 years:

Tax capacity is considered the actual base available for taxation. It is calculated by applying the state's property classification system to each property's market value. Each property classification, such as commercial or residential, has a different calculation and uses different rates. Consequently, a city's total tax capacity will change at a different rate than its total market value, as tax capacity is affected by the proportion of the its tax base that is in each property classification from year-to-year, as well as legislative changes to tax rates. The City's tax capacity increased 5.0 percent for 2016 and 6.2 percent for 2017.

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



The following table presents the average tax rates applied to city residents for each of the last three levy years, along with comparative state-wide and metro area average rates from the two most recent years for which the information is available:

Rates Expressed as a Percentage of Net Tax Capacity

	All Cities State-Wide		Seven-County Metro Area		City of Ramsey		
	2015	2016	2015	2016	2015	2016	2017
Average tax rate							
City	46.9	46.5	43.4	43.0	42.3	43.3	42.5
County	44.7	44.1	42.9	42.3	38.4	39.4	37.3
School	27.1	27.5	28.3	28.6	24.6	22.8	20.5
Special taxing	6.9	6.9	8.8	8.7	5.2	5.5	5.1
Total	125.6	125.0	123.4	122.6	110.5	111.0	105.4

Note: State-wide and metro area average tax rates are not available for 2017.

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

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

GOVERNMENTAL FUND BALANCES

The following table summarizes the changes in the fund balances of the City's governmental funds during the year ended December 31, 2017, presented both by fund balance classification and by fund:

Governmental Fund Changes in Fund Balance

	Fund Balance as of December 31, 2017	Fund Balance as of December 31, 2016 (as Restated)	Increase (Decrease)
Fund balances of governmental funds			
Total by classification			
Nonspendable	$ 13,313	$ 15,881	$ (2,568)
Restricted	18,187,321	18,377,993	(190,672)
Committed	1,226,234	1,041,932	184,302
Assigned	13,394,815	13,331,150	63,665
Unassigned	7,900,225	7,414,303	485,922
Total – governmental funds	$ 40,721,908	$ 40,181,259	$ 540,649
Total by fund			
Major funds			
General	$ 7,912,618	$ 7,517,393	$ 395,225
Special revenue funds			
Tax Increment	4,633,143	4,497,213	135,930
COR Land	8,629,937	8,537,701	92,236
Debt Service Fund			
2012A G.O. Improvement Bond Refund	734,418	729,521	4,897
2011A Armstrong/Bunker Bond	997,504	394,666	602,838
Capital Project Fund			
Public Improvement Revolving	4,687,410	4,731,713	(44,303)
Landfill	2,090,582	2,061,539	29,043
Equipment Revolving	1,673,000	1,945,183	(272,183)
Road Reconstruction and Overlay	714,656	648,566	66,090
Public Facilities Construction	964,900	986,170	(21,270)
Fire Station #2	74,822	200,355	(125,533)
Nonmajor funds	7,608,918	7,931,239	(322,321)
Total – governmental funds	$ 40,721,908	$ 40,181,259	$ 540,649

As reflected in the table above, total governmental fund balance increased by $540,649. The increase is due in part to continued development in the City and favorable operating results of the General Fund in the current year.

GOVERNMENTAL FUNDS REVENUE

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

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

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

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

	State-Wide		City of Ramsey		
Year	2015	2016	2015	2016	2017
Population	20,000-100,000	20,000-100,000	25,598	25,868	26,251
Property taxes	$ 443	$ 455	$ 371	$ 386	$ 398
Tax increments	37	42	26	27	27
Franchise and other taxes	39	45	–	–	–
Special assessments	59	59	18	17	37
Licenses and permits	43	42	31	20	28
Intergovernmental revenues	156	152	80	69	84
Charges for services	94	103	70	50	56
Other	58	54	436	43	46
Total revenue	$ 929	$ 952	$ 1,032	$ 612	$ 676

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

The City's governmental fund revenues for 2017 were $17,739,270, an increase of $1,873,670 from the prior year. On a per capita basis, the City received $676 in governmental fund revenue for 2017, an increase of $64 from the prior year.

The City has generally generated less revenue per capita than the average city. Increased current and prepayment collections on special assessments contributed to the $20 per capita growth in this category over the prior year. Intergovernmental revenues increased $15 per capita from the prior year, primarily from new federal funding for the Mississippi National River and Recreation Area State and Local Assistance Grant.

GOVERNMENTAL FUND EXPENDITURES

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

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

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

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

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

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

	State-Wide		City of Ramsey		
Year	2015	2016	2015	2016	2017
Population	20,000-100,000	20,000-100,000	25,598	25,868	26,251
Current					
General government	$ 89	$ 97	$ 122	$ 137	$ 154
Public safety	261	273	157	164	180
Public works	99	95	71	85	97
Recreation	94	95	56	57	75
All other	89	91	–	–	–
	632	651	406	443	506
Capital outlay and construction	286	301	247	107	73
Debt service					
Principal	117	115	343	67	79
Interest and fiscal	33	34	43	37	37
	150	149	386	104	116
Total expenditures	$ 1,068	$ 1,101	$ 1,039	$ 654	$ 695

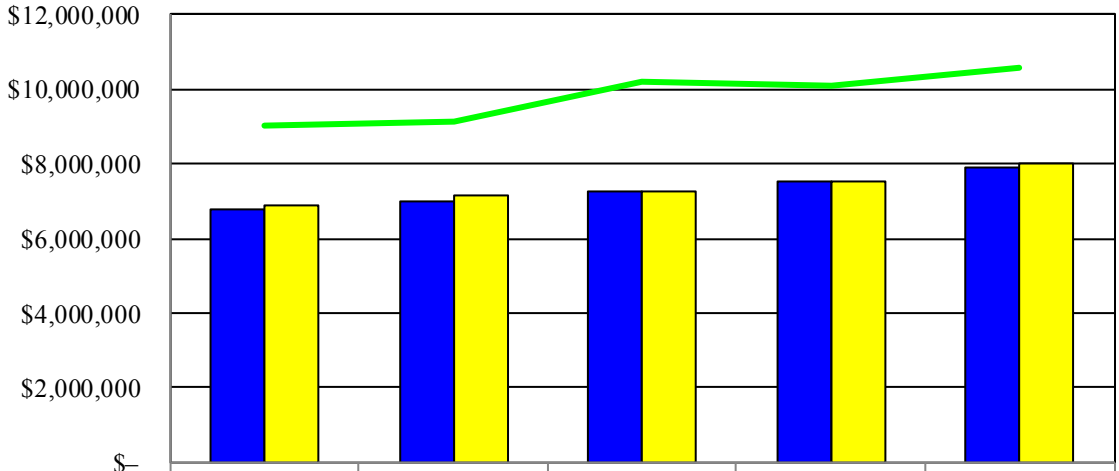
The City has historically and consistently used limited expenditure functions for financial statement reporting purposes. As the City has grown and increased spending for community development and other areas, we encourage the City to review the format and level of functional detail presented in future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

Total expenditures in the City's governmental funds for 2017 were $18,237,741, an increase of $1,330,962 from the prior year. On a per capita basis, the City expended a total of $695 in 2017. Current expenditures increased $63 per capita over the prior year. Capital outlay expenditures were $34 less per capita than the prior year. Debt service spending increased by 12 per capita as planned with debt financing agreements. Like revenues, expenditures have typically been less than the state-wide averages.

GENERAL FUND

The City's General Fund accounts for the financial activity of the basic services provided to the community. The primary services included within this fund are the administration of the municipal operation, police and fire protection, building inspection, streets and highway maintenance, and parks and recreation. The graph below illustrates the change in the General Fund financial position over the last five years. We have also included a line representing annual revenues to reflect the change in the size of the General Fund operation over the same period.

General Fund Financial Position
Year Ended December 31,



	2013	2014	2015	2016	2017
Fund Balance	$6,771,394	$6,982,569	$7,273,045	$7,517,393	$7,912,618
Cash (Net)	$6,872,395	$7,135,815	$7,280,307	$7,524,681	$8,004,958
Revenue	$9,030,710	$9,154,981	$10,223,395	$10,110,798	$10,583,302

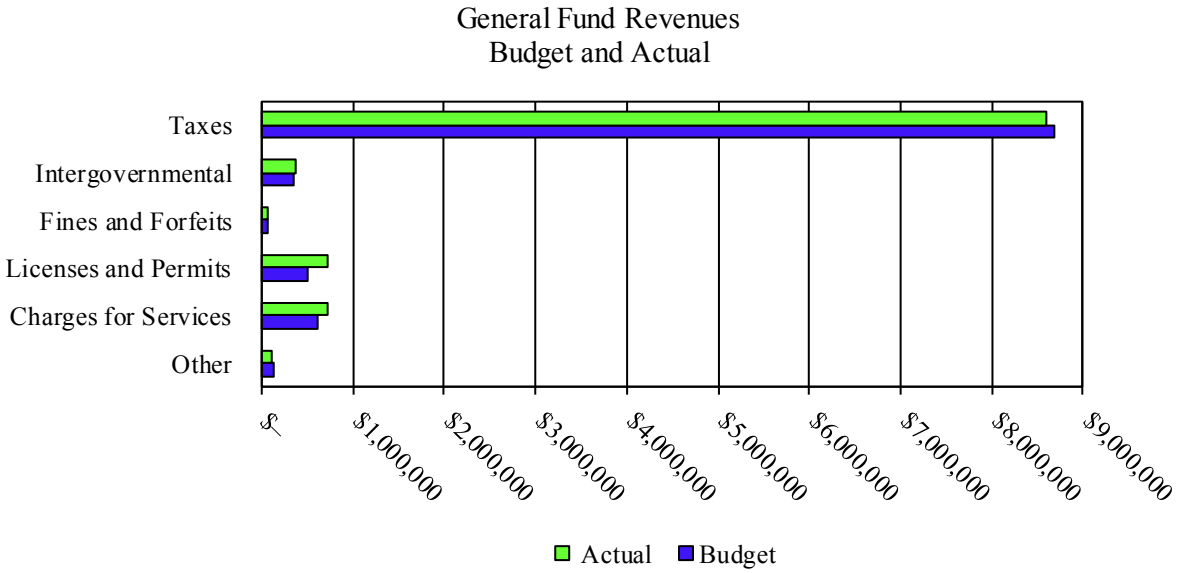
The City's General Fund cash and investments balance (net of interfund borrowing) at December 31, 2017 was $8,004,958, an increase of $480,277 from the previous year. Total fund balance at year-end was $7,912,618, an increase of $395,225 from the prior year.

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

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

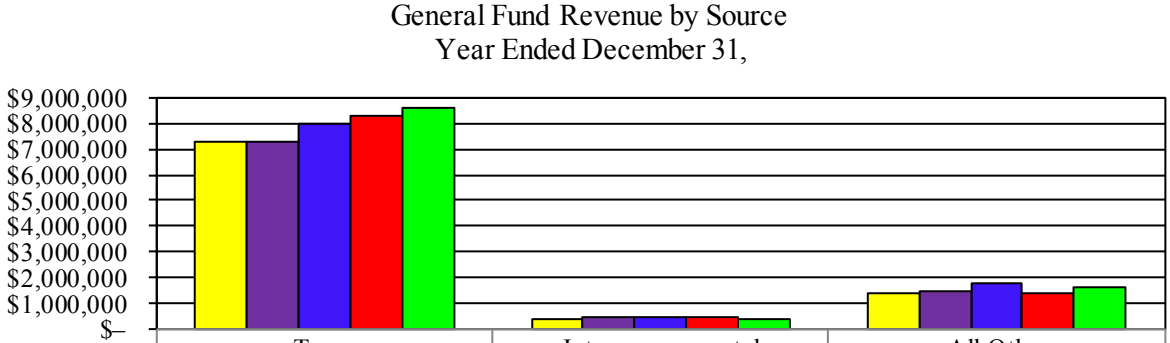
A trend that is typical to Minnesota local governments, especially the General Fund of cities, is the unusual cash flow experienced throughout the year. The City's General Fund cash disbursements are made fairly evenly during the year other than the impact of seasonal services such as snowplowing, street maintenance, and park activities. Cash receipts of the General Fund are quite a different story. Property taxes comprise 81.2 percent of the fund's total annual revenue. Approximately half of these revenues are received by the City in July and the rest in December. Consequently, the City needs to have adequate cash reserves to finance its everyday operations between these payments.

The following graph reflects the City's General Fund revenues, budget and actual, for 2017:



Total General Fund revenues for 2017 were $10,583,302, an increase of $472,504 (4.7 percent) from the previous year, and $217,355 (2.1 percent) more than budget. The change from prior year and favorable variance was primarily in licenses and permits and charges for services, which fluctuate with development levels in the City. Conservative budgeting for these categories contributed to revenues surpassing budget.

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

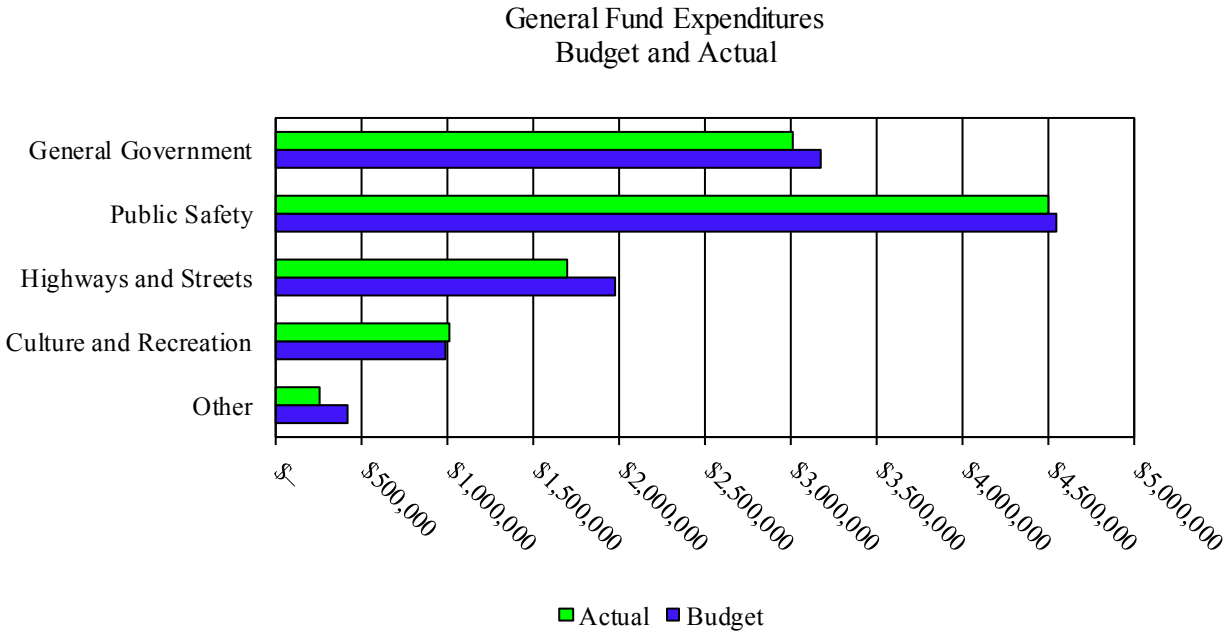


	Taxes	Intergovernmental	All Other
2013	$7,270,741	$363,317	$1,396,652
2014	$7,272,007	$432,476	$1,450,498
2015	$7,961,871	$470,713	$1,790,811
2016	$8,261,529	$482,243	$1,367,026
2017	$8,594,143	$375,045	$1,614,114

The trend of increased reliance on tax revenue and decreasing intergovernmental (primarily state revenue) is typical to Minnesota cities. As presented in the graph above, property taxes account for 81.2 percent of General Fund revenues.

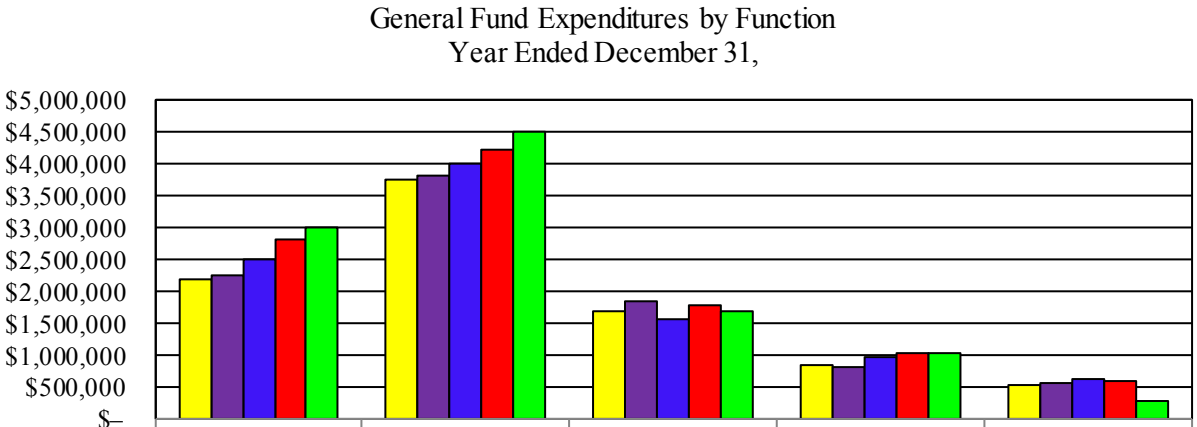
During 2017, tax sources reflect an increase of $332,614 due to an increase in the approved General Fund levy. The City received $107,198 less intergovernmental revenue in 2017. The 2017 increase in the category for all other ($247,088) above includes licenses, permits, and charges for services related to more development in the City in the current year. Improved investment earnings also contributed to the increase in "all other" revenue sources.

The following graph reflects the City's General Fund expenditures, budget and actual, for 2017:



General Fund expenditures totaled $10,493,772 in 2017, an increase of $47,688 (or 0.5 percent) from the prior year, and were $634,987 (or 5.7 percent) under the final budget. The variance to budget was related to savings in personnel, supplies, and capital spending.

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



	General Government	Public Safety	Highways and Streets	Culture and Recreation	Other
2013	$2,184,997	$3,740,132	$1,692,016	$829,725	$517,590
2014	$2,242,119	$3,809,209	$1,838,115	$824,042	$544,045
2015	$2,491,491	$4,011,871	$1,558,414	$974,724	$612,961
2016	$2,802,965	$4,234,482	$1,788,385	$1,027,267	$592,985
2017	$3,009,414	$4,499,681	$1,702,747	$1,019,376	$262,554

As the graph displays, expenditures increased in general government and public safety, with decreases in highways and streets, culture and recreation, and other. Natural inflationary increases and the continued growth in development in the City contributed to the overall increase in expenditures.

ENTERPRISE FUNDS OVERVIEW

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

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

ENTERPRISE FUNDS FINANCIAL POSITION

The following table summarizes the changes in the financial position of the City's enterprise funds during the year ended December 31, 2017, presented both by classification and by fund:

Enterprise Funds Change in Financial Position

	Net Position as of December 31,		Increase (Decrease)
	2017	2016	
Net position of enterprise funds			
Total by classification			
Net investment in capital assets	$ 53,855,285	$ 51,959,594	$ 1,895,691
Unrestricted	38,306,851	35,953,541	2,353,310
Total – enterprise funds	$ 92,162,136	$ 87,913,135	$ 4,249,001
Total by fund			
Water Utility	$ 47,254,551	$ 44,910,172	$ 2,344,379
Sewer Utility	29,676,700	28,803,181	873,519
Street Light Utility	1,802,365	1,760,306	42,059
Recycling Utility	403,189	408,086	(4,897)
Storm Water Utility	13,025,331	12,031,390	993,941
Total – enterprise funds	$ 92,162,136	$ 87,913,135	$ 4,249,001

In total, the net position of the City's enterprise funds increased by $4,249,001 as presented in the table above. Capital contributions recognized and positive operating results contributed to the total overall increase in enterprise funds.

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

	2013	2014	2015	2016	2017
Utility enterprise funds					
Water					
Operating revenue	$ 1,997,302	$ 1,860,380	$ 2,045,225	$ 1,953,478	$ 2,772,003
Operating expenses	1,293,201	1,221,211	1,278,204	1,489,070	1,396,021
Operating income	$ 704,101	$ 639,169	$ 767,021	$ 464,408	$ 1,375,982
Operating income as a percentage of operating revenue	35.3 %	34.4 %	37.5 %	23.8 %	49.6 %
Sewer					
Operating revenue	$ 1,341,674	$ 1,393,157	$ 1,392,101	$ 1,458,250	$ 1,784,755
Operating expenses	1,190,551	1,282,302	1,291,509	1,438,141	1,535,664
Operating income	$ 151,123	$ 110,855	$ 100,592	$ 20,109	$ 249,091
Operating income as a percentage of operating revenue	11.3 %	8.0 %	7.2 %	1.4 %	14.0 %
Street Light					
Operating revenue	$ 177,158	$ 188,185	$ 190,872	$ 196,253	$ 204,418
Operating expenses	176,736	161,733	178,666	176,732	159,378
Operating income	$ 422	$ 26,452	$ 12,206	$ 19,521	$ 45,040
Operating income as a percentage of operating revenue	0.2 %	14.1 %	6.4 %	9.9 %	22.0 %
Recycling					
Operating revenue	$ 298,034	$ 309,160	$ 307,128	$ 308,052	$ 310,471
Operating expenses	308,629	321,321	320,901	359,418	373,775
Operating income (loss)	$ (10,595)	$ (12,161)	$ (13,773)	$ (51,366)	$ (63,304)
Operating income (loss) as a percentage of operating revenue	(3.6) %	(3.9) %	(4.5) %	(16.7) %	(20.4) %
Storm Water					
Operating revenue	$ 677,936	$ 706,135	$ 770,812	$ 1,034,552	$ 958,960
Operating expenses	491,370	509,709	557,267	742,043	633,101
Operating income	$ 186,566	$ 196,426	$ 213,545	$ 292,509	$ 325,859
Operating income as a percentage of operating revenue	27.5 %	27.8 %	27.7 %	28.3 %	34.0 %

As displayed in the table above, each of the individual enterprise funds was able to report positive operating results for the year ended December 31, 2017, with the exception of the Recycling Fund. This loss was covered by the County Recycling Grant, which typically subsidizes these operations.

Overall operating revenues totaled $6,030,607 in 2017, compared to $4,950,585 in the prior year. Increases for rate adjustments and new customers, as well as new connection charges, contributed to the overall growth compared to the prior year. Operating expenses were down from the prior year, with $4,097,939 in 2017 compared to $4,205,404 of spending incurred in 2016, or an overall decrease of 2.6 percent. The largest change in expenses was in other service charges, which were down $166,773 and spread across all of the utility operations.

GOVERNMENT-WIDE FINANCIAL STATEMENTS

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

STATEMENT OF NET POSITION

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

- **Net Investment in Capital Assets** – The portion of net position reflecting equity in capital assets (i.e., capital assets minus related debt).

- **Restricted Net Position** – The portion of net position equal to resources whose use is legally restricted minus any noncapital-related liabilities payable from those same resources.

- **Unrestricted Net Position** – The residual balance of net position after the elimination of *net investment in capital assets* and *restricted net position*.

The following table presents the components of the City's net position as of December 31, 2017 and 2016, for governmental activities and business-type activities:

	As of December 31,		Increase
	2017	2016	(Decrease)
Net position			
Governmental activities			
Net investment in capital assets	$ 42,129,791	$ 42,170,710	$ (40,919)
Restricted	19,679,434	18,323,930	1,355,504
Unrestricted	13,559,175	13,832,461	(273,286)
Total governmental activities	75,368,400	74,327,101	1,041,299
Business-type activities			
Net investment in capital assets	53,855,285	51,959,594	1,895,691
Unrestricted	38,306,851	35,953,541	2,353,310
Total business-type activities	92,162,136	87,913,135	4,249,001
Total net position	$ 167,530,536	$ 162,240,236	$ 5,290,300

Net position increased by $5,290,300 in the current year as presented above. At the end of the current fiscal year, the City is able to present positive balances in all three categories of net position, both for the government as a whole, as well as for its separate governmental and business-type activities. The same situation held true for the prior fiscal year.

The increase in restricted net position within governmental activities was primarily due to an increase in resources restricted for debt service. The change in net position of business-type activities is consistent with the change of the utility enterprise operations.

STATEMENT OF ACTIVITIES

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

The following table presents the change in the net position of the City for the years ended December 31, 2017 and 2016:

	2017			2016
	Expenses	Program Revenues	Net Change	Net Change
Net (expense) revenue				
Governmental activities				
General government	$ 4,992,809	$ 928,448	$ (4,064,361)	$ (2,938,808)
Public safety	5,782,563	1,122,851	(4,659,712)	(4,831,477)
Highways and streets	4,254,234	4,200,375	(53,859)	(1,025,757)
Culture and recreation	2,384,845	1,424,026	(960,819)	(1,145,870)
Interest and fiscal charges	952,965	–	(952,965)	(890,305)
Business-type activities				
Water utility	1,396,021	3,498,670	2,102,649	1,470,200
Sewer utility	1,535,664	2,271,267	735,603	556,894
Street light utility	159,378	204,418	45,040	23,421
Recycling utility	373,775	375,866	2,091	15,734
Storm water utility	633,101	1,637,125	1,004,024	545,089
Total net (expense) revenue	$ 22,465,355	$ 15,663,046	(6,802,309)	(8,220,879)
General revenues				
Property taxes			11,136,810	10,674,696
General grants and contributions			3,586	3,905
Investment earnings			946,683	606,225
Gain on sale of capital assets			5,530	–
Total general revenues			12,092,609	11,284,826
Change in net position			$ 5,290,300	$ 3,063,947

One of the goals of this statement is to provide a side-by-side comparison to illustrate the difference in the way the City's governmental and business-type operations are financed. The table clearly illustrates the dependence of the City's governmental operations on general revenues, such as property taxes and unrestricted grants. It also shows that the City's business-type activities are generating sufficient program revenues (service charges and program-specific grants) to cover expenses. This is critical given the current downward pressures on the general revenue sources.

The shift in the net changes presented above between the current and prior year reflects the change in level of developer contributions as previously mentioned.

LEGISLATIVE UPDATES

The 2017 legislative session began with a full agenda, which included adopting a fiscal year 2018–2019 biennial state budget. The February 2017, state budget forecast projected that the state General Fund would end the 2016–2017 biennium with a surplus of $743 million, eliminating the need for budget cuts or transfers to balance the fund. However, the Legislature was expected to address several significant spending areas for which successful funding appropriations had not been passed in recent legislative sessions. The 2017 regular legislative session ended with four omnibus budget bills being vetoed, potentially leaving a number of these same areas without appropriations. After a three-day special session, the Governor and Legislature were able to agree on budget and appropriation bills addressing most of the state budgetary needs for the upcoming biennium, albeit not without several line item vetoes invoked by the Governor, including striking the appropriations for operating the House and Senate from the bills.

The following is a summary of recent legislation affecting Minnesota cities:

Omnibus Bonding Bill – The omnibus bonding bill authorizes financing for approximately $1.1 billion in capital improvements. Included in the approved funding was $255 million for transportation infrastructure, $83 million for economic development, $116 million for Public Financing Agency water infrastructure loans and grants to municipalities, and $4 million for Metropolitan Council inflow and infiltration improvement grants to metro area cities.

Omnibus Transportation Bill – The omnibus transportation bill appropriates $2.95 billion in fiscal 2018 and $2.87 billion in fiscal 2019, for a wide variety of transportation related projects. Included in the appropriations are approximately $191 million and $198 million for municipal state aid street fund purposes in fiscal 2018 and fiscal 2019, respectively.

Property Tax Relief – The omnibus tax bill contained a number of property tax relief measures, including:

- Elimination of the implicit price deflator annual increase for the state general property tax levy, effectively freezing it at the payable 2018 level for many property classes;
- Exempting the first $100,000 of each commercial-industrial parcel's tax capacity from the state general property tax levy;
- Expanding eligibility for homestead or agricultural property classification exemptions for certain types of resort and conservation property for general property taxes; and
- Increasing the minimum value for a storage shed, deck, or similar structure on a leased mobile home to be considered taxable from $1,000 to $10,000.

Local Government Aid – The annual appropriation for Local Government Aid (LGA) for cities was increased $15.0 million to $534.4 million for aid payable in 2018 and thereafter, and the LGA payment schedule was accelerated for fiscal 2019 only. Several corrections were also made to the city LGA formula calculation, and a sparsity adjustment was incorporated for certain medium and small cities beginning in 2018.

Minnesota Investment Fund – The omnibus jobs and economic growth bill appropriates $12.5 million for each year of the biennium for the Minnesota Investment Fund, which is available for municipalities to provide loans to assist with the expansion of local businesses.

Electronic Funds Transfers – Effective August 1, 2017, home rule charter cities of the second, third, or fourth class are added to the list of local government entities allowed to pay certain claims using electronic funds transfers. To be eligible, local governments must enact specified policy controls governing the initiation, authorization, and documentation of electronic funds transfers.

Claims Declaration – The requirement to obtain a specific form of written claim declaration was also repealed based on the understanding that by making the claim, the party making the claim is declaring that the claim is just and correct and has not been paid previously.

City E-mail Address Required to Receive State Aid – Effective for state aids payable in 2018 and thereafter, cities will be required to register an official e-mail address with the Commissioner of the state Department of Revenue in order to receive state aid payments.

Workforce Housing Tax Increment Financing – The omnibus tax bill created a new authorized use of tax increment financing (TIF), for workforce housing in cities located outside of the statutorily defined metropolitan area that meet certain criteria.

Tax Increment Financing Interfund Loans – Interfund loan provisions for TIF were amended to make it easier for cities and development authorities to make and document interfund loans. Loans may now be made or documented up to 60 days after the actual transfer or expenditure occurs. Interfund loan resolutions may now be passed prior to the final approval of the related TIF plan. Loan terms may be amended after the loan has been made if the TIF district has not been decertified.

Public Debt – The Legislature passed several amendments to statutes governing public debt that took effect on July 1, 2017, including:

- Allowing both home rule charter and statutory cities to issue 20-year capital notes for projects to eliminate R-22 Freon-based refrigerant;
- Increasing the maximum dollar limit on Housing and Redevelopment Authority general obligation bond issues from $3 million to $5 million; and
- Modifying the requirements for street reconstruction bonds to be approved by a two-thirds majority of the governing body rather than requiring unanimous approval.

Local Housing Trust Funds – The omnibus jobs and economic growth appropriations bill established authority for cities to create a local housing trust fund by ordinance, or to participate in a joint powers agreement to establish a regional housing trust fund. The funds, which may be financed from sources such as local government appropriations or housing and redevelopment authority levies, may be used for grants or loans for development, rehabilitation, financing of housing to match federal or state or private funds for housing, down payment assistance, rental assistance, or homebuyer counseling.

Long-Term Equity Investment Authority – Effective July 1, 2017, cities with a population of more than 100,000 or those that had their most recently issued general obligation bonds rated in the highest category, are authorized to invest in an expanded list of authorized investments that includes certain equity-based investments. The amount invested in equity-based investments cannot exceed 15 percent of the sum of a city's assigned cash, cash equivalents, deposits, and investments. Before investing in the expanded list of authorized investments, the governing body of the municipality must adopt a resolution acknowledging the risks assumed.

Border-to-Border Broadband Grants – The Legislature appropriated $20 million in fiscal 2018 for the Border-to-Border Broadband Grant Program. The grants, available through the Office of Broadband Development in the Department of Employment and Economic Development, provide funding to help communities meet state goals for the development of state-wide, high-speed broadband access, focusing on areas currently considered to be underserved or with a high concentration of low-income households.

Elections – An omnibus elections law was passed making several modifications to election administration, including: requiring special elections conducted by local governments be held on one of five uniform election dates, clarifying the timeline for municipalities to change from odd to even-year election cycles or vise-versa, allowing municipalities to canvass the results of a primary election on the second or third day after the primary, and appropriating $7 million for grants to replace aging election equipment or purchase electronic poll books.

Workers' Compensation and PERA Retirement Benefits – A statutory change was adopted based on the results of recent court rulings that Public Employees Retirement Association (PERA) retirement benefits should not be offset against workers' compensation permanent total disability benefits. Under the new law, claimants would receive all past and future permanent and total disability benefits without a PERA retirement offset.

Notice of Proposed Ordinances – A new statute was created requiring cities to provide a 10-day notice prior to a scheduled final vote on most new proposed ordinances or amendments to ordinances, and specifying the various acceptable means of providing the required notification.

State Building Code Applicability – Construction, additions, and alterations to places of public accommodation; defined as publicly or privately-owned facilities designed for occupancy by 200 or more people as a sports or entertainment arena, stadium, theater, community or convention hall, special event center, indoor amusement facility or water park, or indoor swimming pool; must comply with the state building code.

Sunday Liquor Sales – Minnesota Statutes were amended to allow for the sale of intoxicating liquor on Sundays between the hours of 11:00 a.m. and 6:00 p.m. by off-sale licensees, effective July 1, 2017.

REAL ID Act – Minnesota Statutes were amended to make the state compliant with federal REAL ID Act requirements, which will change identity verification and security related to state-issued identification cards and driver's licenses.

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ACCOUNTING AND AUDITING UPDATES

GASB STATEMENT NO. 75, *ACCOUNTING AND FINANCIAL REPORTING FOR POSTEMPLOYMENT BENEFITS OTHER THAN PENSIONS*

GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*, establishes new accounting and financial reporting requirements for governments whose employees are provided with other post-employment benefits (OPEB), as well as for certain nonemployer governments that have a legal obligation to provide financial support for OPEB provided to the employees of other entities. This statement replaces the requirements of GASB Statement Nos. 45 and 57.

This statement establishes standards for recognizing and measuring liabilities, deferred outflows of resources, deferred inflows of resources, and expense/expenditures. Similar to changes implemented for pensions, this statement requires the liability of employer and nonemployer contributing entities to employees for defined benefit OPEB (net OPEB liability) to be measured as the portion of the present value of projected benefit payments to be provided to current active and inactive employees that is attributed to those employees' past periods of service (total OPEB liability), less the amount of the OPEB plan's fiduciary net position. Note disclosure and RSI requirements about defined benefit OPEB also are addressed.

The requirements for this statement are effective for fiscal years beginning after June 15, 2017. Earlier application is encouraged.

GASB STATEMENT NO. 83, *CERTAIN ASSET RETIREMENT OBLIGATIONS*

This statement addresses accounting and financial reporting for certain asset retirement obligations (ARO), which are legally enforceable liabilities associated with the retirement of a tangible capital asset.

This statement establishes criteria for determining the timing and pattern of recognition of a liability and a corresponding deferred outflow of resources for ARO. A government that has legal obligations to perform future asset retirement activities related to its tangible capital assets should recognize a liability when it is both incurred and reasonably estimable. The measurement of an ARO is required to be based on the best estimate of the current value of outlays expected to be incurred, and a deferred outflow of resources associated with an ARO is required to be measured at the amount of the corresponding liability upon initial measurement.

This statement requires the current value of a government's AROs to be adjusted for the effects of general inflation or deflation at least annually, and a government to evaluate all relevant factors at least annually to determine whether the effects of one or more of the factors are expected to significantly change the estimated asset retirement outlays. A government should remeasure an ARO only when the result of the evaluation indicates there is a significant change in the estimated outlays. Deferred outflows of resources should be reduced and recognized as outflows of resources in a systematic and rational manner over the estimated useful life of the tangible capital asset.

If a government owns a minority interest in a jointly owned tangible asset where a nongovernmental entity is the majority owner or has operational responsibility for the jointly owned asset, the government's minority share of an ARO should be reported using the measurement produced by the nongovernmental majority owner or the nongovernmental minority owner that has operational responsibility, without adjustment to conform to the liability measurement and recognition requirements of this statement.

The statement also requires disclosures of any funding or financial assurance requirements a government has related to the performance of asset retirement activities, along with any assets restricted for the payment of the government's AROs. This statement also requires disclosure of information about the nature of a government's AROs, the methods and assumptions used for the estimates of the liabilities, and the estimated remaining useful life of the associated tangible capital assets. If an ARO (or portions thereof) has been incurred by a government but is not yet recognized because it is not reasonably estimable, the government is required to disclose that fact and the reasons therefor. This statement requires similar disclosures for a government's minority shares of AROs.

The requirements of this statement are effective for reporting periods beginning after June 15, 2018. Earlier application is encouraged.

GASB STATEMENT NO. 84, *FIDUCIARY ACTIVITIES*

This statement establishes criteria for identifying fiduciary activities of all state and local governments. The focus of the criteria generally is on (1) whether a government is controlling the assets of the fiduciary activity and (2) the beneficiaries with whom a fiduciary relationship exists. Separate criteria are included to identify fiduciary component units and post-employment benefit arrangements that are fiduciary activities.

An activity meeting the criteria should be reported in a fiduciary fund in the basic financial statements, which should present a statement of fiduciary net position and a statement of changes in fiduciary net position. This statement describes four fiduciary funds that should be reported, if applicable: (1) pension (and other employee benefit) trust funds, (2) investment trust funds, (3) private-purpose trust funds, and (4) custodial funds. Custodial funds generally should report fiduciary activities that are not held in a trust or equivalent arrangement that meets specific criteria.

A fiduciary component unit, when reported in the fiduciary fund financial statements of a primary government, should combine its information with its component units that are fiduciary component units and aggregate that combined information with the primary government's fiduciary funds.

This statement also provides for recognition of a liability to the beneficiaries in a fiduciary fund when an event has occurred that compels the government to disburse fiduciary resources, defined as when a demand for the resources has been made or when no further action, approval, or condition is required to be taken or met by the beneficiary to release the assets.

The requirements of this statement are effective for reporting periods beginning after December 15, 2018. Earlier application is encouraged.

GASB STATEMENT NO. 85, *OMNIBUS 2017*

The objective of this statement is to address issues that have been identified during implementation and application of certain GASB statements. The statement addresses a variety of topics, including issues related to blending component units, goodwill, fair value measurement and application, and post-employment benefits (pensions and OPEB). The statement is meant to enhance consistency in the application of recent accounting and financial reporting standards. The requirements of this statement are effective for reporting periods beginning after June 15, 2017.

GASB STATEMENT NO. 86, *CERTAIN DEBT EXTINGUISHMENT ISSUES*

Current GASB guidance requires that debt be considered defeased in substance when the debtor irrevocably places cash or other monetary assets acquired with refunding debt proceeds in a trust to be used solely for satisfying scheduled payments of both principal and interest of the defeased debt. This new standard establishes essentially the same requirements for when a government places cash and other monetary assets acquired with only existing resources in an irrevocable trust to extinguish the debt.

The primary objective of this statement is to improve consistency in accounting and financial reporting for in-substance defeasance of debt by providing guidance for transactions in which cash and other monetary assets acquired with only existing resources—resources other than the proceeds of refunding debt—are placed in an irrevocable trust for the sole purpose of extinguishing debt. This statement also improves accounting and financial reporting for prepaid insurance on debt that is extinguished and notes to financial statements for debt that is defeased in substance. The requirements of this statement are effective for reporting periods beginning after June 15, 2017.

GASB STATEMENT NO. 87, *LEASES*

A lease is a contract that transfers control of the right to use another entity's nonfinancial asset as specified in the contract for a period of time in an exchange or exchange-like transaction. Examples of nonfinancial assets include buildings, land, vehicles, and equipment. Any contract that meets this definition should be accounted for under the leases guidance, unless specifically excluded in this statement.

Governments enter into leases for many types of assets. Under the previous guidance, leases were classified as either capital or operating depending on whether the lease met any of four tests. In many cases, the previous guidance resulted in reporting lease transactions differently than similar nonlease financing transactions.

The goal of this statement is to better meet the information needs of users by improving accounting and financial reporting for leases by governments. It establishes a single model for lease accounting based on the principle that leases are financings of the right to use an underlying asset. This statement increases the usefulness of financial statements by requiring recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract.

Under this statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about governments' leasing activities.

To reduce the cost of implementation, this statement includes an exception for short-term leases, defined as a lease that, at the commencement of the lease term, has a maximum possible term under the lease contract of 12 months (or less), including any options to extend, regardless of their probability of being exercised. Lessees and lessors should recognize short-term lease payments as outflows of resources or inflows of resources, respectively, based on the payment provisions of the lease contract. The requirements of this statement are effective for reporting periods beginning after December 15, 2019.

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CITY OF RAMSEY
ANOKA COUNTY, MINNESOTA

Special Purpose Audit Reports on

Single Audit,
Internal Controls, and Compliance
With Laws and Regulations

Year Ended
December 31, 2017

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CITY OF RAMSEY
ANOKA COUNTY, MINNESOTA

Special Purpose Audit Reports
Year Ended December 31, 2017

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CITY OF RAMSEY

Schedule of Expenditures of Federal Awards
Year Ended December 31, 2017

Federal Grantor/Pass-Through Grantor/Program Title	Federal CFDA No.	Federal Expenditures
U.S. Department of Transportation		
Passed through Minnesota Department of Transportation		
Highway Planning and Construction	20.205	$ 282,905
Passed through Anoka County		
Minimum Penalties for Repeat Offenders for Driving While Intoxicated	20.608	16,821
U.S. Department of Justice		
Direct Program		
Bulletproof Vest Partnership Program	16.607	1,400
U.S. Department of the Interior		
Direct Program		
Mississippi National River and Recreation Area State and Local Assistance	15.941	488,865
Total federal awards		$ 789,991

Note 1: The Schedule of Expenditures of Federal Awards is prepared on the accrual basis of accounting. The information in this schedule is presented in accordance with the OMB's *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.* Therefore, some amounts presented in this schedule may differ from the amounts presented in, or used in the preparation of, the City's basic financial statements.

Note 2: All pass-through entities listed above use the same CFDA numbers as the federal grantors to identify these grants, and have not assigned any additional identifying numbers.

Note 3: The City did not elect to use the 10 percent de minimis indirect cost rate.

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MMKR
CERTIFIED PUBLIC ACCOUNTANTS

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

To the City Council and Management
City of Ramsey, Minnesota

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Ramsey, Minnesota (the City) as of and for the year ended December 31, 2017, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated May 21, 2018.

INTERNAL CONTROL OVER FINANCIAL REPORTING

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

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

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and, therefore, material weaknesses or significant deficiencies may exist that have not been identified. We did identify one deficiency in internal control, described in the accompanying Schedule of Findings and Questioned Costs as item 2017-001, that we consider to be a material weakness.

(continued)

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COMPLIANCE AND OTHER MATTERS

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

CITY'S RESPONSE TO FINDING

The City's response to the finding identified in our audit is described in the accompanying Schedule of Findings and Questioned Costs. The City's response was not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

PURPOSE OF THIS REPORT

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

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

Minneapolis, Minnesota
May 21, 2018

MMKR
CERTIFIED PUBLIC ACCOUNTANTS

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

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM; REPORT ON INTERNAL CONTROL OVER COMPLIANCE; AND REPORT ON THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS REQUIRED BY THE UNIFORM GUIDANCE

To the City Council and Management
City of Ramsey, Minnesota

REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM

We have audited the City of Ramsey, Minnesota's (the City) compliance with the types of compliance requirements described in the U.S. Office of Management and Budget *Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs for the year ended December 31, 2017. The City's major federal programs are identified in the Summary of Audit Results section of the accompanying Schedule of Findings and Questioned Costs.

MANAGEMENT'S RESPONSIBILITY

Management is responsible for compliance with federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

AUDITOR'S RESPONSIBILITY

Our responsibility is to express an opinion on compliance for each of the City's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the City's compliance.

(continued)

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OPINION ON EACH MAJOR FEDERAL PROGRAM

In our opinion, the City complied, in all material respects, with the types of compliance requirements referred to on the previous page that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2017.

REPORT ON INTERNAL CONTROL OVER COMPLIANCE

Management of the City is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to on the previous page. In planning and performing our audit of compliance, we considered the City's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City's internal control over compliance.

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

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, we identified a deficiency in internal control over compliance, as described in the accompanying Schedule of Findings and Questioned Costs as item 2017-002, that we consider to be a significant deficiency.

CITY'S RESPONSE TO FINDING

The City's response to the internal control over compliance finding identified in our audit is described in the accompanying Schedule of Findings and Questioned Costs. The City's response was not subjected to the auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

PURPOSE OF THIS REPORT

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

(continued)

REPORT ON SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS REQUIRED BY THE UNIFORM GUIDANCE

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City as of and for the year ended December 31, 2017, and the related notes to the financial statements, which collectively comprise the City's basic financial statements. We issued our report thereon dated May 21, 2018, which contained unmodified opinions on those financial statements. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying Schedule of Expenditures of Federal Awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Schedule of Expenditures of Federal Awards is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

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

Minneapolis, Minnesota
May 21, 2018

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MMKR
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INDEPENDENT AUDITOR'S REPORT

ON MINNESOTA LEGAL COMPLIANCE

To the City Council and Management
City of Ramsey, Minnesota

We have audited, in accordance with auditing standards generally accepted in the United States of America, and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Ramsey, Minnesota (the City) as of and for the year ended December 31, 2017, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated May 21, 2018.

MINNESOTA LEGAL COMPLIANCE

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

In connection with our audit, nothing came to our attention that caused us to believe that the City failed to comply with the provisions of the *Minnesota Legal Compliance Audit Guide for Cities.* However, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the City's noncompliance with the above referenced provisions.

PURPOSE OF THIS REPORT

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

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

Minneapolis, Minnesota
May 21, 2018

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CITY OF RAMSEY

Schedule of Findings and Questioned Costs
Year Ended December 31, 2017

A. SUMMARY OF AUDIT RESULTS

This summary is formatted to provide federal granting agencies and pass-through agencies answers to specific questions regarding the audit of federal awards.

Financial Statements

What type of auditor's report is issued?		**X** Unmodified ___ Qualified ___ Adverse ___ Disclaimer
Internal control over financial reporting:		
Material weakness(es) identified?	**X** Yes	___ No
Significant deficiencies identified?	___ Yes	**X** None reported
Noncompliance material to the financial statements noted?	___ Yes	**X** No

Federal Awards

Internal controls over major federal award programs:		
Material weakness(es) identified?	___ Yes	**X** No
Significant deficiencies identified?	**X** Yes	___ None reported
Type of auditor's report issued on compliance for major programs?		**X** Unmodified ___ Qualified ___ Adverse ___ Disclaimer
Any audit findings disclosed that are required to be reported in accordance with 2CFR200.516(a)?	**X** Yes	___ No

Programs tested as major programs:

Program or Cluster	CFDA No.
U.S. Department of the Interior Mississippi National River and Recreation Area State and Local Assistance	15.941

Threshold for distinguishing between type A and B programs:	$ 750,000

Does the auditee qualify as a low-risk auditee?	___ Yes	**X** No

B. FINANCIAL STATEMENT FINDINGS

2017-001 Prior Period Adjustment

Criteria – Management is responsible for establishing and maintaining effective internal controls over the financial reporting process. These controls include the responsibility for the preparation of the City of Ramsey, Minnesota's (the City) annual financial statements in accordance with accounting principles generally accepted in the United States of America.

Condition – During our audit, we noted a material prior period adjustment, as detailed in the notes to basic financial statements, that was necessary to reflect an interfund loan that should have been reported in the prior year. Auditing standards consider the necessity of recording a material prior period adjustment to be indicative of a material weakness in the related internal controls.

Questioned Costs – None. Our testing did not indicate any instances of noncompliance.

Context – An internal loan of $500,000 between major governmental funds was not reported. The loan was established to repay the Public Improvement Revolving Fund for tax increment expenditures that were incurred prior to tax increments being received. This has no effect on net position in the government-wide financial statements.

Repeat Finding – This is a current year and prior year finding.

Cause – This was an oversight by city staff.

Effect – The City's basic financial statements, as of and for the year ended December 31, 2016, contained a material misstatement.

Recommendation – We recommend that the City review its accounting procedures and internal controls for recording of internal loans to assure transactions such as these are properly reported in the future.

View of Responsible Official and Planned Corrective Actions – There is no disagreement with the audit finding. The error was discovered by city staff during their preparation for the current year audit. The nature and details of the misstatement have been reviewed with the individuals responsible, and appropriate guidance has been given to assure such transactions are reported correctly in the future. The City has separately issued a Corrective Action Plan related to this finding.

C. FEDERAL AWARD FINDINGS AND QUESTIONED COSTS

SIGNIFICANT DEFICIENCY IN INTERNAL CONTROL OVER COMPLIANCE – DIRECT AWARD FROM THE U.S. DEPARTMENT OF THE INTERIOR, MISSISSIPPI NATIONAL RIVER AND RECREATION AREA STATE AND LOCAL ASSISTANCE, CFDA NO. 15.941

2017-002 Internal Controls Over Compliance With Cash Management, Allowable Costs, and Standards for Financial Management

Criteria – Title 2 U.S. Code of Federal Regulations (CFR) § 200.302(b)(5), (6), and (7) require the City to have written cash management procedures, which includes procedures for determining the allowability of costs in accordance with 2 CFR 200 Subpart E – Cost Principles, as well as a required written budget to actual comparison of expenditures for each federal award.

Condition – During our audit, we noted that the City did not have documented written controls to ensure compliance with the U.S. Office of Management and Budget's (OMB) *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance) cash management, allowable costs, and financial management standards.

Questioned Costs – None. Our testing did not indicate any instances of noncompliance.

Context – The lack of written controls pertains to all federal grants. This was not a statistically valid sample.

Repeat Finding – This is a current year finding.

Cause – The implementation of the Uniform Guidance requirements for federal awards is relatively new to the City, and some internal control policies, including cash management, allowable costs, and financial management were not updated to reflect the necessary changes.

Effect – This could be viewed as a violation of the award agreement.

Recommendation – We recommend that the City review its internal control procedures relating to cash management, allowable costs, and financial management for all federal programs. The City should review the new Uniform Guidance to obtain a better understanding of the new requirements and identify any needed policy and procedure changes, in addition to those already referenced above. We also recommend the City adopt written policies pertaining to cash management, allowable costs, and financial management for all federal programs. The City should also document and perform regular budget to actual comparisons of expenditures for each federal award.

View of Responsible Official and Planned Corrective Actions – The City agrees with the finding. The City has reviewed and updated its written policies and procedures relating to cash management, allowable costs, and financial management standards for its federal programs to ensure compliance with Uniform Guidance in the future. The District has separately issued a Corrective Action Plan related to this finding.

D. MINNESOTA LEGAL COMPLIANCE FINDINGS

None.

CC Regular Session **4. 2.**

Meeting Date: 06/12/2018

By: Diana Lund, Finance

Information

Title

Receive Cash and Investments for Period Ending May 31, 2018

Purpose/Background:

Purpose: Receive reports of the city's cash and investments for the period ending May 31, 2018.

Cash and investment report shows the monthly cash flow - receipts and expenditures through May 31, 2018 with the current listing of the city's investment portfolio.

Action:

No action required. Informational only.

Attachments

Cash & Investments for Period Ending May 31, 2018

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	06/07/2018 11:45 AM
Form Started By: Diana Lund		Started On: 05/18/2018 11:51 AM
Final Approval Date: 06/07/2018		

CITY OF RAMSEY
REPORT OF POOLED CASH FLOWS
Period Ended May 31, 2018

	May-18 CURRENT MONTH	2018 YEAR-TO-DATE
CASH AND TEMPORARY INVESTMENTS		
BEGINNING BALANCE	$ 66,735,041.13	$ 69,531,209.52
CASH INFLOWS:		
Daily Deposit	2,479,928.11	4,598,642.28
Tax Settlements		22,366.22
U/B Receipts	453,555.80	978,955.05
Credit Cards (Includes Utility Billing)	526,019.38	1,358,713.28
Interest Earnings [Net of Interest Paid on Investments]	111,202.33	427,201.71
Bond Proceeds	-	-
TOTAL CASH INFLOW	$ 3,570,705.62	$ 7,385,878.54
TOTAL CASH AVAILABLE	$ 70,305,746.75	$ 76,917,088.06
CASH OUTFLOWS:		
Prepaid Checks	1,192,206.70	3,312,946.29
Bills Lists	532,789.32	2,745,660.13
Pay Estimates	128,022.00	645,909.25
Credit Cards	5,084.82	20,980.75
Payroll - Net	327,049.43	1,612,900.42
Flex Reimbursement	2,934.43	21,699.87
Void Checks/Dormant Checks Paid	(110.19)	(98,099.89)
Debt Service	343,698.16	880,788.16
Miscellaneous [Bank Charges; etc.]	59.50	290.50
TOTAL CASH OUTFLOW	$ 2,531,734.17	$ 9,143,075.48
POOLED CASH AND TEMPORARY INVESTMENTS ENDING BALANCE	**$ 67,774,012.58**	**$ 67,774,012.58**
MEMO - NET 2018 CASH INFLOW (OUTFLOW)	**1,038,971.45**	**(1,757,196.94)**
INVESTMENT PORTFOLIO SUMMARY		
BEGINNING BALANCE	**$ 61,765,872.18**	**61,031,260.23**
Purchases	1,993,000.00	9,073,000.00
Maturities/Sales	(1,949,171.93)	(8,294,559.98)
ENDING BALANCE	**$ 61,809,700.25**	**$ 61,809,700.25**

Prepared by the City of Ramsey Finance Department
6/6/2018

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
180510	8/31/2018	4M	Term Series 4M		253392		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		500,000.00	0.00	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
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
180302	1/2/2020	ICD SEC	CD-AXIOM BANK	31390	05464LAV3		200,000.00	0.00	200,000.00	200,000
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		99,000.00	0.00	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
180215	2/13/2019	ICD SEC	CD-BANK OF INDIA	33648	06279KFK7		200,000.00	0.00	200,000.00	200,000
170125B	1/25/2019	ICD SEC	CD-BANKERS West BANK	23210	06610YFQ5	109,000.00		0.00	109,000.00	200,000
180125	1/25/2019	ICD SEC	CD-BANNER BANK	28489	06552XFNO		200,000.00	0.00	200,000.00	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
180216	8/16/2019	ICD SEC	CD-CATHAY BANK	18503	149159LY9		249,000.00	0.00	249,000.00	249,000
170330B	9/30/2019	ICD SEC	CD-CENTRAL FEDERAL S	27910	15347EAE9	249,000.00		0.00	249,000.00	249,000
180329	3/30/2020	ICD SEC	CD-CITIBANK	7213	17312QHS1		249,000.00	0.00	249,000.00	249,000
180117	7/17/2020	ICD SEC	CD-CITIZENS NATIONAL	06531	175144DH4		150,000.00	0.00	150,000.00	150,000
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
180124A	1/24/2020	ICD SEC	CD-CROSSFIRST BANK	58648	2766ACD5		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
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

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
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
180430A	10/30/2019	ICD SEC	CD-FIRST GENERAL BAN	58060	320337CF3		200,000.00	0.00	200,000.00	200,000
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
180129	1/29/2020	ICD SEC	CD-FORTUNE BANK	58107	34969RCD8		248,000.00	0.00	248,000.00	248,000
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
180430B	4/30/2020	ICD SEC	CD-MAGYAR BANK	30704	55977RBP7		225,000.00	0.00	225,000.00	225,000
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
180417	4/17/2020	ICD SEC	CD-SOUTHWEST NATION	4801	845182BK9		151,000.00	0.00	151,000.00	151,000
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
180531A	5/29/2020	ICD SEC	CD-STEARNS BANK	10988	857894WV9		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
180406C	4/6/2020	ICD SEC	CD-SYNCHRONY BANK	27314	87164WUX4		249,000.00	0.00	249,000.00	249,000
161123	5/23/2018	ICD SEC	CD-TCF NATIONAL BANK	28330	872278XK7	100,000.00		100,000.00	0.00	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
180530	5/29/2020	ICD SEC	CD-WEX BANK	34697	92937CHA9		249,000.00	0.00	249,000.00	249,000
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						21,348,000.00	

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
090102B	12/25/2018	Com Sec	FNR 2003-120 BY		31393UGR8	3,572.05		2,162.14	1,409.91	200,000
									1,409.91	
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

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
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	
120817A	5/1/2018	UBS	NYC-TAXABLE		64971QTU7	500,000.00		500,000.00	0.00	500,000
130611	5/21/2018	UBS	FNMA		3135GOXDO	750,000.00		750,000.00	0.00	750,000
030630A	6/15/2018	UBS	FHR 2628 AB		31393VMQ1C	553.50		553.56	-0.06	200,000
030730A	8/25/2018	UBS	FNR 2003-74-KN		31393EAL3C	1,042.57		580.35	462.22	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		108.45	582.41	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		76.88	726.40	52,000
180108	10/1/2022	UBS	PALM BEACH COUNTY SOLID WASTE				450,000.00	0.00	450,000.00	450,000
180531B	6/1/2020	UBS	CD-MORGAN STANLY		6176OALP2		245,000.00	0.00	245,000.00	245,000
180522	2/5/2025	UBS	FFCB		3133EJBN8		750,000.00	0.00	750,000.00	750,000
020826	10/15/2022	UBS	FHR 1391D		312912LUO	652.07		131.92	520.15	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
									14,850,290.34	
	TOTAL INVESTMENTS					61,031,260.23	9,073,000.00	8,294,559.98	61,809,700.25	
			Unamortized Premiums			1,457,335.04			1,457,335.04	
			Unamortized Discounts			(3,294,871.24)	(19,326.37)		(3,314,197.61)	
			BOW			6,736,009.95	12,244,194.75	14,805,403.07	4,174,801.63	
			Money Market Accounts			3,601,475.54	3,544,725.80	3,500,000.00	3,646,201.34	
			Net Cash and Investments			69,531,209.52	24,842,594.18	26,599,963.05	67,773,840.65	

CC Regular Session **4. 3.**

Meeting Date: 06/12/2018

By: JoAnn Shaw, Community Development

Information

Title

Note the Following Boards and Commissions Meeting Minutes:

- Planning Commission Meeting Minutes Dated April 5, 2018
- Economic Development Authority meeting Minutes Dated April 12, 2018
- Environmental Policy Board Meeting Minutes Dated April 16, 2018

Attachments

Planning 4.5.18

EDA 4 12 18

EPB 4 16 18

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	06/07/2018 11:36 AM
JoAnn Shaw (Originator)	JoAnn Shaw	06/07/2018 11:42 AM
Kurt Ulrich	Kurt Ulrich	06/07/2018 12:03 PM
Form Started By: JoAnn Shaw		Started On: 06/04/2018 09:41 AM
Final Approval Date: 06/07/2018		

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 Shainess, 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. Shainess 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. Shainess 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. Shainess 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. Shainess 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. Shainess 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.

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, April 12, 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: None

Also Present: Patrick Brama, Econ. Dev. Mgr/Assistant City Administrator
Tim Gladhill, Development Services Manager
Kurt Ulrich, City Administrator
Jason Aarsvold, Ehlers, Inc.
Chloe McGuire Brigl, City Planner

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 Kanaventi, to approve the agenda.

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

3. APPROVE MINUTES

3.01: Approve Meeting Minutes Dated March 8, 2018

Motion by Member Riley, seconded by Member Hardin, to approve the March 8, 2018, minutes as presented.

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

4. EDA BUSINESS

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

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

Chairperson Steffen asked if the agreement has changed since the EDA last reviewed the MOU.

Economic Dev. Mgr/Assistant City Administrator Brama replied that the general agreement remains consistent although this version contains much more detail.

Jason Aarsvold, Ehlers, Inc., stated that the agreement does mirror the MOU. He noted that there has been a customary cost-share of the infrastructure. He stated that the method that would work best for the City is for CAP Acquisitions to complete the improvements fully as part of their project and noted that the City will redirect TIF funds generated by the building to pay back the note for infrastructure over seven to eight years. He stated that there will be no other obligation to the City and the City is only obligated to make payments on the note, as the funds are available through the TIF generated by the project itself.

Chairperson Steffen asked if the pay as you go note would represent the City's 80 percent cost-share.

Mr. Aarsvold confirmed that is based off the cost-share percentages in the MOU.

Member Riley stated that this is really about installing the infrastructure and therefore the City is not paying for the project. He stated that the TIF will be used for the installation of infrastructure and therefore this would be an appropriate use.

Motion by Chairperson Steffen, seconded by Member Hardin, to recommend to City Council to Adopt Resolution #18-061 Approving a TIF Agreement with CAP Acquisitions LLC.

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

4.02: Affinity Apartment Project: Multiple Actions

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

Chairperson Steffen asked and received confirmation on the completion date.

Motion by Member Hardin, seconded by Member Kanaventi, to recommend to City Council to Approve the Amendment #1 to the Purchase Agreement between the City of Ramsey and CAP Acquisitions LLC, Approve the Right-of-Re-Entry Agreement between the City of Ramsey and CAP Acquisitions LLC for a 174 Unit Senior Living Apartment Complex, and Approve Resolution #18-060 Authorizing the Sale of 3.36 Acres of City Owned Land.

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

~~**4.03: ALDI Purchase Agreement: Preliminary Review**~~

4.04: AEON Purchase Agreement, Phase II, Amendment I

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

Chairperson Steffen asked for details on the right-of-reentry date for Phase II.

Economic Dev. Mgr/Assistant City Administrator Brama provided additional details on why there is not a right-of-reentry agreement needed with this applicant.

Member LeTourneau stated that at times developers have different reasons for extensions and noted that it is his understanding that this type of project requires a lot of maneuvering to obtain multiple financing partners. He stated that it is his understanding that the applicant needs additional time to gain the needed financial partners and therefore it seems there is a solid reason to grant the extension.

Economic Dev. Mgr/Assistant City Administrator Brama confirmed those details. He noted that typically, the financial partners have a one-year financing cycle and therefore it would make sense to grant the one-year extension.

Chairperson Steffen noted that the previous night AEON received an award of Developer of the Year and therefore it seems the developer is doing good things in the state.

Motion by Member Hardin, seconded by Chairperson Steffen, to recommend to City Council to Approve the Amendment to the Purchase Agreement with AEON Ramsey 2 LLC dated June 30, 2017.

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

4.05: Centra Homes Purchase Agreement: Multiple Actions

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

Chairperson Steffen noted that the EDA met with the developer a few months prior to discuss this case. He referenced the re-entry date and noted that seemed a little long.

Economic Dev. Mgr/Assistant City Administrator Brama provided additional details noting that the agreement states five certificates of occupancy per year over the next three years, which begins in 2019. He confirmed that staff is comfortable with that approach and that the agreement is consistent with other approved developments.

Member Hardin asked for additional details on design standards and quality. He asked if the roads would be private and therefore not maintained by the City.

Community Development Director Gladhill confirmed that although the product is different than the other side of the development, the products would meet the minimum design standards of The COR. He noted that this would be a detached product with rear-loaded garages and private roads that would be maintained by the Homeowners Association. He noted that the adjacent neighborhoods also have privately maintained roads.

Member Hardin asked if the Planning Commission has reviewed the request.

Community Development Director Gladhill noted that the Planning Commission has reviewed the case twice on conceptual levels. He noted that the primary discussion thus far has been the private road connections and noted that a more thorough discussion will occur when the Preliminary Plat is submitted.

Chairperson Steffen noted that initially there were three options presented for layout and design and asked if that has been narrowed down.

Community Development Director Gladhill confirmed that one layout has been chosen.

Member LeTourneau referenced the right-of-reentry agreement and asked for details on what would trigger that element.

Economic Dev. Mgr/Assistant City Administrator Brama provided additional details, noting that the trigger would be whether investments and improvements have been made to the site. He stated that if improvements have been made, the City could enact penalties rather than attempt to take the property back.

Member Riley stated that the right-of-reentry is there to protect the City and ensure that the desired outcome is achieved. He stated that the agreement encourages the developer to build the project as planned, noting that the City does not want to take the property back.

Member LeTourneau agreed that the primary intent is to have the City owned property sold and in the hands of a developer but also to build the community. He agreed that the right-of-reentry helps to stimulate the development and ensure that it does not remain vacant for years.

Chairperson Steffen noted that the right-of-reentry specifies 15 homes but there are many more homes included on the plan.

Economic Dev. Mgr/Assistant City Administrator Brama stated that it is difficult for the developer to commit to a large number of homes developed as the real estate market is unknown and therefore has difficulty committing to things beyond their control. He noted that this agreement is consistent with other developments, as the City does not require full build out in the agreement, for a single family home project.

Member Hardin asked if the City will request the developer to develop certain lots prior to other lots, such as lots along Ramsey Boulevard compared to interior lots. He referenced the language in paragraph three and asked if legal counsel should review the language that specifies "$5,000 against the parcel".

Economic Dev. Mgr/Assistant City Administrator Brama stated that he will ensure that the language is correct prior to this moving to the City Council. He stated that the phasing of homes will fall to Community Development and the Planning Commission.

Community Development Director Gladhill noted that a phasing plan has not yet been provided. He noted that if there is a preference, staff can encourage that.

Member Hardin stated that he would prefer the lots along arterial roads developed first, followed then by the interior lots.

Economic Dev. Mgr/Assistant City Administrator Brama stated that he would be happy to filter that comment through the Planning Commission as the review process continues.

Motion by Member Burandt, seconded by Member Hardin, to recommend to City Council to Approve Amendment #1 to the Purchase Agreement between the City of Ramsey and Centra Homes, LLC, Approve the Right-of-Re-Entry Agreement with Centra Homes (contingent upon review by legal counsel), LLC, and Approve Resolution #18-051 Authorizing the Sale of City Owned Land to Centra Homes, LLC.

Further discussion: Member Hardin asked if the right-of-reentry could be modified upon legal counsel review. Member Burandt confirmed that addition.

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

4.06: Authorize Staff to Complete Three Shovel Ready Certifications

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

Chairperson Steffen asked the number of shovel ready properties within the City today.

Economic Dev. Mgr/Assistant City Administrator Brama stated that although staff has gone through the process on seven or eight sites, there are only perhaps three that are Minnesota DEED Shovel Ready Certified. He noted that almost all of the significant City owned sites are "shovel ready" but simply do not have the Minnesota DEED certification because of the cost-benefit.

Member Riley stated that his question is why the City would spend the funds to improve land that is not owned by the City but noted that he understands that the developer would pay the actual costs and the City would only facilitate that process.

Motion by Chairperson Steffen, seconded by Member Burandt, to recommend to City Council to authorize staff to coordinate/manage the process of completing Minnesota DEED Shovel Ready Applications for three separate properties identified within this case and authorize staff to utilize up to $25,000 from TIF District #1 for Minnesota DEED Shovel Ready Application costs.

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

4.07: Review Draft Comprehensive Plan Update

Community Development Director Gladhill presented the staff report.

Chairperson Steffen noted that the economic development seemed to be unchanged since the last review with the exception of the inclusion of pictures.

Community Development Director Gladhill confirmed that the draft is largely unchanged but advised that the discussed changes will be made prior to the next review.

Chairperson Steffen asked if the retail outlook will be expanded and suggested adding similar data for an industrial outlook.

Community Development Director Gladhill confirmed that section can be updated and expanded.

Member LeTourneau asked if the EDA would be open to discussing the economic development chapter in further detail once the changes are made.

Community Development Director Gladhill confirmed that staff intends to bring that topic back to the next meeting in further detail. He noted that further amendments can also be made during the jurisdictional review.

4.08: Receive Update on Development Projects

Community Development Director Gladhill presented the staff report.

Chairperson Steffen referenced the Ramsey Elementary School and suggested that staff present a high-level case in the future to provide additional details. He noted that he was unaware that the project is breaking ground next month.

Member Hardin agreed that he would like to review the project and adjacent zoning in a one-mile radius.

5. MEMBER / STAFF UPDATE

5.01: Training Opportunities Update

Econ. Dev. Mgr/Assistant City Administrator Brama reviewed opportunities for training for Members of the EDA. He stated that if Members have interest in any of these opportunities they should reach out to staff.

5.02: Business Retention and Expansion Update

Economic Dev. Mgr/Assistant City Administrator Brama stated that staff attempts to conduct 24 visits per year, noting that 14 visits have been completed so far in 2018. He stated that if Members are interested in attending visits, they should reach out to staff. He noted that Member Kanaventi attended the Dedicated Networks visit and thanked him for his participation.

Economic Dev. Mgr/Assistant City Administrator Brama stated that there is a vacant restaurant space in The COR and noted that staff is working with a potential start-up user. He provided other updates including interest from a potential grocer and updates within the business park. He noted that KORU Fitness provided the final payment on the loan they received from the EDA. He advised that Ms. Wenberg has completed her last day with the City and the economic development team will cover her responsibilities until a new staff member comes on board. He noted that Ramsey was recognized as one of the five finalist the previous night for its efforts with real estate development.

City Administrator Ulrich noted that the Council approved the Feasibility Study and ordered plans and specifications for an infiltration basin within The COR, which will help to provide storm water infiltration for COR projects. He provided an update on other recent Council activities noting that Councilmember Riley won the election the previous night. He noted that the Mayor position and multiple Council positions are up for election in November. He stated that legislation has been introduced in the Senate and House for the Ramsey Boulevard grade separation rail crossing.

Chairperson Steffen noted that there is a vacant position on the EDA and asked when a new Member will be appointed.

Economic Dev. Mgr/Assistant City Administrator Brama replied that applications for that position are due on April 20th and anticipated that the Council will conduct interviews in May with appointment occurring in June.

6. ADJOURNMENT

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

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

The regular meeting of the Economic Development Authority adjourned at 8:46 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, April 16, 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 Reid Bernard
Board Member Jane Covart
Board Member Melissa Fetterley
Board Member Michael Hiatt
Board Member Laura Moore
Board Member Michael Valentine

Members Absent: None

Also Present: City Planner Chris Anderson
City Council Liaison John LeTourneau

1. CALL TO ORDER

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

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

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

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

4. APPROVE MINUTES

4.01: Approve Meeting Minutes Dated March 19, 2018

Motion by Chairperson Stodola and seconded by Board Member Covart, to approve the regular meeting minutes dated March 19, 2018.

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

5. POLICY BOARD BUSINESS

5.01: Appoint Chairperson and Vice Chairperson

City Planner Anderson presented the staff report.

Motion by Board Member Hiatt and seconded by Chairperson Stodola to appoint Michael Valentine as Chairperson.

Further discussion: Board Member Valentine stated that he would accept the position.

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

Chairperson Valentine took control of the meeting and opened the floor for nominations for Vice Chairperson.

Motion by Chairperson Valentine and seconded by Board Member Bernard to appoint Michael Hiatt as Vice Chairperson.

Further discussion: Board Member Hiatt stated that he would accept the position.

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

Board Member Hiatt stated that perhaps it would be helpful for the new members to introduce themselves.

Board Member Moore introduced herself and provided some background information.

Board Member Fetterley introduced herself and provided some background information.

Chairperson Valentine welcomed the new Board Members and thanked them for volunteering their time on the Board.

5.02: Anoka County Cooperative Weed Management Partnership

City Planner Anderson presented the staff report.

Board Member Hiatt stated that he noticed that the Rum River Watershed District is not listed.

City Planner Anderson noted that Ramsey staff pointed out that both the Upper Rum River and Lower Rum River WMO's were not included. He stated that a few other agencies that were not listed were pointed out at the meeting as well.

Chairperson Valentine stated that this seems like a very good program. He noted that there are a lot of residents that are trying to establish restoration projects and weeds are a huge component of those projects.

Board Member Hiatt stated that there is a great diversity included in the list, from inner city to rural cities like Ramsey. He asked if there is a sense that there will be fair and equal treatment to all the entities involved. He wanted to ensure that there is equality in decision making.

City Planner Anderson stated that there is a working group that is working to develop a baseline that would be equitable across the County. He stated that the funding source is $20,000 but that is to be spread County wide. He noted that he is looking at this more from an educational standpoint, as this will provide quick access to educational materials that were created by other entities. He provided an example of featuring a weed of the month in City newsletters and on the website.

Councilmember LeTourneau stated that he was not aware that this was a County wide problem and is excited that Ramsey is being included. He stated that the EPB does have a Work Plan and was unsure that noxious weeds were included on the plan. He cautioned the group to temper the item to ensure that the Work Plan can still be accomplished. He noted that if this item becomes more of a focus, perhaps something else from the Work Plan can be placed on the back burner. He suggested that perhaps someone on the EPB sit in on the working group as there is an education piece involved in the process and the EPB is a voice to the residents.

Chairperson Valentine asked if any Board Members would be interested in being involved in more depth, should that be the direction.

Board Member Covart stated that she would volunteer if the schedule aligns with her schedule.

Board Member Hiatt asked if City Planner Anderson would be able to attend.

City Planner Anderson noted that the meetings take place during the work day. He stated that he continues to attend these meetings. He noted that the meeting the previous week was a high-level and basic meeting. He stated that the EPB Work Plan is a three-year plan and therefore the Board has the ability to review items in addition to the four items listed on the plan. He stated that he does not envision that this will be a large drain on the Board resources as the Conservation District will work as the fiscal agent for grant management. He noted that there is already information on invasive species listed on the City website and therefore tweaking that information should not take a great deal of time and effort. He did not anticipate this being a large taxing of staff resources and should not pull the Board away from the priorities on the Work Plan. He stated that he can send the information on the next scheduled meeting to the Board Members and interested members can attend the meeting if desired.

5.03: General Update on Recycling Program

City Planner Anderson presented the staff report.

Councilmember LeTourneau stated that he is curious to hear more about multi-family homes and the methodology that is used to collect recyclable materials from those residents. He stated that there appears to be an effective curbside for single-family homes. He noted that there is a lot of multi-family homes being developed in Ramsey and wondered if there was an effective method to collect recycling from those properties.

City Planner Anderson provided additional details on the collection for multi-family housing developments. He stated that the education component for that type of development is key due to the transient nature of those residents. He stated that the number by default will be smaller because multi-family housing is a smaller market than single-family homes. He stated that staff continues to reach out to multi-family housing developments to provide additional containers and improve collection efforts. He noted that multi-unit recycling is a bigger challenge across the metro. He stated that the recycling agreement will go forward to the City Council at one of the next meetings with a small increase for additional educational efforts in attempt to boost participation.

Chairperson Valentine commented that he believes that a yard waste cleanup opportunity in the fall would be a benefit to the community.

City Planner Anderson stated that until recently residents had the opportunity to purchase a permit from Elk River to use that yard waste site. He noted that opportunity was closed when the threat of Emerald Ash Borer came about, and the quarantine for Anoka County went into effect.

5.04: Resilient Communities Project Update

City Planner Anderson presented the staff report.

Tyler Thorn stated that his group is participating in the organics recycling program. He displayed the midway check-in poster that the group created, noting that they did receive input from City Planner Anderson. He stated that one of the biggest obstacles is finding a closer area to deposit the organic waste.

Marie Olson stated that they are aware of the pilot organics recycling program in Ramsey and recommend increasing that program with additional drop-off locations that could also stimulate commercial participation. She stated that the hope would then be to incorporate curbside pickup for organics.

Marin Forey stated that there are communities in the metro which have implemented curbside organics pickup. She stated that there is opportunity to combine household organics with yard waste, which would mean that the yard waste truck could collect the materials rather than requiring an additional truck for hauling.

Board Member Hiatt stated that one of the challenges in the community is that Ramsey is a large geographic area. He asked if a northern location was looked at as a possibility for drop-off locations. He stated that perhaps that would generate more participation from the residents in the northern part of Ramsey.

Marie stated that they did discuss that option with City Planner Anderson, perhaps using parks as drop-off locations.

Board Member Hiatt stated that he does believe that Coborn's would be a successful location as well.

Board Member Stodola stated that he uses the municipal drop-off location and would prefer a Coborn's drop-off location.

Board Member Fetterley asked for input on the methods that the other communities used that have expanded further to curbside organics pickup and the thresholds that those communities used.

Marin stated that she spoke with staff from Columbia Heights and they had about 2,000 households using the drop-off method before transitioning to curbside. She noted that threshold may be different for Ramsey, but they would recommend scaling up participation before transitioning to curbside collection.

Tyler stated the initial goal will be to increase participation in the organics program.

Councilmember LeTourneau asked for more information on what a drop-off site would look like and the amount of space that it would occupy. He stated that a lot of the organic material from homes, such as yard waste, has a lot of volume.

City Planner Anderson stated that this organics program is related to food waste and not yard waste materials. He stated that presumably someone would not come with a trailer full of material to drop-off. He stated that typically there are a few carts at a drop-off location that have a passcode to unlock the container. He noted that it is not a large-scale operation that perhaps Councilmember LeTourneau was envisioning.

Councilmember LeTourneau asked if the yard waste customers in Ramsey could contribute their household organic material.

City Planner Anderson explained that yard waste collection is specifically through the hauler and therefore he does not have participation information. He noted that there is a specific hauler used by Columbia Heights that allows household organics to be combined with yard waste collection. He stated that there are other opportunities, such as the Blue Bag program.

Councilmember LeTourneau stated that he would be excited to have curbside pickup for organics and the possibility of combining that collection with curbside yard waste collection.

Board Member Hiatt commented that he remembers the transition from sorted collections to single sort. He stated that the easier the process is, the more participation there will be in the program. He stated that the ACE Solid Waste collections began today, noting that the company stresses that only yard waste can be placed in the container. He agreed that if there is an opportunity to combine yard waste and organics curbside collection, that would be a great opportunity for residents.

Board Member Stodola asked the type of materials that can be collected in yard waste.

City Planner Anderson provided details on the yard waste materials that can currently be collected through curbside pickup.

Chairperson Valentine referenced the curbside opportunity and stated that organic material could attract predatory animals in the rural areas and asked if security has been a thought.

Marin noted that is a good consideration.

City Planner Anderson stated that those same materials are included in trash collection currently.

Board Member Hiatt asked if there have been problems with animals getting into the organics collection carts at the drop-off location.

City Planner Anderson stated that there has not been a problem thus far and did not anticipate an issue because the containers are locked. He displayed the poster that was worked on from the water conservation group. He noted that those students planned to attend the meeting but were unable to make it because of the weather. He noted that the student group continues to work with the City Engineer but acknowledged that water conservation is an important topic to this group as well. He stated that he can send the PDF version to the Board Members to look more closely.

Councilmember LeTourneau asked for a high-level overview of the poster.

City Planner Anderson stated that the student group was asked to look at ways to reduce water use through the groundwater supply. He stated that the groups are looking at incentives, friendly neighborhood comparisons, comparisons to other communities, and public education efforts.

Councilmember LeTourneau stated that at the end of the fall semester there was a nice presentation for the community, which displayed all the posters. He asked if the same opportunity would occur at the end of the spring semester.

Dan Herrera replied that the University of Minnesota will host an open house on May 4th which will not only display the Ramsey projects but all the projects the RCP students have worked on throughout the year. He noted that there will be a wide range of posters along with students that will provide information. He stated that student groups can also provide informal updates, such as the presentation tonight.

Councilmember LeTourneau commented that the fall event was incredible and had a lot of great information.

Dan Herrera stated that the May 4th event is the last day of class for students and therefore they could not require students to attend an event after that date.

6. BOARD / STAFF INPUT

- **Comprehensive Plan Update Final Open House Recap**

City Planner Anderson reported that the third and final Comprehensive Plan open house was held on April 9th and was well received. He stated that there was not specific input or comments on the natural resources information. He stated that there is a tentative public hearing date of May 3rd for the Planning Commission and May 22nd for City Council consideration before the draft plan is released for jurisdictional comments. He noted that all three public open houses were well attended and commended the approach that Community Development took with the process.

Chairperson Valentine stated that he was asked to assist in developing a program for the Metro Environmental Conference, which will be an opportunity for groups across the metro, similar to the EPB to share information and ideas. He stated that the event was held on April 7th and 24 of

32 possible entities attended. He stated that at the least, a network was developed which can be built upon. He stated that it will be an ongoing collaboration that he will continue to be involved in. He noted that a Facebook page will be created for the group. He encouraged members of the EPB to attend upcoming meetings for the group. He thanked Board Member Stodola for his many years on the Board and as Chairperson.

City Planner Anderson noted that an RCP student group hosted the first training session for the tree inventory. He stated that the student group is working to reschedule the outdoor session, which was canceled because of the weather this past weekend. He noted that there is also a possibility of holding a second round of training if there is additional interest in participating in the tree survey. He encouraged interested residents to take part in the trainings if offered again.

7. ADJOURNMENT

Motion by Board Member Stodola and seconded by Board Member Covart to adjourn the meeting.

The meeting adjourned at 7:46 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. 4.**

Meeting Date: 06/12/2018

By: Jo Thieling, Administrative Services

Information

Title

Approve the Following Meeting Minutes:

1. City Council Work Session dated 5/222018
2. City Council Regular dated 5/22/2018
3. City Council Joint Work Session dated 5/23/2018

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 Work Session dated 5/222018
2. City Council Regular dated 5/22/2018
3. City Council Joint Work Session dated 5/23/2018

Attachments

CCWS

CC Mts

CCWS Joint Mtg

Form Review

Form Started By: Jo Thieling Started On: 06/05/2018 07:52 PM

Final Approval Date: 06/05/2018

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, May 22, 2018, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Acting Mayor John LeTourneau
Councilmember Mark Kuzma
Councilmember Jill Johns (arrived at 6:43 p.m.)
Councilmember Chris Riley
Councilmember Melody Shryock

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

1. CALL TO ORDER

Acting Mayor LeTourneau called the City Council Work Session to order at 5:35 p.m.

2. TOPICS FOR DISCUSSION

2.01: Purple Light Initiative for Domestic Violence Awareness

Councilmember Riley introduced his sister, Kathy Green, who is present tonight.

Mary Sheie provided background information on her affiliations with organizations that serve and educate against domestic violence.

Kathy Green reviewed the organizations that she is involved in.

Ms. Sheie stated that they would like to propose that the City of Ramsey light the outside of their public buildings in purple during October 2018. She stated that this will help to increase awareness and interest in the topic. She stated that the Anoka County Sheriff's Office has already agreed to light their building in October and will be participating on other efforts as well. She reviewed the list of partners involved in the advocacy that support this initiative. She stated that Maple Grove participated last year and will be participating again this year. She noted that this would be good publicity for the City and would also support victims.

Ms. Green stated that ten years ago she knew nothing about this topic and never could have imagined that she would become so passionate. She stated that this initiative would honor those victims that have lost their lives to domestic violence. She stated that it would also show that the City stands in solidarity with those who are still experiencing domestic violence in the community and will also spur conversations in the community to bring the issue further into the light and hopefully decrease the number of domestic violence incidents.

Ms. Sheie commented that the more these efforts come forward, the better the chance to change history. She stated that lights would be needed for the City to participate and advised that she would walk around to determine the lighting needs. She stated that she would then draft a description of the needs with recommended products. She noted that price would depend upon the options chosen for lighting. She stated that her draft would then include installation options. She stated that once the cost has been determined, she will be able to determine the amount the coalition would be able to assist with. She stated that communications information would be provided to the City to include in its newsletter and post on social media. She noted that there would also be options to have a display in the lobby at City Hall if desired during October. She stated that another option would be to participate in #purplethursday, where employees can dress in purple with pins, and pins could be available for the public.

Councilmember Kuzma stated that he would be open to having a display in the lobby area but was concerned with staff time and cost that it would take to do the lighting, as this could become a large project. He noted that Ramsey is already short staffed. He stated that if putting lights up was simple and the lights were provided, he could support that, but would not want to put a heavier burden on staff.

Councilmember Shryock stated that she would also be interested in the display. She stated that she would be interested in the lighting but would want more information, perhaps picking key spots that could provide the most impact.

City Administrator Ulrich stated that Connexus has been a key partner with the Christmas lighting and perhaps that would be a good partnership.

Councilmember Riley stated that he would want to know more information and believed that the walkthrough would provide that information. He noted that perhaps it could be as easy as placing a purple lens on the existing lights.

Ms. Sheie stated that when they do the walk through they will look at inside and outside options. She stated that even if the City starts small, that would be helpful. She noted that the coalition is willing to provide funding for the lights and installation.

Councilmember Riley suggested limiting the purple lights to City Hall and not the parking ramp, as the purple lighting could provide safety concerns in the ramp.

Police Chief Katers stated that he is encouraged by the collaborative effort. He noted that domestic violence touches this community and the police works on domestic violence prevention. He stated that this is a great program and although the costs are not known, he

encouraged the City to participate. He noted that residents could also use a purple bulb at their home.

Ms. Sheie stated that she will report back to the Council following the walk through. She welcomed any additional questions staff and the Council may have after the meeting tonight and provided her contact information.

Acting Mayor LeTourneau thanked her for coming tonight and inviting the City to participate. He encouraged Ms. Sheie to continue to communicate with City Administrator Ulrich.

City Administrator Ulrich stated that he will bring back different options for the City to consider.

Ms. Green noted that she will reach out to Connexus to determine if they would be willing to assist as well.

2.02: Discussion Regarding the AFSCME Career Ladder

Human Resources Manager Lasher reviewed the staff report.

Councilmember Kuzma asked how many potential employees would qualify.

Human Resources Manager Lasher noted that six public works employees would qualify.

Councilmember Kuzma stated that if each of those employees holds an equal position he would not want to see participation from everyone as that would simply increase wages.

Human Resources Manager Lasher reviewed the different categories.

Councilmember Kuzma stated that this seems like a good plan for employee development and providing employees with a way to move up. He stated that he does not believe this should apply to part-time employees.

Councilmember Riley agreed that he does not think this should apply to part-time employees.

Councilmember Shryock agreed that part-time should not be eligible. She stated that it would be great to help employees advance and stay here. She shared the concern that the program is managed to ensure there is appropriate space for those that complete the training. She stated that she would want to see conversations about retention.

Councilmember Kuzma suggested that a timeline be identified in which the employee must remain with the City or reimburse the City for the cost.

Human Resources Manager Lasher stated that there is language that requires an employee to remain with the City for one year after tuition reimbursement. She noted that training funds are significantly less but confirmed the consensus of the Council to have similar language requiring one year.

Acting Mayor LeTourneau stated that he likes the ladder concept and that could be something that draws in millennials. He stated that this would allow flexibility to provide cross training. He agreed that this is a career training level and therefore should only be offered to full-time. He asked staff to be careful of who is in the program and which positions would be available. He explained that it would not make sense for someone to go through the cost and expense of the program if there is no where to go after.

City Administrator Ulrich noted that the RCP really helped the City to get to this next step.

2.03: Road Funding Option Discussion

City Administrator Ulrich noted that this item is on the agenda in attempt to close the loop on previous discussions. He stated that there were a few options included to consider. He reviewed the staff report.

Councilmember Kuzma stated that the last time there were discussions with the community, it seemed that there was a small group that rallied against the City. He asked if there would be enough time to get this on the ballot.

City Administrator Ulrich confirmed that there would be enough time.

Councilmember Kuzma suggested placing this on the ballot, noting that there would be enough time to get out public education elements between now and then. He stated that now that people have been assessed, they may have a different attitude.

Councilmember Riley agreed with the thought of putting this on the ballot. He stated that he would want to ensure that it does not give off the impression that the City does not know how to lead and has to ask the people. He stated that everyone understands the effects of this as everyone uses the roads and has driven on bad roads. He stated that people will now understand that this is a bigger issue and there is background information on the funding that has occurred and the tax increases that would continue to follow if the City continues on the current path for road financing. He stated that it has to be made clear that this is not an additional tax on top of everything else and would be dedicated to roads.

Councilmember Kuzma asked if the Charter Commission is taken out of the loop if this is placed on the ballot.

City Administrator Ulrich stated that there are no restrictions now. He stated that the Charter Commission would have to be involved at some point and noted that he will follow up on that to determine the role of the Charter Commission.

Councilmember Shryock stated that a ballot option will be a good option and wording of that will be important. She believed that a large education campaign will also be an important part of helping people to understand that this would be a fair method to fund road improvements. She stated that it will also be important to state that these would be dedicated funds for roads.

Councilmember Kuzma stated that his concern with going through that process is that the public at large does not pay attention to most things and it's the small group of opposition that attempts to change the direction.

Councilmember Shryock stated that written information can be available and perhaps a few open house times. She noted that no matter what the City does, there will be negative people.

Councilmember Riley stated that the City would also need to determine what would be fair for the people that have already, or are still, paying assessments. He stated that it would be helpful to show that a large tax increase will be coming if the financing for roads does not change. He stated that it would be helpful to show that this method for funding would perhaps decrease taxes.

Acting Mayor LeTourneau provided background information on the last time this topic was discussed. He noted that there was a lot of misinformation and a group of people opposed to the topic that came out strong. He stated that the City should start out generating conversations about the tax burden and current road financing and then sharing the options and allowing the residents to come to the conclusion on the best option. He stated that he would be afraid of rushing things and having a repeat situation.

Councilmember Kuzma stated that if this is not put on the election, this is a normal election. He stated that next year would have to be a special election or the City would need to wait an additional two years for another regular election.

Councilmember Shryock stated that she would like a refresher on the timeline in order to have something appropriate on the ballot. She stated that it may be helpful for residents to have a similar presentation that the Council viewed a few weeks ago that provided the different funding options.

City Administrator Ulrich stated that the deadline to submit the question to the County would be August 24th. He noted that the educational components could begin before that time.

Councilmember Riley agreed that this has to be done right and he does not want to wait past this election cycle.

Councilmember Kuzma agreed with Councilmember Riley's comments. He stated that his concern is that when there is an open house there are maybe 30 people, which is only a small portion of the population. He stated that the Council was elected to lead, and they know what's coming and therefore should plan to lead this forward.

Councilmember Shryock agreed that there will be decision making that needs to occur. She stated that any public education efforts will be helpful, using the website and *Ramsey Resident* to share helpful information that will not be misinterpreted.

Acting Mayor LeTourneau stated that there are members of the public that can create strife when they do not have all the information. He believed that the potential timing of the election and the complexity will be a huge distraction. He stated that he would hate for that November date to be the thing that makes this successful/unsuccessful.

Councilmember Kuzma stated that if it is not included on the ballot and there is time to get the pros and cons out there, the public would speak and give direction.

City Administrator Ulrich stated that if this were going to be on the ballot, it would need to be phrased appropriately and the message would need to be clearly written as well. He agreed that this will be a controversial issue.

Councilmember Kuzma suggested that staff bring back some potential language for the Council to review. He stated that, if appropriate, Council could direct staff to continue.

City Administrator Ulrich stated that a logistical plan would also be helpful. He noted that currently the City is lacking in communications and administrative staff and perhaps it would be helpful to have WSB assist in preparing some of the materials.

Councilmember Riley asked if Acting Mayor LeTourneau would support a special election if he does not want to place it on the ballot in November.

Acting Mayor LeTourneau noted that there may be another method without referendum. He stated that if the information can get out to the public and the consensus of the public is supportive, the Council could then make the discussion. He suggested that the topic be tabled and direct staff to prepare bullet points to be brought back for further discussion. He stated that the funding of the road debt is a large concern and the Council wants to continue to look at alternate options to be able to provide the proper level of road maintenance.

Councilmember Shryock asked if there should be a special worksession dedicated to just this topic, as it does not feel that there is sufficient time when it is partnered together with other discussion items. She stated that she does not have a problem making the decision as a member of the Council, as long as she feels that is the best choice for road funding.

Councilmember Riley stated that there was a lot more discussion that Councilmember Shryock did not hear, which is why she may feel behind in the discussion. He stated that it is probably time to dust off those reports.

Councilmember Shryock noted that she could come in on her own time to review the presentation that the other members of the Council received.

City Administrator Ulrich noted that a part of the process would be to determine an accurate number of Connexus accounts, which could start sparks.

Acting Mayor LeTourneau stated that they would need to have the necessary information to share within the next few months in order to attempt to make this successful.

Councilmember Kuzma suggested reaching out to WSB to determine the cost for having them assist with the process.

Councilmember Johns arrived.

Finance Director Lund asked for input on whether staff should reach out to determine the number of accounts at the utilities. She stated that the utilities typically get the word out that the City is looking at franchise fees.

Acting Mayor LeTourneau noted that there are a lot of moving parts and he is worried that this could go the wrong way. He believed that it's important to have the conversation in the right way about roads to raise support for the best option.

Councilmember Kuzma stated that after seeing the bullet points from staff it will help to determine whether this could go forward on the ballot or in another manner.

It was confirmed that staff will not make the request of the utility companies.

Finance Director Lund noted that in most communities it has taken one to 1.5 years to get franchise fees implemented.

Councilmember Riley questioned how many additional people will be assessed during that time.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

None.

4. MAYOR / COUNCIL / STAFF INPUT

Mr. Tinklenberg stated that things turned out well at the legislature and it looks like the Governor is going to sign the funding bill. He explained that at the end of the session, the bill passed at the last minute included $15,000,000 for Thurston/Fairoak and $2,000,000 for Ramsey Boulevard. He stated that with the funds received last year, Ramsey Boulevard would then have $3,500,000 available for the underpass and associated improvements. He stated that there were additional Quarters of Commerce funds allocated through the bill, which could open up RALF acquisitions. He stated that they met with MnDOT and it was explained why Highway 10 did not receive the Quarters of Commerce funds this year because they made the decision that they could not have both Highway 10 and I-94 under construction at one time. He noted that I-94 will be repaired first and that they are committed to Highway 10 beginning in 2021/2022. He stated that while it is good that the $15,000,000 was allocated to Thurston/Fairoak, those funds will not be spent until 2021/2022. He stated that there are things that can continue to be done, perhaps the improvements at Ramsey Boulevard and the frontage road in Ramsey as there are funds available to knock off those small items. He stated that it is really important for Ramsey to keep

moving. He stated that if Ramsey is ready to move, perhaps that could be ready to go and move forward rather than waiting until after Thurston/Fairoak, as that project has been put on hold for the next three years.

Councilmember Riley stated that he understands what he is saying about Thurston/Fairoak and asked if other parties would agree.

Mr. Tinklenberg stated that there was a general acceptance that you could not have the critical corridors under construction at the same time. He believed that there is an opportunity for the City to move forward and to think through that option.

5. ADJOURNMENT

The Work Session of the City Council was adjourned at 6:59 p.m.

Respectfully submitted,

_____
Kurtis G. Ulrich
City Administrator

ATTEST:

_____
Jo Ann M. Thieling
City Clerk

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

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CITY COUNCIL
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a regular meeting on Tuesday, May 22, 2018, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Members Absent: None

Also Present: City Administrator Kurtis Ulrich
Finance Director Diana Lund
Police Chief Jeff Katers
Community Development Director Timothy Gladhill
City Engineer Bruce Westby
Asst. City Administrator/Economic Development Manager Patrick Brama
City Planner Chloe McGuire Brigl

1. CALL TO ORDER

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

2. PRESENTATION

2.01: Recognition of Asst. City Administrator/Economic Development Manager Brama

Acting Mayor LeTourneau noted that one of the Ramsey team members, Asst. City Administrator/Economic Development Manager Brama, is about to embark on a new journey and he wanted to take the time to recognize him and the contributions that he has made to the community. He highlighted some of the development projects that have been successful because of the contributions of Asst. City Administrator/Economic Development Manager Brama. He stated that last year he was named Assistant City Administrator of the year by a highly recognized organization. He presented Asst. City Administrator/Economic Development Manager Brama with a certificate of appreciation in recognition and appreciation for his years of service.

City Administrator Ulrich stated that on behalf of staff, Asst. City Administrator/Economic Development Manager Brama has been a great addition to staff. He stated that he loves to learn

and progressed through the organization. He stated that Asst. City Administrator/Economic Development Manager Brama will be a success wherever he goes. He wished him success in the years to come.

3. CITIZEN INPUT

None.

4. CONSENT AGENDA

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

4.01: Receive April 2018 Financial Reports – General Fund and Enterprise Funds
4.02: Receive and Accept Petition for Stop Sign Request at the Intersection of 169th Lane and Garnet Street
4.03: Approve the following Meeting Minutes:
  1) City Council Work Session dated May 8, 2018
  2) City Council Regular dated May 8, 2018
4.04: Approve Request to Declare Surplus Property
4.05: Approve Contribution for a New Recreation Amenity – Proposal by Girl Scout Troop #15293
4.06: Approve Inland/Affinity: Right of Entry Agreement
4.07: Approve Lease Agreement: Power Lodge
4.08: Approve Lease Agreement: RM Golf Carts
4.09: Adopt Resolution #18-098 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of May 3, 2018 through May 16, 2018
4.10: Adopt Resolution #18-045 for Conditional Use Permit for Motor Vehicle Sales and Detail at 6750 Highway 10 NW; Case of 22 Properties, LLC
4.11: Adopt Resolution #18-099 Authorizing Partial Payment to MN Boardwalk, LLC for IP 18-08 Trott Brook Boardwalk
4.12: Adopt Resolution #18-102 Authorizing Partial Payment to Killmer Electric Co., Inc. for IP #17-06; Installation of Emergency Generator for Well #3
4.13: Adopt Resolution #18-105 Approving a Development agreement for Rum River Prairie (Project #17-149)
4.14: Adopt Resolution #18-106 Requesting Extension to Comprehensive Plan Update Deadline
4.15: Adopt Resolution #18-103 Appointing New Board and Commission Members
4.16: Adopt Resolution #18-104 Approving Department Restructures and Staffing Changes

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

5. APPROVE AGENDA

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

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

6. PUBLIC HEARING

6.01: Public Hearing to Consider Adoption of Ordinance #18-10 Vacating Public Right-of-Way Easement and Adoption of Resolution #18-101 Approving Public Roadway Alignment (Project #17-142); Case of Affinity at Ramsey

Presentation

Community Development Director Gladhill reviewed the staff report and recommendation of both actions. He noted that the Planning Commission has previously recommended approval of the overall project and the Council has already given multiple preliminary approvals of the overall project. He noted that these steps are in a series of steps of administrative items leading up to construction.

Public Hearing

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

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

The public hearing was opened at 7:13 p.m.

Citizen Input

There was none.

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

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

The public hearing was closed at 7:14 p.m.

Council Business

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to Adopt Resolution #18-101 Approving Public Road Alignment for Affinity at Ramsey.

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

Motion by Councilmember Riley, seconded by Councilmember Johns, to waive the City Charter requirement to read the ordinance aloud and Adopt Ordinance #18-101 Vacating Right of Way on Outlot Q, Ramsey Town Center Addition, Anoka County, Minnesota.

A roll call vote was performed by the Recording Secretary:

Councilmember Shryock	aye
Councilmember Riley	aye
Councilmember Johns	aye
Councilmember Kuzma	aye
Acting Mayor LeTourneau	aye

Motion carried.

7. COUNCIL BUSINESS

7.01: Consider Adopting Resolution #18-097 to Approve a Private Kennel License for the Property Located at 15310 Iguana St NW (Project No. 18-116); Case of Tracianna and Duane Prather

Community Development Director Gladhill reviewed the staff report and recommendation to adopt Resolution #18-097 granting a private kennel license to specifically maintain the six dogs indicated on the application. He noted that this would ensure that the private kennel license is, in fact, temporary. He noted that there have been no nuisance complaints of any sort on the property. He advised that h there is fencing that fully encloses the side/rear yard and there is also vegetative screening in place.

Councilmember Riley stated that this was mentioned to be temporary but there is not a definition of temporary.

Community Development Director Gladhill noted that the intent is temporary, but a timeline was not identified. He noted that if the Council desired, a timeline could be put in place.

Councilmember Kuzma asked if the dogs would be inside or in outside kennels.

Tracianna Prather, 15310 Iguana St NW, replied that these are inside dogs. She stated that three of the dogs are small, while three are bigger. She stated that all the dogs would have kennels inside the home. She stated that the yard is fenced, and they would be adding additional fencing to limit the space of the yard where the dogs can be, to limit the impact on neighbors.

Councilmember Kuzma stated that he does have concern with barking and suggested doing this as a trial to see how it goes. He noted that if there are no issues it could simply continue.

Community Development Director Gladhill stated that there is an agreement that has provisions. He stated that if there was a complaint and the terms of the agreement or ordinance were violated, that could trigger a call to revoke the license, which would come back before the City Council.

Councilmember Kuzma was comfortable with that practice.

Acting Mayor LeTourneau stated that the he likes that the license states specifically the six dogs listed on the application. He noted that if additional dogs were brought in, that would void the license.

Mrs. Prather stated that is what she has agreed to. She noted that she would not be interested in adding more dogs.

Motion by Councilmember Riley, seconded by Councilmember Johns, to Adopt Resolution #18-097 Approving a Private Kennel License on a Residential Property Generally Known as 15310 Iguana Street NW.

Further discussion: Councilmember Kuzma asked if there was clarification on only allowing the six dogs on the application. Councilmember Riley confirmed that was his intention and clarified that the motion should include that the license applies only to the six dogs on the application and would be subject to any noise complaints.

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

7.02: Consider Adopting Resolution #18-100 Providing for the Sale of $1,210,000 General Obligation Road Reconstruction Bonds, Series 2018A

Finance Director Lund reviewed the staff report and recommendation to adopt Resolution #18-100 approving the issuance of general obligation street reconstruction bonds. She noted that this is the authorization to issue debt with final approval of the acceptance of the bon sale terms at the City Council's regular meeting on June 26, 2018. She stated that the issuance of debt follows the direction that the City Council authorized as the funding mechanism of how road reconstruction projects were to be funded (with a portion funded through special assessments).

Councilmember Shryock asked if the next bond would compound on top of this bond amount.

Finance Director Lund replied that is correct. She explained that each year of the road debt extends the life of the bonding.

Councilmember Riley stated that there was a five-year road plan, and therefore the City has been selling bonds for four years and that debt has been piling on. He stated that essentially there is a pile of debt that is being paid back to fund the roads.

Councilmember Kuzma stated that tonight the Council discussed alternative funding options for road to determine if there is a better method of funding.

Motion by Councilmember Kuzma, seconded by Councilmember Riley, to Adopt Resolution #18-100 Providing for the Sale of $1,210,000 General Obligation Road Reconstruction Bonds, Series 2018A.

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

7.03: Consider Introduction of Ordinance #18-09 Amending Conditional Uses in the H-1 Highway 10 Business District (Project No. 18-113); Case of Baker White

Community Development Director Gladhill reviewed the staff report and recommendation from the Planning Commission to adopt Ordinance #18-09 as this would update the Zoning Regulations to allow light manufacturing as a conditional use in the H-1 District.

Councilmember Kuzma thought that there were issues with permits and codes not being addressed and asked if those have been addressed.

Community Development Director Gladhill noted that those issue were resolved prior to this being brought to the Council in March.

Councilmember Riley stated that he likes that this would allow something that no one would notice from the outside, noting that this flexibility will allow the business to remain in Ramsey.

Acting Mayor LeTourneau agreed that the corridor is changing and has been more restrictive on retail. He stated that this transition to light manufacturing could be very compatible with the changes to the corridor to come.

Motion by Councilmember Riley, seconded by Councilmember Kuzma, to introduce Ordinance #18-09 amending the H-1 Highway 10 Business District to include Light Manufacturing as a Conditional Use.

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

7.04: Consider Adopting Resolution #18-090 Granting a Conditional Use Permit for Light Manufacturing at the Property Located at 6111 Highway 10 NW (Project No. 18-113); Case of Baker White, Inc.

Community Development Director Gladhill reviewed the staff report and recommendation to adopt Resolution #18-090 granting a Conditional Use Permit to allow light manufacturing on the subject property, contingent upon adoption of a Zoning Text Amendment to identify light manufacturing as a conditional use in the H-1 Highway 10 Business District. He noted that one of the suites has been used for light manufacturing for nearly five years already and while that is

not reason to justify approval of the CUP, there have been no nuisance, or any other type, of complaints received by the City within that time. He stated that the proposed light manufacturing is indeed very light and would not create any noise, vibrations, air pollution, fire hazard or noxious emission.

Motion by Councilmember Riley, seconded by Councilmember Johns, to Adopt Resolution #18-090 Approving the Issuance of a Conditional Use Permit to Allow Light Manufacturing on the Property Generally Known as 6111 Highway 10 NW and Declaring Terms of Same.

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

7.05: Review Resubmitted Concept of Shade Tree Cottages and Discuss Requested Cost Share for Potassium Street; Case of Shade Tree Communities

City Planner McGuire Brigl reviewed the staff report and noted that the Planning Commission is generally supportive of this updated concept, with the changes outlined in the minutes from the May 3, 2018 Planning Commission meeting. She stated that of key discussion, the Planning Commission recommended elimination of lots eight and nine due to lack of lot depth and impacts to wetlands. She noted that the intent of this discussion is to provide high-level direction and discussion so that the developer can make an informed decision on whether or not to move forward with the project.

Councilmember Riley referenced option one and asked if the existing homeowner would be assessed.

City Planner McGuire Brigl confirmed that the four existing homeowners along Potassium would be assessed.

Councilmember Johns asked if the developed parcels would be assessed or whether the existing homeowners would be assessed.

City Planner McGuire Brigl stated that is correct and noted that the applicant could choose to pass their portion on to the developed homes.

Community Development Director Gladhill stated that the decision tonight is whether the Council would want to assess any of the improvement to the homeowners. He stated that they have intentionally over estimated the cost because there are so many unknowns. He stated that the Council could direct staff not to assess the existing property owners. He stated that there will be a benefit to the City in upgrading this road from gravel to pavement.

Acting Mayor LeTourneau asked if this is only Potassium and not the roads around the development.

Community Development Director confirmed that this is only the gravel Potassium section.

Councilmember Riley asked if this would resolve the previous turnaround issue on Potassium.

City Planner McGuire Brigl confirmed that this would resolve that situation as well.

Councilmember Riley stated that the City would be relieved of the cul-de-sac turnaround and that would be a benefit, therefore he could support some City participation. He stated that if this project was to be done as a stand-alone project, he believed that the homeowners would be assessed 100 percent.

City Engineer Westby stated that the current assessment policy would identify that improvement as a 50 percent assessment.

Councilmember Riley noted that the homeowners would not support that project even at one third of the cost. He stated that perhaps an appraisal could be done to determine an appropriate assessed value to those existing homes. He would also consider some City participation, and this would relieve the gravel road maintenance and cul-de-sac requirement.

Councilmember Kuzma agreed with the statements made by Councilmember Riley.

Community Development Director Gladhill noted that the developer is present tonight, in the case the Council has questions.

Acting Mayor LeTourneau stated that he is attempting to keep the discussion separate as this pertains only to Potassium Street.

Councilmember Kuzma asked for clarification, if the City chose the option where the developer pays 60 percent and the City pays 40 percent, would the assessments then come out of the City's portion of the cost.

City Planner McGuire Brigl confirmed that is accurate.

Councilmember Johns confirmed consensus with the direction of the Council.

Community Development Director Gladhill confirmed the consensus of the Council to modify the second option, where the developer pays 60 percent of the improvement cost and the remaining 40 percent would somehow be split between the City and the benefiting properties.

7.06: Consider Adoption of Ordinance #18-02 Authorizing the City of Ramsey to Sell Four (4) Parcels of Real Property

Asst. City Administrator/Economic Development Manager Brama reviewed the staff report and recommendation to adopt Ordinance #18-02.

Motion by Councilmember Shryock, seconded by Councilmember Riley, to waive the City Charter requirement to read the ordinance aloud and Adopt Ordinance #18-02 Authorizing the City of Ramsey to Sell/Convey Four (4) Parcels of Real Property.

A roll call vote was performed by the Recording Secretary:

Councilmember Shryock	aye
Councilmember Riley	aye
Councilmember Johns	aye
Councilmember Kuzma	aye
Acting Mayor LeTourneau	aye

Motion carried.

7.07: Consider Approval of Scope of Work Plan for Highway 47 Land Use Planning and Image Efforts (Non-Traffic Issues)

Community Development Director Gladhill stated that this action stems from the Strategic Plan in improving the appearance of the Highway 47 corridor.

City Planner McGuire Brigl reviewed the project scope to improve the image of the roadway corridor which involves the stakeholders.

Planning Intern Peggy Sue reviewed the staff report and recommendation to approve the proposed work plan.

City Planner McGuire Brigl stated that they would like direction from the Council if they would like staff to be more proactive about sign enforcement.

Councilmember Johns thanked staff as she believes that Highway 47 needs this attention.

Councilmember Shryock referenced a coordinated effort with other City efforts to beautify signage and believed that would be key to create a coordinated look throughout the City and create an identity for the City.

Councilmember Kuzma stated that he would want to be cautious about proactive code enforcement and would not want to single out people on that side of the City. He stated that perhaps a better tact would be to talk with the property owner in person, rather than issuing a violation.

Councilmember Shryock stated that the rules could be explained to those businesses and could proactively address items that may be sightline impacts.

Councilmember Johns stated that she would be in favor of removing the temporary signs.

Councilmember Riley stated that this has been a long time coming and encouraged staff to move forward.

Acting Mayor LeTourneau complimented staff for putting this presentation together. He stated that it appears that this is a process to go through to determine what would be needed to improve the image of Highway 47. He stated that the things listed on the projects are just ways to think about how to generate discussions and are not all items that the City will move forward on. He noted that there will be interactive discussions with the stakeholders along the corridor moving forward.

Councilmember Shryock agreed that they will continue to invite people to have that interaction in order for this to be a partnership rather than something the City is forcing them to do.

Motion by Councilmember Johns, seconded by Councilmember Riley, to approve the scope and work plan for the Highway 47 Corridor Improvement Program.

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

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Ulrich announced upcoming meetings and events.

9. ADJOURNMENT

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

Motion carried.

The regular meeting of the City Council adjourned at 8:16 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.

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

The Ramsey City Council conducted a City Council Joint Work Session on Wednesday May 23, 2018, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Councilmember Jill Johns
Councilmember Mark Kuzma
Councilmember Chris Riley
Councilmember Melody Shryock

Members Absent: Acting Mayor John LeTourneau

Planning Commission
Members Present: Chair Randy Bauer
Commissioner Gary Van Scoy
Commissioner Bruce Anderson
Commissioner Cheri Gengler (arrived at 6:30 p.m.)
Commissioner Daniel Onyambu
Commissioner Patrick Surma
Commissioner Matt Woestehoff

EDA Members
Present: Chairperson Jim Steffen
Member Brian Burandt
Member Glen Hardin
Member Dominic Kanaventi

Also Present: City Administrator Kurtis Ulrich
Community Development Director Timothy Gladhill
Asst. City Administrator/Economic Development Manager Patrick Brama
CBRE Vice President Brian Pankratz

1. CALL TO ORDER

Councilmember Riley called the City Council Work Session to order at 5:32 p.m.

2. TOPICS FOR DISCUSSION

2.01: Review Development Plan for The COR

Community Development Director Gladhill reviewed the staff report.

Councilmember Kuzma stated that he is troubled with the name COR and believed that should be addressed.

Community Development Director Gladhill noted that could be reviewed as the City has control over how that is marketed. He noted that perhaps tonight would not be the time for that discussion.

Councilmember Kuzma stated that COR can be confusing for people not from Ramsey.

Community Development Director Gladhill noted that there is work being done on streetscaping. He stated that he would recommend that be a future discussion and tonight focus on the other topics.

Planning Commissioner Van Scoy stated that within the framework is a plan for municipal parking that is not being followed. He asked if that vision and plan are still valid for high density areas.

Planning Commissioner Bauer agreed that he did not know what COR was when he first heard it.

Councilmember Shryock noted that other communities have areas with names within them. She stated that the City has been marketing The COR, which stands for Center of Ramsey. She stated that within Coon Rapids is Riverdale, and people know where that is. She stated that she would not necessarily agree with changing the name.

EDA Member Steffen stated that this is the first he has heard that COR is a problem.

Councilmember Kuzma stated that there have been some discussions, noting the recent work with the RCP.

EDA Member Steffen noted that there was a lot of work to change from Ramsey Town Center to The COR. He suggested revisiting those documents.

City Administrator Ulrich stated that it was a rebranding effort because it was determined that the Town Center name was tarnished. He stated that he has noticed a lot of people are starting to refer to The COR and it is becoming known. He stated that there will be an opportunity to review the work of the students from the RCP. He noted that a comment was made by the students that the City should be one rather than divided into The COR and the rural areas. He stated that The COR happens to be the commercial area of Ramsey and noted that perhaps those could be merged more together.

Councilmember Riley suggested staff gather background on the name change process and bring back to the Planning Commission, EDA and Council.

Planning Commissioner Surma stated that The COR came from the Council at that time. He noted that there would be time and funds spent to rebrand if the name is again changed. He noted that it could be simplified by simply adding the words “center of Ramsey” under The COR on signage.

Councilmember Riley referenced the issue of municipal parking and asked for opinions.

Planning Commissioner Van Scoy stated that he is concerned because the framework includes the idea of having the developer and City participate to build the ramps which would allow for the density desired at the center of The COR. He stated that if the City is going to focus on that, they should plan for it and if not, that should be removed from the framework.

Community Development Director Gladhill noted that the current stage of infrastructure analysis does include that element and noted that more meaningful discussion will occur in the future.

Councilmember Riley stated that he has heard that the City wants to utilize the ramps to get higher density, but at the same time the City is not selling the land and therefore empty land does not need ramps. He stated that the market will also not support that and therefore without heavy subsidy that would not be possible.

Councilmember Kuzma noted that at one time there was discussion of PSD building a ramp with another phase of apartments.

Asst. City Administrator/Economic Development Manager Brama replied that PSD is open to discussions but the cost for a ramp would be too high and therefore if the City wants a ramp there would need to be assistance. He noted that is the comment that all developers have given the City in regard to the high cost to build a ramp and the need for City assistance if that is to be a reality.

Community Development Director Gladhill noted that staff and the consultant continue work on the infrastructure analysis and staff is working on the draft Comprehensive Plan. He stated that staff is aware that retail is important and desired by all Boards and Commissions. He stated that retail is changing very much with increasing vacancy in surrounding markets, noting that impacts how the City is then able to absorb retail.

2.02: Concept Proposal: 22,000 Square Foot Grocer

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

Community Development Director Gladhill noted that the design, layout, and orientation of the building will need to be further reviewed by the Planning Commission if this moves forward as the back would face Sunwood Drive.

Councilmember Kuzma referenced the letter from Coborn's noting that the business is not afraid of competition. He stated that the business has asked that the access be changed so that customers would not drive through the competition's lot and he believed that would be an appropriate request.

Asst. City Administrator/Economic Development Manager Brama provided additional details. He stated that the City would need to purchase a property and create that new entrance. He stated that he would like to review the financial information on what that would cost. He stated

that would be a costly request. He stated that the existing access would need to be demolished as the City could not allow that many access points within that short distance.

Mr. Pankratz stated that Coborn's does not own that outlot, the developer of that shopping center owns that outlot and therefore three parties would be combined into that agreement.

Planning Commissioner Woestehoff asked if semis would access the building from the south side and asked if there would be concerns with having that type of traffic near the entrance to the store.

Community Development Director Gladhill noted that turning radius exhibits would need to be provided during future review. He stated that type of scenario is not uncommon.

Planning Commissioner Woestehoff asked if having two grocery type retailers would dilute the chances that a retailer like Target would come in the future.

Mr. Pankratz used the example of Elk River and Coon Rapids in which there are multiple grocers and mass retailers in one location.

Planning Commissioner Woestehoff stated that Elk River and Coon Rapids have a lot more retail space than Ramsey and perhaps a retailer like Target would not come if there are already two grocers.

Mr. Pankratz replied that the retailers all feed off each other because they provide different specialties. He stated that a Target, Walmart or Petco often look for retailers that draw attention to a corridor as a benefit to generate more customers. He stated that if those businesses are successful, that often draws in the bigger retailers.

EDA Member Kanaventi stressed the importance of allowing competition. He stated that if they are hoping to develop Ramsey into a force, competition will attract business rather than divert.

Councilmember Shryock stated that she is concerned with Coborn's staying in the community as they have been great partners. She stated that she also believes that Aldi is a different store and serves a different customer and therefore that could be filling a need that the community is currently not addressing.

Planning Commissioner Bauer stated that when they met with Coborn's, he explained that the bulk of his shopping is done at Coborn's, but they sometimes go to Aldi for something that is on special. He stated that Aldi does not have everything and therefore customers have to go to another store in fill in the rest of their shopping needs. He stated that currently Ramsey residents are going to Coon Rapids to shop at Aldi. He stated that the more things that will draw traffic to The COR, the easier it will be to facilitate conversations with other retailers.

Councilmember Kuzma stated that the City has been told by its experts that Ramsey is most likely not going to get a big box retailer. He stated that Aldi is a destination store and therefore would seem to be a good fit.

Planning Commissioner Anderson stated that Aldi would have an advantage as they would have better signage. He stated that he does not like the right-in option as that would give a preference to Aldi. He stated that he would prefer to eliminate that right-in and rotate the entire store 180 degrees. He stated that logistically he could see how Coborn's would have an issue and he would like to make it more of an even playing field.

EDA Member Steffen stated that he also supports competition but never understood the idea of putting two similar services right next to each other, whether it be gas stations, liquor stores, or grocers. He stated that Coborn's estimated their revenue to decrease by 20 percent if this were to be approved. He noted that the Coborn's lease is up in two years and noted that if a decrease of 20 percent is enough for Coborn's to give up, they could move in two years. He stated that is not a risk he would be willing to take. He estimated that 95 percent of residents would say Coborn's is their favorite business within The COR.

Planning Commissioner Van Scoy asked if other locations would be available for Aldi.

Asst. City Administrator/Economic Development Manager Brama stated that staff reviewed several sites with Aldi and this was the preferred site. He stated that they did talk about alternate sites, but this is the preference that Aldi wanted to go forward with.

Mr. Pankratz identified alternative sites and challenges that those sites would have for development.

Councilmember Riley asked if that alternate site would be a good fit if rental townhomes were constructed in that area.

Mr. Pankratz stated that there would be a shared infrastructure expense but noted that there would still be challenges. He stated that from a signage/visibility standpoint, each retailer will want building and pylon signage.

Asst. City Administrator/Economic Development Manager Brama stated that staff did suggest multiple other sites with Aldi for those exact reasons, but Aldi kept coming back stating that this is the number one desired site. He stated that the zoning fits and therefore Aldi wants the City to consider this site.

EDA Member Burandt stated that the issue of the fill and pond is a non-issue because it will need to be done eventually to support development. He agreed that it would not make sense to have two grocers with a shared driveway and could not think of another example in which two grocers have the same access. He stated that he would not want to risk Coborn's closing as a result of this.

Councilmember Shryock stated that she would want to ensure that there is a level playing field.

Councilmember Riley stated that it is not the job of the City to level the playing field or play favorites. He stated that the land is for sale and this is an acceptable use that fits the zoning. He believed that competition is good, and more retailers bring more retail.

Councilmember Shryock stated that she understands that point of view, but the City has put themselves in the position of master developer and therefore must make the decision of what this should look like. She stated that the City has the position to make the decision of whether to put two grocers that close together.

Planning Commissioner Surma stated that he shares the concerns of some of the others that this could put Coborn's at risk. He stated that if you put another building in that area, you will put additional demand on parking that is already stressed to the maximum. He noted that the parking lot is often full on the weekend and is dangerous for pedestrians. He believed that the parking would need to be expanded as it is and there would not be space for another building in that location. He believed that Aldi should go in another location. He stated that if this goes forward, he believes that when the Coborn's lease expires that business would leave and the City would lose that amenity.

Planning Commissioner Woestehoff stated that it is easier to retain a client than it is to find a new client. He stated that he would prefer to retain an existing business over attempting to recruit a new business. He did not think parking would be a problem and believed that the parking proposed would exceed the required amount of parking. He stated that his concern would be that forcing this competition could force out an existing business and he would prefer not to do that.

Community Development Director Gladhill stated that the parking requirements have been changed over the years as development has evolved. He stated that Aldi is proposing over the minimum amount of parking. He noted that there are times when the existing parking is taxed but overall there are enough spaces to meet the zoning requirements. He acknowledged that at peek times there is high demand for parking and pedestrian crossings could be improved.

Planning Commissioner Surma noted that if another building is added in that location there will be a parking and safety problem.

Councilmember Kuzma stated that competition is healthy and Coborn's will need to make sure their shelves are stocked properly and compete. He stated that there are often car dealerships next to each other. He stated that Aldi caters to a different shopping need and customers would probably go to both businesses. He did not think the City would lose Coborn's by allowing Aldi.

City Administrator Ulrich stated that in the meeting with Coborn's, he was surprised that the business was sorry to see McDonald's leave because McDonald's would pull traffic off the highway. He stated that perhaps that site would be a good fit for a restaurant or fast food operator. He stated that if an Aldi goes in this location, that would forgo other fast food/restaurant options that could pull traffic from the highway. He stated that the City is in the role of master developer and therefore this is not truly free market, although the market is going to dictate what will desire that site. He stated that Aldi has identified that this would be a

positive site and therefore that could be a positive site for other retailers as well. He stated that the City needs to take the role of master developer seriously and think about what is wanted for the future.

Councilmember Riley stated that while he agrees that these would be good restaurant sites, restaurants are not knocking the door down to have that space. He stated that the market is bringing another grocery store and not everyone is in agreement with that.

Community Development Director Gladhill stated that staff will bring the feedback to the developer that there is not full consensus and the developer will need to make the choice whether or not to move forward.

Planning Commissioner Van Scoy stated that while he agrees that competition is healthy, he also agrees that this pad would be better used by other uses. He stated that he would prefer to have Aldi located in another area of The COR.

Councilmember Riley asked if there is consensus that Aldi would be desired if there was another location chosen.

EDA Member Kanaventi stated that most likely Aldi has a reason that they want that space and perhaps the City wants to find out if Aldi would accept another location.

Planning Commissioner Bauer stated that the City should be careful not to protect a monopoly. He stated that there are grocers that could come in and would almost be guaranteed to put Coborn's out of business. He stated that Aldi would not impact Coborn's in the same way other grocers would. He asked if Aldi would be receptive to selecting another location within The COR.

Asst. City Administrator/Economic Development Manager Brama replied that he is unsure of the response of Aldi as they have said that this is the site they want.

Planning Commissioner Anderson agreed that Aldi is a different type of grocer and he would like to see it come in. He stated that he does not like this location as he would prefer a different business in that location. He stated that perhaps the City offer the site across the street, which he feels would be a better location, noting that there is already an entry to that site off Sunwood across from the Coborn's entry.

Planning Commissioner Woestehoff noted that from a selling point that alternate location would be closer to residential which could be helpful for the business. He asked the amount of acreage that is dedicated to retail currently. He stated that there appears to be a large portion available and having two distinct large footprint buildings in the same parcel would be a skewed use of acreage.

Mr. Pankratz identified the available retail acreage available.

Asst. City Administrator/Economic Development Manager Brama estimated 115 to 130 acres of retail available in The COR, noting that the City owns 30-40 acres of that.

Councilmember Shryock stated that it appears that the majority of the people present would support Aldi coming in, if there was another location chosen. She stated that the parcel that is in discussion tonight would be better suited by another use and therefore the City will sell that, whether it is now or later.

EDA Member Steffen noted that staff showed Aldi the other sites available and it appears that Aldi did not have a close second for preference.

Asst. City Administrator/Economic Development Manager Brama replied that if staff tells Aldi that they cannot be near that intersection he feels that Aldi will not look seriously at The COR.

Mr. Pankratz agreed. He explained that Aldi uses analytics to make decisions on where to open new stores. He stated that Ramsey is on their list, but it could easily come back off the list.

Councilmember Kuzma stated that there is a willing buyer and he would support selling.

Planning Commissioner Surma stated that he smells a desperation to sell that spot and noted that often good things come to those that wait.

Mr. Pankratz asked if there would be consensus for the parcel on the north side of Sunwood.

Councilmember Johns stated that she is more in line with the comments from EDA Member Steffen. She stated that she would prefer the site on the north side of Sunwood. She believed that there would be a better purpose for the site on the south side of Sunwood.

Planning Commissioner Surma identified the red line parcel which he felt could be a good fit. He noted that there are residential properties planned for that area and if there are too many buildings with surface parking, that will not allow for that mixed-use development.

Planning Commissioner Anderson agreed that the red line property would be a better solution.

Mr. Pankratz replied that retailers will want access to Armstrong.

EDA Member Kanaventi stated that he used to work for home furnishings and every single home furnishing store is right off the freeway. He stated that they want that visibility from the highway. He stated that the City has to be very careful when offering Aldi other sites.

Councilmember Riley confirmed that there is not a consensus.

Asst. City Administrator/Economic Development Manager Brama stated that staff will take the input back to Aldi that there could be support for a site that would not directly threaten Coborn's but noted that might be a no go for Aldi.

2.03: Concept Proposal: 250+ Unit Rental Townhome Development

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

Planning Commissioner Van Scoy referenced the "fenced in" comment noting that would create a fortress feeling. He stated that one of The COR values is to have a pedestrian friendly open area. He stated that he likes the idea of residential but believed that fencing would go against the vision. He stated that the site across from The COR would be preferred.

Planning Commissioner Anderson stated that single-level living residential was discussed for this property with a trail that went through the site in some method. He stated that if the property is gated that breaks up the parks/trails system, which is already in pieces. He stated that if the primary site is across the street, that would be a better fit as there is already a bike path in that area. He stated that as much as he would like to see residential in that area, the idea of gating bothers him.

Planning Commissioner Surma asked if the townhomes would be one level.

Community Development Director Gladhill noted that this would be multi-level, with separate housing units stacked on top.

Planning Commissioner Surma stated that this is not the place for that and believed that this should go across the street.

Councilmember Riley asked the purpose of reserving that space for one level living.

Planning Commissioner Surma stated that there is a surplus of multi-level housing in the community. He stated that the baby boomer generation desires single-level living and there should be room for that in Ramsey to allow residents to age in the community and provide a variety of housing stock.

Councilmember Riley stated that if there is a need for that, the market should dictate that.

Mr. Pankratz asked if the entire site would need to be reserved for single level living or whether it could be a combination.

Planning Commissioner Surma stated that there could be a combination but stated that rather than building "mini cities" of apartments, that site should be connected to The COR to allow pedestrian movement with a nice trail system.

Planning Commissioner Bauer commented that he just purchased a Capstone home and they had a hard time finding a one level property. He stated that those properties sell quickly and there is definitely a need in Ramsey. He stated that he likes the idea of residential with some of those lots being single level. He stated that with this applicant desiring gated property, he would prefer the site across the street.

Councilmember Riley confirmed the consensus of the group to support the developer choosing the site across the street, as that is the first choice for that developer at this time.

EDA Member asked if people would support this type of development in the location if it were not gated. He asked if people would want to bike through a townhome/apartment complex area.

Planning Commissioner Van Scoy stated that he would support the idea if the property were not gated. He stated that this proposal would potentially include single-level living for the unit on the bottom, there would just be someone younger living on top of that unit. He stated that he would want to ensure agreement with the Parks Commission.

Councilmember Riley asked if there are plans for a trail in this location.

Community Development Director Gladhill noted that the current Comprehensive Plan does have a general alignment through that site but is flexible as to where in that quadrant the trail would go. He stated that if the site does not want to be divided, that trail would go along Bunker.

Councilmember Riley stated that if the decision has been made to include a greenway corridor through the site, that may impact the flexibility and marketing of the site and therefore would support flexibility in that alignment.

Community Development Director Gladhill noted that there would be some developments which would work with a greenway corridor through the middle of the site.

EDA Member Steffen stated that he agrees that the preference should be made for the northwest parcel. He stated that he would be hesitant to decline an offer for an additional 250 rooftops in favor of a bike trail. He stated that he would be cautious to play hopscotch between high and low value developments throughout The COR.

Asst. City Administrator/Economic Development Manager Brama stated that it appears that there will be an issue if a greenway cannot be accommodated. He stated that it appears that the gate may or may not become an issue. He stated that the user could possibly flex to accommodate a greenway connection in another area of the site to provide flexibility.

Planning Commissioner Anderson stated that in the initial discussions, the Commission was not firm on the location of the trail through the site, there was simply a desire to have a trail. He stated that the location of the trail is flexible, but it is important to have the trail in there somewhere.

Planning Commissioner Surma noted that the developer prefers the site across the street and the City should support that.

Councilmember Shryock stated that she is not thrilled with the walls but noted that the walls could be broken up with landscaping.

Mr. Pankratz stated that it is a wrought iron fence with landscaping.

Planning Commissioner Van Scoy stated that the walls are a direct conflict with the idea of being open to pedestrians and therefore he would not support that component.

Planning Commissioner Anderson referenced the parkway concept, which is flexible. He stated that while he does not favor gated communities within The COR, he could support that if the bike system is connected.

Planning Commissioner Surma referenced a concept that gained consensus in the past. He noted that if this is followed, a restaurant will come into the site that Aldi wants.

City Administrator Ulrich asked if there are comments to expanding the residential area as opposed to keeping that retail, specifically the northern 20 acres north of Ramsey Parkway.

Councilmember Riley stated that residents were sold the idea that they were getting places to eat, and shop and the City has been slow to keep that promise.

Planning Commissioner Surma noted that this is one of the two concepts that was agreed upon and that space that Aldi wants is reserved and could be promoted as an ideal space for a restaurant.

Planning Commissioner Anderson stated that this is a concept but believed that the previous concept is more of what was agreed upon with retail in the northwest corner that would have road access. He stated that would open up residential as well in the area that is not high visibility from the road.

Councilmember Riley stressed flexibility with what the market is asking for. He stated that the concept referenced by Planning Commissioner Anderson would be half and half between retail and residential.

Community Development Director Gladhill noted that staff has enough to continue discussions. He confirmed the consensus that the group would be open to allowing additional residential in that area.

EDA Member Steffen stated that although the concept is great, there is not a developer proposing that use. He stated that he is surprised that people would want to push a developer to purchase land from another land owner.

Mr. Pankratz stated that this land is not zoned residential and there are a lot of developer groups that do not want to go through rezoning and Comprehensive Plan amendment processes. He stated that knowing that the City would be open to residential would open up additional interest.

2.04: Concept Proposal: 6,100 Square Foot Automotive Repair Center

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

Councilmember Riley asked the current zoning of the property.

Community Development Director Gladhill noted that the property is zoned for retail. He stated that auto type uses were originally not permitted for that property.

Councilmember Riley asked for input on the proposed sites.

Asst. City Administrator/Economic Development Manager Brama provided background information on the previous uses of the properties.

Community Development Director Gladhill noted that existing uses in that area are heavy industrial and there had been an effort to redevelop that area as more retail.

Mr. Pankratz stated that this user was adjacent to a Cub Foods in another area. He noted that heavy mechanical work is not being done, it is more light work like tires and oil changes.

Councilmember Shryock stated that when she first read the case she did not oppose this use. She stated that some of the language makes her nervous, specifically allowing auto sales. She stated that perhaps the retail service auto use be allowed but not auto sales.

Planning Commissioner Woestehoff agreed and asked if the code distinguished between auto sales and auto retail.

Community Development Director Gladhill confirmed that specification could be made.

Planning Commissioner Bauer agreed that auto repair is needed in Ramsey. He stated that often when he drops a vehicle off, he frequents other businesses in the area. He stated that type of business will draw people in and encourage them to visit other businesses in the area.

Councilmember Kuzma agreed that he could also support this type of use.

Planning Commissioner Van Scoy stated that he likes the concept as this would bring people into the community. He suggested that staff consider rezoning the section west of Armstrong, modifying that to provide additional flexibility and separation.

Planning Commissioner Surma concurred with the comments of Commissioners Van Scoy and Bauer. He stated that the old Wiser Choice property would be a good fit.

EDA Member Steffen asked if the user is looking at one parcel specifically.

Mr. Pankratz stated that it is more of whether the use would be allowed before selecting a site preference.

Councilmember Riley confirmed consensus that the group would be supportive of that use in this area.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

Noted.

4. MAYOR / COUNCIL / STAFF INPUT

Planning Commissioner Surma referenced his recent travels through other communities and referenced Hugo as a good example of development.

EDA Member Steffen stated that it is exciting that there are three good projects that were considered tonight which is good news. He looked forward to more in the future. He stated that this is the last meeting for Asst. City Administrator/Economic Development Manager Brama and noted that a lot of this action is due to his hard work. He thanked him for his contributions over the years.

Planning Commissioner Bauer echoed the comments of the great work that Asst. City Administrator/Economic Development Manager Brama has done to lay groundwork for the City. He stated that he has done a great job for the City.

City Administrator Ulrich stated that Asst. City Administrator/Economic Development Manager Brama has literally changed the face of the community and that will continue to be his legacy in the community. He thanked him for all of his efforts.

5. ADJOURNMENT

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

The Work Session of the City Council was adjourned at 7:21 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. 5.**

Meeting Date: 06/12/2018

By: JoAnn Shaw, Community Development

Information

Title

Approve Liquor License Renewals

Purpose/Background:

Applications for renewal of the attached liquor licenses have been applied for and Staff expects to receive a completed application from Rivers Bend Bar and Grill shortly.

All the paperwork was not received by the time of this writing. Since these are renewals and not new license applications, Staff is asking Council to approve these licenses contingent upon proper paperwork being received and background checks completed.

Action:

Motion to approve Liquor License renewals contingent upon all paperwork being received and background checks completed.

Attachments

Liquor License Renewals

Form Review

Inbox	Reviewed By	Date
Chris Anderson	JoAnn Shaw	06/07/2018 11:06 AM
JoAnn Shaw (Originator)	JoAnn Shaw	06/07/2018 11:10 AM
Chris Anderson	Chris Anderson	06/07/2018 02:22 PM
Tim Gladhill	Tim Gladhill	06/07/2018 04:09 PM
Kurt Ulrich	Kurt Ulrich	06/07/2018 04:34 PM
Form Started By: JoAnn Shaw		Started On: 06/04/2018 09:13 AM
Final Approval Date: 06/07/2018		

Report Name: License Report - License Types
Council Dates: 6/1/2018 to 6/30/2018
Status: Active, Inactive
License Type(s): 3.2 Beer Off-Sale, Liquor 2 A.M. Closing, Liquor Off-Sale, Liquor On-Sale, Liquor On-Sale Sunday, Wine On-Sale

City of Ramsey
License Report - License Types

Company	Location	Complex	Exp. Date	Council Date	Statu
3.2 Beer Off-Sale					
Northern Tier Retail, LLC	14000 St Francis Blvd NW		6/30/2019	6/12/2018	A
Rademacher Companies, Inc.	15299 St Francis Blvd NW		6/30/2019	6/12/2018	A
			3.2 Beer Off-Sale License Count: 2		
Liquor 2 A.M. Closing					
Templer Group, Inc.	6141 Highway 10 NW		6/30/2019	6/12/2018	A
Whiskey Jacks of Ramsey, LLC	6415 Highway 10 NW		6/30/2019	6/12/2018	A
			Liquor 2 A.M. Closing License Count: 2		
Liquor Off-Sale					
Atlantic Cargo Company Inc. LLC	5900 167th Ave NW		6/30/2019	6/12/2018	A
Yayin Gadol, LLC	14107 St Francis Blvd NW		6/30/2019	6/12/2018	A
Coborn's, Inc.	7880 Sunwood Dr NW		6/30/2019	6/12/2018	A
			Liquor Off-Sale License Count: 3		
Liquor On-Sale					
Links At Northfork GC, LLC	9333 Alpine Dr NW		6/30/2019	6/12/2018	A
Templer Group, Inc.	6141 Highway 10 NW		6/30/2019	6/12/2018	A
Whiskey Jacks of Ramsey, LLC	6415 Highway 10 NW		6/30/2019	6/12/2018	A
Ramsey Super Bowl Inc.	6720 Riverdale Dr NW		6/30/2019	6/12/2018	A
Fairways on the Rum, Inc.	16659 St Francis Blvd NW		6/30/2019	6/12/2018	A
Wells Catering, Inc.	7533 Sunwood Dr NW		6/30/2019	6/12/2018	A
Acapulco of Ramsey, Inc.	7988 Sunwood Dr NW 100		6/30/2019	6/12/2018	A
			Liquor On-Sale License Count: 7		
Liquor On-Sale Sunday					
Links At Northfork GC, LLC	9333 Alpine Dr NW		6/30/2019	6/12/2018	A
Templer Group, Inc.	6141 Highway 10 NW		6/30/2019	6/12/2018	A
Whiskey Jacks of Ramsey, LLC	6415 Highway 10 NW		6/30/2019	6/12/2018	A
Ramsey Super Bowl Inc.	6720 Riverdale Dr NW		6/30/2019	6/12/2018	A
Fairways on the Rum, Inc.	16659 St Francis Blvd NW		6/30/2019	6/12/2018	A
Wells Catering, Inc.	7533 Sunwood Dr NW		6/30/2019	6/12/2018	A
Acapulco of Ramsey, Inc.	7988 Sunwood Dr NW		6/30/2019	6/12/2018	A
			Liquor On-Sale Sunday License Count: 7		
			Total Licenses: 21		

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

CC Regular Session **4. 6.**

Meeting Date: 06/12/2018

Submitted For: Tim Gladhill, Community Development

By: Chloe McGuire Brigl, Community Development

Information

Title:

Approve Acknowledgement of Receptivity of Livable Communities Funding from Metropolitan Council; Case of Aeon

Purpose/Background:

Aeon is requesting the 'Acknowledgement of Receptivity of a Metropolitan Council LCA Funding Award' be signed by the City of Ramsey in order to complete their applications for this round of funding from the Minnesota Housing Finance Agency (MHFA). The Metropolitan Council grant funds are a subset of a larger housing assistance pool that is awarded annually through the MHFA. City funds are not part of this request. The form demonstrates local support for the project and notes an openness to utilize Metropolitan Council funds for the project. The Metropolitan Council is a grant awarded to the City, not the Developer. The grant is passed from the City to the Developer. Demonstrating receptivity increases the chances Aeon will be awarded funding through MHFA.

The form states that the City of Ramsey would make funding available to the Aeon through any Local Housing Incentives Account (LHIA) award for Phase 2 of Greenway Terrace if an award is made. This would require a local funding match; however, the City has been able to find other opportunities other than City dollars in the past. Signing this form does not provide final obligation to award the grant required by state statutue. The matching funding for Phase 1 was provided through the Anoka County HRA.

The City has previously voiced support for this project during meetings and by staff writing a letter of support to the Minnesota Housing Finance Agency. This same form was signed with Aeon's first phase of Greenway Terrace.

The form is attached.

Observations/Alternatives:

Project description:
The proposed apartment building has approximately 60 workforce housing units, ranging from 1 to 4 bedrooms. The proposed project has parking on the first sub-level, partially sub-grade, with units on levels 1 through 4. Each floor has approximately 15 units. The current site plan shows a community garden, a playground, and the building will mirror phase 1 in order to create a courtyard between the buildings.

The site is generally on the west half of the parcel north of E Ramsey Parkway, east of East Town Center Dr, south of 146th Ave NW and west of Traprock St. Phase 1, approved in 2017, is currently being built and is located east of this project. The site is zoned COR 4c, generally allowing a minimum density of 15 units per acre. The site is approximately 1.4 acres.

The City of Ramsey Community Development Department wrote a letter of support for this project to the

Minnesota Housing Finance Agency as Aeon attempts to secure financing for this workforce housing project. This project supports the goals of the City in relation to transit-oriented development, workforce housing near the COR and Northstar Station, and will help us reach the goals of our 2040 Comprehensive Plan.

Funding Source:

Staff is handling this portion of the review as part of normal duties.

Recommendation:

Staff recommends the City Council direct Staff to sign the form on behalf of the City of Ramsey, acknowledging City support of the project.

Action:

Motion to direct Staff to sign the Acknowledgement of Receptivity of LCA Funding Award.

Attachments

LHIA Form - Blank

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	06/06/2018 08:20 PM
Kurt Ulrich	Kurt Ulrich	06/07/2018 02:32 PM
Form Started By: Chloe McGuire Brigl		Started On: 05/31/2018 11:21 AM
Final Approval Date: 06/07/2018		

ACKNOWLEDGEMENT OF RECEPTIVITY OF A METROPOLITAN COUNCIL LCA FUNDING AWARD

The The City of Ramsey ("Grantee") agrees to accept and make available in a timely manner to
(city/township, county, development authority)
the Request for Proposal (RFP) Applicant, Aeon Ramsey 2 LLC, any Local Housing Incentives Account (LHIA) award to the Grantee to assist the housing development or activity proposed in this application, if such an award is made, and to provide the funding match as required by state statute. The Grantee certifies that the housing development, for which the application is submitted, is located in Ramsey, which is a
(city/township)
participant in the Metropolitan Council's Livable Communities LHIA program.

By: _____
(Authorized City Official)

PROPOSED PROJECT INFORMATION (Required for grant contracting purposes)

PROJECT INFORMATION

Project Name	Project Address	Project City
Greenway Terrace - Phase 2		Ramsey

Street boundaries or major intersections:
Corner of Center Street and 146th Ave NW

PROJECT STAFF CONTACT INFORMATION

Contact Name	Address	City	Zipcode
Leslie Roering	901 N 3rd Street, Suite 150	Minneapolis	55401

Phone Number	Fax Number	E-mail address
612-746-4853	612-341-4208	lroering@aeon.org

GRANTEE (CITY/TOWNSHIP, HOUSING/DEVELOPMENT AUTHORITY) CONTACT INFORMATION

Contact Name	Title	Phone	E-mail Address

Signature

GRANTEE'S "AUTHORIZED OFFICIAL" CONTACT INFORMATION

Name	Title	Phone	E-mail Address

Signature

CC Regular Session **4. 7.**

Meeting Date: 06/12/2018

By: Katie Schmidt, Administrative Services

Information

Title:

Affinity at Ramsey: Multiple Actions

Purpose/Background:

PURPOSE

Consider the following actions related to original PA between the City of Ramsey and Inland Development (Affinity at Ramsey/ Affinity Senior Living Apartment). These actions are considered by staff to be administrative and consistent with the original Purchase Agreement (PA). All of these items have been previously approved by council on April 24, 2018, the only change is reassigning the entity to Affinity at Ramsey, LLC.

(1) Adopt Resolution #18-114 Considering the Sale of City Owned Land

(2) Adopt Resolution #18-115 Authorizing Execution of a Tax Increment Financing Agreement

(3) Approve **Amendment #1** to the original Cap Acquisitions LLC Purchase Agreement. This amendment formalizes the size of the property to be sold (3.36 acres), the final sale price ($584,840), and the formal legal description of the property to be sold (Lot 1, Block 1, Affinity at The COR). Until recently, these items were unknown. The original PA indicated these items would be formalized via an amendment.

(1) Pass a **resolution formally authorizing the sale of city-owned land**. As required by the Anoka County Recorder's Office, the city must pass a resolution authorizing the sale of city-owned land. The city has already approved a PA outlining this action, and previously passed an ordinance.
(2) Pass a resolution authorizing the execution of a Tax Increment Financing Agreement.

BACKGROUND, *Project*

Affinity at Ramey LLC entered into a purchase agreement with the City of Ramsey for a roughly 3.36 acre piece of city-owned land located in The COR on September 26, 2017. Affinity at Ramsey is proposing a new 174-unit, senior, independent living, market rate, high amenity, apartment complex called Affinity Living. Attached is the purchase agreement. Affinity Living is proposed to begin construction in July 2018, and will take 12-18 months to complete.

Notification:

Observations/Alternatives:

Funding Source:

Recommendation:

Staff recommends adopting Resolution #18-114 and Resolution #18-115 and approving Amendment #1 to the puchase agreement.

Action:

Motion to:

Approve the attached Resolution #18-114 authorizing the sale of 3.36-acres of city owned land.
Approve the attached Resolution #18-115 authorizing execution of a Tax Increment Financing Agreement.
Approve the attached Amendment #1 to the purchase agreement between the City of Ramsey and Affinity at Ramsey LLC, subject to final review and amendments by the City Attorney.

Attachments

Resolution #18-114
Purchase Agreement
Resolution #18-115
TIF Agreement
PA Amendment 1

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	06/06/2018 08:25 PM
Kurt Ulrich	Kurt Ulrich	06/07/2018 03:38 PM
Form Started By: Katie Schmidt		Started On: 06/06/2018 02:02 PM
Final Approval Date: 06/07/2018		

Councilmember introduced the following resolution and moved for its adoption:

CITY COUNCIL RESOLUTION #18-114

RESOLUTION AUTHORIZING THE CITY OF RAMSEY TO SELL 3.36 ACRES OF REAL PROPERTY

WHEREAS, the City of Ramsey, herein referred to as the "City," owns various parcels throughout the City of Ramsey; and

WHEREAS, the City received and entered into a formal purchase agreement for the sale of portions of the parcels legally described on **Exhibit A** ("the **Property**"), on September 26, 2017, with Affinity at Ramey, LLC, a Washington limited liability company; and

WHEREAS, the City and Affinity at Ramsey LLC approved an amendment (Amendment #1) to the original formal purchase agreement on April 24, 2018; and

WHEREAS, the City herby declares the Property to be surplus City-owned land and is no longer needed for current or future City functions, and authorizes the property to be sold; and

WHEREAS, the formal purchase agreement requires a Right-of-Re-Entry Agreement be recorded at the closing of this land transaction; and

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

1) That the City hereby declares the Property to be surplus City-owned land, and authorizes the property to be sold.

2) That the City hereby approves the sale of the Property to Affinity at Ramsey, LLC, for $4.00 per square foot for the development of multi level apartments.

3) That the City authorizes and requires a Right-of-Re-Entry Agreement to be recorded at the closing of this land transaction.

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

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

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

Existing Vacancy

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 12th day of June 2018.

_____
Mayor

ATTEST:

_____
City Clerk

EXHIBIT A
DEVELOPMENT PROPERTY

Lot 1, Block 1, Affinity at The COR, Anoka County, Minnesota

PURCHASE AGREEMENT

This Agreement is entered into by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **CAP Acquisitions, LLC**, a Washington Limited Liability Company ("Buyer").

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

1. **EFFECTIVE DATE.** The effective date of this Agreement is **September 26, 2017** (the "Effective Date").

2. **SALE OF PROPERTY.** Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller, a rectangular parcel of approximately 4.2 (+/-) acres vacant land at the southwest corner of West Ramsey Parkway and East Town Center Drive in Ramsey, Minnesota, which as shown on the survey and concept plan attached hereto as **Exhibit A**, is anticipated to consist of portions of: (i) Outlot Q, Ramsey Town Center Addition; (ii) Tracts A, D and E of Registered Land Survey No. 241, and (iii) West Town Center Drive (to be vacated and/or relocated), all in Anoka County, Minnesota (hereinafter collectively the "Property"). Buyer is responsible for subdividing and re-platting Property, providing the City of Ramsey with a legal description of the new parcel, and an official parcel size; after which, this Agreement shall be amended to reflect the exact legal description of the Property (as well as the exact Purchase Price, defined in Paragraph 3 below).

3. **PURCHASE PRICE.** The purchase price for the Property is $4.00 per square foot (the "Purchase Price"). Buyer intends to purchase approximately 4.2 (+/-) acres of land, to be finalized through subdividing and re-platting the Property (as described in Paragraph 2 above).

4. **EARNEST MONEY.** By October 10, 2017 Buyer must deposit the sum of $25,000 (the "Earnest Money") with Chicago Title Company, 222 South 9th Street, #3060, Minneapolis, MN 55402 ("Escrow Agent"), via wire transfer or delivery of a certified check payable to Escrow Agent.

    a. If Buyer does not deposit the Earnest Money with Escrow Agent as required above, then Seller may terminate this Agreement by written notice to Buyer; provided, however, if Buyer deposits the Earnest Money with Escrow Agent before Seller exercises Seller's right to terminate, Seller's right to terminate is extinguished.

b. Unless Buyer has previously terminated this Agreement pursuant to Section 9, $25,000 of the Earnest Money (the "Initial Disbursement") becomes non-refundable to Buyer (except in accordance with Section 23 as a result of a default by Seller) on **April 01, 2018**, and on that date Escrow Agent must disburse the Initial Disbursement to Seller.

c. Upon Seller's receipt of a Notice to Proceed from Buyer in accordance with Section 9(b), all of the Earnest Money becomes non-refundable (except in accordance with Section 23 as a result of a default by Seller).

d. If Buyer does not provide a Notice to Proceed to Seller in accordance with Section 9(b), this Agreement automatically terminates and Escrow Agent must disburse all Earnest Money Escrow Agent holds to Buyer.

e. At Closing, Escrow Agent shall disburse to Seller any Earnest Money not previously disbursed to Seller, and Buyer shall receive a credit against the Purchase Price owing at Closing in an amount equal to the amount of the Earnest Money.

5. **SURVEY.** Seller shall, at Seller's expense, obtain an ALTA/NSPS 2016 survey (Table A, items 1-4 and 6, 8, and 11) (the "Survey") from a duly licensed surveyor and deliver it to Buyer within thirty (30) days after the Effective Date. Buyer may arrange with the surveyor to include additional information on the Survey at Buyer's expense.

6. **TITLE COMMITMENT.**

a. Seller makes no representations or warranties with respect to the status of title to the Property. Within thirty (30) business days after the Effective Date, Seller shall, at Seller's expense, obtain a commitment from Escrow Agent to issue an owner's policy of title insurance insuring Buyer's title to the Property (the "Title Commitment") and deliver the Title Commitment and copies of or internet access to copies of all recorded documents referenced in the Title Commitment to Buyer.

b. Buyer shall have until the date thirty (30) days after the receipt of the Title Commitment and the Survey (collectively, "**Title/Survey**") to review Title/Survey and to give Seller written notice of (i) any defects in the marketability of Seller title to the Property or any encumbrances on Seller's title to the Property that are objectionable to Buyer, and (ii) the specific actions Buyer requests that Seller take with respect to each such defect or encumbrance (a "**Title Objection Notice**"). Any defects in or encumbrances on Seller's title that Buyer does not identify in a timely Title Objection Notice are each a "**Permitted Exception**." Within three (3) business days after Seller's receipt of a Title Objection Notice from Buyer, Seller will notify Buyer, in writing, of the actions, if any, that Seller is willing to take with respect to each of the matters identified in the Title Objection Notice and the time frame in which Seller will take those

actions ("**Seller's Title Notice**"). If Seller's Title Notice indicates that Seller unconditionally agrees to make Seller's title to the Property marketable on or before the closing date established pursuant to Section 10, the parties shall proceed to closing pursuant to the terms of this Agreement. If Seller's Title Notice indicates that Seller does not unconditionally agree to make Seller's Title to the Property marketable on or before the closing date established in Section 10, Buyer may, at any time with three (3) business days after Buyer's receipt of Seller's Title Notice, terminate this Agreement by written notice to Buyer in which case this Agreement is terminated and Escrow Agent must disburse any Earnest Money to Buyer ("**Buyer's Title Termination Notice**"). If Buyer does not deliver a Buyer's Title Termination Notice to Seller within the three (3) business days after Buyer's receipt of Seller's Title Notice, than Seller must perform in accordance with Seller's Title Notice, Buyer shall be deemed to have waived Buyer's objections to the extent Seller has not agreed to address them in Seller's Title Notice, the matters to which Buyer objected and Seller did not agree to resolve are deemed Permitted Exceptions, and the parties shall proceed to Closing in accordance with the terms of this Agreement and the terms of Seller's Title Notice.

7. **RIGHT OF ENTRY.** At all times after Buyer has deposited the Earnest Money with Seller and before the Closing, Buyer (and its employees, agents, and contractors) may enter the Property for the purpose of conducting soil tests, environmental tests and additional survey work, subject to the following conditions:

   a. Within one week after the termination of this Agreement, if either Seller or Buyer terminate this Agreement in accordance with the provisions hereof prior to Closing, Buyer must repair and or restore any damage Buyer or its employees, agents or contractors cause to the Property and remove any personal property, refuse or debris Buyer or its employees, agents or contractors brought onto or authorized third parties to bring onto the Property.

   b. Buyer must defend and indemnify Seller from and against and hold Seller harmless Seller from all "Claims," as defined in Section 10, arising out of, resulting from or relating to any loss of or damage to any property or business or out of any injury to or death of any person, if the loss, damage, injury, or death arises or is alleged to arise either directly or indirectly and either wholly or in part from: (a) any action or omission of Buyer or its employees, agents, or contractors, while on the Property pursuant to this Section; or (b) actions or omissions of Buyer or Buyer's employees, agents, or contractors that cause or result in the release of any Hazardous Substance onto the Property or onto other property.

   c. Buyer must comply with and shall cause it employees, agents, and contractors to comply with all applicable laws, while on the Property.

   d. Other than a standard Phase 1 environmental assessment, Buyer may not commence any environmental testing on the Property until Buyer submits a work

plan for such testing to Seller and Seller approves the work plan, in writing. Seller may not unreasonably withhold, condition or delay Seller's approval of a work plan.

e. Buyer must, promptly and without demand from Seller, provide Seller with true and complete copies of all draft and final reports relating to Buyer's geotechnical and environmental investigations and testing of the Property including, without limitation, any reports relating to any Phase I Environmental Site Assessment of the Property.

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

8. **PROPERTY SOLD AS IS.** Subject to Buyer's right to terminate this Agreement pursuant to Section 9, Buyer agrees to accept the Property in its current condition, including, without limitation, its current environmental and geological condition, and in an "AS-IS" and with "ALL FAULTS" condition. Buyer's payment of the Purchase Price at Closing constitutes Buyer's acknowledgment and agreement that:

a. Seller has not made any written or oral representations or warranties of any kind with respect to the Property (including without limitation express or implied warranties of title, merchantability, or fitness for a particular purpose);

b. Buyer has not relied on any written or oral representation or warranty made by Seller, its agents or employees with respect to the condition or value of the Property;

c. Buyer has had an adequate opportunity to inspect the condition of the Property, including without limitation any environmental testing, and to inspect documents applicable thereto, and Buyer is relying solely on such inspection and testing; and

d. The condition of the Property is fit for Buyer's intended use.

e. Buyer accepts all risk of Claims (including without limitation all Claims under any Environmental Law and all Claims arising at common law, in equity or under a federal, state or local statute, rule or regulation) whether past, present or future, existing or contingent, known or unknown, arising out of, resulting from or relating to the condition of the Property, known or unknown, contemplated or uncontemplated, suspected or unsuspected, including without limitation the presence of any Hazardous Substance on the Property, whether such Hazardous Substance is located on or under the Property, or has migrated from or to the Property.

9. **INSPECTION PERIOD.**

a. Except as otherwise provided in Section 6, Buyer shall have from the date that Buyer deposits the Earnest Money with Escrow Agent to **April 01, 2018** (the

"**Inspection Period**") to investigate the Property and determine, in Buyer's sole judgment, whether (i) the condition of the Property is suitable to Buyer's intended use; and (ii) Buyer will be able to obtain all governmental approvals (including, but not limited to, approvals necessary to subdivide and re-plat the Property) and utilities necessary for Buyer's intended use of the Property. Buyer acknowledges and agrees that Seller has not made any covenants, representations or warranties regarding Buyer's ability to obtain governmental approvals from the City of Ramsey or any other governmental entity. The City of Ramsey will review, consider and act on any applications Buyer submits to the City for governmental approvals in accordance with City Code.

b. Buyer may, at any time on or before 5:00 p.m. on the last day of the Inspection Period, terminate the Agreement by written notice to Seller based on Buyer's determination, in Buyer's sole and absolute discretion, that the condition of the Property is not suitable for Buyer's intended use or that Buyer may not be able to obtain all governmental approvals and utilities necessary for Buyer's intended use of the Property. In addition, this Agreement automatically terminates at 5:00 p.m. on the last day of the Inspection Period unless, prior to that time Buyer delivers a written notice of Buyer's intention to proceed (a "**Notice to Proceed**") to Seller.

c. If, pursuant to Section 9(b) either Buyer terminates this Agreement or this Agreement is automatically terminated, the Escrow Agent must disburse to Buyer any Earnest Money Escrow Agent holds.

10. DEFINITIONS. As used in this Agreement:

"**Claim**" or "**Claims**" means any and all liabilities, suits, claims, counterclaims, causes of action, demands, penalties, debts, obligations, promises, acts, fines, judgments, damages, consequential damages, losses, costs, and expenses of every kind (including without limitation any attorney's fees, consultant's fees, costs, remedial action costs, cleanup costs and expenses which may be related to any claims).

"**Environmental Law**" means the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"), 42 U.S.C. § 9601 et seq., the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq., the Federal Water Pollution Control Act (the Clean Water Act), 33 U.S.C. § 1251 et seq. the Clean Air Act, 42 U.S.C. § 7401 et seq., and the Toxic Substances Control Act, 15 U.S.C. § 2601 et seq., all as amended from time to time, and any other federal, state, local or other governmental statute, regulation, rule, law or ordinance dealing with the protection of human health, safety, natural resources or the environment now existing or hereafter enacted.

"**Hazardous Substance**" or "**Hazardous Substances**" means any pollutant, contaminant, hazardous substance or waste, solid waste, petroleum product, distillate, or fraction, radioactive material, chemical known to cause cancer or reproductive toxicity, polychlorinated biphenyl or any other chemical, substance or material listed or identified in or regulated by any Environmental Law.

11. **RELEASE.** By accepting the deed to the Property, Buyer, for itself, its directors, officers, stockholders, divisions, agents, affiliates, subsidiaries, predecessors, successors, and assigns and anyone acting on its behalf or their behalf hereby fully releases and forever discharges Seller from any and all Claims (including without limitation all Claims arising under any Environmental Law and all Claims arising at common law, in equity or under a federal, state or local statute, rule or regulation), past, present and future, known and unknown, existing and contingent, arising out of, resulting from, or relating to the condition of the Property, and Buyer hereby waives any and all causes of action (including without limitation any right of contribution) Buyer had, has or may have against Seller and anyone acting on its behalf with respect to the condition of the Property, whether arising at common law, in equity or under a federal, state or local statute, rule or regulation. The foregoing shall apply to any condition of the Property, known or unknown, contemplated or uncontemplated, suspected or unsuspected, including without limitation the presence of any Hazardous Substance on the Property, whether such Hazardous Substance is located on or under the Property, or has migrated from or to the Property.

12. **NOTICES.** Notices permitted or required by this Agreement must be in writing and shall be deemed given when delivered in legible form to the party to whom addressed. Notices may be sent by certified mail or e-mail. Notices are effective two business days after they are mailed via certified mail, return receipt requested or, if sent by email, upon email transmission (provided that any email transmission that occurs after 5:00 pm Pacific Time will be deemed provided on the following day). If delivered at the Closing, a notice shall be deemed given when hand-delivered to the party's representative at the Closing. The business addresses of the parties are as follows:

Seller: City Administrator
City of Ramsey
7550 Sunwood Drive N.W.
Ramsey, MN 55303
Email: pbrama@cityoframsey.com

Buyer: CAP Acquisitions, LLC
Scott Morris
120 West Cataldo Ave., Suite 100
Spokane, WA 99201
Email: scottm@inlandconstruction.com

Notices not given in the manner or within the time limits set forth in this Agreement are of no effect and may be disregarded by the party to whom they are directed.

13. **CLOSING.** This transaction shall close within 30 days after Buyer delivers a Notice to Proceed to Seller or on such earlier date as Seller and Buyer may establish by mutual, written agreement; provided, however, Buyer may extend the Closing a total of two (2)

times, each time for a period of sixty (60) days, by depositing an additional Ten Thousand and 00/100 Dollars ($10,000.00) earnest money with Escrow Agent for each extension. Each $10,000 extension payment shall be non-refundable, but applicable to the Purchase Price. The Closing shall take place at the offices of the Escrow Agent, or at some other place as the parties may mutually agree prior to such date. At the option of either Party, the executed closing documents, Purchase Price and closing costs may be deposited with the Escrow Agent and disbursed by the Escrow Agent pursuant to avoid the necessity for a Closing at which the Parties are present.

a. **Seller's Obligations at Closing.** At Closing, Seller must deliver to Escrow Agent, for delivery to Buyer:

   i. A limited warranty deed, duly executed and acknowledged on behalf of the City and with the City's seal affixed, conveying title to the Property, subject to (A) the lien of real estate taxes, if any, not yet due and payable and any installments of special assessments certified for payment therewith; (B) Building, Subdivision and Zoning Ordinances; (C) Matters that would be disclosed by an accurate survey of the Property; and (D) matters that constitute Permitted Exceptions pursuant to Section 6;

   ii. A certified copy of a duly adopted City Ordinance and Resolution authorizing Seller's sale of the Property to Buyer; and

   iii. Seller's affidavits, well disclosure certificate (if required), settlement statement approved by Seller and Buyer, and any other documents required by the Escrow Agent.

b. **Buyer's Obligations at Closing.** At Closing, Buyer must:

   i. Wire Transfer (or deliver a certified check in) an amount equal to the amount of the Purchase Price adjusted for to reflect Buyer's prior payment of the Earnest Money and to reflect amounts Buyer must pay or will receive pursuant to Section 14(c), to Escrow Agent for disbursement to Seller and others pursuant to this Agreement and the Settlement Statement; and

   ii. File or cause Escrow Agent to file an Electronic Certificate of Real Estate Value, if required and necessary.

c. **Closing Costs.**

   i. At Closing, the following Seller closing costs and expenses must be paid from the Purchaser Price or, if the Purchase Price is not sufficient, paid by Seller:

      1. Seller's portion of the prorated property taxes.

2. Seller's own attorney's fees.
3. One-half the cost of any closing fees.
4. The cost of real estate broker commission fees as prescribed in Section 15.

ii. At Closing Buyer must pay the Purchase Price to Seller and the following costs and expenses:

1. Buyer's portion of prorated property taxes.
2. Buyer's own attorney's fees.
3. One-half the cost of any closing fees.
4. Documentary and recording fees for the deed(s).
5. The cost of the owner's title insurance policy, if Buyer elects to purchase an Owner's title insurance policy.
6. State deed tax.

d. **Possession.** Seller must deliver possession of the Property to Buyer at Closing.

14. REAL ESTATE BROKERS. Seller and Buyer represent and warrant to each other that they have dealt with no brokers, real estate agents, finders or the like in connection with this transaction, other than CBRE, Inc. ("Buyer's Broker"), which represents the Seller and the Buyer. Seller shall pay Broker as required by their agreement (5% of final sale price). Seller and Buyer agree to indemnify each other and to hold each other harmless against all claims, damages, costs or expenses of or for any broker's fees or commissions resulting for their actions or agreements regarding the execution or performance of this Agreement, other than the fees payable to Seller's Broker, and will pay all costs of defending any action or lawsuit brought to recover any such fees or commissions incurred by the other party, including reasonable attorney's fees.

15. ASSIGNMENT. This Agreement may not be assigned without the written consent of the non-assigning Party; provided, however that Buyer may assign this Agreement to a third party affiliated with or under common control with Buyer if it provides written notice of such assignment to Seller and Escrow Agent prior to Closing. Any such assignment shall not relieve Buyer of its obligations hereunder. The Seller recognizes the Buyer intends to assign this Agreement to an affiliated special purpose entity that will be registered officially with the State of Minnesota.

16. THIRD PARTY BENEFICIARY. There are no third party beneficiaries of this Agreement, intended or otherwise.

17. JOINT VENTURE. Seller and Buyer, by entering into this Agreement and completing the transactions described herein, shall not be considered joint venturers or partners.

18. CAPTIONS. The paragraph headings or captions appearing in this Agreement are for convenience only, are not a part of this Agreement, and are not to be considered in interpreting this Agreement.

19. **ENTIRE AGREEMENT / MODIFICATION.** This written Agreement constitutes the complete agreement between the parties and supersedes any prior oral or written agreements between the parties regarding the Property. There are no verbal agreements that change this Agreement and no waiver or modification of any of its terms will be effective unless in writing executed by the parties.

20. **BINDING EFFECT.** This Agreement binds and benefits the Parties and their successors and assigns.

21. **CONTROLLING LAW.** This Agreement is made under the laws of the State of Minnesota and such laws will control its interpretation.

22. **REMEDIES.**

    a. If Buyer fails to perform any of the terms or conditions of this Agreement within the specified time limits, Seller may declare this Agreement terminated pursuant to Minnesota Statutes section 559.21. Seller's sole remedy in the event of Buyer's default is retention of the Earnest Money, unless Buyer defaults under Section 7 or 12 of this Agreement, in which case Seller may retain the Earnest money or suspend the performance of its obligations under this Agreement and commence an action in Anoka County District Court to recover its actual damages arising from the default.

    b. If Seller fails to perform any of the terms or conditions of this Agreement within the specified time limits, Buyer may, as its sole remedy, declare this Agreement terminated in which case Escrow Agent and, if applicable, Seller, shall refund the Earnest Money (both the Initial Disbursement and the Remaining Earnest Money) to Buyer, or, in the alternative, Buyer may have this Agreement specifically enforced and recover any incidental damages. Buyer waives all claims for consequential damages against Seller based on Seller's breach or alleged default hereunder.

23. **WAIVER.** Failure of Seller or Buyer to insist upon the performance of any of the covenants, agreements and/or conditions of this Agreement or to exercise any right or privilege herein shall not be deemed a waiver of any such covenant, condition or right.

24. **SURVIVAL OF TERMS AND CONDITIONS.** The terms and conditions of this Agreement shall survive and be in full force and effect after the delivery of the deed, and shall not be deemed to have merged therein.

25. **SEVERABILITY.** Each provision of this Agreement shall apply to the extent permitted by applicable law and is intended to be severable. If any provision is illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the legality or validity of the remainder of the Agreement.

26. CONSTRUCTION. The Parties acknowledge that this Agreement was initially prepared by Seller solely as a convenience and that all Parties and their counsel hereto have read and full negotiated all the language used in this Agreement. The Parties acknowledge that because all Parties and their counsel participated in negotiating and drafting this Agreement, no rule of construction shall apply to this Agreement to construe ambiguous or unclear language in favor of or against any Party.

27. COUNTERPARTS; DIGITAL COPIES. This Agreement may be executed in any number of counterparts and the signature pages of the separate counterparts combined into a single copy of this Agreement which will then constitute a fully executed version of this Agreement. A facsimile, .pdf file or digital copy of a signed counterpart or of an assemblage of counterparts of this Agreement shall be deemed to be an original thereof.

28. TIME PERIODS. The time for performance of any obligation or taking any action under this Agreement shall be deemed to expire at 5:00 p.m. Pacific Time on the last day of the applicable time period provided for in this Agreement. If the time for the performance of any obligation or taking any action under this Agreement expires on a Saturday, Sunday or legal holiday, the time for performance or taking such action shall be extended to the next succeeding day which is not a Saturday, Sunday or legal holiday.

29. CONSTRUCTION DEADLINE. Buyer shall obtain a building permit for -- an age restricted, market rate, apartment community of approximately 150 to 200 units, which shall include first floor structured parking -- no later than six (6) months following Closing. At Closing, a "Right of Re-Entry Agreement" must be executed and recorded to the Property providing that in the event the above building permit deadline is not met, Seller has the right to reclaim title to the Property. Additionally, unless due to circumstances beyond Buyer's control (such as fire/casualty/force majeure), Buyer shall obtain a certificate of occupancy for the project from the City of Ramsey no later than thirty (30) months following Closing. In the event the above construction deadline is not met, Buyer shall pay Seller a $50,000 penalty. In the event the penalty is not paid within 30 days of receipt of notice, Seller may certify the penalty to Anoka County as an assessment against the Property.

> Obtaining Building Permit:
> Shall mean fully paying for and physically receiving an approved Building Permit from the City of Ramsey's Building Department. A Building Permit includes, but is not limited to, the following fees: plan review fee, erosion control fee, base permit fee, water access charge (WAC), and sewer access charges (SAC). Building permit fees are non-refundable. Successfully applying for a Building Permit does not constitute obtaining a Building Permit.

30. PLATTING & DEVELOPMENT AGREEMENT. Buyer must obtain an approved final plat, development agreement, and building exterior visual renderings with the City of Ramsey for its intended project -- an age restricted, market rate, apartment community of approximately 150 to 200 units, which shall include first floor structured parking -- before Closing. The Development Agreement and Site Plan must comply with all local

zoning ordinances and design standards, including The COR Design Standards which are attached hereto as **Exhibit B**.

31. **PUBLIC ROADS COST-SHARE.** Both the Buyer and Seller understand that various public roadway connections must be constructed as a result of this new proposed development project (a portion of Ramsey Parkway, 145th Ave NW, Center Street, and Willemite Street). The Buyer shall be responsible for twenty percent (20%) of total public roadway project costs. Said 20% assignment to the Buyer shall occur only on public roadway sections located directly adjacent to the Property. Public Roadway costs shall include all roadway costs, such as: roads, utilities, sidewalks, boulevards, landscaping, benches, trash receptacles, curb/gutter, and street lighting. Before the end of the Inspection Period, the Seller and Buyer shall both, in writing, approve an engineer's feasibility report for said public roadway work; which, shall include a cost assignment schedule (and/or reimbursement agreement in the event Buyer agrees to assume responsibility for constructing any of the public roadway connections in conjunction with the construction of its project).

32. **CITY PARK PLATTING.** Seller acknowledges that Buyer's selection of the Property location and shape was influenced by Seller's representation that a park is planned to be developed directly south of the Property. While Seller cannot guarantee the timing of the park development, Seller agrees to legally dedicate not less than 1.5 acres of land for the park as part of Buyer's final plat (referenced in Section 30 above), precluding such land from being sold or developed for other purposes. With Seller's cooperation, Buyer k shall incorporate the land to be dedicated as a park into Buyer's preliminary plat

SELLER: The City of Ramsey, a Minnesota municipal corporation

By: _____ Dated: 9/26, 2017
Sarah Strommen, Mayor

By: _____ Dated: 9/27, 2017
Kurt Ulrich, City Administrator

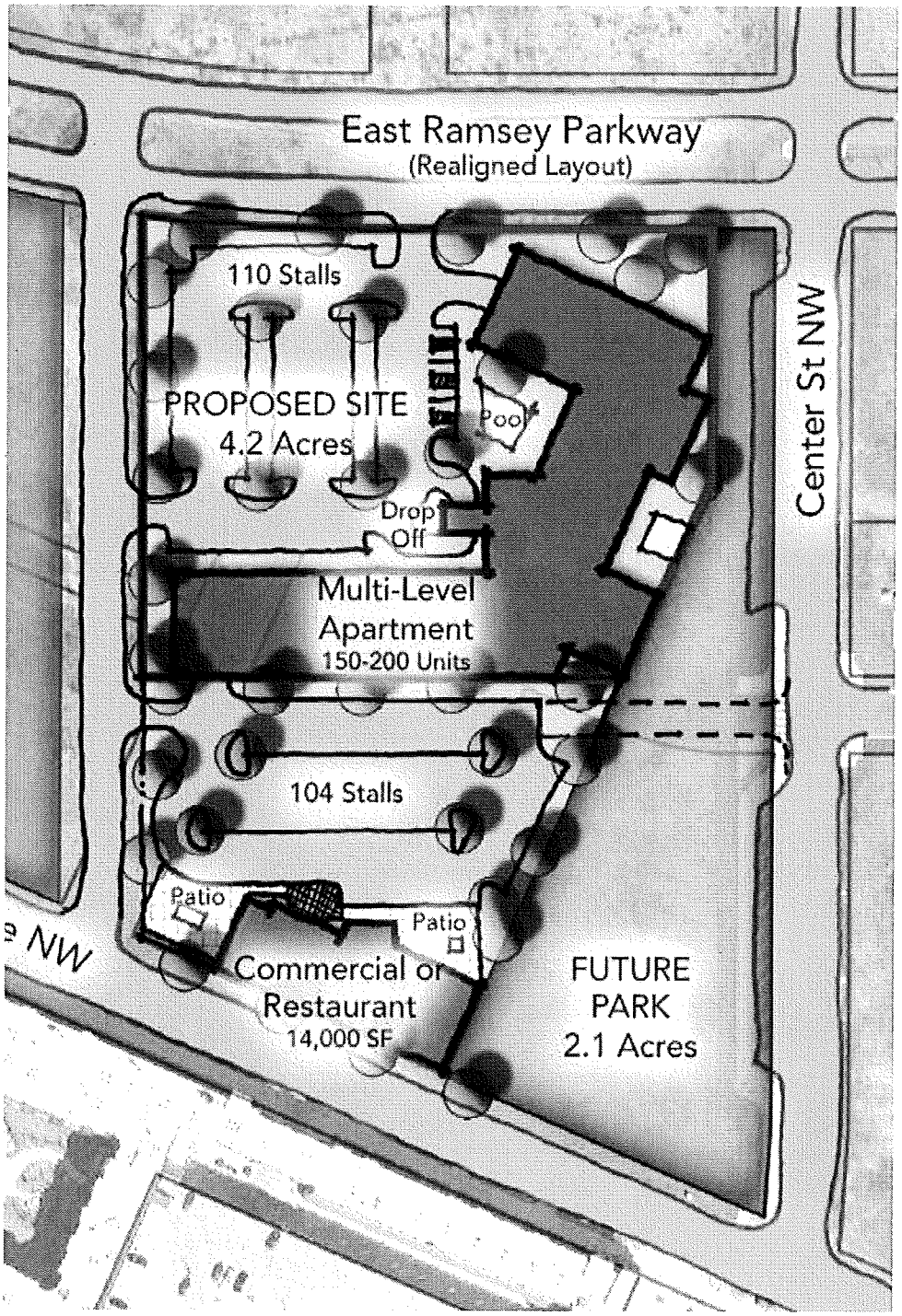
BUYER: CAP Acquisitions, LLC, a Washington Limited Liability Company.

By: _____ Dated: September 28, 2017
Scott Morris, Manager

EXHIBIT A

Preliminary Draft Concept Map

(will be updated, changes will occur)



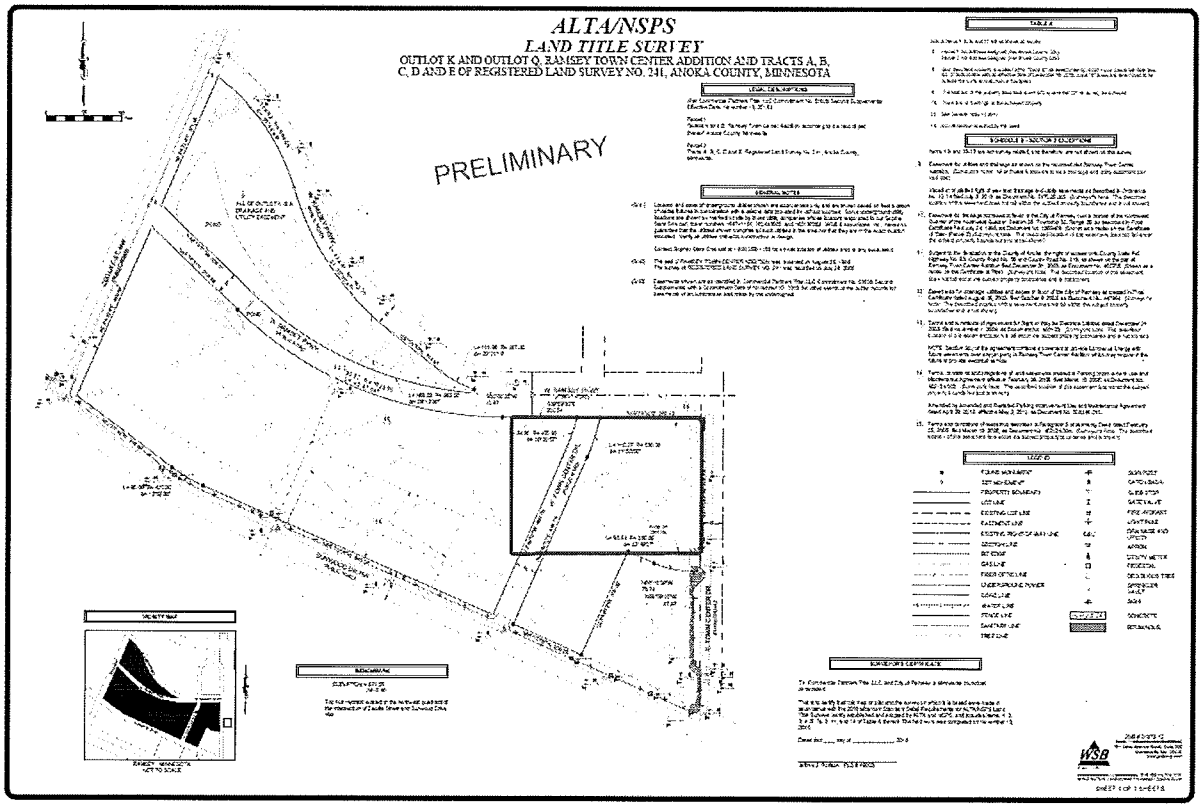
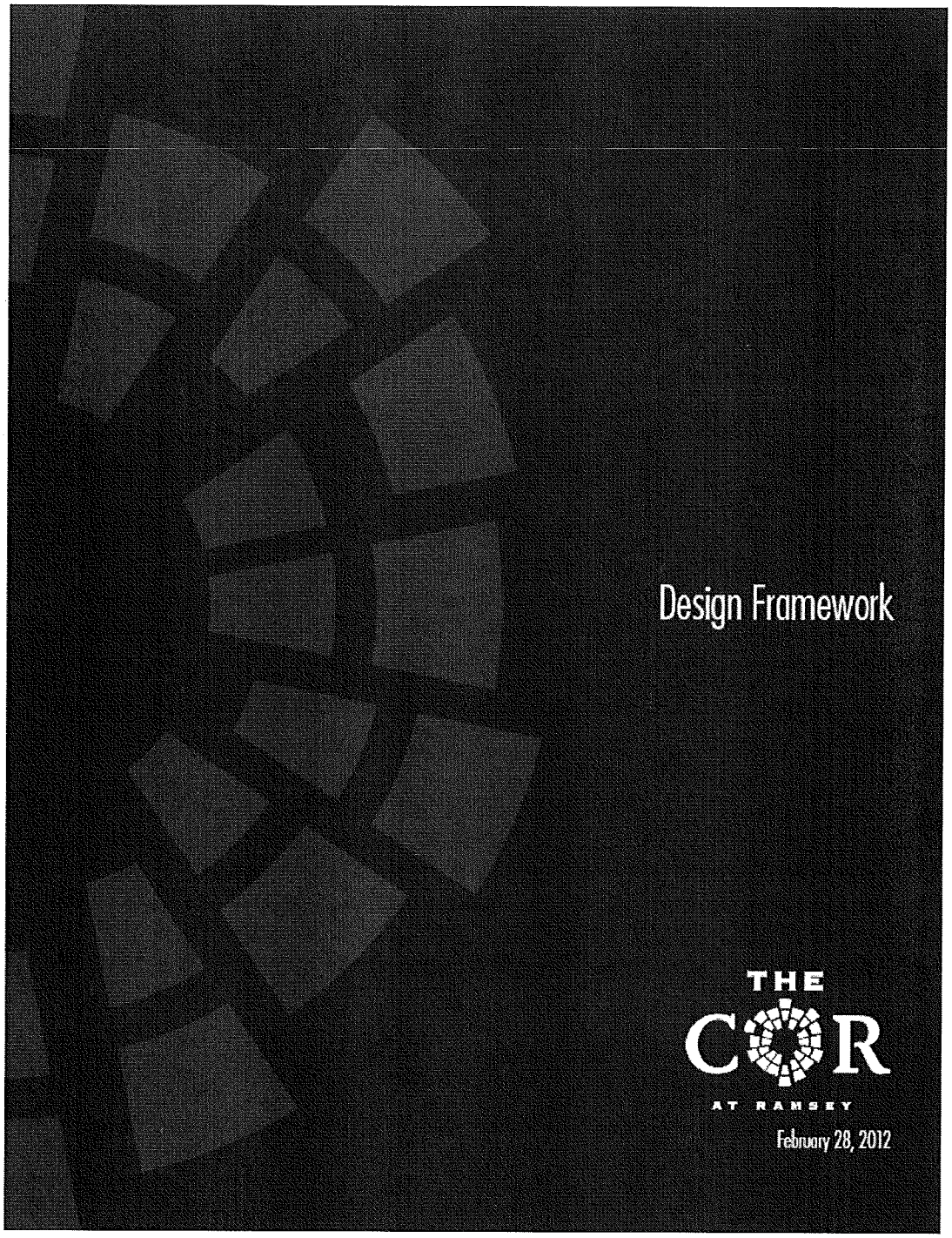

ALTA/NSPS
LAND TITLE SURVEY
OUTLOT K AND OUTLOT Q, RAMSEY TOWN CENTER ADDITION AND TRACTS A, B, C, D AND E OF REGISTERED LAND SURVEY NO. 241, ANOKA COUNTY, MINNESOTA
PRELIMINARY

EXHIBIT B
The COR Design Framework
cityoframsey.com/thecor > Design Framework



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

CITY COUNCIL RESOLUTION #18-115

RESOLUTION AUTHORIZING EXECUTION OF A TAX INCREMENT FINANCING AGREEMENT

WHEREAS, Affinity at Ramsey, LLC (the "Developer") has requested the City of Ramsey, Minnesota (the "City") to assist with the financing of certain costs incurred in connection with the construction of a 174-unit senior rental housing project in the City by the Developer (the "Project").

WHEREAS, the Developer and the City have determined to enter into a Tax Increment Financing Agreement providing for the City's tax increment financing assistance for the Project (the "Tax Increment Financing Agreement").

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

1. The City Council hereby approves the Tax Increment Financing Agreement in substantially the form submitted, and the Mayor and City Administrator are hereby authorized and directed to execute the Tax Increment Financing Agreement on behalf of the City.

2. The approval hereby given to the Tax Increment Financing Agreement includes approval of such additional details therein as may be necessary and appropriate and such modifications thereof, deletions therefrom and additions thereto as may be necessary and appropriate and approved by the City officials authorized by this resolution to execute the Tax Increment Financing Agreement. The execution of the Tax Increment Financing Agreement by the appropriate officer or officers of the City shall be conclusive evidence of the approval of the Tax Increment Financing Agreement in accordance with the terms hereof.

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:

None

and the following abstained:

None

and the following were absent:

None

Whereupon said resolution was declared duly passed and adopted by the City of Ramsey this the 12th day of June, 2018.

_____
Mayor

ATTEST:

_____
City Clerk

STATE OF MINNESOTA
COUNTY OF ANOKA
CITY OF RAMSEY

I, the undersigned, being the duly qualified and acting City Administrator of the City of Ramsey, Minnesota, DO HEREBY CERTIFY that I have carefully compared the attached and foregoing extract of minutes with the original minutes of a meeting of the City Council of the City held on the date therein indicated, which are on file and of record in my office, and the same is a full, true and complete transcript therefrom insofar as the same relates to a Resolution Authorizing Execution of a Tax Increment Financing Agreement.

WITNESS my hand as such City Administrator of the City Council of the City of Ramsey, Minnesota this 12th day of June, 2018.

_____
City Administrator

TAX INCREMENT FINANCING AGREEMENT

BY AND BETWEEN

CITY OF RAMSEY, MINNESOTA

AND

AFFINITY AT RAMSEY, LLC

This document drafted by:

BRIGGS AND MORGAN (MLI)
Professional Association
2200 IDS Center
80 South 8th Street
Minneapolis, Minnesota 55402

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TAX INCREMENT FINANCING AGREEMENT

THIS AGREEMENT, made as of the 1st day of _____, 2018, by and between the City of Ramsey, Minnesota (the "City"), a home rule charter city organized and existing under the constitution and laws of the State of Minnesota and Affinity at Ramsey, LLC, a Washington limited liability company (the "Developer"). (The City and Developer are hereinafter collectively referred to as the "parties.")

WITNESSETH:

WHEREAS, pursuant to Minnesota Statutes, Section 469.124 to 469.133, the City has heretofore established Development District No. 1 (the "Development District") and has adopted a development program therefor (the "Development Program"); and

WHEREAS, pursuant to Minnesota Laws, 2010, Chapter 389, Article 7, Section 22, as amended by Minnesota Laws, 2011, Chapter 112, Article 11, Section 16 ("Special Legislation") and the provisions of Minnesota Statutes, Section 469.174 through 469.1794, as amended (hereinafter, the "Tax Increment Act"), the City has heretofore established, within the Development District, Tax Increment Financing District No. 14 (the "Tax Increment District") and has adopted a tax increment financing plan therefor (the "Tax Increment Plan") which provides for the use of tax increment financing in connection with certain development within the Development District; and

WHEREAS, the reimbursement by the City for costs of the acquisition of the Development Property and the construction of Site Improvements incurred by the Developer for a redevelopment project are objectives of the Development Program and Tax Increment Financing Plan; and

WHEREAS, in order to achieve the objectives of the Development Program and particularly to make the land in the Development District available for development by private enterprise in conformance with the Development Program, the City has determined to assist the Developer with the financing of certain costs of a Project (as hereinafter defined) to be constructed within the Tax Increment District as more particularly set forth in this Agreement; and

WHEREAS, the City believes that the development and construction of the Project, and fulfillment of this Agreement are vital and are in the best interests of the City, the health, safety, morals and welfare of residents of the City, and in accordance with the public purpose and provisions of the applicable state and local laws and requirements under which the Project has been undertaken and is being assisted; and

WHEREAS, the requirements of the Business Subsidy Law, Minnesota Statutes, Section 116J.993 through 116J.995, do not apply to this Agreement pursuant to an exemption for housing.

NOW, THEREFORE, in consideration of the premises and the mutual obligations of the parties hereto, each of them does hereby covenant and agree with the other as follows:

ARTICLE I

DEFINITIONS

Section 1.1. Definitions. All capitalized terms used and not otherwise defined herein shall have the following meanings unless a different meaning clearly appears from the context:

Agreement means this Agreement, as the same may be from time to time modified, amended or supplemented;

Assessment Agreement means the agreement, in substantially the form of the agreement contained in Exhibit D attached hereto and hereby made a part of this Agreement, among the Developer, the City and the Assessor for the County, entered into pursuant to Article III of this Agreement;

Assessor's Minimum Market Value means the agreed minimum market value of the Development Property and Project and for calculation of real property taxes as determined by the Assessor for the County pursuant to the Assessment Agreement;

Business Day means any day except a Saturday, Sunday or a legal holiday or a day on which banking institutions in the City are authorized by law or executive order to close;

City means the City of Ramsey, Minnesota, its successors and assigns;

City Development Agreement means, the Development Agreement for _____ by and between the City and _____ dated as of _____, 2018, as the same may be from time to time modified;

County means Anoka County, Minnesota;

Developer means Affinity at Ramsey, LLC, a Washington limited liability company, its successors and assigns;

Development District means the real property included in Development District No. 1 heretofore established;

Development Program means the Development Program approved in connection with the Development District;

Development Property means the real property described in Exhibit A attached to this Agreement;

Event of Default means any of the events described in Section 4.1 hereof;

Note Payment Date means August 1, 2020, and each February 1 and August 1 of each year thereafter to and including February 1, 2040; provided, that if any such Note Payment Date should not be a Business Day, the Note Payment Date shall be the next succeeding Business Day;

Project means the construction of an approximately 174-unit senior rental housing project on the Development Property located in the City;

Public Improvements means the public improvements described in the City Development Agreement;

Site Improvements means the site improvements undertaken or to be undertaken on the Development Property, more particularly described on Exhibit C attached hereto;

Special Legislation means Minnesota Laws, 2010, Chapter 389, Article 7, Section 22, as amended by Minnesota Laws, 2011, Chapter 112, Article 11, Section 16;

State means the State of Minnesota,

Tax Increments means 90% of the tax increments derived from the Development Property as calculated by the City in its sole discretion and which have been received by the City in accordance with the provisions of Minnesota Statutes, Section 469.177;

Tax Increment Act means Minnesota Statutes, Sections 469.174 through 469.1794, as amended;

Tax Increment District means Tax Increment Financing District No. 14 located within the Development District, a description of which is set forth in the Tax Increment Financing Plan, which was qualified as a redevelopment district under the Tax Increment Act;

Tax Increment Financing Plan means the tax increment financing plan approved for the Tax Increment District by the City Council on December 14, 2010, and any future amendments thereto;

Termination Date means the earlier of (i) February 1, 2040, (ii) the date the Reimbursement Amount as defined in Section 3.1 is paid in full, (iii) the date on which the Tax Increment District expires or is otherwise terminated, or (iv) the date this Agreement is terminated or rescinded in accordance with its terms; and

TIF Note means the Tax Increment Revenue Note (Affinity at Ramsey, LLC Project) to be executed by the City and delivered to the Developer pursuant to Article III hereof, the form of which is attached hereto as Exhibit B; and

Unavoidable Delays means delays, outside the control of the party claiming its occurrence, which are the direct result of strikes, other labor troubles, unusually severe or prolonged bad weather, acts of God, fire or other casualty to the Project, litigation commenced by third parties which, by injunction or other similar judicial action or by the exercise of reasonable discretion, directly results in delays, or acts of any federal, state or local governmental unit (other than the City) which directly result in delays.

ARTICLE II

REPRESENTATIONS AND WARRANTIES

Section 2.1. Representations and Warranties of the City. The City makes the following representations and warranties:

(1) The City is a municipal corporation and has the power to enter into this Agreement and carry out its obligations hereunder.

(2) The Tax Increment District is a "redevelopment district" within the meaning of Minnesota Statutes, Section 469.174, Subdivision 10, and was created, adopted and approved in accordance with the Special Legislation.

(3) The development contemplated by this Agreement is in conformance with the development objectives set forth in the Development Program.

(4) To finance certain costs within the Tax Increment District, the City proposes, subject to the further provisions of this Agreement, to apply Tax Increments to reimburse the Developer for acquisition of the Development Property and a portion of the costs of the construction of certain of certain Site Improvements incurred in connection with the Project as further provided in this Agreement.

(5) The City makes no representation or warranty, either expressed or implied, as to the Development Property or its condition or the soil conditions thereon, or that the Development Property shall be suitable for the Developer's purposes or needs.

Section 2.2. Representations and Warranties of the Developer. The Developer makes the following representations and warranties:

(1) The Developer is a Washington limited liability company and has the power and authority to enter into this Agreement and to perform its obligations hereunder and doing so will not violate its articles of organization, member control agreement or operating agreement, or the laws of the State and by proper action has authorized the execution and delivery of this Agreement.

(2) The Developer shall cause the Project to be constructed in accordance with the terms of this Agreement, the Development Program, the City Development Agreement, and all applicable local, state and federal laws and regulations (including, but not limited to, environmental, zoning, energy conservation, building code and public health laws and regulations).

(3) The construction of the Project would not be undertaken by the Developer, and in the opinion of the Developer would not be economically feasible within the reasonably foreseeable future, without the assistance and benefit to the Developer provided for in this Agreement.

(4) The Developer will use its best efforts to obtain, or cause to be obtained, in a timely manner, all required permits, licenses and approvals, and will meet, in a timely manner, all requirements of all applicable local, state, and federal laws and regulations which must be obtained or met before the Project may be lawfully constructed.

(5) Neither the execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the terms and conditions of this Agreement is prevented, limited by or conflicts with or results in a breach of, the terms, conditions or provision of any contractual restriction, evidence of indebtedness, agreement or instrument of whatever nature to which the Developer is now a party or by which it is bound, or constitutes a default under any of the foregoing.

(6) The Developer will cooperate fully with the City in resolution of any traffic, parking, trash removal or public safety problems which may arise in connection with the construction and operation of the Project.

(7) Construction shall begin by September 1, 2018 and the construction of the Project will be substantially completed by June 1, 2020, subject to Unavoidable Delays.

(8) The Developer acknowledges that Tax Increment projections contained in the Tax Increment Financing Plan are estimates only and the Developer acknowledges that it shall place no reliance on the amount of projected Tax Increments and the sufficiency of such Tax Increments to reimburse the Developer for a portion of the costs of the acquisition of the Development Property and the construction of the Site Improvements as provided in Article III.

ARTICLE III

UNDERTAKINGS BY DEVELOPER AND CITY

Section 3.1. Project. The parties agree that the acquisition of the Development Property and the installation of the Site Improvements are essential to the successful completion of the Project. The costs of the Project shall be paid by the Developer. The City shall reimburse the Developer for the actual costs of acquisition of the Development Property and the Site Improvements actually incurred and paid by the Developer in an amount as determined as follows: the amount to be reimbursed shall equal (a) 80% of the actual cost of the construction of the Public Improvements designated as Segment A-1 and Segment C-1 as described in the City Development Agreement; plus (b) 100% of the actual cost of the construction of the Public Improvements designated in Segment C-2 as described in the City Development Agreement; less (c) $58,000 (the "Reimbursement Amount"), as further provided in Section 3.3.

Section 3.2. Limitations on Undertaking of the City. Notwithstanding the provisions of Section 3.1, the City shall have no obligation to the Developer under this Agreement to reimburse the Developer for the costs identified in Section 3.1, if the City, at the time or times such payment is to be made, is entitled under Section 4.2 to exercise any of the remedies set forth therein as a result of an Event of Default which has not been cured.

Section 3.3. Reimbursement: TIF Note. The City shall reimburse the Developer the Reimbursement Amount through the issuance of the City's TIF Note in substantially the form attached to this Agreement as Exhibit B, subject to the following conditions:

(1) The TIF Note shall be dated, issued and delivered when (i) the Developer shall have demonstrated in writing to the reasonable satisfaction of the City that the construction of the Project and the Public Improvements have been completed; and (ii) that the Developer has incurred and paid all costs of acquisition of the Development Property and the construction of Site Improvements, as described in and limited by Section 3.1 and shall have submitted paid invoices for the costs of construction of the Site Improvements and a settlement statement or other evidence of payment of the costs of the Development Property in an amount not less than the Reimbursement Amount.

(2) The unpaid principal of the TIF Note shall bear simple non-compounding interest from the date of issuance of the TIF Note, at 4.50% per annum. Interest shall be computed on the basis of a 360 day year consisting of twelve (12) 30-day months.

(3) The principal amount of the TIF Note and the interest thereon shall be payable solely from the Tax Increments.

(4) On each Note Payment Date and subject to the provisions of the TIF Note, the City shall pay, against the principal and interest outstanding on the TIF Note, any Tax Increments received by the City during the preceding 6 months. All such payments shall be applied first to accrued interest and then to reduce the principal of the TIF Note.

(5) The TIF Note shall be a special and limited obligation of the City and not a general obligation of the City, and only Tax Increments shall be used to pay the principal and

interest on the TIF Note. If, on any TIF Note Payment Date, the Tax Increments for the payment of the accrued and unpaid interest on the TIF Note are insufficient for such purposes, the difference shall be carried forward, without interest accruing thereon, and shall be paid if and to the extent that on a future TIF Note Payment Date there are Tax Increments in excess of the amounts needed to pay the accrued interest then due on the TIF Note.

(6) The City's obligation to make payments on the TIF Note on any Note Payment Date or any date thereafter shall be conditioned upon the requirements that: (A) there shall not at that time be an Event of Default that has occurred and is continuing under this Agreement and (B) this Agreement shall not have been rescinded pursuant to Section 4.2.

(7) The TIF Note shall be governed by and payable pursuant to the additional terms thereof, as set forth in Exhibit B. In the event of any conflict between the terms of the TIF Note and the terms of this Section 3.2, the terms of the TIF Note shall govern. The issuance of the TIF Note pursuant and subject to the terms of this Agreement, and the taking by the City of such additional actions as bond counsel for the TIF Note may require in connection therewith, are hereby authorized and approved by the City.

Section 3.4. Execution of Assessment Agreement. Simultaneously with the execution of this Agreement, the Developer and the City shall execute an Assessment Agreement pursuant to the provisions of Minnesota Statutes, Section 469.177, Subdivision 8, specifying the Assessor's Minimum Market Value for the Development Property and the Project for calculation of real property taxes. Specifically, the Developer shall agree to a market value for the Development Property and the Project which will result in a market value as of January 2, 2021 of not less than $20,760,000 until December 31, 2039 (such minimum market value at the time applicable is herein referred to as the "Assessor's Minimum Market Value"). Nothing in the Assessment Agreement shall limit the discretion of the Assessor to assign a market value to the property in excess of such Assessor's Minimum Market Value. The Assessment Agreement shall remain in effect until the earlier of (i) December 31, 2039; or (ii) the date of termination of this Agreement. The Assessment Agreement shall be certified by the Assessor for the County as provided in Minnesota Statutes, Section 469.177, Subdivision 8, upon a finding by the Assessor that the Assessor's Minimum Market Value represents a reasonable estimate based upon the plans and specifications for the Project to be constructed on the Development Property and the market value previously assigned to the Development Property. Pursuant to Minnesota Statutes, Section 469.177, Subdivision 8, the Assessment Agreement shall be filed for record in the office of the county recorder or registrar of titles of the County, and such filing shall constitute notice to any subsequent encumbrancer or purchaser of the Development Property (or part thereof), whether voluntary or involuntary, and such Assessment Agreement shall be binding and enforceable in its entirety against any such subsequent purchaser or encumbrancer, including the holder of any mortgage recorded against the Development Property. At the request of the Developer following the Termination Date of this Agreement, the City shall record a Termination and/or Release of such Assessment Agreement in the office of the county recorder or registrar of titles of the County

Section 3.5. Real Property Taxes. Prior to the Termination Date, the Developer shall pay all real property taxes payable with respect to all and any parts of the Development Property

acquired and owned by it until the Developer's obligations have been assumed by any other person pursuant to the provisions of this Agreement.

The Developer agrees that prior to the Termination Date:

(1) It will not seek administrative review or judicial review of the applicability of any tax statute relating to the ad valorem property taxation of real property contained on the Development Property determined by any tax official to be applicable to the Project or the Developer or raise the inapplicability of any such tax statute as a defense in any proceedings with respect to the Development Property, including delinquent tax proceedings; provided, however, "tax statute" does not include any local ordinance or resolution levying a tax;

(2) It will not seek administrative review or judicial review of the constitutionality of any tax statute relating to the taxation of real property contained on the Development Property determined by any tax official to be applicable to the Project or the Developer or raise the unconstitutionality of any such tax statute as a defense in any proceedings, including delinquent tax proceedings with respect to the Development Property; provided, however, "tax statute" does not include any local ordinance or resolution levying a tax;

(3) It will not seek any tax deferral or abatement, either presently or prospectively authorized under Minnesota Statutes, Section 469.1813, or any other State or federal law, of the ad valorem property taxation of the Development Property between the date of execution of this Agreement and the Termination Date.

(4) It may seek through petition or other means to have the market value for the Development Property reduced. Until the TIF Note is fully paid, such activity must be preceded by written notice from the Developer. Upon receiving such notice, or otherwise learning of the Developer's intentions, the City may suspend payments due under the TIF Note until the actual amount of the reduction is determined, whereupon the City will make the suspended payments less any amount that the City is required to repay the County as a result any reduction in market value of the Development Property. During the period that the payments are subject to suspension, the City may make partial payments on the TIF Note if it determines, in its sole and absolute discretion, that the amount retained will be sufficient to cover any repayment which the County may require. The City's suspension of payments on the TIF Note pursuant to this Section shall not be considered a default under this Agreement.

ARTICLE IV

EVENTS OF DEFAULT

Section 4.1. Events of Default Defined. The following shall be "Events of Default" under this Agreement and the term "Event of Default" shall mean whenever it is used in this Agreement any one or more of the following events:

(1) Failure by the Developer to timely pay any ad valorem real property taxes assessed and special assessments or other City charges with respect to the Development Property.

(2) Failure by the Developer to cause the construction of the Project to be completed pursuant to the terms, conditions and limitations of this Agreement and the City Development Agreement.

(3) Failure of the Developer to observe or perform any other covenant, condition, obligation or agreement on its part to be observed or performed under this Agreement and the City Development Agreement.

(4) The holder of any mortgage on the Development Property or any improvements thereon, or any portion thereof, commences foreclosure proceedings as a result of any default under the applicable mortgage documents.

(5) If the Developer shall:

(a) file any petition in bankruptcy or for any reorganization, arrangement, composition, readjustment, liquidation, dissolution, or similar relief under the United States Bankruptcy Act of 1978, as amended or under any similar federal or state law; or

(b) make an assignment for the benefit of its creditors; or

(c) admit in writing its inability to pay its debts generally as they become due; or

(d) be adjudicated a bankrupt or insolvent; or if a petition or answer proposing the adjudication of the Developer as bankrupt or its reorganization under any present or future federal bankruptcy act or any similar federal or state law shall be filed in any court and such petition or answer shall not be discharged or denied within sixty (60) days after the filing thereof; or a receiver, liquidator or trustee of the Developer, or of the Project, or part thereof, shall be appointed in any proceeding brought against the Developer, and shall not be discharged within sixty (60) days after such appointment, or if the Developer, shall consent to or acquiesce in such appointment.

Section 4.2. Remedies on Default. Whenever any Event of Default referred to in Section 4.1 occurs and is continuing, the City, as specified below, may take any one or more of the following actions after the giving of sixty (60) days' written notice to the Developer, but only if the Event of Default has not been cured within said sixty (60) days (or, if such Event of

Default cannot reasonably be cured by the Developer within sixty (60) days of receipt of such notice, and the Developer has provided assurances reasonably satisfactory to the City that such Event of Default will be cured as soon as reasonably possible, then only if the Event of Default has not been cured as soon as reasonably possible):

(1) The City may suspend its performance under this Agreement and the TIF Note until it receives assurances from the Developer, deemed adequate by the City, that the Developer will cure its default and continue its performance under this Agreement.

(2) The City may cancel and rescind the Agreement and the TIF Note.

(3) The City may take any action, including legal or administrative action, in law or equity, which may appear necessary or desirable to enforce performance and observance of any obligation, agreement, or covenant of the Developer under this Agreement.

Section 4.3. No Remedy Exclusive. No remedy herein conferred upon or reserved to the City is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity or by statute. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient.

Section 4.4. No Implied Waiver. In the event any agreement contained in this Agreement should be breached by any party and thereafter waived by any other party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other concurrent, previous or subsequent breach hereunder.

Section 4.5. Agreement to Pay Attorney's Fees and Expenses. Whenever any Event of Default occurs and the City shall employ attorneys or incur other expenses for the collection of payments due or to become due or for the enforcement or performance or observance of any obligation or agreement on the part of the Developer herein contained, the Developer agrees that it shall, on demand therefor, pay to the City the reasonable fees of such attorneys and such other expenses so incurred by the City.

Section 4.6. Indemnification of City.

(1) The Developer (a) releases the City and its governing body members, officers, agents, including the independent contractors, consultants and legal counsel, servants and employees (collectively, the "Indemnified Parties") from, (b) covenants and agrees that the Indemnified Parties shall not be liable for, and (c) agrees to indemnify and hold harmless the Indemnified Parties against, any claim, cause of action, suit or liability for loss or damage to property or any injury to or death of any person occurring at or about or resulting from any defect in the Project or on the Development Property.

(2) Except for any willful misrepresentation or any willful or wanton misconduct of the Indemnified Parties, the Developer agrees to protect and defend the Indemnified Parties, now and forever, and further agrees to hold the aforesaid harmless from any

claim, demand, suit, action or other proceeding whatsoever by any person or entity whatsoever arising or purportedly arising from the actions or inactions of the Developer (or if other persons acting on its behalf or under its direction or control) under this Agreement, or the transactions contemplated hereby or the acquisition, construction, installation, ownership, and operation of the Project; provided, that this indemnification shall not apply to the warranties made or obligations undertaken by the City in this Agreement or to any actions undertaken by the City which are not contemplated by this Agreement.

(3) All covenants, stipulations, promises, agreements and obligations of the City contained herein shall be deemed to be the covenants, stipulations, promises, agreements and obligations of the City and not of any governing body member, officer, agent, servant or employee of the City.

ARTICLE V

INTENTIONALLY OMITTED

ARTICLE VI

ADDITIONAL PROVISIONS

Section 6.1. Restrictions on Use. Until the Termination Date of this Agreement, the Developer agrees for itself, its successors and assigns and every successor in interest to the Development Property, or any part thereof, that the Developer and such successors and assigns shall operate, or cause to be operated, the Project as a senior rental housing project and shall devote the Development Property to, and in accordance with, the uses specified in this Agreement.

Section 6.2. Conflicts of Interest. No member of the governing body or other official of the City shall have any financial interest, direct or indirect, in this Agreement, the Development Property or the Project, or any contract, agreement or other transaction contemplated to occur or be undertaken thereunder or with respect thereto, nor shall any such member of the governing body or other official participate in any decision relating to the Agreement which affects his or her personal interests or the interests of any corporation, partnership or association in which he or she is directly or indirectly interested. No member, official or employee of the City shall be personally liable to the City in the event of any default or breach by the Developer or successor or on any obligations under the terms of this Agreement.

Section 6.3. Titles of Articles and Sections. Any titles of the several parts, articles and sections of the Agreement are inserted for convenience of reference only and shall be disregarded in construing or interpreting any of its provisions.

Section 6.4. Notices and Demands. Except as otherwise expressly provided in this Agreement, a notice, demand or other communication under this Agreement by any party to any other shall be sufficiently given or delivered if it is dispatched by registered or certified mail, postage prepaid, return receipt requested, or by a nationally recognized overnight courier (such as Federal Express or UPS), or delivered personally, and

(1) in the case of the Developer is addressed to or delivered personally to:

Affinity at Ramsey, LLC
Attention: Scott Morris
120 West Cataldo Avenue, Suite 100
Spokane, WA 99201

with a copy to:

Robert Bauer
Dougherty, Molenda, Solfest, Hills & Bauer, PA
14985 Glazier Ave., #535
Apple Valley, MN 55124

(2) in the case of the City is addressed to or delivered personally to the City at:

City of Ramsey, Minnesota
Attention: City Administrator
Ramsey City Hall
7550 Sunwood Drive NW
Ramsey, MN 55303

with a copy to:

Briggs and Morgan, P.A.
Attention: Mary Ippel
2200 IDS Center
80 South 8th Street
Minneapolis, MN 55402

or at such other address with respect to any such party as that party may, from time to time, designate in writing and forward to the other, as provided in this Section.

Section 6.5. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall constitute one and the same instrument.

Section 6.6. Law Governing. This Agreement will be governed and construed in accordance with the laws of the State.

Section 6.7. Expiration. This Agreement shall expire on the Termination Date.

Section 6.8. Provisions Surviving Rescission or Expiration. Sections 4.5 and 4.6 shall survive any rescission, termination or expiration of this Agreement with respect to or arising out of any event, occurrence or circumstance existing prior to the date thereof.

Section 6.9. Assignability of Agreement. This Agreement may be assigned only with the consent of the City, which consent is not to be unreasonably withheld. The TIF Note may only be assigned pursuant to the terms of the TIF Note.

Section 6.10. Cooperation and Further Assurances. The parties shall reasonably cooperate with one another in order to fulfil and perform the transactions contemplated by this Agreement, and shall provide such further assurances to one another as shall be reasonable and appropriate under the circumstances.

IN WITNESS WHEREOF, the City has caused this Agreement to be duly executed in its name and on its behalf and the Developer has caused this Agreement to be duly executed in its name and on its behalf, on or as of the date first above written.

CITY OF RAMSEY, MINNESOTA

By_____
Its Mayor

By_____
Its City Administrator

This is a signature page to the Tax Increment Financing Agreement by and between the City of Ramsey, Minnesota and Affinity at Ramsey, LLC.

AFFINITY AT RAMSEY, LLC

By _____
Its _____

This is a signature page to the Tax Increment Financing Agreement by and between the City of Ramsey, Minnesota and Affinity at Ramsey, LLC.

EXHIBIT A

Description of Development Property

Property located in the City of Ramsey, Anoka County, Minnesota with the following legal description:

Lot 1 Block 1 Affinity at the Cor

EXHIBIT B

Form of TIF Note

No. R-1 $_____

UNITED STATES OF AMERICA
STATE OF MINNESOTA
COUNTY OF ANOKA
CITY OF RAMSEY

TAX INCREMENT REVENUE NOTE
(AFFINITY AT RAMSEY, LLC PROJECT)

The City of Ramsey, Minnesota (the "City"), hereby acknowledges itself to be indebted and, for value received, hereby promises to pay the amounts hereinafter described (the "Payment Amounts") to Affinity at Ramsey, LLC (the "Developer") or its registered assigns (the "Registered Owner"), but only in the manner, at the times, from the sources of revenue, and to the extent hereinafter provided.

The principal amount of this Note shall equal from time to time the principal amount stated above, as reduced to the extent that such principal installments shall have been paid in whole or in part pursuant to the terms hereof as provided in that certain Tax Increment Financing Agreement, dated as of _____ 1, 2018, as the same may be amended from time to time (the "TIF Agreement"), by and between the City and the Developer. The unpaid principal amount hereof shall bear interest from the date of this Note at the simple non-compounded rate of four and one-half percent (4.50%) per annum. Interest shall be computed on the basis of a 360 day year consisting of twelve (12) 30-day months.

The amounts due under this Note shall be payable on August 1, 2020, and on each February 1 and August 1 thereafter to and including February 1, 2040, or, if the first should not be a Business Day (as defined in the TIF Agreement), the next succeeding Business Day (the "Payment Dates"). On each Payment Date, subject to the provisions of Section 3.5 the City shall pay by check or draft mailed to the person that was the Registered Owner of this Note at the close of the last business day of the City preceding such Payment Date an amount equal to the sum of the Tax Increments (hereinafter defined) received by the City during the six month period preceding such Payment Date. All payments made by the City under this Note shall first be applied to accrued interest and then to principal.

The Payment Amounts due hereon shall be payable solely from 90% of tax increments (the "Tax Increments") from the Development Property (as defined in the TIF Agreement) within the City's Tax Increment Financing District No. 14 (the "Tax Increment District") within its Development District No. 1 which are paid to the City and which the City is entitled to retain pursuant to the provisions of Minnesota Statutes, Sections 469.174 through 469.1794, as the same may be amended or supplemented from time to time and also as expressly authorized by Minnesota Laws, 2010, Chapter 389, Article 7, Section 22, as amended by Minnesota Laws, 2011, Chapter 112, Article 11, Section 16 (the "Tax Increment Act"). This Note shall terminate

and be of no further force and effect following the last Payment Date defined above, on any date upon which the City shall have terminated the TIF Agreement under Section 4.2(2) thereof or the Developer shall have terminated the TIF Agreement under Article V thereof, on the date the Tax Increment District is terminated, or on the date that all principal payable hereunder shall have been paid in full, whichever occurs earliest.

The Tax Increment District includes properties other than the Development Property and Anoka County remits Tax Increment to the City on the basis of the Captured Tax Capacity of the entire Tax Increment District. For purposes of this Tax Increment Revenue Note, the City will determine Tax Increment generated from the Development Property and improvements thereon in its sole discretion.

The City makes no representation or covenant, express or implied, that the Tax Increments will be sufficient to pay, in whole or in part, the amounts which are or may become due and payable hereunder.

The City's payment obligations hereunder shall be further conditioned on the fact that no Event of Default under the TIF Agreement shall have occurred and be continuing at the time payment is otherwise due hereunder, but such unpaid amounts shall become payable if said Event of Default shall thereafter have been cured; and, further, if pursuant to the occurrence of an Event of Default under the TIF Agreement the City elects to cancel and rescind the TIF Agreement, the City shall have no further debt or obligation under this Note whatsoever. Reference is hereby made to all of the provisions of the TIF Agreement, including without limitation Section 3.2 thereof, for a fuller statement of the rights and obligations of the City to pay the principal of this Note, and said provisions are hereby incorporated into this Note as though set out in full herein.

This Note is a special, limited revenue obligation and not a general obligation of the City and is payable by the City only from the sources and subject to the qualifications stated or referenced herein. This Note is not a general obligation of the City and neither the full faith and credit nor the taxing powers of the City are pledged to the payment of the principal of this Note and no property or other asset of the City, save and except the above-referenced Tax Increments, is or shall be a source of payment of the City's obligations hereunder.

This Note is issued by the City in aid of financing a project pursuant to and in full conformity with the Constitution and laws of the State of Minnesota, including the Tax Increment Act.

This Note may be assigned only with the consent of the City which consent shall not be unreasonably withheld. In order to assign the Note, the assignee shall surrender the same to the City either in exchange for a new fully registered note or for transfer of this Note on the registration records for the Note maintained by the City. Each permitted assignee shall take this Note subject to the foregoing conditions and subject to all provisions stated or referenced herein.

This Note is subject to prepayment in immediately available funds on any date at the option of the City, in whole or in part and without penalty.

IT IS HEREBY CERTIFIED AND RECITED that all acts, conditions, and things required by the City Charter, the Constitution and laws of the State of Minnesota to be done, to have happened, and to be performed precedent to and in the issuance of this Note have been done, have happened, and have been performed in regular and due form, time, and manner as required by law; and that this Note, together with all other indebtedness of the City outstanding on the date hereof and on the date of its actual issuance and delivery, does not cause the indebtedness of the City to exceed any charter, constitutional or statutory limitation thereon.

IN WITNESS WHEREOF, City of Ramsey, Minnesota, by its City Council, has caused this Note to be executed by the manual signatures of its Mayor and City Administrator and has caused this Note to be dated as of _____, 20___.

_____ _____

City Administrator Mayor

DO NOT EXECUTE UNTIL PAID INVOICES FOR LAND ACQUISITION AND SITE IMPROVEMENTS ARE GIVEN TO THE CITY - REFER TO SECTION 3.3(1).

CERTIFICATION OF REGISTRATION

It is hereby certified that the foregoing Note was registered in the name of Affinity at Ramsey, LLC, and that, at the request of the Registered Owner of this Note, the undersigned has this day registered the Note in the name of such Registered Owner, as indicated in the registration blank below, on the books kept by the undersigned for such purposes.

NAME AND ADDRESS OF REGISTERED OWNER	DATE OF REGISTRATION	SIGNATURE OF CITY ADMINISTRATOR
Affinity at Ramsey, LLC 120 West Cataldo Avenue, Suite 100 Spokane, WA 99201		

EXHIBIT C

Site Improvements

Landscaping, including irrigation
Foundations and Footings
Grading/earthwork
Engineering
Survey
Environmental Testing
Soil Borings
Site Preparation
Onsite Utilities
Storm Water/Ponding
Outdoor Lighting
Onsite Road, Curb, Gutter, Driveway, Sidewalk and Streetscape Improvements
Parking Facilities

EXHIBIT D

Form of Assessment Agreement

THIS AGREEMENT, dated as of this ___ day of _____, 2018 (the "Agreement"), is by and among the City of Ramsey, Minnesota (the "City"), and Affinity at Ramsey, LLC, a Washington limited liability company (the "Developer"), and the Anoka County Assessor (the "Assessor").

WITNESSETH

WHEREAS, the City and the Developer have entered into a Tax Increment Financing Agreement dated as of _____, 2018 (the "TIF Agreement") regarding certain real property located in the City (the "Development Property") which property is legally described on Exhibit A attached hereto and made a part hereof.

WHEREAS, it is contemplated that pursuant to the TIF Agreement, the Developer will construct a Project on the Development Property as described in the Development Agreement.

WHEREAS, the City and Developer desire to establish a minimum market value for the Development Property and the improvements constructed or to be constructed thereon, pursuant to Minnesota Statutes, Section 469.177, Subdivision 8.

WHEREAS, the Developer has acquired the Development Property.

WHEREAS, the Assessor has reviewed the plans and specifications for the improvements and the market value previously assigned to the land upon which the improvements are to be constructed, and that the "minimum market value" as set forth below is reasonable.

NOW, THEREFORE, the parties to this Agreement, in consideration of the promises, covenants and agreements made by each to the other, do hereby agree as follows:

1. As of January 2, 2021 through and thereafter until the earlier of (i) December 31, 2039; or (ii) the Termination Date as defined in the TIF Agreement, the minimum market value which shall be assessed for the Project shall be not less than $20,760,000.

2. The minimum market value herein established shall be of no further force and effect and this Agreement shall terminate on the earlier of: (i) December 31, 2039; or (ii) the Termination Date of the TIF Agreement.

3. This Agreement shall be recorded by the City with the County Recorder of Anoka County, Minnesota. The Developer shall pay all costs of recording. At the request of the Developer following the earlier of: (i) December 31, 2039; or (ii) the Termination Date of the TIF Agreement, the City shall record a Termination and/or Release of this Agreement with the County Recorder of Anoka County, Minnesota.

4. Neither the preamble nor provisions of this Agreement are intended to, or shall they be construed as, modifying the terms of the TIF Agreement between the City and the Developer.

5. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties.

IN WITNESS WHEREOF, the City, the Developer and the Assessor have caused this Agreement to be executed in their names and on their behalf all as of the date set forth above.

CITY OF RAMSEY, MINNESOTA

(SEAL)

By _____
Its Mayor

By _____
City Administrator

STATE OF MINNESOTA)
) ss
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this ___ day of _____, 2018, by Sarah Strommen, the Mayor, and Kurt Ulrich, the City Administrator of the City of Ramsey on behalf of said City.

_____
Notary Public

Signature page for Assessment Agreement by and between the City of Ramsey, Minnesota, Affinity at Ramsey, LLC, and the Anoka County Assessor.

AFFINITY AT RAMSEY, LLC

By _____
_____

STATE OF WASHINGTON)
) ss.
COUNTY OF SPOKANE)

The foregoing instrument was acknowledged before me this ____ day of _____, 2018, by _____, the _____ of Affinity at Ramsey, LLC, a Washington limited liability company, on behalf of said company.

_____
Notary Public

Signature page for Assessment Agreement by and between the City of Ramsey, Minnesota, Affinity at Ramsey, LLC, and the Anoka County Assessor.

CERTIFICATION BY COUNTY ASSESSOR

The undersigned, having reviewed the plans and specifications for the improvements to be constructed and the market value assigned to the land upon which the improvements are to be constructed, and being of the opinion that the minimum market value contained in the foregoing Agreement appears reasonable, hereby certifies as follows: The undersigned Assessor, being legally responsible for the assessment of the above described property, hereby certifies that the market values assigned to such land and improvements are reasonable.

_____
County Assessor for Anoka County

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

This instrument was acknowledged before me on _____, 2018, by _____, the County Assessor of Anoka County.

_____
Notary Public

Signature page for Assessment Agreement by and between the City of Ramsey, Minnesota, Affinity at Ramsey, LLC, and the Anoka County Assessor.

FIRST AMENDMENT
TO
PURCHASE AGREEMENT

This is the First Amendment to the Purchase Agreement by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **Affinity at Ramsey, LLC**, a Washington Limited Liability Company ("Buyer"), dated September 26, 2017.

Recitals

1. The Buyer desires to update the legal description for the property.

a. The first paragraph of item 2 is modified as follows:

SALE OF PROPERTY. Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller~~, a rectangular parcel of approximately 4.2 (+/-) acres vacant land at the southwest corner of West Ramsey Parkway and East Town Center Drive in Ramsey, Minnesota, which as shown on the survey and concept plan attached hereto as **Exhibit A**, is anticipated to consist of portions of: (i) Outlot Q, Ramsey Town Center Addition; (ii) Tracts A, D and E of Registered Land Survey No. 241, and (iii) West Town Center Drive (to be vacated and/or relocated), all in Anoka County, Minnesota (hereinafter collectively the "Property"). Buyer is responsible for subdividing and re-platting Property, providing the City of Ramsey with a legal description of the new parcel, and an official parcel size; after which, this Agreement shall be amended to reflect the exact legal description of the Property (as well as the exact Purchase Price, defined in Paragraph 3 below).~~ 3.35652 acres of vacant land legally described as follows: Lot 1, Block 1, Affinity at The COR, Anoka County, Minnesota.

2. The Buyer desires to update the purchase price for the property.

a. The first paragraph of item 3 is modified as follows:

PURCHASE PRICE. The purchase price for the Property is $4.00 per square foot or $584,840.045 total (the "Purchase Price"). Buyer intends to purchase ~~approximately~~ 3.35652 ~~(+/-)~~ acres of land.~~, to be finalized through subdividing and re-platting the Property (as described in Paragraph 2 above).~~

Agreement

1. **AMENDMENT APPROVAL.** Seller hereby approves this Purchase Agreement amendment:

    a. Confirming the new legal description
    b. Confirming the updated sale price

2. **REMAINING TERMS.** All other provisions of the Purchase Agreement, as amended, remain unchanged except to the extent inconsistent with the terms of this First Amendment. The terms used in this First Amendment have the same meaning as in the Purchase Agreement.

SELLER: The City of Ramsey, a Minnesota municipal corporation

By: _____ Dated: _____, 2018
John LeTourneau, Acting Mayor

By: _____ Dated: _____, 2018
Kurt Ulrich, City Administrator

BUYER: Affinity at Ramsey, LLC, a Washington Limited Liability Company.

By: _____ Dated: _____, 2018
Scott Morris, Manager

CC Regular Session **4. 8.**

Meeting Date: 06/12/2018

By: Jackie Lipski, Finance

Information

Title

Adopt Resolution # 18-109 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of May 17, 2018 through June 6, 2018

Action:

Motion to Adopt Resolution # 18-109 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of May 17, 2018 through June 6, 2018.

Attachments

Bills List 6/12/2018

Resolution 6/12/2018

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	06/07/2018 07:37 AM
Kurt Ulrich	Kurt Ulrich	06/07/2018 12:09 PM
Form Started By: Jackie Lipski		Started On: 06/06/2018 01:10 PM
Final Approval Date: 06/07/2018		

RAMSEY CITY COUNCIL MEETING

6/12/2018

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:	SUBMITTED FOR APPROVAL
Purchase Journal:	
Prepaids 5/17/18-6/6/18	1,097,097.17
Accounts Payable 5/17/18-6/6/18	269,545.75
Payroll 5/18/18 and 6/1/18	325,491.21
Debt Service	343,698.16

TOTAL SUBMITTED FOR APPROVAL THIS MEETING **$ 2,035,832.29**

DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:	APPROVED PREV. MTG	2018 Y.T.D.
NET PAYROLL TOTAL	$ 156,521.07	$ 1,586,241.69
- CORRECTION TO PAYROLL		
PREPAIDS	213,849.84	2,440,673.76
- PREPAID ADJUSTMENTS		
WIRE TRANSFERS FOR DEBT SERVICE		541,908.75
- CORRECTION TO D.S.		
ACCOUNTS PAYABLE INVOICING - PREVIOUS MEETING:		
- BILLS LIST SUBMITTED	148,275.26	2,745,660.08
ADD (DELETE) BILLS LIST SUBMITTED		
PAY ESTIMATE(S)	128,022.00	645,909.25
- CHECKS VOIDED	0.00	0.00
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED	**$ 646,668.17**	**$ 7,960,393.53**

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
105768	**5/17/2018**		**114740 BOND TRUST SERVICES CORPORATION**						
		50,356.25	INT BONDS 2015A		91558	40914	9351.6611		BOND INTEREST
		10,125.00	BONDS 2015B		91559	40915	9350.6611		BOND INTEREST
		60,481.25							
105769	**5/17/2018**		**100619 BRAUN INTERTEC CORPORATION**						
		793.00	RE: SITE 37		91560	B126087	9201.6315		MISCELLANEOUS PROFE
		793.00							
105770	**5/17/2018**		**114848 BROOKFIELD LAND LLC**						
		50,000.00	WRT MAIN BROOKFIELD 8		91561	050818	9601.4606		DEVELOPER FEES (WAC
		50,000.00							
105771	**5/17/2018**		**110734 CITY OF RAMSEY**						
		139.00	# 62855296		91562	051618	9601.4651		WATER REVENUE
		25.00	# 70516062		91562	051618	9601.4651		WATER REVENUE
		25.00	# 612206594		91562	051618	9601.4651		WATER REVENUE
		150.00	# 722409		91562	051618	9601.4651		WATER REVENUE
		145.26	# 724901		91562	051618	9601.4651		WATER REVENUE
		51.29	# 655842131		91562	051618	9601.4651		WATER REVENUE
		34.00	#723946		91562	051618	9601.4651		WATER REVENUE
		569.55							
105772	**5/17/2018**		**107724 COMCAST**						
		2.27	MAY/JUNE 18 SERVICE		91575	042418	0220.6249		MISCELLANEOUS OPERA
		2.27							
105773	**5/17/2018**		**116340 GIRL SCOUTS MN-WI RV TROOP 16479**						
		155.00	REFUND DAMAGE/KEY DEPOSIT		91563	051518	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
105774	**5/17/2018**		**116341 GRABOWSKA, ANNETTE**						
		155.00	REFUND DAMAGE/KEY DEPOSIT		91564	051518	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
105775	**5/17/2018**		**116343 HOFF, STEPHANIE**						
		100.00	REFUND BIKE LOCKER DEP.		91565	051718	9804.1160		KEY & DAMAGE DEPOSIT
		100.00							
105776	**5/17/2018**		**100268 LRRWMO CITY OF ANOKA**						
		800.00	PERMIT APP 2018-09		91566	051418	9605.1730	00201809	IMPROVEMENTS OTHER
		800.00							
105777	**5/17/2018**		**115206 MINNETONKA GAME AND FISH CLUB**						
		960.00	RANGE USE MAY 1,10 AND 15, 18		91567	051618	0211.6335		TRAINING
		960.00							
105778	**5/17/2018**		**100678 PETTY CASH**						
		9.36	BATTERIES		91568	051618	0211.6233		BATTERIES EQUIP
		5.78	MAYOR'S RECEPTION		91568	051618	0111.6249		MISCELLANEOUS OPERA
		4.00	PARKING FEES		91568	051618	0211.6331		TRAVEL & LODGING
		5.00	PARKING FEES		91568	051618	0211.6331		TRAVEL & LODGING
		5.00	PARKING FEES		91568	051618	0311.6335		TRAINING
		6.00	PARKING FEES		91568	051618	0191.6249		MISCELLANEOUS OPERA
		21.75	LICENSE TABS-FORFEITURE		91568	051618	0230.6249		MISCELLANEOUS OPERA
		56.89							

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105778	5/17/2018		100678 PETTY CASH						Continued.
105779	5/17/2018		100393 PRAIRIE RESTORATIONS INC						
		3,000.00	SEEDING- RIVERS BEND PARK		91569	11273	0452.6489		OTHER CONTRACTED SE
		3,000.00							
105780	5/17/2018		114895 PRO TECH SECURITY SYSTEMS						
		80.00	RESET CPU-CARD READER		91570	6602	0452.6381		BUILDING & STRUCTURE
		80.00							
105781	5/17/2018		116344 PURTLE, JIM						
		155.00	REFUND DAMAGE/KEY DEPOSIT		91571	051718	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
105782	5/17/2018		116342 RICHARD J ZAK ANOKA HS SOFTBALL						
		155.00	REFUND DAMAGE/KEY DEP.		91572	051718	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
105783	5/17/2018		107018 SCHANTZEN, MELISSA						
		17.95	MEALS- 2 TRAININGS		91573	051518	0211.6331		TRAVEL & LODGING
		17.95							
105784	5/17/2018		111137 WRIGHT HENNEPIN COOPERATIVE ELECTRIC						
		27.95	MAY 18 SERVICE		91574	150-1691-2206 APRIL 18	0220.6489		OTHER CONTRACTED SE
		27.95							
105785	5/21/2018		100257 LAW ENFORCEMENT LABOR SRV INC						
		563.50			91357	050318916402	9101.2177		UNION DUES
		563.50			91582	0517181414552	9101.2177		UNION DUES
		1,127.00							
105786	5/21/2018		100298 MN AFSCME COUNCIL 5						
		785.40			91358	050318916403	9101.2177		UNION DUES
		808.22			91583	0517181414553	9101.2177		UNION DUES
		1,593.62							
105863	5/24/2018		110402 ADVANCE AUTO PARTS						
		89.88	APRIL 18 PURCHASES		91625	043018	0220.6249		MISCELLANEOUS OPERA
		84.55	APRIL 18 PURCHASES		91625	043018	0311.6229		SHOP MATERIALS
		455.17	APRIL 18 PURCHASES		91625	043018	0311.6257		OTHER VEHICLE PARTS
		36.79	APRIL 18 PURCHASES		91625	043018	0311.6281		SMALL TOOLS & MINOR E
		16.66	APRIL 18 PURCHASES		91625	043018	0311.6249		MISCELLANEOUS OPERA
		14.24	APRIL 18 PURCHASES		91625	043018	0311.6227		LUBRICANTS & ADDITIVE
		4.96	APRIL 18 PURCHASES		91625	043018	0452.6257		OTHER VEHICLE PARTS
		702.25							
105864	5/24/2018		100948 ANOKA COUNTY LICENSE CENTER						
		41.00	TABS 375		91626	052218	0194.6249		MISCELLANEOUS OPERA
		41.00							
105865	5/24/2018		111377 ANOKA MUNICIPAL UTILITY						
		45.80	14034 DYSPROSIUM ST LT		91627	22-610280-00 MAY 18	9603.6371		ELECTRIC UTILITIES
		37.95	BUNKER LK BLVD/DYSPOSIUM SIG		91628	22-612000-01 MAY 18	0260.6371		ELECTRIC UTILITIES

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
105865	5/24/2018		111377 ANOKA MUNICIPAL UTILITY						Continued.
		118.17	CTY RD 116/HWY 47		91629	22-613120-01 MAY 18	0260.6371		ELECTRIC UTILITIES
		56.80	RAMSEY STREET LIGHTS		91630	22-990005-01 MAY 18	9603.6371		ELECTRIC UTILITIES
		258.72							
105866	5/24/2018		116114 AVESIS THIRD PARTY ADMINISTRATORS						
		141.99	VISION INS JUNE 18		91631	2004667	9101.2170		DENTAL/DISABILITY/LIFE
		141.99							
105867	5/24/2018		100297 CENTERPOINT ENERGY						
		286.45	5650 ALPINE DR		91632	5961540-1 MAY 18	0220.6373		GAS
		175.67	15050 ARMSTRONG BLVD		91633	5914352-9 MAY 18	0220.6373		GAS
		59.06	14515 E TOWN CENTER		91634	8782239-1 MAY 18	9601.6373		GAS
		1,799.72	7550 SUNWOOD DR		91635	6702493-5 MAY 18	0194.6373		GAS
		155.66	6701 HIGHWAY 10		91636	6011580-5 MAY 18	9410.6373	00041012	GAS
		2,476.56							
105868	5/24/2018		106670 CENTRAL POWER DISTRIBUTORS INC						
		181.59	MOWER BLADES		91637	18-382814	0452.6257		OTHER VEHICLE PARTS
		181.59							
105869	5/24/2018		110734 CITY OF RAMSEY						
		160.13	725608		91638	052318	9601.4651		WATER REVENUE
		147.14	689292819		91638	052318	9601.4651		WATER REVENUE
		25.00	56244641		91638	052318	9601.4651		WATER REVENUE
		150.00	722258		91638	052318	9601.4651		WATER REVENUE
		147.14	718889		91638	052318	9601.4651		WATER REVENUE
		147.14	5742743		91638	052318	9601.4651		WATER REVENUE
		190.56	729064		91638	052318	9601.4651		WATER REVENUE
		170.00	726677		91638	052318	9601.4651		WATER REVENUE
		100.00	728202		91638	052318	9601.4651		WATER REVENUE
		50.00	725092		91638	052318	9601.4651		WATER REVENUE
		1,287.11							
105870	5/24/2018		100111 COMMERCIAL ASPHALT COMPANY						
		267.86	ASPHALT		91639	180515	0311.6265		ASPHALT
		267.86							
105871	5/24/2018		106583 DELTA DENTAL PLAN OF MINNESOTA						
		3,274.50	JUNE 18 DENTAL INS		91640	7290756	9101.2170		DENTAL/DISABILITY/LIFE
		3,274.50							
105872	5/24/2018		107099 FASTENAL						
		32.16	MISC SUPPLIES		91641	MNTC8164392	0311.6257		OTHER VEHICLE PARTS
		32.16							
105873	5/24/2018		116350 HARRY, KAREN						
		155.00	DAMAGE/KEY DEPOSIT REFUND		91642	051718	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							

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105873	5/24/2018		116350 HARRY, KAREN						Continued.
105874	5/24/2018		115574 HEALTHPARTNERS						
		43,131.50	JUNE 2018 MEDICAL INS		91643	81220415	9101.2176		LIFE/HEALTH-EMPLOYEE
		43,131.50							
105875	5/24/2018		106803 HOLLOM, LEE						
		128.00	NCPERS 2018 REFUND		91644	051818	9101.2170		DENTAL/DISABILITY/LIFE
		128.00							
105876	5/24/2018		116169 LIFE INSURANCE CO OF NORTH AMERICA						
		74.40	MAY 2018 LIFE INS		91645	AI960634 MAY 2018	9101.2170		DENTAL/DISABILITY/LIFE
		8.52	MAY 2018 LIFE INS		91645	AI960634 MAY 2018	9101.2170		DENTAL/DISABILITY/LIFE
		82.92							
105877	5/24/2018		100266 LOGIS						
		390.00	MAY 18 NETWORK		91646	45329	0192.6405		OFFICE & DATA PROCES:
		390.00							
105878	5/24/2018		111488 POPP.COM INC						
		116.11	APRIL 18 SERVICE		91651	992482504	0130.6321		TELEPHONE
		26.39	APRIL 18 SERVICE		91651	992482504	0153.6321		TELEPHONE
		31.67	APRIL 18 SERVICE		91651	992482504	0191.6321		TELEPHONE
		179.44	APRIL 18 SERVICE		91651	992482504	0211.6321		TELEPHONE
		31.67	APRIL 18 SERVICE		91651	992482504	0240.6321		TELEPHONE
		89.72	APRIL 18 SERVICE		91651	992482504	0301.6321		TELEPHONE
		36.92	APRIL 18 SERVICE		91651	992482504	0220.6321		TELEPHONE
		108.57	APRIL 18 SERVICE		91651	992482504	0220.6321		TELEPHONE
		86.95	APRIL 18 SERVICE		91651	992482504	0311.6321		TELEPHONE
		106.28	APRIL 18 SERVICE		91651	992482504	9240.6321		TELEPHONE
		57.72	APRIL 18 SERVICE		91651	992482504	9410.6315	00041012	MISCELLANEOUS PROFE
		871.44							
105879	5/24/2018		103119 ROSSUM, BEN						
		116.16	EXP CONF MEALS		91648	051818	0211.6331		TRAVEL & LODGING
		116.16							
105880	5/24/2018		116351 STRAUSSER, CARA						
		155.00	REFUND DAMAGE/KEY DEPOSIT		91649	051718	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
105881	5/24/2018		100510 VERIZON WIRELESS						
		56.18	APR/MAY18 SERVICE		91650	9806888968	0301.6323		CELLULAR PHONES
		300.60	APR/MAY18 SERVICE		91650	9806888968	9601.6323		CELLULAR PHONES
		356.78							
105882	5/31/2018		114740 BOND TRUST SERVICES CORPORATION						
		450.00	BONDS 2014A AGENT FEES		91688	41054	9349.6310		FISCAL AGENT FEES
		450.00	BONDS 2016A AGENT FEE		91689	41055	9352.6310		FISCAL AGENT FEES
		450.00	BONDS 2017A AGENT FEE		91690	41056	9353.6310		FISCAL AGENT FEES
		6,013.75	SERIES 2014A INTEREST		91691	40913	9349.6611		BOND INTEREST
		15,050.00	SERIES 2016A INTEREST		91692	40916	9352.6611		BOND INTEREST
		12,878.15	SERIES 2017A INTEREST		91693	40917	9353.6611		BOND INTEREST
		35,291.90							

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105882	5/31/2018		114740 BOND TRUST SERVICES CORPORATION						Continued.
105883	5/31/2018		107604 BONINE, JAMES						
		8.47	REIMBURSE- TRAINING MEAL		91694	052918	0211.6331		TRAVEL & LODGING
		8.47							
105884	5/31/2018		112663 CAPSTONE HOMES INC						
		7,000.00	REFUND LAND/DRIVE 7296 168TH C		91695	053118	9252.1155.1		MANUAL-ACCOUNTS RE(
		7,000.00	REFUND LAND/DRIVE 7306 168TH C		91696	053118A	9252.1155.1		MANUAL-ACCOUNTS RE(
		1,500.00	REFUND ERO ESC 7296 168TH CIR		91697	053118B	9804.6433	00116047	REFUNDS
		1,500.00	REFUND ERO ESC 7306 168TH CIR		91698	053118C	9804.6433	00116104	REFUNDS
		1,500.00	REFUND ERO ESC 7322 168TH CIR		91699	053118D	9804.6433	00116179	REFUNDS
		18,500.00							
105885	5/31/2018		100297 CENTERPOINT ENERGY						
		447.23	MISC PW ACCOUNTS		91700	8000014064-2 MAY 18	0311.6373		GAS
		249.83	MISC PW ACCOUNTS		91700	8000014064-2 MAY 18	0452.6373		GAS
		149.08	MISC PW ACCOUNTS		91700	8000014064-2 MAY 18	9601.6373		GAS
		149.08	MISC PW ACCOUNTS		91700	8000014064-2 MAY 18	9602.6373		GAS
		149.07	MISC PW ACCOUNTS		91700	8000014064-2 MAY 18	9605.6373		GAS
		1,144.29							
105886	5/31/2018		110734 CITY OF RAMSEY						
		25.00	618535027		91701	052918	9601.4651		WATER REVENUE
		1,094.22	656771066		91701	052918	9601.4651		WATER REVENUE
		150.00	721662		91701	052918	9601.4651		WATER REVENUE
		1,269.22							
105887	5/31/2018		111471 COMMERCIAL PARTNERS TITLE						
		685.00	52695 STONE BROOK		91702	46212	9214.6315		MISCELLANEOUS PROFE
		250.00	53189 MAPLE INVESTMENTS		91703	46818	9230.6315		MISCELLANEOUS PROFE
		935.00							
105888	5/31/2018		100116 CONNEXUS ENERGY						
		12.34	SUNFISH STATION SITE		91704	444931-270863 MAY 18	9603.6371		ELECTRIC UTILITIES
		30.00	15124 PUMA ST LIFT STAT 8		91705	444931-311447 MAY 18	9602.6371		ELECTRIC UTILITIES
		340.13	16300 ST FRANCIS BLVD IRRG		91706	444931-267449 MAY 18	0452.6371		ELECTRIC UTILITIES
		382.47							
105889	5/31/2018		100654 FRANKFURTH, TIMOTHY						
		8.97	WATER FOR TRAINING		91707	053018	0211.6207		TRAINING SUPPLIES
		8.97							
105890	5/31/2018		116354 HEDBURG, JAMIE						
		20.00	REIMBURSE- GAS		91708	053118	0211.6223		GASOLINE
		20.00							
105891	5/31/2018		102954 LITTLE FALLS MACHINE INC						

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105891	5/31/2018		102954 LITTLE FALLS MACHINE INC						Continued.
		2,310.00	MISC PARTS		91709	150255	0312.6388		OTHER VEHICLE REPAIR
		946.58	MISC PARTS		91709	150255	0312.6257		OTHER VEHICLE PARTS
		3,256.58							
105892	5/31/2018		100338 MORNING SUN HOMES						
		5,000.00	REFUND LAND ESC 14715 WILLEMIT		91710	053118	9252.1155.1		MANUAL-ACCOUNTS REC
		1,500.00	REFUND ERO ESC 14715 WILLEMITE		91711	053118A	9804.6433	00115880	REFUNDS
		6,500.00							
105893	5/31/2018		116355 NORTHERN STAR SERVICE UNIT						
		155.00	REFUND CONCESSION DEP		91712	052918	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
105894	5/31/2018		107244 NORTHLAND TRUST SERVICES INC						
		221,806.26	BONDS SERIES 2012A		91713	041318	9339.6611		BOND INTEREST
		26,118.75	BOND SERIES 2011B		91714	041318A	9340.6611		BOND INTEREST
		247,925.01							
105895	5/31/2018		112183 PSD, LLC						
		249,023.00	ESCROW REDUCTION		91715	052418	9804.6433	00114893	REFUNDS
		450,889.00	ESCROW REDUCTION		91715	052418	9804.6433	00114892	REFUNDS
		699,912.00							
105896	5/31/2018		101103 SPRINT						
		54.49	APR-MAY 18 SERVICE		91730	570683319-198	0130.6323		CELLULAR PHONES
		163.47	APR-MAY 18 SERVICE		91730	570683319-198	0191.6323		CELLULAR PHONES
		54.49	APR-MAY 18 SERVICE		91730	570683319-198	0240.6323		CELLULAR PHONES
		558.37	APR-MAY 18 SERVICE		91730	570683319-198	0211.6323		CELLULAR PHONES
		120.46	APR-MAY 18 SERVICE		91730	570683319-198	0194.6323		CELLULAR PHONES
		262.91	APR-MAY 18 SERVICE		91730	570683319-198	0311.6323		CELLULAR PHONES
		337.01	APR-MAY 18 SERVICE		91730	570683319-198	0452.6323		CELLULAR PHONES
		400.94	APR-MAY 18 SERVICE		91730	570683319-198	0301.6323		CELLULAR PHONES
		150.47	APR-MAY 18 SERVICE		91730	570683319-198	0220.6323		CELLULAR PHONES
		108.98	APR-MAY 18 SERVICE		91730	570683319-198	0192.6321		TELEPHONE
		225.43	APR-MAY 18 SERVICE		91730	570683319-198	9601.6323		CELLULAR PHONES
		2,437.02							
105897	5/31/2018		101292 THIELING, JOANN						
		32.74	ELECTION TRAINING-MILEAGE		91731	053018	0141.6249		MISCELLANEOUS OPERA
		32.74							
105898	5/31/2018		100510 VERIZON WIRELESS						
		308.11	APR -MAY 18SERVICE		91732	9806985510	0220.6323		CELLULAR PHONES
		308.11							
90464250	5/18/2018		100398 PUBLIC EMPLOYEES RETIREMENT ASSN						
		50.00			91523	0515181235231	9101.2174		PERA-EMPLOYEE
		50.00			91524	0515181235232	9101.2183		PERA-EMPLOYER
		18,659.26			91584	0517181414554	9101.2174		PERA-EMPLOYEE
		24,811.86			91585	0517181414555	9101.2183		PERA-EMPLOYER
		43,571.12							
90465825	6/1/2018		100398 PUBLIC EMPLOYEES RETIREMENT ASSN						
		18,479.97			91724	053118829244	9101.2174		PERA-EMPLOYEE
		24,564.03			91725	053118829245	9101.2183		PERA-EMPLOYER

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90465825	6/1/2018		100398 PUBLIC EMPLOYEES RETIREMENT ASSN						Continued.
		43,044.00							
92159275	5/18/2018		101306 IRS						
		253.60			91519	0514181433272	9101.2171		FEDERAL WITHHOLDING
		1,365.33			91520	0514181433273	9101.2173		FICA & MEDICARE-EMPL(
		1,365.33			91521	0514181433274	9101.2182		FICA & MEDICARE-EMPL(
		366.05			91526	0515181235234	9101.2171		FEDERAL WITHHOLDING
		198.94			91527	0515181235235	9101.2173		FICA & MEDICARE-EMPL(
		198.94			91528	0515181235236	9101.2182		FICA & MEDICARE-EMPL(
		22,047.64			91587	0517181414557	9101.2171		FEDERAL WITHHOLDING
		12,247.52			91588	0517181414558	9101.2173		FICA & MEDICARE-EMPL(
		12,247.52			91589	0517181414559	9101.2182		FICA & MEDICARE-EMPL(
		50,290.87							
92509539	6/1/2018		101306 IRS						
		22,149.35			91727	053118829247	9101.2171		FEDERAL WITHHOLDING
		12,424.10			91728	053118829248	9101.2173		FICA & MEDICARE-EMPL(
		12,424.10			91729	053118829249	9101.2182		FICA & MEDICARE-EMPL(
		46,997.55							
95343808	6/1/2018		100601 MN DEPT OF REV WH						
		10,725.34			91726	053118829246	9101.2172		STATE WITHHOLDING
		10,725.34							
95446080	5/18/2018		100601 MN DEPT OF REV WH						
		325.94			91518	0514181433271	9101.2172		STATE WITHHOLDING
		82.54			91525	0515181235233	9101.2172		STATE WITHHOLDING
		10,670.41			91586	0517181414556	9101.2172		STATE WITHHOLDING
		11,078.89							
97051818	5/18/2018		115568 ALERUS FINANCIAL NA						
		1,771.68			91581	05171814145514	9101.2176		LIFE/HEALTH-EMPLOYEE
		1,771.68							
98051818	5/18/2018		107962 TOTAL ADMINISTRATIVE SERVICE CORP						
		2,632.20			91577	05171814145510	9101.2176		LIFE/HEALTH-EMPLOYEE
		2,632.20							
98060118	6/1/2018		115568 ALERUS FINANCIAL NA						
		1,771.68			91721	0531188292414	9101.2176		LIFE/HEALTH-EMPLOYEE
		1,771.68							
99051718	5/17/2018		107885 DEPARTMENT OF LABOR AND INDUSTRY						
		3,046.49	April Surcharges		91436	04302018	9101.2081		SURCHARGES-PERMITS
		60.95-	April Surcharges		91436	04302018	9101.4604		SURCHARGES
		2,985.54							
99051818	5/17/2018		100219 HOME DEPOT COMMERCIAL ACCT PROGRAM						
		642.83	APRIL 2018 PURCHASES		91557	042718	0452.6249		MISCELLANEOUS OPERA
		642.83							
99060118	6/1/2018		107962 TOTAL ADMINISTRATIVE SERVICE CORP						
		2,535.20			91717	0531188292410	9101.2176		LIFE/HEALTH-EMPLOYEE
		2,535.20							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99420424	**6/1/2018**		**114790 GREAT WEST LIFE AND ANNUITY INS CO**						**Continued.**
		8,919.00			91719	0531188292412	9101.2175		DEFERRED COMPENSAT
		8,919.00							
99431385	**6/1/2018**		**114790 GREAT WEST LIFE AND ANNUITY INS CO**						
		2,555.96			91720	0531188292413	9101.2176		LIFE/HEALTH-EMPLOYEE
		2,555.96							
99616480	**5/18/2018**		**100223 ICMA RETIREMENT TRUST 457**						
		2,191.58			91576	0517181414551	9101.2175		DEFERRED COMPENSAT
		2,191.58							
99624428	**6/1/2018**		**100223 ICMA RETIREMENT TRUST 457**						
		2,191.58			91716	053118829241	9101.2175		DEFERRED COMPENSAT
		2,191.58							
99724518	**5/18/2018**		**114486 SUN LIFE ASSURANCE COMPANY OF CANADA**						
		761.96			91353	0503189164011	9101.2176		LIFE/HEALTH-EMPLOYEE
		761.84			91578	05171814145511	9101.2176		LIFE/HEALTH-EMPLOYEE
		909.09			91578	05171814145511	9101.2170		DENTAL/DISABILITY/LIFE
		99.00	COBRA LIFE		91578	05171814145511	9101.2176		LIFE/HEALTH-EMPLOYEE
		1.00	Hesse Prem.		91578	05171814145511	9101.2176		LIFE/HEALTH-EMPLOYEE
		2,532.89							
99782773	**5/18/2018**		**114790 GREAT WEST LIFE AND ANNUITY INS CO**						
		8,919.00			91579	05171814145512	9101.2175		DEFERRED COMPENSAT
		8,919.00							
99791333	**5/18/2018**		**114790 GREAT WEST LIFE AND ANNUITY INS CO**						
		3,071.62			91580	05171814145513	9101.2176		LIFE/HEALTH-EMPLOYEE
		3,071.62							
		1,440,795.33	Grand Total						

Payment Instrument Totals

Checks	1,192,366.80
EFT Payments	248,428.53
Total Payments	1,440,795.33

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
110789	4IMPRINT	SAFETY CAMP SPORT BOTTLES	PV	91817	001	09290	5/29/2018	6360953	848.40
	4IMPRINT P O BOX 320 101 COMMERCE STREET OSHKOSH WI 54901			Summary Total					848.40
				Payment Amount					848.40
100012	ACE SOLID WASTE INC	JUNE 18 CONTRACT RECYCLE	PV	91784	001	09604	6/1/2018	3876180	25,759.40
	ACE SOLID WASTE INC 6601 MCKINLEY STREET NW RAMSEY MN 55303			Summary Total					25,759.40
		JUNE 18-FIRE STATIONS	PV	91785	001	09101	6/1/2018	38886639	93.77
				Summary Total					93.77
		MISC CITY ACCTS JUNE 18	PV	91786	001	09101	6/1/2018	3876193	202.63
		MISC CITY ACCTS JUNE 18	PV	91786	002	09101	6/1/2018	3876193	196.99
		MISC CITY ACCTS JUNE 18	PV	91786	003	09101	6/1/2018	3876193	65.66
		MISC CITY ACCTS JUNE 18	PV	91786	004	09101	6/1/2018	3876193	65.66
		MISC CITY ACCTS JUNE 18	PV	91786	005	09101	6/1/2018	3876193	65.66
		MISC CITY ACCTS JUNE 18	PV	91786	006	09101	6/1/2018	3876193	618.48
		MISC CITY ACCTS JUNE 18	PV	91786	007	09101	6/1/2018	3876193	130.13
				Summary Total					1,345.21
				Payment Amount					27,198.38
115149	ADVANCED FIRST AID INC	LIFE PAK AED (8)	PV	91733	001	09101	5/20/2018	0518-247	15,040.00
	ADVANCED FIRST AID INC 13260 MARIGOLD STREET NW COON RAPIDS MN 55448			Summary Total					15,040.00
				Payment Amount					15,040.00
112718	AID ELECTRIC CORPORATION	WORK AT 6745 HWY 10	PV	91652	001	09410	5/11/2018	55388	1,052.18
	AID ELECTRIC CORPORATION 1622 93RD LANE NE			Summary Total					1,052.18

CITY OF RAMSEY
Create Payment Control Groups

Bank Account	00002224 CASH IN BANK
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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
	BLAINE MN 55449								
				Payment Amount					1,052.18
100017	AIRGAS USA, LLC	MISC GASES	PV	91789	001	09101	5/18/2018	9076199855	71.37
	AIRGAS USA LLC	MISC GASES	PV	91789	002	09101	5/18/2018	9076199855	71.37
	P O BOX 802576	MISC GASES	PV	91789	003	09101	5/18/2018	9076199855	71.37
	CHICAGO IL 60680-2576			Summary Total					214.11
				Payment Amount					214.11
106641	AMERICAN PRESSURE INC	MISC PARTS-PRESSURE WASHER	PV	91624	001	09101	5/15/2018	101577	25.58
	AMERICAN PRESSURE INC	MISC PARTS-PRESSURE WASHER	PV	91624	002	09101	5/15/2018	101577	25.58
	3810 W BROADWAY	MISC PARTS-PRESSURE WASHER	PV	91624	003	09101	5/15/2018	101577	25.58
	ROBBINSDALE MN 55422			Summary Total					76.74
				Payment Amount					76.74
110553	ANCHOR PAPER COMPANY	COPIER PAPER	PV	91788	001	09101	5/30/2018	10553734-00	1,770.00
	ANCHOR PAPER COMPANY 480 BROADWAY STREET ST PAUL MN 55101			Summary Total					1,770.00
				Payment Amount					1,770.00
100026	ANDERSON IRRIGATION	CENTRAL PARK-SEEDING	PV	91591	001	09805	5/15/2018	07-7700	11,650.00
	ANDERSON IRRIGATION			Summary Total					11,650.00
	3200 MAIN STREET NE SUITE 240	REPAIR- ALPINE PARK	PV	91592	001	09101	5/16/2018	07-7721	309.85
	MINNEAPOLIS MN 55448			Summary Total					309.85
		WORK AT ALPINE PARK	PV	91734	001	09101	5/23/2018	07-7755	595.26
				Summary Total					595.26
		WORK AT THE DRAW	PV	91735	001	09101	5/23/2018	07-7756	1,902.86
				Summary Total					1,902.86
		START UP 6 PARKS	PV	91736	001	09101	5/22/2018	07-7752	3,065.00
				Summary Total					3,065.00
		CENTRAL PARK REPAIRS	PV	91737	001	09101	5/22/2018	07-7754	2,267.37
				Summary Total					2,267.37
		WORK AT SUNWOOD	PV	91738	001	09101	5/24/2018	07-7768	237.90

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
		DRIVE							
				Summary Total					237.90
		ALPINE PARK- REPAIRS	PV	91829	001	09101	5/25/2018	07-7781	355.20
				Summary Total					355.20
		RIVERS BEND- SPRAYED	PV	91830	001	09101	5/25/2018	07-7771	1,100.00
				Summary Total					1,100.00
				Payment Amount					21,483.44
100052	ANOKA POLICE DEPARTMENT	ANIMAL CONTAINMENT APR 18	PV	91594	001	09101	5/11/2018	051118	425.00
	ANOKA POLICE DEPARTMENT 275 HARRISON STREET ANOKA MN 55303			Summary Total					425.00
				Payment Amount					425.00
100058	ANOKA RAMSEY FARM AND GARDEN	MISC SAND	PV	91593	001	09101	5/9/2018	050918	59.75
	ANOKA RAMSEY FARM AND GARDEN 7435 HIGHWAY 10 RAMSEY MN 55303			Summary Total					59.75
				Payment Amount					59.75
107141	APPLIED CONCEPTS INC	PURPLE MARKERS	PV	91653	001	09101	5/18/2018	5300381	79.88
	APPLIED CONCEPTS INC STALKER RADAR P O BOX 972943 DALLAS TX 75397-2943			Summary Total					79.88
				Payment Amount					79.88
113508	APPRIZE TECHNOLOGY SOLUTIONS	JUNE 2018 FEE	PV	91790	001	09101	6/1/2018	16256	190.00
	APPRIZE TECHNOLOGY SOLUTIONS 10405 6TH AVENUE NORTH SUITE 100 PLYMOUTH MN 55441			Summary Total					190.00
				Payment Amount					190.00
100063	ASPEN MILLS	RAIN JACKET- A. ERICKSON	PV	91739	001	09101	5/23/2018	217114	164.35
	ASPEN MILLS			Summary Total					164.35

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
	8201 C CENTRAL AVE NE SPRING LAKE PARK MN 55432								
				Payment Amount					164.35
106346	BAUER BUILT INCORPORATED	VALVE EXTENDER	PV	91791	001	09101	6/4/2018	940051176	32.00
	BAUER BUILT INCORPORATED	VALVE EXTENDER	PV	91791	002	09101	6/4/2018	940051176	125.00
	8270 W 35W SERVICE DR BLAINE MN 55449			Summary Total					157.00
				Payment Amount					157.00
108513	BLAINE LOCK AND SAFE INC	PW BUILDNG-DOOR LEVER	PV	91654	001	09101	5/10/2018	20817	160.00
	BLAINE LOCK AND SAFE INC	PW BUILDNG-DOOR LEVER	PV	91654	002	09101	5/10/2018	20817	95.00
	12052 CENTRAL AVE NE BLAINE MN 55434			Summary Total					255.00
				Payment Amount					255.00
100647	BOLTON AND MENK INC	COR CENTER STREET	PV	91655	001	09214	5/14/2018	0217170	791.50
	BOLTON AND MENK INC			Summary Total					791.50
	1960 PREMIER DRIVE	COR INFILTRA. PROJECT	PV	91740	001	09605	5/14/2018	0217168	525.00
	MANKATO MN 56001-5900			Summary Total					525.00
		BUNKER/PUMA STREET	PV	91741	001	09437	5/14/2018	0217171	2,500.00
				Summary Total					2,500.00
		2040 SEWER/WATER COMPL PLAN	PV	91742	001	09101	5/14/2018	0217169	1,210.00
				Summary Total					1,210.00
				Payment Amount					5,026.50
103641	BOYER TRUCKS ROGERS	MISC PARTS 672	PV	91656	001	09101	5/18/2018	195315R	223.66
	BOYER TRUCKS			Summary Total					223.66
	2601 NE BROADWAY	OIL PAN 672	PV	91743	001	09101	5/25/2018	195315RX1	461.75
	MINNEAPOLIS MN 55413			Summary Total					461.75
		MISC PARTS 672	PV	91792	001	09101	5/30/2018	195732R	49.37
				Summary Total					49.37
				Payment Amount					734.78

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
100619	BRAUN INTERTEC CORPORATION	MISC SITE 37	PV	91657	001	09201	5/21/2018	B129359	1,164.25
	BRAUN INTERTEC CORPORATION NW 7644 PO BOX 1450 MINNEAPOLIS MN 55485-7644			Summary Total					1,164.25
				Payment Amount					1,164.25
112019	CENTRAL HYDRAULICS INC	HOSE/SWIVELS	PV	91595	001	09605	5/16/2018	0053244	58.54
	CENTRAL HYDRAULICS INC 21877 INDUSTRIAL COURT ROGERS MN 55374			Summary Total					58.54
				Payment Amount					58.54
111496	CENTRAL TURF AND IRRIGATION SUPPLY	MISC SEED	PV	91596	001	09101	5/16/2018	6059352-00	653.10
	CENTRAL TURF AND IRRIGATION SUPPLY			Summary Total					653.10
	8 WILLIAMS STREET	GRASS SEED	PV	91597	001	09101	5/16/2018	6059353-00	107.97
	ELMSFORD NY 10523			Summary Total					107.97
		MISC PARTS	PV	91744	001	09101	5/23/2018	6059613-00	123.82
				Summary Total					123.82
				Payment Amount					884.89
115066	CHANNING BETE COMPANY INC	MISC BOOKS HR	PV	91793	001	09101	5/30/2018	53526414	131.94
	CHANNING BETE COMPANY INC 1 COMMUNITY PLACE SOUTH DEERFIELD MA 01373			Summary Total					131.94
				Payment Amount					131.94
116197	CINTAS CORPORATION	UNIFORM CLEANING	PV	91599	001	09101	5/16/2018	4005964391	23.00
	CINTAS CORPORATION	UNIFORM CLEANING	PV	91599	002	09101	5/16/2018	4005964391	4.00
	CINTAS LOC #4K	UNIFORM CLEANING	PV	91599	003	09101	5/16/2018	4005964391	27.20
	P O BOX 650838	UNIFORM CLEANING	PV	91599	004	09101	5/16/2018	4005964391	27.20
	DALLAS TX 75265-0838			Summary Total					81.40
		UNIFORM CLEANING	PV	91623	001	09101	5/9/2018	4005766459	22.00
		UNIFORM CLEANING	PV	91623	002	09101	5/9/2018	4005766459	5.00
		UNIFORM CLEANING	PV	91623	003	09101	5/9/2018	4005766459	28.37
		UNIFORM CLEANING	PV	91623	004	09101	5/9/2018	4005766459	28.37

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
				Summary Total					83.74
		FIRE DEPT- MATS	PV	91658	001	09101	5/16/2018	4005964438	13.20
				Summary Total					13.20
		UNIFORM CLEANING	PV	91745	001	09101	5/23/2018	4006148503	23.00
		UNIFORM CLEANING	PV	91745	002	09101	5/23/2018	4006148503	4.00
		UNIFORM CLEANING	PV	91745	003	09101	5/23/2018	4006148503	31.37
		UNIFORM CLEANING	PV	91745	004	09101	5/23/2018	4006148503	31.37
				Summary Total					89.74
		UNIFORM CLEANING	PV	91794	001	09101	5/30/2018	4006307858	23.00
		UNIFORM CLEANING	PV	91794	002	09101	5/30/2018	4006307858	4.00
		UNIFORM CLEANING	PV	91794	003	09101	5/30/2018	4006307858	27.20
		UNIFORM CLEANING	PV	91794	004	09101	5/30/2018	4006307858	27.20
				Summary Total					81.40
				Payment Amount					349.48
107724	COMCAST	JUNE- JUL 2018 SERVICE	PV	91795	001	09101	5/24/2018	052418	2.25
	COMCAST ATTN: FINANCE 4TH FLOOR 10 RIVER PARK PLAZA ST PAUL MN 55107			Summary Total					2.25
				Payment Amount					2.25
111471	COMMERCIAL PARTNERS TITLE	8200 BUNKER LK COMM. FEE	PV	91600	001	09201	5/11/2018	49036	685.00
	COMMERCIAL PARTNERS TITLE 200 SOUTH SIXTH STREET SUITE 1300 MINNEAPOLIS MN 55402			Summary Total					685.00
				Payment Amount					685.00
100112	COMMISSIONER OF TRANSPORTATION	PERMITS- METRO WEST (3)	PV	91659	001	09230	5/21/2018	111617	240.00
	COMMISSIONER OF TRANSPORTATION			Summary Total					240.00
				Payment Amount					240.00
100120	CONTINENTAL RESEARCH CORP	MISC SUPPLIES	PV	91796	001	09101	5/30/2018	465112-CRC-1	398.00
	CONTINENTAL RESEARCH CORP PO BOX 15204 ST LOUIS MO 63110			Summary Total					398.00
				Payment Amount					

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
									398.00
100125	COUNTRYSIDE PRINTING INC	TOW REPORTS/EVIDENCE SHEETS	PV	91601	001	09101	5/15/2018	35254	288.00
	COUNTRYSIDE PRINTING			Summary Total					288.00
	6250 BUNKER LAKE BLVD NW	BUSI. CARDS- T. GLADHILL	PV	91602	001	09101	5/15/2018	35252	59.00
	SUITE 113			Summary Total					59.00
	RAMSEY MN 55303	DOG LICENSES	PV	91746	001	09101	5/21/2018	35266	82.00
				Summary Total					82.00
		BUSINESS CARDS- RIVERBLOOD	PV	91783	001	09101	5/24/2018	35272	59.00
				Summary Total					59.00
		SEPTIC FORMS	PV	91818	001	09101	5/8/2018	35235	395.00
				Summary Total					395.00
				Payment Amount					883.00
114117	CRAWFORD'S EQUIPMENT INC	SWITCH	PV	91660	001	09101	5/19/2018	01-12837	70.66
	CRAWFORD'S EQUIPMENT INC			Summary Total					70.66
	4853 HIGHWAY 95 NW	INSTALL DECK	PV	91748	001	09101	5/21/2018	01-12895	248.65
	CAMBRIDGE MN 55008			Summary Total					248.65
				Payment Amount					319.31
113306	DEFINITIVE TECHNOLOGY SOLUTIONS INC	MAY/JUNE 18 CONTRACT	PV	91752	001	09101	5/22/2018	INV164456	240.07
	DEFINITIVE TECHNOLOGY SOLUTIONS INC 9401 JAMES AVENUE SOUTH SUITE 120 BLOOMINGTON MN 55431			Summary Total					240.07
				Payment Amount					240.07
100144	DEHN OIL COMPANY	5W30 DEXOS	PV	91661	001	09101	5/16/2018	25119953	609.27
	DEHN OIL COMPANY			Summary Total					609.27
	6735 141ST AVENUE NW	FILLRITE PUMP/NOZZLE	PV	91662	001	09101	5/22/2018	25120268	944.00
	RAMSEY MN 55303			Summary Total					944.00
		CIMTEK FILTER	PV	91663	001	09101	5/22/2018	25120271	11.99
				Summary Total					11.99
		SWEEPER LUBRICANTS	PV	91749	001	09101	5/24/2018	25120374	306.20

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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
				Summary Total					306.20
		BIO DIESEL	PV	91750	001	09101	5/23/2018	65151	1,157.20
				Summary Total					1,157.20
		BIO DIESEL	PV	91751	001	09101	5/23/2018	65150	1,603.25
				Summary Total					1,603.25
				Payment Amount					4,631.91
101185	DO ALL PRINTING COM INC	BUSI. OF YEAR BANNER 2018	PV	91603	001	09230	5/15/2018	39474	45.00
	DO ALL PRINTING COM INC 6360 HIGHWAY 10 NW RAMSEY MN 55303			Summary Total					45.00
				Payment Amount					45.00
109416	DUSTBUSTER'S PAVEMENT SWEEPING, LLC	RAMSEY PARKING RAMP	PV	91664	001	09240	5/10/2018	210961	695.00
	DUSTBUSTER'S PAVEMENT SWEEPING, LLC P O BOX 603 ANOKA MN 55303			Summary Total					695.00
				Payment Amount					695.00
116175	ECKBERG LAMMERS ATTORNEYS AT LAW	MAY 2018 PROSECUTION	PV	91797	001	09101	5/31/2018	05-2018	5,926.67
	ECKBERG LAMMERS ATTORNEYS AT LAW 1809 NORTHWESTERN AVENUE STILLWATER MN 55082			Summary Total					5,926.67
				Payment Amount					5,926.67
100158	ECM PUBLISHERS INC	BUNKER/PUMA ST BIDS	PV	91753	001	09437	5/18/2018	599659	321.75
	ECM PUBLISHERS INC			Summary Total					321.75
	4095 COON RAPIDS BLVD	VAC ROAD PH	PV	91754	001	09804	5/11/2018	597862	75.25
	COON RAPIDS MN 55433			Summary Total					75.25
		ORD 18-02	PV	91798	001	09230	5/25/2018	601682	145.13
				Summary Total					145.13
		RIVERSTONE PH	PV	91819	001	09804	5/25/2018	601681	64.50
				Summary Total					64.50
		BADER HEARING	PV	91820	001	09604	5/25/2018	601680	69.88
				Summary Total					69.88

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		CENTRA HOMES HEARING	PV	91821	001	09804	5/25/2018	601679	80.63
				Summary Total					80.63
				Payment Amount					757.14
106624	EHLERS AND ASSOCIATES, INC	APRIL 18- COR	PV	91604	001	09214	5/10/2018	76895	780.00
	EHLERS & ASSOCIATES, INC 3060 CENTRE POINTE DRIVE ROSEVILLE MN 55113-1105			Summary Total					780.00
				Payment Amount					780.00
104267	ELITE SANITATION	CLEAN UP DAY 5/5/18	PV	91755	001	09604	5/9/2018	24760	92.00
	ELITE SANITATION			Summary Total					92.00
	PO BOX 526	PORTABLE TOILETS MAY 18	PV	91831	001	09101	5/25/2018	24805	480.00
	ELK RIVER MN 55330			Summary Total					480.00
				Payment Amount					572.00
100733	ELK RIVER WINLECTRIC CO	FUSES	PV	91605	001	09101	5/7/2018	277113 00	68.94
	ELK RIVER WINLECTRIC CO			Summary Total					68.94
	12777 MEADOWVALE ROAD	FUSES	PV	91606	001	09101	5/10/2018	277315 00	68.97
	SUITE A ELK RIVER MN 55330			Summary Total					68.97
				Payment Amount					137.91
100169	EMERGENCY APPARATUS MAINTENANCE INC	WORK ON 565	PV	91665	001	09101	5/16/2018	99959	137.50
	EMERGENCY APPARATUS MAINTENANCE INC 7512 4TH AVENUE LINO LAKES MN 55014			Summary Total					137.50
				Payment Amount					137.50
108737	EMERGENCY AUTOMOTIVE TECHNOLOGY INC	WORK ON 384	PV	91607	001	09101	5/10/2018	AW041318-3E	462.15
	EMERGENCY AUTOMOTIVE TECHNOLOGY INC			Summary Total					462.15
	2755 GENEVA AVE N	WORK ON 383	PV	91608	001	09101	5/10/2018	AW041318-2E	462.15
	OAKDALE MN 55128			Summary Total					462.15
				Payment Amount					

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									924.30
100170	EMERGENCY MEDICAL PRODUCTS INC	MISC SUPPLIES- FIRE DEPT	PV	91666	001	09101	5/11/2018	1987345	239.90
	EMERGENCY MEDICAL PRODUCTS INC 25196 NETWORK PLACE CHICAGO IL 60673-1251			Summary Total					239.90
				Payment Amount					239.90
115231	EVERGREEN RECYCLING	RECYCLE DAY SPRING 2018	PV	91756	001	09604	5/12/2018	2170	3,233.00
	EVERGREEN RECYCLING 8505 540TH STREET RUSH CITY MN 55069			Summary Total					3,233.00
				Payment Amount					3,233.00
113321	FACTORY MOTOR PARTS CO	AIR FILTER 334	PV	91609	001	09101	5/14/2018	6-1504684	29.71
	FACTORY MOTOR PARTS CO			Summary Total					29.71
	BIN 139107	SPLASHWASH	PV	91757	001	09101	5/29/2018	6-1506131	25.08
	P O BOX 9107			Summary Total					25.08
	MINNEAPOLIS MN 55480-9107	AIR CLEANER	PV	91758	001	09101	5/29/2018	6-1506133	14.48
				Summary Total					14.48
				Payment Amount					69.27
107099	FASTENAL	MISC SUPPLIES	PV	91667	001	09101	5/16/2018	MNTC8164710	38.02
	FASTENAL COMPANY P O BOX 1286 WINONA MN 55987			Summary Total					38.02
				Payment Amount					38.02
100143	FERGUSON WATERWORKS # 2516	METROTECH LOCATOR/CASE	PV	91668	001	09601	5/22/2018	0282596	3,899.00
	FERGUSON WATERWORKS 2516 P O BOX 802817 CHICAGO IL 60680-2817			Summary Total					3,899.00
				Payment Amount					3,899.00

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107737	FINANCE AND COMMERCE INC	BIDS BUNKER/PUMA STREET	PV	91760	001	09437	5/18/2018	743782978	219.56
	FINANCE AND COMMERCE INC SDS 12-2619 P O BOX 86 MINNEAPOLIS MN 55486-2619			Summary Total					219.56
				Payment Amount					219.56
100650	GRAINGER	MISC SUPPLIES	PV	91610	001	09101	5/9/2018	9781983730	112.84
	GRAINGER INC DEPT. 806511127 PALATINE IL 60038-0001			Summary Total					112.84
		GREASE GUN	PV	91761	001	09101	5/25/2018	9799137477	274.29
				Summary Total					274.29
		WALL CLOCK/LEATHER GLOVES	PV	91799	001	09101	5/31/2018	9804019918	41.76
		WALL CLOCK/LEATHER GLOVES	PV	91799	002	09101	5/31/2018	9804019918	28.99
				Summary Total					70.75
		EXTENSION CORDS	PV	91800	001	09101	5/30/2018	9802521493	73.80
				Summary Total					73.80
				Payment Amount					531.68
110568	GREEN VALLEY GREENHOUSE	PLANTING- CITY HALL	PV	91762	001	09101	5/22/2018	329863	227.89
	GREEN VALLEY GREENHOUSE 6530 GREEN VALLEY ROAD RAMSEY MN 55303			Summary Total					227.89
		PARKS- PLANTS	PV	91832	001	09101	5/24/2018	330645	227.95
				Summary Total					227.95
				Payment Amount					455.84
103819	HELMETS R US	HELMETS	PV	91763	001	09290	5/23/2018	53552	936.70
	HELMETS R US 2705 PACIFIC AVE TACOMA WA 98402			Summary Total					936.70
				Payment Amount					936.70
115760	HENRY SCHEIN INC	MISC SUPPLIES- FIRE DEPT	PV	91669	001	09101	6/10/2018	63746860	259.50
	HENRY SCHEIN INC DEPT CH 10241 PALATINE IL 60055-0241			Summary Total					259.50
				Payment Amount					

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									259.50
114068	IDEAL SERVICES INC	ELMCREST-IRRG PUMP REPAIR	PV	91670	001	09101	5/10/2018	9306	410.00
	IDEAL SERVICES INC P O BOX 244 ALEXANDRIA MN 56308			Summary Total					410.00
				Payment Amount					410.00
112475	INNOVATIVE OFFICE SOLUTIONS	MISC OFFICE SUPPLIES	PV	91611	001	09101	5/18/2018	IN2053433	114.59
	INNOVATIVE OFFICE SOLUTIONS AB # 1004 P O BOX 249004 APPLE VALLEY MN 55124-9017			Summary Total					114.59
		OFFICE SUPPLIES	PV	91764	001	09101	5/29/2018	IN2062965	66.51
				Summary Total					66.51
				Payment Amount					181.10
106324	INSPECTRON INC	APRIL 18 SERVICES	PV	91765	001	09101	5/15/2018	051518	7,500.00
	INSPECTRON INC CODE COMPLIANCE INSPECTIONS 15120 CHIPPENDALE AVE SUITE 202 ROSEMOUNT MN 55068			Summary Total					7,500.00
				Payment Amount					7,500.00
100256	LANO EQUIPMENT INC	MISC FOR KUBOTA F2690	PV	91671	001	09101	5/23/2018	02-562924	31.06
	LANO EQUIPMENT INC 6140 HIGHWAY 10 NW ANOKA MN 55303			Summary Total					31.06
				Payment Amount					31.06
100259	LEAGUE OF MN CITIES INS TRUST	GORDON/GARDNER	PV	91801	001	09702	6/1/2018	060118	1,592.74
	LEAGUE OF MN CITIES INS TRUST C/O BERKLEY RISK SERVICES INC P O BOX 581517 MINNEAPOLIS MN 55458-1517			Summary Total					1,592.74
				Payment Amount					1,592.74
114282	LOUCKS ASSOCIATES	COR AREA MASTER PLAN	PV	91766	001	09230	5/21/2018	33739	1,487.50

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	LOUCKS ASSOCIATES 7200 HEMLOCK LANE SUITE 300 MINNEAPOLIS MN 55369			Summary Total					1,487.50
				Payment Amount					1,487.50
100270	MACQUEEN EQUIPMENT INC	LATCH LEVER/ DIRT SHOES	PV	91802	001	09605	6/4/2018	P13175	2,116.10
	MACQUEEN EQUIPMENT INC 1125 7TH STREET EAST ST PAUL MN 55106			Summary Total					2,116.10
				Payment Amount					2,116.10
100273	MALLOY MONTAGUE KARNOWSKI RADOSEVIC	SERVICES THRU 4/30/2018	PV	91612	001	09101	5/10/2018	44506	11,750.00
	MALLOY MONTAGUE KARNOWSKI RADOSEVIC 410 PARK NATIONAL BANK BLDG 5353 WAYZATA BLVD MINNEAPOLIS MN 55416			Summary Total					11,750.00
				Payment Amount					11,750.00
100283	MENARDS COON RAPIDS	MISC SUPPLIES	PV	91672	001	09101	5/18/2018	75040	120.96
	MENARDS COON RAPIDS			Summary Total					120.96
	3045 MAIN STREET	MISC SUPPLIES	PV	91673	001	09101	5/18/2018	75041	90.56
	COON RAPIDS MN 55433			Summary Total					90.56
				Payment Amount					211.52
100284	MENARDS ELK RIVER	FIRE DEPT- MISC SUPPLIES	PV	91674	001	09101	5/11/2018	58766	24.67
	MENARDS ELK RIVER			Summary Total					24.67
	19521 EVANS STREET NW	MISC SUPPLIES	PV	91675	001	09601	5/18/2018	59435	153.86
	ELK RIVER MN 55330-1077			Summary Total					153.86
		FIRE- BOTTLED WATER	PV	91676	001	09101	5/14/2018	59072	21.84
				Summary Total					21.84
				Payment Amount					200.37
100285	MET COUNCIL ENVIRONMENTAL SRV	WASTEWATER JULY 2018	PV	91822	001	09602	6/5/2018	0001084182	63,101.29
	MET COUNCIL ENVIRONMENTAL SRV P O BOX 856513			Summary Total					63,101.29

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	MINNEAPOLIS MN 55485-6513								
				Payment Amount					63,101.29
108208	METRO PRODUCTS INC	MISC SUPPLIES	PV	91767	001	09101	5/23/2018	134956	108.98
	METRO PRODUCTS INC 7401 CENTRAL AVENUE NE FRIDLEY MN 55432			Summary Total					108.98
				Payment Amount					108.98
100293	MIDC ENTERPRISES	MISC PARTS	PV	91613	001	09101	5/11/2018	I0041607	65.40
	MIDC ENTERPRISES 1450 WEST COUNTY ROAD C ROSEVILLE MN 55113			Summary Total					65.40
				Payment Amount					65.40
101164	MILLER CHEVROLET	WORK ON 341	PV	91768	001	09101	5/18/2018	CVCS598603	1,283.37
	MILLER CHEVROLET	WORK ON 341	PV	91768	002	09101	5/18/2018	CVCS598603	1,213.50
	P O BOX 130			Summary Total					2,496.87
	21150 JOHN MILLESS DRIVE	WORK ON 373	PV	91769	001	09101	5/8/2018	CTCS598183	104.99
	ROGERS MN 55374	WORK ON 373	PV	91769	002	09101	5/8/2018	CTCS598183	45.00
				Summary Total					149.99
		WORK ON 342	PV	91823	001	09101	5/31/2018	CVCS599243	476.00
		WORK ON 342	PV	91823	002	09101	5/31/2018	CVCS599243	262.98
				Summary Total					738.98
				Payment Amount					3,385.84
104920	MINNESOTA HIGHWAY SAFETY RESEARCH CNTR	2 FOR CLASS 42354	PV	91770	001	09101	5/23/2018	629430-6406	830.00
	MINNESOTA HIGHWAY SAFETY RESEARCH CNTR 720 FOURTH AVENUE SOUTH ST CLOUD MN 56301-4498			Summary Total					830.00
				Payment Amount					830.00
115975	MISSISSIPPI RIVER CITIES AND TOWNS INT	MEMBERSHIP 2018-2019	PV	91803	001	09101	4/6/2018	52	3,000.00
	MISSISSIPPI RIVER CITIES AND TOWNS INT 1520 MARKET STREET SUITE 2000 ST LOUIS MO 63103			Summary Total					3,000.00

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						Payment Amount			3,000.00
100328	MN DEPT OF HEALTH WATER	APR-JUNE 18 WATER SERVICE	PV	91677	001	09601	5/21/2018	1020035 RAMSEY JUNE 18	7,069.00
	MN DEPT OF HEALTH DRINKING WATER PROTECTION SECTION P O BOX 64494 ST PAUL MN 55164-0494					Summary Total			7,069.00
						Payment Amount			7,069.00
100341	MTI DISTRIBUTING INC	MISC SUPPLIES	PV	91678	001	09101	5/17/2018	1165255-00	569.18
	MTI DISTRIBUTING INC					Summary Total			569.18
	SDS 12-1900	VALVE SHUTOFF	PV	91833	001	09101	6/4/2018	1168703-00	276.70
	P O BOX 86 MINNEAPOLIS MN 55486-1900					Summary Total			276.70
						Payment Amount			845.88
113946	MUNICIPAL EMERGENCY SERVICES INC	MISC RESCUE GLOVES	PV	91679	001	09101	5/15/2018	IN1227465	2,047.09
	MUNICIPAL EMERGENCY SERVICES INC DEPOSITORY ACCOUNT 75 REMITTANCE DRIVE SUITE 3135 CHICAGO IL 60675					Summary Total			2,047.09
						Payment Amount			2,047.09
100345	NAPA AUTO PARTS ELK RIVER	OIL/FUEL/AIR FILTERS	PV	91614	001	09605	5/15/2018	961161	73.86
	NAPA AUTO PARTS ELK RIVER					Summary Total			73.86
	17137 YALE STREET NW	AIR FILTERS	PV	91680	001	09101	5/25/2018	962817	101.38
	P O BOX 1041					Summary Total			101.38
	ELK RIVER MN 55330	AIR FILTERS	PV	91804	001	09101	5/31/2018	963470	84.32
						Summary Total			84.32
						Payment Amount			259.56
114775	NEOGOV	INSIGHT JULY 18-JUNE 19	PV	91681	001	09101	5/23/2018	INV24168	3,150.00
	NEOGOV 300 CONTINENTAL BLVD SUITE 565 EL SEGUNDO CA 90245					Summary Total			3,150.00

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				Payment Amount					3,150.00
113815	NEOPOST USA	RENTAL JUNE 18-SEPT 18	PV	91771	001	09101	5/21/2018	55798996	108.90
	NEOPOST USA DEPT 3689 P O BOX 123689 DALLAS TX 75312-3689			Summary Total					108.90
				Payment Amount					108.90
115167	NET TRANSCRIPTS INC	APR 18 TRANSCRIPTION	PV	91772	001	09101	4/30/2018	0018598	267.70
	NET TRANSCRIPTS INC 3707 N. 7TH STREET SUITE 320 PHOENIX AZ 85014			Summary Total					267.70
				Payment Amount					267.70
100363	NORTHERN SANITARY SUPPLY CO	MISC SUPPLIES	PV	91682	001	09101	5/10/2018	190954	336.30
	NORTHERN SANITARY SUPPLY CO			Summary Total					336.30
	341 COON RAPIDS BLVD	MISC SUPPLIES	PV	91805	001	09101	5/30/2018	191213	243.16
	MINNEAPOLIS MN 55433			Summary Total					243.16
				Payment Amount					579.46
110547	NORTHWEST LIGHTING SYSTEMS CO.	MISC SUPPLIES	PV	91773	001	09101	5/24/2018	107387	155.29
	NORTHWEST LIGHTING SYSTEMS CO. 746 CRAIG AVENUE TRACY MN 56175			Summary Total					155.29
				Payment Amount					155.29
100368	OFFICE DEPOT	AWARD PLAQUES	PV	91806	001	09230	5/18/2018	140599151001	134.28
	OFFICE DEPOT			Summary Total					134.28
	P O BOX 88040	COVERS/FRAMES ETC	PV	91807	001	09101	5/23/2018	142671642001	242.46
	CHICAGO IL 60680-1040	COVERS/FRAMES ETC	PV	91807	002	09101	5/23/2018	142671642001	184.17
		COVERS/FRAMES ETC	PV	91807	003	09101	5/23/2018	142671642001	197.96
				Summary Total					624.59
				Payment Amount					758.87
116349	OLS RESTORATION INC	SIGNAL	PV	91683	001	09101	5/14/2018	1371	11,510.00

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		PAINT-47/ALPINE/ARMS TRO							
	OLS RESTORATION INC 8820 MONTICELLO LANE N MAPLE GROVE MN 55369			Summary Total					11,510.00
				Payment Amount					11,510.00
112824	PARKPLACE STUDIO	RAMSEY FIRE PICTURES	PV	91684	001	09101	5/14/2018	051418	540.79
	PARKPLACE STUDIO 6093 146TH LANE NW RAMSEY MN 55303			Summary Total					540.79
				Payment Amount					540.79
100384	PLAISTED COMPANIES INC	MISC LANDSCAPE MATERIAL	PV	91808	001	09101	5/31/2018	15975	548.75
	PLAISTED COMPANIES INC PO BOX 332 11555 - 205TH AVENUE NW ELK RIVER MN 55330			Summary Total					548.75
				Payment Amount					548.75
116345	POLICE TECHNICAL	RE: C. HASSEL	PV	91615	001	09101	5/17/2018	17312	475.00
	POLICE TECHNICAL 647 OHIO STREET TERRE HAUTE IN 47807			Summary Total					475.00
				Payment Amount					475.00
111368	POLLARDWATER	GLOVES	PV	91782	001	09602	5/18/2018	0109412	132.26
	POLLARDWATER P O BOX 417592 BOSTON MA 02241-7592			Summary Total					132.26
				Payment Amount					132.26
100393	PRAIRIE RESTORATIONS INC	THE DRAW VEG MANAGEMENT	PV	91774	001	09605	5/24/2018	11583	520.00
	PRAIRIE RESTORATIONS INC 31646 128TH STREET			Summary Total					520.00
		ALPINE- VEGETATION MANAGEMENT	PV	91809	001	09101	5/30/2018	11635	181.12
	PRINCETON MN 55371			Summary Total					181.12
				Payment Amount					

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									701.12
113444	PRECISE	APR 18 SERVICE	PV	91810	001	09101	5/31/2018	IN200-1017009	887.75
	PRECISE 501 EAST CLIFF ROAD SIUTE 100 BURNSVILLE MN 55337								
								Summary Total	887.75
								Payment Amount	887.75
107978	PREMIER COMMERCIAL PROPERTIES INC	HIWAY 10 MANAGEMENT	PV	91824	001	09410	5/31/2018	5856	200.00
	PREMIER COMMERCIAL PROPERTIES INC 299 COON RAPIDS BLVD NW #200 COON RAPIDS MN 55433	HIWAY 10 MANAGEMENT	PV	91824	002	09410	5/31/2018	5856	200.00
		HIWAY 10 MANAGEMENT	PV	91824	003	09410	5/31/2018	5856	200.00
		HIWAY 10 MANAGEMENT	PV	91824	004	09410	5/31/2018	5856	200.00
								Summary Total	800.00
								Payment Amount	800.00
115671	RCM EQUIPMENT COMPANY LLC	RENTAL TANK/UNIT	PV	91776	001	09101	5/15/2018	3649	8,620.00
	RCM EQUIPMENT COMPANY LLC 12090 MARGO AVE SO SUITE B HASTINGS MN 55033								
								Summary Total	8,620.00
								Payment Amount	8,620.00
114163	RCM SPECIALTIES INC	EMULSION	PV	91775	001	09101	5/15/2018	6537	5,659.89
	RCM SPECIALTIES INC 12090 MARGO AVENUE SOUTH SUITE B HASTINGS MN 55033								
								Summary Total	5,659.89
		DRESSER FA2 MOD	PV	91811	001	09101	5/31/2018	6572	1,504.26
								Summary Total	1,504.26
		DRESSER FA2 MOD	PV	91812	001	09101	5/30/2018	6571	1,509.14
								Summary Total	1,509.14
								Payment Amount	8,673.29
112151	REINDERS	POND DYE	PV	91777	001	09101	5/21/2018	3054665-00	185.57
	REINDERS P O BOX 78955 MILWAUKEE WI 53278-0955								
								Summary Total	185.57
								Payment Amount	185.57

CITY OF RAMSEY
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Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
113322	RICK'S PLUMBING INC	WORK AT 7401 E RAMSEY PRKWY	PV	91778	001	09101	5/23/2018	18145	325.00
	RICK'S PLUMBING INC 1701 221ST AVENUE NW CEDAR MN 55011					Summary Total			325.00
						Payment Amount			325.00
116092	ROADKILL ANIMAL CONTROL	2 CALLS	PV	91685	001	09101	5/23/2018	052318	186.00
	ROADKILL ANIMAL CONTROL 520 HAROLD DRIVE BURNSVILLE MN 55337					Summary Total			186.00
						Payment Amount			186.00
107711	SCHINDLER ELEVATOR	QTR BILLING JUNE-AUG 2018	PV	91813	001	09240	6/1/2018	8104807154	1,334.01
	SCHINDLER ELEVATOR P O BOX 93050 CHICAGO IL 60673-3050					Summary Total			1,334.01
						Payment Amount			1,334.01
114269	SPEEDCUTTERS OUTDOOR MAINTENANCE LLC	MAY 18 TURF CARE	PV	91686	001	09101	5/24/2018	5313	1,999.63
	SPEEDCUTTERS OUTDOOR MAINTENANCE LLC					Summary Total			1,999.63
	18523 OLSON STREET NW	MAY 18 TURF CARE FIRE STATION	PV	91687	001	09101	5/24/2018	5303	460.64
	ELK RIVER MN 55330					Summary Total			460.64
						Payment Amount			2,460.27
100456	ST CROIX RECREATION FUN PLAYGROUNDS	SANIMATIC KIT	PV	91834	001	09101	5/31/2018	19756	95.00
	ST CROIX RECREATION FUN PLAYGROUNDS INC 225 NORTH SECOND STREET STILLWATER MN 55082					Summary Total			95.00
						Payment Amount			95.00
100469	STREICHER'S POLICE EQUIPMENT	MISC SUPPLIES	PV	91617	001	09101	5/16/2018	I1314758	357.50

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
	STREICHER'S POLICE EQUIPMENT					Summary Total			357.50
	10911 WEST HWY 55	MISC PD SUPPLIES	PV	91618	001	09101	5/10/2018	I1313891	475.44
	MINNEAPOLIS MN 55441					Summary Total			475.44
						Payment Amount			832.94
100485	TIMESAVER OFF SITE SECRETARIAL INC	MAY 2018 MEETINGS	PV	91619	001	09101	5/14/2018	M23812	652.00
	TIMESAVER OFF SITE SECRETARIAL INC 5291 RIVER OAK DRIVE SAVAGE MN 55378					Summary Total			652.00
						Payment Amount			652.00
112688	TITAN MACHINERY	TIGER FLAIL	PV	91620	001	09101	5/26/2018	10854254	830.00
	TITAN MACHINERY 14375 JAMES ROAD ROGERS MN 55374					Summary Total			830.00
						Payment Amount			830.00
107705	TWIN CITY GARAGE DOOR CO	REPAIR DOOR TRACK	PV	91814	001	09101	5/29/2018	506981	180.50
	TWIN CITY GARAGE DOOR CO 5601 BOONE AVE N MINNEAPOLIS MN 55428					Summary Total			180.50
						Payment Amount			180.50
108239	ULINE	LIGHTWEIGHT BOXES	PV	91779	001	09101	5/25/2018	97932410	67.77
	ULINE P O BOX 88741 CHICAGO IL 60680-1741					Summary Total			67.77
						Payment Amount			67.77
105628	WELLS CATERING SERVICE	CC MEAL 5/22/2018	PV	91780	001	09101	5/22/2018	44161	83.36
	WELLS CATERING SERVICE 7533 SUNWOOD DRIVE SUITE 108 RAMSEY MN 55303					Summary Total			83.36
						Payment Amount			83.36
100529	WENDELL'S INC	SIGN- M. BERGE	PV	91621	001	09101	5/10/2018	2292244	6.45

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
	WENDELL'S INC 6601 BUNKER LAKE BLVD PO BOX 458 RAMSEY MN 55303-0458			Summary Total					6.45
				Payment Amount					6.45
100539	WRIGHT TIRE SERVICE INC	PD TIRES	PV	91622	001	09101	5/10/2018	58750	2,654.72
	WRIGHT TIRE SERVICE INC			Summary Total					2,654.72
	710 WEST MAIN STREET	CM- DUPLICATE PYMT	PD	91781	001	09101	5/30/2018	CR-229972	760.16-
	ANOKA MN 55303			Summary Total					760.16-
		TIRE FOR 679	PV	91815	001	09101	5/31/2018	59426	99.70
				Summary Total					99.70
				Payment Amount					1,994.26
112515	WSB AND ASSOCIATES INC	2018 GENERAL PLAN SERVICES	PV	91825	001	09101	5/23/2018	4 MAY 18	3,638.25
	WSB AND ASSOCIATES INC	2018 GENERAL PLAN SERVICES	PV	91825	002	09101	5/23/2018	4 MAY 18	1,175.00
	701 XENIA AVENUE SOUTH SUITE 300			Summary Total					4,813.25
	MINNEAPOLIS MN 55416	KEY NODES/STREETSCAPE	PV	91826	001	09101	5/23/2018	3 MAY 18	2,380.97
				Summary Total					2,380.97
		DEV REVIEW-RUM RIVER PRAIRIE	PV	91827	001	09804	5/23/2018	16 MAY 18	530.25
		DEV REVIEW-RUM RIVER PRAIRIE	PV	91827	002	09804	5/23/2018	16 MAY 18	227.25
		DEV REVIEW-RUM RIVER PRAIRIE	PV	91827	003	09804	5/23/2018	16 MAY 18	429.25
				Summary Total					1,186.75
		2040 COMP PLAN	PV	91828	001	09101	5/23/2018	19 MAY 18	1,890.50
				Summary Total					1,890.50
				Payment Amount					10,271.47
100541	ZARNOTH BRUSH WORKS INC	GUTTER BROOMS	PV	91816	001	09605	5/24/2018	0170332	1,316.40
	ZARNOTH BRUSH WORKS INC PO BOX 141 CHILTON WI 53014-0141			Summary Total					1,316.40
				Payment Amount					1,316.40

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	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Document Itm	Document Co	Due Date	Invoice Number	Payment Amount
								Total Amount to be Processed	269,545.75
								Total Number of Payments to be Processed	101

BOND TRUST SERVICES

Debt Service Statement

City of Ramsey
7550 Sunwood Dr NW
Ramsey, MN 55303-5137

Statement #: 40914
Statement Date: April 13, 2018

RE: $3,880,000.00 General Obligation Capital Improvement Plan Bonds, Series 2015A

Debt Service Date	CUSIP	Principal	Interest	Total Due
06-01-2018	751813	$0.00	$50,356.25	**$50,356.25**

Payment Instructions

WIRES due by May 31, 2018
Wells Fargo Bank, San Francisco, CA
ABA #: 121000248
BNF: BTSC Paying Agent Account
Account #: 4126695238
Ref: 327741

CHECKS due by May 24, 2018
Make check payable to:
Bond Trust Services Corporation
Ref: 327741
Send to:
Bond Trust Services Corporation
Attn: Accounts Receivable
3060 Centre Pointe Drive, Suite 110
Roseville, MN 55113-1105

Please direct any questions to:
Accounts Receivable
(651) 209-1010

9351, 6611
50,356.25

RECEIVED
APR 16 2018

For your convenience, multiple Statements/Invoices may be combined in one payment.
Thank you for your business!

BOND TRUST SERVICES

Debt Service Statement

City of Ramsey
7550 Sunwood Dr NW
Ramsey, MN 55303-5137

Statement #: 40915
Statement Date: April 13, 2018

RE: $1,205,000.00 General Obligation Street Reconstruction Bonds, Series 2015B

Debt Service Date	CUSIP	Principal	Interest	Total Due
06-01-2018	751813	$0.00	$10,125.00	**$10,125.00**

Payment Instructions

WIRES due by May 31, 2018
Wells Fargo Bank, San Francisco, CA
ABA #: 121000248
BNF: BTSC Paying Agent Account
Account #: 4126695238
Ref: 327787

CHECKS due by May 24, 2018
Make check payable to:
Bond Trust Services Corporation
Ref: 327787
Send to:
Bond Trust Services Corporation
Attn: Accounts Receivable
3060 Centre Pointe Drive, Suite 110
Roseville, MN 55113-1105

Please direct any questions to:
Accounts Receivable
(651) 209-1010

935.661
10,125.00

RECEIVED
APR 16 2018

For your convenience, multiple Statements/Invoices may be combined in one payment.
Thank you for your business!

BOND TRUST SERVICES

Paying Agent Fee Invoice

City of Ramsey
7550 Sunwood Dr NW
Ramsey, MN 55303-5137

Invoice #: 41054
Invoice Date: 4/13/2018

Re: $875,000.00 General Obligation Equipment Certificates, Series 2014A

Due Date:	6/15/2018	Paying Agent Fee:	$450.00

Payment Instructions

Terms: Upon Receipt

Make check payable to:

Bond Trust Services Corporation
Ref: 41054-PA

Send to:

Bond Trust Services Corporation
Attn: Accounts Receivable
3060 Centre Pointe Drive, Suite 110
Roseville, MN 55113-1105

Please direct any questions to:

Accounts Receivable
(651) 209-1010

934,631.0
45.0

RECEIVED
APR 18 2018

BOND TRUST SERVICES

Paying Agent Fee Invoice

City of Ramsey
7550 Sunwood Dr NW
Ramsey, MN 55303-5137

Invoice #: 41055
Invoice Date: 4/13/2018

Re: $1,650,000.00 General Obligation Street Reconstruction Bonds, Series 2016A

Due Date:	6/15/2018	Paying Agent Fee:	$450.00

Payment Instructions

Terms: Upon Receipt

Make check payable to:

Bond Trust Services Corporation
Ref: 41055-PA

Send to:

Bond Trust Services Corporation
Attn: Accounts Receivable
3060 Centre Pointe Drive, Suite 110
Roseville, MN 55113-1105

Please direct any questions to:

Accounts Receivable
(651) 209-1010

9352 6/30 450

RECEIVED
APR 18 2018

BOND TRUST SERVICES

Paying Agent Fee Invoice

City of Ramsey
7550 Sunwood Dr NW
Ramsey, MN 55303-5137

Invoice #: 41056
Invoice Date: 4/13/2018

Re: $895,000.00 General Obligation Street Reconstruction Bonds, Series 2017A

Due Date: 6/15/2018	Paying Agent Fee: $450.00

Payment Instructions

Terms: Upon Receipt

Make check payable to:

Bond Trust Services Corporation
Ref: 41056-PA

Send to:

Bond Trust Services Corporation
Attn: Accounts Receivable
3060 Centre Pointe Drive, Suite 110
Roseville, MN 55113-1105

Please direct any questions to:

Accounts Receivable
(651) 209-1010

9353.6310
450.00

RECEIVED
APR 18 2018

BOND TRUST SERVICES

Debt Service Statement

City of Ramsey
7550 Sunwood Dr NW
Ramsey, MN 55303-5137

Statement #: 40913
Statement Date: April 13, 2018

RE: $875,000.00 General Obligation Equipment Certificates, Series 2014A

Debt Service Date	CUSIP	Principal	Interest	Total Due
06-15-2018	751813	$0.00	$6,013.75	**$6,013.75**

Payment Instructions

WIRES due by June 14, 2018
Wells Fargo Bank, San Francisco, CA
ABA #: 121000248
BNF: BTSC Paying Agent Account
Account #: 4126695238
Ref: 327537

CHECKS due by June 8, 2018
Make check payable to:
Bond Trust Services Corporation
Ref: 327537
Send to:
Bond Trust Services Corporation
Attn: Accounts Receivable
3060 Centre Pointe Drive, Suite 110
Roseville, MN 55113-1105

Please direct any questions to:
Accounts Receivable
(651) 209-1010

9349.66
6013.75

RECEIVED
APR 18 2018

For your convenience, multiple Statements/Invoices may be combined in one payment.
Thank you for your business!

BOND TRUST SERVICES

Debt Service Statement

City of Ramsey
7550 Sunwood Dr NW
Ramsey, MN 55303-5137

Statement #: 40916
Statement Date: April 13, 2018

RE: $1,650,000.00 General Obligation Street Reconstruction Bonds, Series 2016A

Debt Service Date	CUSIP	Principal	Interest	Total Due
06-15-2018	751813	$0.00	$15,050.00	**$15,050.00**

Payment Instructions

WIRES due by June 14, 2018
Wells Fargo Bank, San Francisco, CA
ABA #: 121000248
BNF: BTSC Paying Agent Account
Account #: 4126695238
Ref: 328798

CHECKS due by June 8, 2018
Make check payable to:
Bond Trust Services Corporation
Ref: 328798
Send to:
Bond Trust Services Corporation
Attn: Accounts Receivable
3060 Centre Pointe Drive, Suite 110
Roseville, MN 55113-1105

Please direct any questions to:
Accounts Receivable
(651) 209-1010

9352 6611
15050

RECEIVED
APR 16 2018

For your convenience, multiple Statements/Invoices may be combined in one payment.
Thank you for your business!

BOND TRUST SERVICES

Debt Service Statement

City of Ramsey
7550 Sunwood Dr NW
Ramsey, MN 55303-5137

Statement #: 40917
Statement Date: April 13, 2018

RE: $895,000.00 General Obligation Street Reconstruction Bonds, Series 2017A

Debt Service Date	CUSIP	Principal	Interest	Total Due
06-15-2018	751813	$0.00	$12,878.15	**$12,878.15**

Payment Instructions

WIRES due by June 14, 2018
Wells Fargo Bank, San Francisco, CA
ABA #: 121000248
BNF: BTSC Paying Agent Account
Account #: 4126695238
Ref: 329814

CHECKS due by June 8, 2018
Make check payable to:
Bond Trust Services Corporation
Ref: 329814
Send to:
Bond Trust Services Corporation
Attn: Accounts Receivable
3060 Centre Pointe Drive, Suite 110
Roseville, MN 55113-1105

Please direct any questions to:
Accounts Receivable
(651) 209-1010

9353.66 V
12878.15

APR 18

For your convenience, multiple Statements/Invoices may be combined in one payment.
Thank you for your business!

NORTHLAND TRUST SERVICES
150 S. Fifth Street, Suite 3300
Minneapolis, MN 55402
Phone 612-851-4931
Fax 612-851-4933

RECEIVED
APR 17 2018

*** EFFECTIVE FEBRUARY 11, 2018 OUR ADDRESS HAS CHANGED ***
(SEE ABOVE)

INVOICE

CITY OF RAMSEY
ATTN: FINANCE OFFICER
7550 SUNWOOD DRIVE NW
RAMSEY MN 55303-5137

04/13/2018
RAMS12A

RE: CITY OF RAMSEY, MINNESOTA
$16,875,000 GENERAL OBLIGATION CAPITAL IMPROVEMENT PLAN BONDS, SERIES 2012A

Debt Service: 06/15/2018

9339,611
221,806.26

Principal:	0.00
Interest:	221,806.26
Total Principal & Interest:	221,806.26
Less Cash on Hand (Escrow Funds)	(0.00)
Paying Agent Annual Fee	0.00

Total Amount Due: 221,806.26

CHECK PAYMENTS due: 06-08-18

Make Checks payable to:
NORTHLAND TRUST SERVICES INC.

WIRE PAYMENTS due: 06-12-18

Wells Fargo Bank, San Francisco, CA
ABA: 121-000-248
ACCT: 143-6412710 Northland Trust Services
REF: Issuer name & series number

***MN SCHOOL DISTRICTS should wire funds 3 days prior to debt service date according to State Credit Enhancement requirements.**

Thank you for your business!

If you have questions please contact:

Rhonda Magee
PH:612-851-4931
rmagee@northlandtrust.com

Scott Miles
PH: 612-851-5914
smiles@northlandtrust.com

RECEIVED
APR 17 2018

NORTHLAND TRUST SERVICES
150 S. Fifth Street, Suite 3300
Minneapolis, MN 55402
Phone 612-851-4931
Fax 612-851-4933

RECEIVED
APR 17 2018

*** EFFECTIVE FEBRUARY 11, 2018 OUR ADDRESS HAS CHANGED ***
(SEE ABOVE)

INVOICE

CITY OF RAMSEY
ATTN: FINANCE OFFICER
7550 SUNWOOD DRIVE NW
RAMSEY MN 55303-5137

04/13/2018
RAMS11B

9340. 6611
26,118.75

RE: CITY OF RAMSEY, MINNESOTA
$3,090,000 GENERAL OBLIGATION
IMPROVEMENT CROSSOVER REFUNDING
BOND, SERIES 2011B

Debt Service: 06/15/2018

Principal:	0.00
Interest:	26,118.75
Total Principal & Interest:	26,118.75
Less Cash on Hand (Escrow Funds)	(0.00)
Paying Agent Annual Fee	0.00

Total Amount Due: 26,118.75

CHECK PAYMENTS due: 06-08-18

Make Checks payable to:
NORTHLAND TRUST SERVICES INC.

WIRE PAYMENTS due: 06-12-18

Wells Fargo Bank, San Francisco, CA
ABA: 121-000-248
ACCT: 143-6412710 Northland Trust Services
REF: Issuer name & series number

***MN SCHOOL DISTRICTS should wire funds 3 days prior to debt service date according to State Credit Enhancement requirements.**

Thank you for your business!

If you have questions please contact:

Rhonda Magee
PH:612-851-4931
rmagee@northlandtrust.com

Scott Miles
PH: 612-851-5914
smiles@northlandtrust.com

RECEIVED
APR 17 2018

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #18-109

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF MAY 17, 2018 THROUGH JUNE 6, 2018.

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of May 17, 2018, through June 6, 2018, in the amount of $2,035,832.29 and

WHEREAS, the City Council of the City of Ramsey is required to authorize payment for all disbursement transactions.

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

1) That the Ramsey City Council hereby approves the cash disbursements made and authorizes payment of the accounts payable invoices as detailed in the attached Bills List for the period May 17, 2018, through June 6, 2018, in the amount of $ 2,035,832.29.

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 12th day of June 2018.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **4. 9.**

Meeting Date: 06/12/2018

By: Bruce Westby, Engineering/Public Works

Information

Title

Adopt Resolution #18-113 Approving Change Order #1 for 2018 Street Overlay Improvements, Improvement Project #18-03

Purpose/Background:

Purpose:
The purpose of this case is to adopt Resolution #18-113 approving Change Order #1 for 2018 Street Overlay Improvements, Improvement Project #18-03.

Background:
On May 8, 2018, the City Council awarded a contract for construction for Improvement Project #18-03 to North Valley, Inc. This project involves bituminous pavement overlay improvements on approximately 3.5 miles of street segments 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

North Valley recently started work on this project in the Northfork development. In order for overlay improvements to be completed, the surface of the existing bituminous pavement must first be patched and swept to provide a clean, uniform surface for the new pavement.

Typically, Public Works Staff patch the surface of streets in advance of work beginning on overlay and sealcoat projects. The Contractor then sweeps the streets. However, given the abrupt and late emergence of spring this year, Public Works Staff are still sweeping streets and working on other early spring related tasks and are therefore not able to complete the required surface patching work ahead of the Contractor's operations.

Staff therefore asked North Valley for a quote to perform the surface patching work. North Valley submitted a quote of $2,000 to surface patch all 3.5 miles of streets that will receive overlay improvements in 2018.

Notification:
No notifications are required.

Observations/Alternatives:

Observations:
This work is typically completed by the Public Works Department as part of their annual street patching program. However, since work on this project began so early this year, Public Works Staff are still busy sweeping streets and working on other early spring related tasks and are not able to complete this work to meet the Contractor's schedule. To help prevent future change orders for such work, Staff will explore adding a surface patching pay item to future year's street overlay and sealcoating improvement projects.

Alternatives:
Alternative #1 – Motion to adopt Resolution #18-113 approving Change Order #1 for 2018 Street Overlay Improvements, Improvement Project #18-03.

Alternative #2 – Motion to deny adoption of Resolution #18-113 at this time.

Funding Source:
Since this work is typically completed by the Public Works Department as part of their annual street patching program, all costs associated with Change Order #1 will be paid through the Street Department budget. None of the costs will be paid through special assessments to benefiting properties.

Recommendation:
City staff recommends Alternative #1. Staff feels the quote from North Valley is reasonable. The current Street Department budget will support this cost.

North Valley has already completed a portion of this work in order to keep the project moving.

Action:
Adopt Resolution #18-113 approving Change Order #1 for 2018 Street Overlay Improvements, Improvement Project #18-03.

Attachments

Resolution 18-113
Change Order #1

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	06/07/2018 03:19 PM
Form Started By: Bruce Westby		Started On: 06/05/2018 10:33 AM
Final Approval Date: 06/07/2018		

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

RESOLUTION #18-113

RESOLUTION APPROVING CHANGE ORDER #1 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, pursuant to Ramsey City Council resolution #18-081, adopted May 8, 2018, the bid of North Valley, Inc. of Nowthen, Minnesota, in the amount of $544,224.86 for construction of said improvements was accepted, and the Mayor and City Administrator were authorized and directed to enter into a contract with said bidder for the construction of said improvements for and on behalf of the City of Ramsey; and

WHEREAS, to complete the project as proposed, the surface of the existing bituminous pavement must be patched which the Contractor is willing to complete for an additional cost of $2,000.00.

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 approves Change Order #1 for North Valley, Inc. for Improvement Project #18-03, 2018 Street Overlay Improvements, in the amount of $2,000.00.

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 12th day of June, 2018.

_____
Mayor

ATTEST:

_____
City Clerk

CHANGE ORDER NO 1

Date: June 12, 2018
Project: 2018 Street Overlay Improvements
City Improvement Project #18-03
Contractor: North Valley, Inc.
Award Date: May 8, 2018

Contract Modifications:

Add 1 lump sum Pavement Surface Patching @ $2,000.00.

Cost of Change:

Original Contract Price:	**$ 544,224.86**
Previous Change Orders:	**$ 0.00**
Change in Contract Price due this Change Order:	**$ 2,000.00**
Total Contract Price including this Change Order:	**$ 546,224.86**

This document will become a supplement to the contract and all provisions will apply hereto.

Recommended: _____ City Engineer _____ Date

Approved by: _____ City Administrator _____ Date

Accepted: Brad Schum Contractor 6/6/18 Date

CHANGE IN CONTRACT TIME

Due to this change, the Contract Time:

- ☐ is Increased by ____ Working Days
- ☐ is Decreased by ____ Calendar Days
- ☒ is not changed.
- ☐ May be revised if the work affected the controlling operation.

CC Regular Session **4. 10.**

Meeting Date: 06/12/2018
Submitted For: Tim Gladhill, Community Development
By: Eric Maass, Community Development

Information

Title

Adopt Resolution #18-105 Approving a Development Agreement for Rum River Prairie (Project #17-149)

Purpose/Background:

On May 12, 2018 the City Council acted on the development agreement for Rum River Prairie. Standard policy for the City is to require a letter of credit in the amount of 125% of the engineers estimate for associated stage 1 and stage 2 improvements. Following Council action on the development agreement it was identified that the engineers estimate provided by the Applicant already included a 125% increase in cost. As a result the dollar amounts used by Staff that were included in the previously acted on development agreement were incorrect and have now been updated. The City's engineer has reviewed this information and is in agreement with the provided engineers estimate.

On April 24, 2018 the City Council approved the Final Plat for Rum River Prairie, a twenty five (25) lot single family residential development. Since the final plat approval the Applicant has provided Staff with construction estimates for the project's public improvements which has been reviewed and found to be acceptable by the City Engineer. The Development Agreement has been constructed using the itemized Applicant's engineer estimate and is ready for approval, pending City Attorney review and approval as to legal form.

Notification:

Notification is not required for consideration of a Development Agreement.

Funding Source:

All costs associated with this request are the responsibility of the Applicant.

Recommendation:

Staff recommends approving the Development Agreement subject to review and approval as to legal form by the City Attorney and incorporating the revision date of the final plans.

Action:

Motion to adopt Resolution #18-105 approving the Development Agreement for Rum River Prairie.

Attachments

Site Location Map
Development Agreement Rum River Prairie
Resolution #18-105

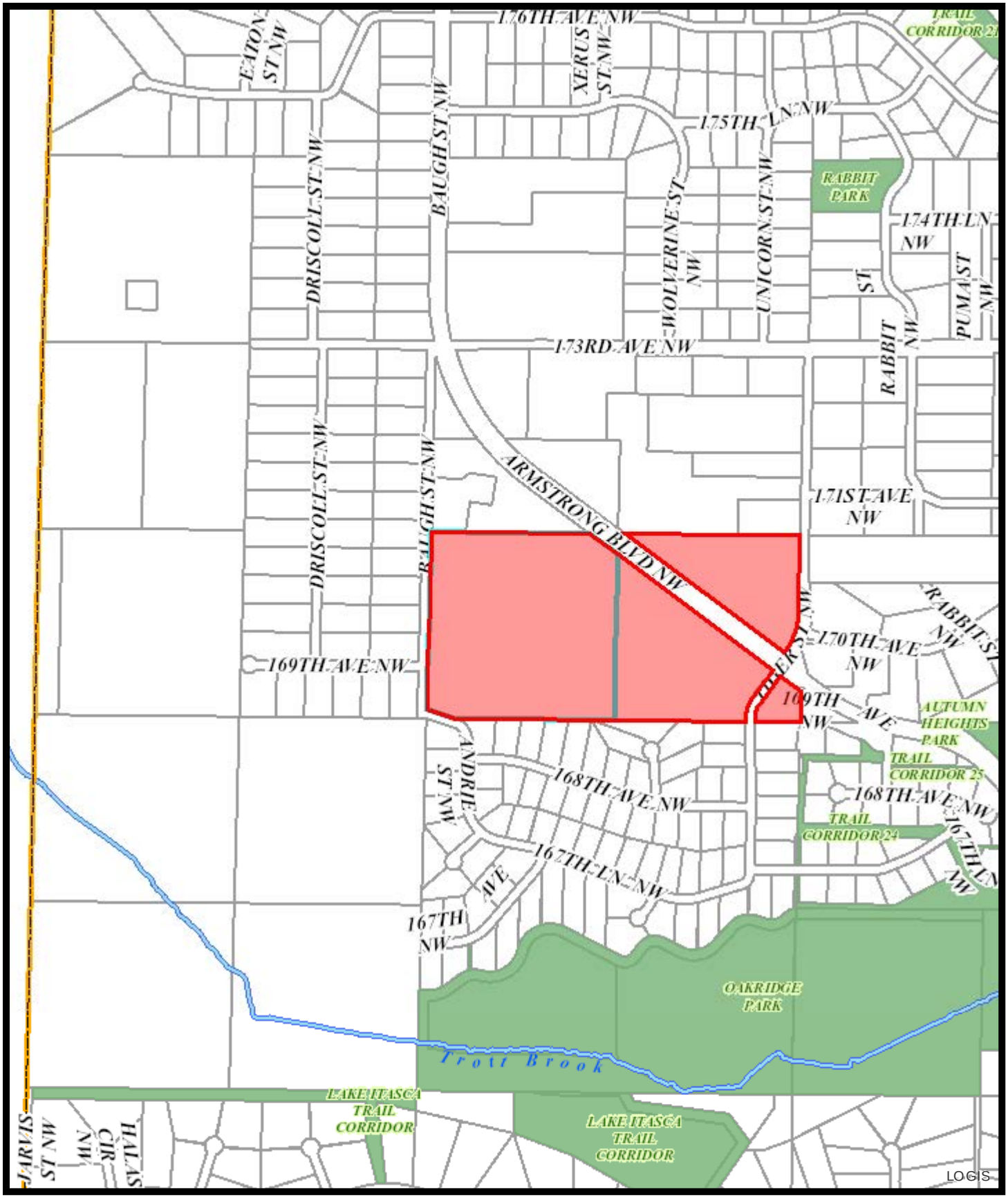
Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	06/07/2018 11:34 AM
JoAnn Shaw	JoAnn Shaw	06/07/2018 02:59 PM
Form Started By: Eric Maass		Started On: 05/31/2018 11:51 AM

Final Approval Date: 06/07/2018

07-32-25-13-0001

Site Location Map



Feet
0 230460 920 1,380 1,840

Print Date: October 12, 2017

CITY OF RAMSEY
DEVELOPMENT AGREEMENT FOR RUM RIVER PRAIRIE

This Agreement (hereinafter the "Agreement") is dated as of this 12th day of June, 2018 and is by and between the **CITY OF RAMSEY**, a Minnesota municipal corporation (the "**CITY**") and **Rum River Prairie, LLC**, a Limited Liability Company (Domestic), under the laws of State of Minnesota (the "**PERMITTEE**").

Recitals

A. The **PERMITTEE** is the owner of land legally described on the attached Exhibit A (the "Subject Property").
B. The **PERMITTEE** received approval from the **CITY** to subdivide the Subject Property and plat the same as Rum River Prairie (the "Plat").

Agreement

1. Recitals. Recitals incorporated. The recitals stated above are hereby incorporated into this Agreement and are made part of this Agreement by reference.

2. Conditions of Approval. The **CITY** has approved the Plat subject to satisfaction of the following conditions subsequent:

    a. The **PERMITTEE'S** Execution of this Agreement. That the PERMITTEE enter into this Agreement.

    b. Marketable Title. That prior to recording the Plat, the **DEVELOPER** shall provide the **CITY** with proof of marketable title to the Subject Property either through a currently certified abstract, registered property abstract or title insurance commitment or policy**.**

    c. Proof of Authority. That the **PERMITTEE** provide proof that the respective governing boards of the **PERMITTEE** have authorized the PERMITEE's execution of this Agreement. This proof of authority may be satisfied by providing the CITY with a certified copy of the minutes of the governing board of each entity which grants such authority.

3. The Plans. The term "Plans" as used in this Agreement means the Final Plat, prepared by LHB Engineers & Architects. The Plans remain subject to: (a) **CITY** Staff's review and approval by the **CITY's** Engineer, and among other things, approval and confirmation that the revisions requested in the **CITY** Staff's April 17, 2018 review letter have been made; and (b) such further revisions as the **PERMITTEE** may propose and the **CITY** approves. The Plans shall not be attached to this Agreement, but are in the **CITY'S** files.

4. Stage I Improvements. The improvements, as stated in City Code Section 117-615 (b) (1), the **PERMITTEE** is required to construct or install are as follows (unless otherwise noted):

    a. Trunk and lateral sanitary sewer (not required)
    b. Trunk and lateral water main (not required)
    c. Storm drainage facilities
    d. Stormwater maintenance through ninety percent (90%) buildout
    e. Streets
    f. Concrete curb and gutter (not required)
    g. Street traffic control signals (not required)
    h. Lot grading (per building permit with stockpiling as shown on site grading plan)
    i. Trail development
    j. Sidewalks (not required)
    k. Electricity (within one-fourth mile)
    l. Phone (within one-fourth mile)
    m. Natural gas (within one-fourth mile)
    n. Boulevard seeding.
    o. Water shut off boxes (not applicable)
    p. Landscaping (installed at time of building permit)

    (the "Stage I Improvements").

    The **PERMITTEE** agrees to construct the Stage I Improvements according to the terms and conditions of this Agreement and in accordance with the Plans and the City Code. Per City Code Section 117-615, the **PERMITTEE** shall provide the **CITY** with a set of re-producible as-built plans in Computer Aided Drafting (CAD) format upon completion of the Stage I Improvements and acceptance by the **CITY**. As as-built plans are a required Stage I Improvement item per City Code Section 117-615, the **CITY** will not release the required Stage I Improvement Financial Guarantee noted in paragraph #6 below until said as-built plans are provided to the **CITY**. Additionally, the **PERMITTEE** agrees to provide to the **CITY** the plans in CAD format prior to the commencement of construction of the Stage I Improvements.

5. Lot Corner Staking. The **PERMITTEE** must install lot corner stakes at all lot corners.

6. Installation of the Stage I Improvements. The **PERMITTEE** shall obtain all necessary permits from all governmental agencies before commencing construction of the Stage I Improvements. The **PERMITEE** must provide the **CITY** with copies of all necessary permits from other governmental agencies prior to or when the **PERMITTEE** applies for a building permit to construct improvements on a lot within the Plat. Within thirty (30) days after the completion and acceptance of the Stage I Improvements, the **PERMITTEE** shall provide the **CITY** with a complete set of reproducible "As Built" plans in CAD format for the Stage I Improvements.

7. Time of Performance for the Stage I Improvements. The **PERMITTEE** must complete the Stage I Improvements within one (1) year after the recording of the Plat.

8. Ownership of the Stage I Improvements. The **PERMITTEE** owns the Stage I Improvements until the **CITY'S** acceptance of the Stage I Improvements. Title to the Stage I Improvements automatically passes to the **CITY** upon the **CITY'S** written acceptance of the Stage I Improvements. Except to the extent the **CITY** has accepted all or portions of the Stage I Improvements, in writing, prior to the lapse, expiration, or other termination of the **CITY'S** financial guaranty described in Section 6 and except to the extent the **CITY** and the **PERMITTEE** may agree, in writing, to defer the **CITY'S** acceptance of certain specified Stage I Improvements, the **CITY** is deemed to have accepted the Stage I Improvements when the **CITY** releases the financial guaranty described in Section 6 or allows such financial guarantee to lapse, expire or otherwise terminate.

9. Stage I Improvements License. The **PERMITTEE** hereby grants the **CITY** and the **CITY'S** agents, employees, officers, and contractors an irrevocable license to enter the Subject Property to perform all necessary work and/or inspections the **CITY** deems appropriate during the **PERMITTEE'S** installation of the Stage I Improvements. The license shall expire after the **CITY** accepts ownership of Stage I Improvements.

10. Stage II **CITY** Improvements. The future improvements the **PERMITTEE** must construct or install are as follows:

    a. Street lights (not required)
    b. Installation of survey monumentation.

    (the "Stage II Improvements"). The **PERMITTEE** must complete the construction of the Stage II Improvements within one (1) year after the date upon which the Plat is recorded.

    PERMITTEE must install the Stage II Improvements in accordance with the Plans. Per City Code Section 117-615, the **PERMITTEE** shall provide the **CITY** with a set of re-producible as-built plans CAD format upon completion of the Stage II Improvements and acceptance by the **CITY**. Additionally, the **PERMITTEE** agrees to provide to the **CITY** the plans in CAD format prior to the commencement of construction of the Stage II Improvements.

11. Required Private Improvements. The private improvements the **PERMITTEE** will construct or install are as follows:

    a. Sanitary Sewer (not required)
    b. Water (not required)
    c. Storm drainage facilities
    d. Stormwater maintenance
    e. Parking lot (not required)

f. Concrete Curb and gutter (not required)
g. Lot grading
h. Landscaping (noted as State I improvement)

12. Financial Guaranty for Stage I Improvements, Stage II Improvements, and Required Private Improvements. The **PERMITTEE** shall provide a financial guarantee to the **CITY** guaranteeing the construction of the Stage I Improvements, Stage II Improvements, Required Private Improvements, and their timely completion. The **PERMITTEE** shall be responsible for a financial guarantee in the amount of **($646,424.54)**, which is 125% of the estimated cost of the Stage I Improvements as approved by the City Engineer. Upon completion of Stage I Improvements (including the removal of "temporary" erosion control measures as identified in the approved Grading Plan), acceptance by the **CITY**, supported by appropriate lien waivers, the **PERMITTEE** may request a reduction in the amount of the financial guarantee.

13. Inspection Fees for Stage I Improvements, Stage II Improvements, and Required Private Improvements. The **PERMITTEE** shall provide an inspection fee to the **CITY** to inspect the Stage I Improvements, Stage II Improvements, and Required Private Improvements. The **PERMITTEE** shall be responsible for an inspection fee in the amount of **($25,856.98)**, which is 5% of the estimated cost of the Stage I Improvements, Stage II Improvements, and Required Private Improvements as approved by the City Engineer. The inspection fee must be in the form of a cash escrow. The **PERMITTEE** may request a refund of the remaining balance in the escrow upon completion of the required Stage I Improvements, Stage II Improvements, and Required Private Improvements, acceptance by the **CITY.**

14. Warranty for Stage I and Stage II Improvements. The **PERMITTEE** shall provide a one year warranty in the amount of **($129,356.13)**, which is 25% of the cost of the Stage I and Stage II Improvements. Said warranty shall be in force for one year following the final acceptance of any required improvements and shall guarantee satisfactory performance of said improvements. The warranty must be in the form of an Irrevocable Letter of Credit in a form acceptable to the **CITY'S** Finance Director or cash escrow.

15. Street Cleaning and Clean Up. After the street surfacing that is a part of the Stage I Improvements is installed, the **PERMITTEE** shall clear any soil, earth, or debris from the streets. From time to time, the **CITY** may remove accumulations of soil, earth, and debris from the streets resulting from the construction of the Stage I Improvements. It shall be the **PERMITTEE'S** responsibility to pay the costs associated with this necessary street cleaning. Invoices from the **CITY** to the **PERMITTEE** for such costs shall be paid within fifteen (15) days of the date of the invoice.

16. Payment of Development Fee's. The **PERMITTEE** must pay to the **CITY** the fees described on Exhibit B which may include, but are not limited to, Park Land Dedication Fees, Trail Development Fees, Sanitary Sewer Connection (Trunk) Fees (not applicable), Water Connection (Trunk) Fees (not applicable), Sanitary Sewer Lateral Fees (not applicable), Water Lateral Fees (not applicable), Stormwater Management

Fees, Street Light as well as Street Light Operation and Maintenance Fees (not applicable).

17. Requirements for Building and Occupancy Permits.

    a. No building permit for any lot in the Plat shall be issued until the **PERMITTEE** has: (a) installed a Class 5 driving surface to within 300 feet of the structure; (b) provided the **CITY** Building Official with a Certificate of Survey; c) provided the financial guaranty described in Section 6 to the **CITY**; and d) obtained all necessary permits from the Lower Rum River Watershed Management Organization, the Anoka County Soil Conservation District, and any other agencies, and has provided a copy of each such permit to the **CITY;** and

    b. No occupancy permit for any lot in the Plat shall be issued until the **PERMITTEE** has: (a) constructed vehicular access to the lot, including the installation of at least one layer of bituminous surfacing; (b) constructed all utilities and storm water facilities this Agreement requires to serve the lot and such utilities and storm water facilities are in place, operational and the **CITY** has accepted those utilities and storm water facilities; (c) for lots that have a slope of less than 2%, provided the **CITY** with a certificate of grading, prepared by a licensed (State of Minnesota) professional land surveyor, certifying that the flattest grade on the lot is 1% or greater; and (d) installed and planted the sod and landscaping that are required as a part of the Stage I Improvements.

18. **PERMITTEE** Defaults. If the **PERMITTEE** defaults in the performance of one or more of the **PERMITTEE'S** obligations under this Contract, i) the **CITY** gives the **PERMITTEE** thirty (30) days written notice of the default and ii) the **PERMITTEE** fails to cure the default within said thirty (30) days, then the **CITY** may pursue any and all remedies available at law or in equity including, but not limited to, the following:

    a. The **CITY** may, at its option, perform or engage one or more third parties to perform the **PERMITTEE'S** obligations. If, in the reasonable judgment of the **CITY'S** staff, the **PERMITTEE'S** default creates an immediate risk to public health or safety, the **CITY** may perform or engage one or more third parties to perform the work before the **CITY** provides the notice described in the initial paragraph of this Section, but the **CITY** must use commercially reasonable efforts to notify the **PERMITTEE** as promptly as possible that the **CITY** is undertaking to perform the **PERMITTEE'S** obligation or obligations. If the **CITY** performs one or more obligations of the **PERMITTEE**, the **PERMITTEE** must reimburse the **CITY** for any costs or expenses the **CITY** incurs, including costs and expenses for **CITY** staff time, to perform the work within 30 days after the **CITY** notifies the **PERMITTEE**, in writing, of the costs and expenses the **CITY** incurred to perform the work. If the **PERMITTEE** does not reimburse the **CITY** within

said 30 day period, the **CITY** may pursue any remedies available to the **CITY** either at law or in equity or, in the alternative, the **CITY** may draw on the financial guaranty the **PERMITTEE** provided to the **CITY** pursuant to this Agreement to reimburse itself for the expenses the **CITY** incurs to perform the work. This Agreement is a license for the **CITY** to act and it shall not be necessary for the **CITY** to seek a Court Order for permission to enter the **PERMITTEE** Property. As an alternative to seeking recovery from the **PERMITTEE** or the financial guaranty, the **CITY** may levy special assessments against the **Subject** Property in accordance with Minnesota Statutes Section 429, and the **PERMITTEE**, for itself and its successors in title, hereby expressly waives any and all substantive and procedural objections or defenses the **PERMITTEE** may have to such special assessments;

b. The **CITY** may commence an action in Anoka County District Court to pursue any remedy available to the **CITY** at law or in equity including, but not limited to, injunctive relief;

c. The **CITY** may refuse to grant building permits for improvements to be constructed on any lots within the Plat until the **PERMITTEE** has cured all of its defaults; and

d. The **CITY** may draw upon all or any portion of the financial guaranty the **PERMITTEE** provided to the **CITY** pursuant to Section 6 and (i) use all or any portion of the proceeds from the financial guaranty to reimburse the **CITY** pursuant to subsection (a) above; (ii) use all or any portion of the proceeds from the financial guaranty to satisfy any judgment the **CITY** obtains against the **PERMITTEE** pursuant to subsection (b) above; (iii) use all or any portion of the proceeds to reimburse the **CITY** pursuant to Section 19(j) below; and (iv) hold all or any portion of the proceeds for a reasonable time for the future application as described in subsections (i), (ii) and (iii) of this Section 18(d).

19. Miscellaneous.

a. Invalidity of Any Section. If any portion, section, subsection, sentence, clause, paragraphs or phrase of this Agreement is for any reason invalid, such decision shall not affect the validity of the remaining portion of this Agreement.

b. Written Amendments Only. The action or inaction of the **CITY** or the **PERMITTEE** shall not constitute a waiver or amendment to the provisions of this Agreement. To be binding, amendments or waivers shall be in writing, signed by the parties, and approved by a resolution of the **CITY** Council. The

CITY'S or the **PERMITTEE'S** failure to promptly take legal action to enforce this Agreement shall not be a waiver or release.

c. Compliance with Laws and Regulations. The **PERMITTEE** represents to the **CITY** that the Plat complies with all **CITY**, County, metropolitan, State, and Federal laws and regulations, including but not limited to: subdivision ordinances, zoning ordinances and environmental regulations. If the **CITY** determines that the Plat does not comply, the **CITY** may, at its option, refuse to allow any construction or development work in the Plat until the **PERMITTEE** does comply. Upon the **CITY'S** demand **PERMITTEE** shall cease work until there is compliance.

d. Mailbox Locations. If the **PERMITTEE** desires to construct mailboxes within the public right of way, the **PERMITTEE** agrees that the placement of mailboxes along public streets is subject to the approval by the **CITY**. Utility locates will be necessary. Mailboxes shall not be located within the bulb of cul-de-sacs.

e. Boulevard and Wetland Restoration. The **PERMITTEE** shall be responsible for the cost of establishing seed in all boulevards within thirty (30) days of the completion of the street improvements, and restoring all other areas disturbed by the development grading operation in accordance with the approved Grading and Erosion Control plan. The **PERMITTEE** shall be responsible for the cost of cleaning any soil, earth, or debris from the wetlands within and adjacent to this Plat resulting from grading performed in the development of the Plat.

f. Construction, Hours and Entrance Signs. The **CITY** restricts construction and delivery hours to Monday through Saturday 7:00 a.m. to 10:00 p.m. (Saturdays require 72-hour notice to the **CITY**). The **PERMITTEE** is required to provide a sign at each entrance point stating delivery and construction operation hours. Said signs are not to exceed eighty (80) square feet in size and must be clearly visible at all times during the construction period.

g. Construction Site Maintenance. The **PERMITTEE** shall adhere to all of the **CITY** ordinances relating to, but not limited to, dumping of garbage, site development, construction debris, open burning, etc. The **CITY** reserves the right to withhold permits, inspections, or certificates of occupancy to correct violations relating to construction site maintenance.

h. Estimated Cost. It is understood and agreed that cost amounts set forth in this Agreement as to Stage I and Stage II Improvements, and Required Private

Improvements unless qualified as fixed amounts, are estimated. The **PERMITTEE** agree to pay the entire cost of said improvements including interest, engineering and legal fees related thereto.

i. Plat Approval Expenses. The **PERMITTEE** agrees that it will pay to **CITY** all **CITY** expenses incurred in the approval of the Plat, including, but not limited to, administration expenses, engineering and legal fees. Said expenses incurred after recording of the Final Plat shall also be paid within a fifteen (15) day billing period. Failure to pay the **CITY'S** expenses within the fifteen (15) day billing period will permit the **CITY** to draw upon any of the escrows required by this Agreement for payment.

j. Reimbursement to the **CITY**. The **PERMITTEE** agrees to reimburse the **CITY** for all costs incurred by the **CITY** in defense or enforcement of this Agreement, or any portion thereof, including court costs and reasonable engineering and attorney's fees.

k. Certificate of Occupancy. The term "Certificate of Occupancy" as used in this Agreement shall be defined as a document issued by the **CITY'S** Building Official, which authorizes the structure to be used for its intended purposes.

l. Notices. Required notices shall be in writing, and shall be either hand delivered to the Parties, its employees or agents, or mailed to them by certified or registered mail at the following address:

TO DEVELOPER:
Rum River Prairie, LLC
Attn: Eric Thomsen
6210 Green Valley Road NW
Ramsey, MN 55303

TO THE CITY:
City of Ramsey
Attn: Community Development Director
7550 Sunwood Drive NW
Ramsey, MN 55303

THE PERMITTEE:

RUM RIVER PRAIRIE, LLC

By: _____

Its: _____

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by Eric Thomsen, the _____ of Rum River Prairie LLC, a Limited Liability Company (Domestic), to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

_____

Notary Public

THE CITY:

CITY OF RAMSEY

By:_____
Its: Acting Mayor

By:_____
Its: City Administrator

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The forgoing instrument was acknowledged before me on this_____ day of_____ 2018, by _____ and Kurtis G. Ulrich, the Mayor and the City Administrator of the City of Ramsey, a charter city and municipal corporation organized under the laws of the state of Minnesota on behalf of the City.

_____

Notary Public

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

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

EXHIBIT A

Legal Description of the Subject Property

The Southeast Quarter of the Northeast Quarter of the Southwest Quarter of the Northeast Quarter of Section 7, Township 32, Range 25, Anoka County, Minnesota, except that part that has been platted as Anoka County Highway Right of Way Plat No. 33.

-or upon recording-

Lots 1-12, Block 1 (Inclusive), Lots 1-8, Block 2 (Inclusive), Lots 1-4, Block 3 (Inclusive), and Lot 1, Block 4 RUM RIVER PRAIRIE, Anoka County, Minnesota.

EXHIBIT B

Fees Payable to the City

1. Park Dedication. The **PERMITTEE** is responsible for satisfying applicable Park Dedication requirements. The 2018 Park Dedication Fee applicable to the Plat is $3,000 per residential unit. **PERMITTEE** must pay a Park Dedication Fee of **$75,000.00**). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

2. Trail Development Fees. The **PERMITTEE** requirements. The 2017 Trail Development Fee applicable to the Plat is $1,000 per residential unit. **PERMITTEE** must pay a Trail Development Fee of **$25,000.00**). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

3. Trail Credit. The **PERMITTEE** intends to construct trail outside of the bounds of the plat at the request of the **CITY.** The **CITY** will credit back to the **PERMITTEE** the costs associated with the development and construction of that trail outside of the bounds of the Final Plat. The **PERMITTEE** shall provide the **CITY** with documentation of actual trail costs.

4. Sanitary Sewer Connection (Trunk) Fees. The **PERMITTEE** is not responsible for satisfying applicable Sanitary Sewer Trunk Fee requirements.

5. Water Connection (Trunk) Fees. The **PERMITTEE** is not responsible for satisfying applicable Water Trunk Fee requirements.

6. Sanitary Sewer Lateral Benefit Fees. The **PERMITTEE** is not responsible for satisfying Sanitary Sewer Lateral Benefit Fees.

7. Water Lateral Benefit Fees. The **PERMITTEE** is not responsible for satisfying Water Lateral Benefit Fees.

8. Stormwater Management Fee. The **PERMITTEE** is responsible for satisfying applicable Stormwater Trunk Fee requirements. The 2018 Stormwater Management Fee is $487 per residential unit. **PERMITTEE** must pay a Stormwater Management Fee of **$12,175.00**). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

9. Street Light Fee. The **PERMITTEE** is not responsible for satisfying Street Light Fees.

10. Street Light Operation and Maintenance Fee. The **PERMITTEE** is not responsible for satisfying Street Light Operation and Maintenance Fees.

Councilmember _____introduced the following resolution and moved for its adoption:

RESOLUTION #18-105

RESOLUTION APPROVING A DEVELOPMENT AGREEMENT FOR RUM RIVER PRAIRIE

WHEREAS, Rum River Prairie, LLC, hereafter referred to as "Developer", properly applied for Final Plat approval of the following described property located in the City of Ramsey:

S ½ of the NE ¼ of Section 7, Township 32, Range 25, Anoka County, Minnesota

(the 'Subject Property');

WHEREAS, the City of Ramsey received a sketch plan for Rum River Prairie from Rum River Prairie, LLC on October 2, 2017; and

WHEREAS, the Ramsey Environmental Policy Board (EPB) reviewed the sketch plan on October 16, 2017; and

WHEREAS, the Planning Commission reviewed the sketch plan on November 2, 2017; and;

WHEREAS, on February 1, 2018, the Ramsey Planning Commission conducted a public hearing regarding the proposed preliminary plat and variance and recommended approval of the preliminary plat and approved the requested variance; and

WHEREAS, the City Council approved the preliminary plat of Rum River Prairie on February 27, 2018.

WHEREAS, the Applicant submitted an application for Final Plat approval on March 19, 2018; and,

WHEREAS, the City Council approved the Final Plat request on April 24, 2018.

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

That the Ramsey City Council hereby approves the Development Agreement for RUM RIVER PRAIRIE in accordance with relevant City Codes contingent upon the following conditions:

1. Review and approval of construction plans by the City Engineer.
2. Incorporation of date of revisions for final plan set.
3. Review and approval as to legal from by the City Attorney.

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 12th day of June, 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. 11.**

Meeting Date: 06/12/2018

By: Tim Gladhill, Community Development

Information

Title:

Adopt Resolution #18-108 Approving Development Agreement for Affinity at Ramsey; Case of Inland Group

Purpose/Background:

The purpose of this case is to consider a Development Agreement for the Affinity at Ramsey project. This was a contingency of site plan approval, and is a standard component of any development project. The Development Agreement sets in writing the conditions in which the City is approving a development project, including Development Fees, Financial Securities, and ensures the timely completion of required improvements.

Notification:

Notification is not required for this step.

Observations/Alternatives:

Specific provisions of the Development Agreement are included in the attached document.

Funding Source:

The Applicant is responsible for all costs associated with processing the Development Agreement.

?The overall project involves the sale of City-Owned property and includes a Tax Increment Financing Agreement related to funding of the required public infrastructure (roads, utilities, etc.).

Recommendation:

Staff recommends approval of the Development Agreement.

Action:

Motion to adopt Resolution #18-108 approving the Development Agreement for Affinity of Ramsey.

Attachments

Draft Development Agreement

Resolution #18-108

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	06/07/2018 03:52 PM
Form Started By: Tim Gladhill		Started On: 06/06/2018 08:26 PM

Final Approval Date: 06/07/2018

CITY OF RAMSEY
DEVELOPMENT AGREEMENT FOR AFFINITY AT RAMSEY

This Agreement (hereinafter the "Agreement") is dated as of this _____day of _____, _____ and is by and between the **CITY OF RAMSEY**, a Minnesota municipal corporation (the "**CITY**") and Affinity at Ramsey, LLC, a Washington Limited Liability Company under the laws of the State of Washington (the "**PERMITTEE**").

Recitals

A. The **PERMITTEE** is the owner of land legally described on the attached Exhibit A (the "Subject Property").

B. The **PERMITTEE** has received approval from the **CITY** to subdivide the Subject Property and plat the same as Affinity at The COR (the "Plat").

Agreement

1. Recitals. Recitals incorporated. The recitals stated above are hereby incorporated into this Agreement and are made part of this Agreement by reference.

2. Conditions of Approval. The **CITY** has approved the Plat subject to satisfaction of the following conditions subsequent:

   a. The **PERMITTEE'S** Execution of this Agreement. That the **PERMITTEE** enter into this Agreement.

   b. Marketable Title. That prior to recording the Plat, the **PERMITTEE** shall provide the **CITY** with proof of marketable title to the Subject Property either through a currently certified abstract, registered property abstract or title insurance commitment or policy**.**

c. Proof of Authority. That the **PERMITTEE** provide proof that the respective governing boards of the **PERMITTEE** have authorized the **PERMITTEE'S** execution of this Agreement. This proof of authority may be satisfied by providing the **CITY** with a certified copy of the minutes of the governing board of each entity which grants such authority.

3. The Plans. The term "Plans" as used in this Agreement means the Final Plat Plans prepared by Civil Site Group, dated March 30, 2018. The Plans remain subject to: (a) **CITY** Staff's review and approval of the Plans to, among other things, confirm that the revisions requested in the **CITY** Staff's review letter have been made; and (b) such further revisions as the **PERMITTEE** may propose and the **CITY** approves. The Plans shall not be attached to this Agreement, but are in the **CITY'S** files.

4. Stage I Improvements. The public improvements the **PERMITTEE** will construct or install are as follows:

a. Trunk and lateral sanitary sewer.
b. Trunk and lateral water main.
c. Storm drainage facilities (when specified).
d. Stormwater maintenance through 90 percent buildout.
e. Streets.
f. Concrete curb and gutter (urban).
g. Street traffic control signals.
h. Lot grading.
i. Trail development.
j. Sidewalks.
k. Electricity (within one-fourth mile).
l. Phone (within one-fourth mile).
m. Natural gas (within one-fourth mile).
n. Boulevard sodding.
o. Water shut off boxes.
p. Landscaping

(the "Stage I Improvements").

The **PERMITTEE** agrees to construct the Stage I Improvements according to the terms and conditions of this Agreement and in accordance with the Plans and the City Code. Per City Code Section 117-615, the **PERMITTEE** shall provide the **CITY** with a set of reproducible as-built plans in Computer Aided Drafting (CAD) format upon completion of the Stage I Improvements and acceptance by the **CITY**. As as-built plans are a required Stage I Improvement item per City Code Section 117-615, the **CITY** will not release in its entirety the required Stage I Improvement Financial Guarantee noted in paragraph #12 below until such as-built plans are received by the **CITY**. Additionally, the **PERMITTEE** agrees to provide to the **CITY** the plans in CAD format prior to the commencement of construction of the Stage I Improvements.

5. Lot Corner Staking. The **PERMITTEE** must install lot corner stakes at all lot corners.

6. Installation of the Stage I Improvements. The **PERMITTEE** shall obtain all necessary permits from all governmental agencies before commencing construction of the Stage I

Improvements. The **PERMITEE** must provide the **CITY** with copies of all necessary permits from other governmental agencies prior to or when the **PERMITTEE** applies for a building permit to construct improvements on a lot within the Plat. Within thirty (30) days after the completion of the Stage I Improvements, the **PERMITTEE** shall provide the **CITY** with a complete set of reproducible "As Built" plans for the Stage I Improvements.

7. Time of Performance for the Stage I Improvements. The **PERMITTEE** must commence work within 90 days of recording of the Plat and complete the Stage I Improvements prior to July 1, 2020.

8. Ownership of the Stage I Improvements. The **PERMITTEE** owns the Stage I Improvements until the **CITY'S** acceptance of the Stage I Improvements. Title to the Stage I Improvements automatically passes to the **CITY** upon the **CITY'S** written acceptance of the Stage I Improvements. Except to the extent the **CITY** has accepted all or portions of the Stage I Improvements, in writing, prior to the lapse, expiration, or other termination of the **CITY'S** financial guaranty described in Section 12 and except to the extent the **CITY** and the **PERMITTEE** may agree, in writing, to defer the **CITY'S** acceptance of certain specified Stage I Improvements, the **CITY** is deemed to have accepted the Stage I Improvements when the **CITY** releases the financial guaranty described in Section 6 or allows such financial guarantee to lapse, expire or otherwise terminate.

9. Stage I Improvements License. The **PERMITTEE** hereby grants the **CITY** and the **CITY'S** agents, employees, officers, and contractors an irrevocable license to enter the Subject Property to perform all necessary work and/or inspections the **CITY** deems appropriate during the **PERMITTEE'S** installation of the Stage I Improvements. The license shall expire after the **CITY** accepts ownership of Stage I Improvements. The **CITY** hereby grants the **PERMITTEE** a temporary construction easement to construction the Stage I and Stage II Improvements in accordance with this agreement.

10. Stage II **CITY** Improvements. The public improvements the **PERMITTEE** must construct or install are as follows:

    a. Street lights per agreement with Connexus Energy
    b. Installation of survey monumentation.

(the "Stage II Improvements"). The **PERMITTEE** must complete the construction of the Stage II Improvements prior to July 1, 2020.

PERMITTEE must install the Stage II Improvements in accordance with the Plans. Per City Code Section 117-615, the **PERMITTEE** shall provide the **CITY** with a set of reproducible as-built plans in Computer Aided Drafting (CAD) format upon completion of the Stage II Improvements and acceptance by the **CITY**. As as-built plans are a required Stage II Improvement item per City Code Section 117-615, the **CITY** will not release the required Stage I Improvement Financial Guarantee noted in paragraph #12 above until **CITY** has received the as-built plans. Additionally, the **PERMITTEE** agrees to provide to the **CITY** the plans in CAD format prior to the commencement of construction of the Stage II Improvements.

11. Required Private Improvements. The private improvements the PERMITTEE will construct or install are as follows:

a. Sanitary sewer
b. Water
c. Storm drainage facilities
d. Stormwater maintenance
e. Parking lot
f. Concrete curb and gutter
g. Lot grading
h. Landscaping

12. Financial Guaranty for Stage I Improvements, Stage II Improvements, and Required Private Improvements. The **PERMITTEE** shall provide a financial guarantee to the **CITY** guaranteeing the construction of the Stage I Improvements, Stage II Improvements, Required Private Improvements, and their timely completion. The **PERMITTEE** shall be responsible for a financial guarantee in the amount of **($950,000.00),** which amount is approximately 125% of the **CITY** Engineer's estimated cost of the Stage I Improvements. Upon completion of Stage I Improvements, Stage II Improvements, and Required Private Improvements (including the removal of "temporary" erosion control measures as identified in the approved Grading Plan), acceptance by the **CITY**, supported by appropriate lien waivers, The **PERMITTEE** may request a reduction in the amount of the financial guarantee.

13. Inspection Fees for the Stage I Improvements, Stage II Improvements, and Required Private Improvements. The **PERMITTEE** shall provide an inspection fee to the **CITY** to inspect the Stage I Improvements, Stage II Improvements, and Required Private Improvements. The **PERMITTEE** shall be responsible for an inspection fee in the amount of **($50,000.00)**, which amount is approximately 5% of the City Engineer's estimated cost of the Stage I Improvements, Stage II Improvements, and Required Private Improvements. The inspection fee must be in the form of a cash escrow. The **PERMITTEE** may request a refund of the remaining balance in the escrow upon completion of the Stage I Improvements, Stage II Improvements, and Required Private Improvements, acceptance by the **CITY**.

14. Warranty for Stage I and Stage II Improvements. The **PERMITTEE** shall provide a one year warranty in the amount of **$250,000.00**, which is approximately 25% of the cost of the Stage I and Stage II Improvements. Said warranty shall be in force for one year following the final acceptance of any required improvements and shall guarantee satisfactory performance of said improvement. The warranty must be in the form of a Letter of Credit in a form acceptable to the **CITY'S** Finance Director or a cash escrow.

15. Street Cleaning and Clean Up. After the street surfacing that is a part of the Stage I Improvements is installed, the **PERMITTEE** shall clear any soil, earth, or debris from the streets. From time to time, the **CITY** may remove accumulations of soil, earth, and debris from the streets resulting from the construction of the Stage I Improvements. It shall be the **PERMITTEE'S** responsibility to pay the costs associated with this necessary street cleaning. Invoices from the **CITY** to the **PERMITTEE** for such costs shall be paid within fifteen (15) days of the date of the invoice.

16. Payment of Development Fee's. The **PERMITTEE** must pay to the **CITY** the fees described on Exhibit B which may include, but are not limited to, Park Land Dedication Fees, Trail Development Fees, Sanitary Sewer Connection (Trunk) Fees, Water Connection (Trunk) Fees, Sanitary Sewer Lateral Fees, Water Lateral Fees, Storm Management Fees, Street Light as well as Street Light Operation and Maintenance Fees.

17. Requirements for Building and Occupancy Permits.

a. No building permit for any lot in the Plat shall be issued until the **PERMITTEE** has: (a) installed a Class 5 driving surface to within 300 feet of the structure; (b) provided the **CITY** Building Official with a Certificate of Survey; c.) the financial guaranty described in Section 12 to the **CITY**; d.) obtained all necessary permits from the Lower Rum River Watershed Management Organization and has provided a copy of such permit to the **CITY;** and

b. No occupancy permit for any lot in the Plat shall be issued until the **PERMITTEE** has: (a) constructed vehicular access to the lot, including the installation of at least one layer of bituminous surfacing; (b) constructed all utilities and storm water facilities this Contract requires to serve the lot and such utilities and storm water facilities are in place, and operational and the **CITY** has accepted those utilities and storm water facilities; (c) for lots that have a slope of less than 2%, provided the **CITY** with a certificate of grading, prepared by a licensed (State of Minnesota) professional land surveyor, certifying that the flattest grade on the lot is 1% or greater; and (d) installed and planted the sod and landscaping that are required as a part of the Stage I Improvements.

18. **PERMITTEE** Defaults. If the **PERMITTEE** defaults in the performance of one or more of the **PERMITTEE'S** obligations under this Contract, i) the **CITY** gives the **PERMITTEE** thirty (30) days written notice of the default and ii) the **PERMITTEE** fails to cure the default within said thirty (30), then the **CITY** may pursue any and all remedies available at law or in equity including, but not limited to, the following:

a. The **CITY** may, at its option, perform or engage one or more third parties to perform the **PERMITTEE'S** obligations. If, in the reasonable judgment of the **CITY'S** staff, the **PERMITTEE'S** default creates an immediate risk to public health or safety, the **CITY** may perform or engage one or more third parties to perform the work before the **CITY** provides the notice described in the initial paragraph of this Section, but the **CITY** must use commercially reasonable efforts to notify the **PERMITTEE** as promptly as possible that the **CITY** is undertaking to perform the **PERMITTEE'S** obligation or obligations. If the **CITY** performs one or more obligations of the **PERMITTEE**, the **PERMITTEE** must reimburse the **CITY** for any costs or expenses the **CITY** incurs, including costs and expenses for **CITY** staff time, to perform the work within 30 days after the **CITY** notifies the **PERMITTEE**, in writing, of the costs and expenses the **CITY** incurred to perform the work. If the **PERMITTEE** does not reimburse the **CITY** within said 30 day period, the **CITY** may pursue any remedies available to the **CITY** either at law or in equity or, in the alternative, the **CITY** may draw on the financial guaranty the **PERMITTEE** has provided to the **CITY** pursuant to this Agreement to reimburse itself for the expenses the **CITY** incurs to perform the work. This

Agreement is a license for the **CITY** to act, and it shall not be necessary for the **CITY** to seek a Court Order for permission to enter the **PERMITTEE** Property. As an alternative to seeking recovery from the **PERMITTEE** or the financial guaranty, the **CITY** may levy special assessments against the **PERMITTEE** Property in accordance with Minnesota Statutes Section 429, and the **PERMITTEE**, for itself and its successors in title, hereby expressly waives any and all substantive and procedural objections or defenses the **PERMITTEE** may have to such special assessments;

b. The **CITY** may commence an action in Anoka County District Court to pursue any remedy available to the **CITY** at law or in equity including, but not limited to, injunctive relief;

c. The **CITY** may refuse to grant building permits for improvements to be constructed on any lots within the Plat until the **PERMITTEE** has cured all of its defaults; and

d. The **CITY** may draw upon all or any portion of the financial guaranty the **PERMITTEE** has provided to the **CITY** pursuant to Section 12 and (i) use all or any portion of the proceeds from the financial guaranty to reimburse the **CITY** pursuant to subsection (a) above; (ii) use all or any portion of the proceeds from the financial guaranty to satisfy any judgment the **CITY** obtains against the **PERMITTEE** pursuant to subsection (b) above; (iii) use all or any portion of the proceeds to reimburse the **CITY** pursuant to Section 19 (j) below; and (iv) hold all or any portion of the proceeds for a reasonable time for the future application as described in subsections (i), (ii) and (iii) of this Section 18(d).

19. Miscellaneous.

a. Invalidity of Any Section. If any portion, section, subsection, sentence, clause, paragraph or phrase of this Agreement is for any reason invalid, such decision shall not affect the validity of the remaining portion of this Agreement.

b. Written Amendments Only. The action or inaction of the **CITY** or the **PERMITTEE** shall not constitute a waiver or amendment to the provisions of this Agreement. To be binding, amendments or waivers shall be in writing, signed by the parties, and approved by a resolution of the **CITY** Council. The **CITY'S** or the **PERMITTEE'S** failure to promptly take legal action to enforce this Agreement shall not be a waiver or release.

c. Compliance with Laws and Regulations. The **PERMITTEE** represents to the **CITY** that the Plat complies with all **CITY**, County, metropolitan, State, and Federal laws and regulations, including but not limited to: subdivision ordinances, zoning ordinances and environmental regulations. If the **CITY** determines that the Plat does not comply, the **CITY** may, at its option, refuse to allow any construction

or development work in the Plat until the **PERMITTEE** does comply. Upon the **CITY'S** demand **PERMITTEE** shall cease work until there is compliance.

d. Mailbox Locations. If the **PERMITTEE** desires to construct mailboxes within the public right of way, the **PERMITTEE** agrees that the placement of mailboxes along public streets is subject to the approval by the **CITY**. Utility locates will be necessary.

e. Boulevard and Wetland Restoration. The **PERMITTEE** shall be responsible for the cost of establishing seed in all boulevards within thirty (30) days of the completion of the street improvements, and restoring all other areas disturbed by the development grading operation in accordance with the approved Grading and Erosion Control plan. The **PERMITTEE** shall be responsible for the cost of cleaning any soil, earth, or debris from the wetlands within and adjacent to this Plat resulting from grading performed in the development of the Plat.

f. Construction, Hours and Entrance Signs. The **CITY** restricts construction and delivery hours to Monday through Saturday 7:00 a.m. to 10:00 p.m. The **PERMITTEE** is required to provide a sign at each entrance point stating delivery and construction operation hours. Said signs are not to exceed eighty (80) square feet in size and must be clearly visible at all times during the construction period.

g. Construction Site Maintenance. The **PERMITTEE** shall adhere to all of the **CITY** ordinances relating to, but not limited to, dumping of garbage, site development, construction debris, open burning, etc. The **CITY** reserves the right to withhold permits, inspections, or certificates of occupancy to correct violations relating to construction site maintenance.

h. Estimated Cost. It is understood and agreed that cost amounts set forth in this Agreement as to Stage I, Stage II, and Required Private Improvements, unless qualified as fixed amounts, are estimated. The **PERMITTEE** agrees to pay the entire cost of said improvements including interest, engineering and legal fees related thereto, subject to the applicable reimbursements set forth in the Tax Increment Finance Agreement by and between the **CITY** and **PERMITTEE** dated _____.

i. Plat Approval Expenses. The **PERMITTEE** agrees that it will pay to **CITY** all **CITY** expenses incurred in the approval of the Plat, including, but not limited to, administration expenses, engineering and legal fees. Said expenses incurred after recording of the Final Plat shall also be paid within said fifteen (15) day billing period. Failure to pay the **CITY'S** expenses within the fifteen (15) day billing period will permit the **CITY** to draw upon any of the escrows required by this Agreement for payment.

j. Reimbursement to the **CITY**. The **PERMITTEE** agrees to reimburse the **CITY** for all costs incurred by the **CITY** in defense or enforcement of this Agreement, or any portion thereof, including court costs and reasonable engineering and attorney's fees.

k. Certificate of Occupancy. The term "Certificate of Occupancy" as used in this Agreement shall be defined as a document issued by the **CITY'S** Building Official, which authorizes the structure to be used for its intended purposes.

l. Notices. Required notices shall be in writing, and shall be either hand delivered to the Parties, its employees or agents, or mailed to them by the United States Postal Service (USPS), FedEx, UPS, or other courier agreed to by the **CITY** and **PERMITTEE** at the following address:

TO PERMITTEE:
Affinity at Ramsey, LLC
Attn: Scott Morris
120 W. Cataldo, Suite 100
Spokane, WA 99201

TO THE CITY:
City of Ramsey
Attn: Community Development Director
7550 Sunwood Drive NW
Ramsey, MN 55303

[The remainder of this page is intentionally left blank.]

THE PERMITTEE:

AFFINITY AT RAMSEY, LLC

By:_____, Scott Morris
Its: Click or tap here to enter text.

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, _____, by, under the laws of the State of Minnesota on behalf of the corporation.

_____
Notary Public

THE CITY:

CITY OF RAMSEY

By:_____
Its: Mayor

By:_____
Its: City Administrator

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The forgoing instrument was acknowledged before me on this_____ day of_____ 2017, by Sarah Strommen and Kurtis G. Ulrich, the Mayor and the City Administrator of the City of Ramsey, a charter city and municipal corporation organized under the laws of the state of Minnesota on behalf of the City.

_____

Notary Public

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

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

EXHIBIT A

Legal Description of the Subject Property

Click or tap here to enter text.

EXHIBIT B

Fees Payable to the City

1. Park Dedication. The **PERMITTEE** is responsible for satisfying applicable Park Dedication requirements. **PERMITTEE** must pay a Park Dedication Fee of **$443,700.00**. The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

2. Trail Development Fees. The **PERMITTEE** is responsible for satisfying applicable Trail Development Fee requirements. **PERMITTEE** must pay a Trail Development Fee of **$174,000.00**. The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

3. Sanitary Sewer Connection (Trunk) Fees. The **PERMITTEE** is responsible for satisfying applicable Sanitary Sewer Trunk Fee requirements. **PERMITTEE** must pay a Sanitary Sewer Trunk Fee of **$205,842.00**. The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

4. Water Connection (Trunk) Fees. The **PERMITTEE** is responsible for satisfying applicable Water Trunk Fee requirements. **PERMITTEE** must pay a Water Trunk Fee of **$306,762.00**. The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

5. Sanitary Sewer Lateral Benefit Fees. The **PERMITTEE** is constructing its own lateral service lines; therefore no sanitary sewer lateral benefit fee is due.

6. Water Lateral Fees. The **PERMITTEE** is constructing its own lateral service lines; therefore no water lateral benefit fee is due.

7. Stormwater Management Fee. The **PERMITTEE** is responsible for satisfying applicable Stormwater Trunk Fee requirements. **PERMITTEE** must pay a Stormwater Management Fee of **$84,738.00**. The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

8. Street Light Fee. The **PERMITTEE** is responsible for installation of street lights wthin the Plat. The **PERMITTEE** shall provide the CITY with a Lighting Plan for approval and work directly with Connexus Energy on construction.

9. Street Light Operation and Maintenance Fee. The **PERMITTEE** is responsible for a Street Light Operation and Maintenance Fee of $294 per light. The rate in effect when the Plat is recorded will be collected.

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #18-108

RESOLUTION GRANTING DEVELOPMENT AGREEMENT APPROVAL FOR AFFINITY AT RAMSEY

WHEREAS, Affinity at Ramsey, LLC hereafter referred to as "Developer", properly applied for final plat approval of the following described property located in the City of Ramsey:

Outlot Q, Part of Outlot R and West Town Center Drive, Ramsey Town Center Addition, Anoka County, Minnesota

(Subject Property)

WHEREAS, on December 19, 2017, the City received an application and plans from Affinity at Ramsey, LLC for Preliminary Plat Review for Affinity at Ramsey; and

WHEREAS, on November 2, the Planning Commission reviewed a concept plan of the proposed development; and

WHEREAS, on December 12, 2017, the Environmental Policy Board reviewed the proposed site plan as a sketch plan; and

WHEREAS, on January 4, 2018, the Planning Commission reviewed the proposed site plan as a sketch plan; and

WHEREAS, on January 9, 2018, the City Council adopted Resolution #18-016 approving the sketch plan;

WHEREAS, on February 1, 2018, the Planning Commission reviewed the Preliminary Plat for Affinity at Ramsey; and

WHEREAS, on February 27, 2018, the City Council reviewed and approved the Preliminary Plat and initial Site Plan for Affinity at Ramsey; and

WHEREAS, on April 24, 2018, the City Council reviewed the Final Plat and revised Site Plan for Affinity at Ramsey; and

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

That the City Council of the City of Ramsey does approve the Development Agreement for Affinity at 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:

Existing Vacancy

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 12th day of June, 2018.

Mayor

ATTEST:

City Clerk

CC Regular Session **4. 12.**

Meeting Date: 06/12/2018

By: Colleen Lasher, Administrative Services

Information

Title

Adopt Resolution #18-107 Hiring a Communications and Events Coordinator filling the Vacant Position

Purpose/Background:

The purpose of this case is to request authorization to hire a full-time Communications and Events Coordinator to fill the current vacancy.

The City's Communications and Events Coordinator position has been vacant since April 14, 2018. Based on the April 9, 2018 work-session discussions with the City Council, the position was advertised with an updated job title (previously Public Information and Events Specialist) and the same job duties and pay scale. An internal and external recruitment was conducted to fill the position. Interviews were held and staff has selected the Ms. Megan Thorstad as the top candidate. Ms. Thorstad successfully participated in the City's pre-employment testing process and received a contingent job offer which is contingent upon the City Council's approval. If approved, Ms. Thorstad will be subject to a six-month probationary period, the Personnel Policy and the AFSCME union contact.

Notification:

The primary objective of this position is to perform a variety of responsible communications and administrative support functions, including but not limited to facilitating communications via the City's website, Facebook pages, press releases, communication plans and the Ramsey Resident. This positon also coordinates the annual Happy Days event and several other events throughout the year.

Funding Source:

The 2018 funding required to fill this position is $35,662 and is within the approved budget.

Recommendation:

Staff recommends hiring Ms. Megan Thorstad as a full-time Communications and Events Coordinator within the Administrative Services Department, effective on or near June 18, 2018 at $22.97 per hour, which is step 1 of the 2018 wage scale with a credit of five vacation days.

Action:

Motion to adopt resolution #18-107 to hire Ms. Megan Thorstad as a full-time Communications and Events Coordinator within the Administrative Services Department, effective on or near June 18, 2018 at $22.97 per hour, which is step 1 of the 2018 wage scale with a credit of five vacation days.

Attachments

Resolution 18-107

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	06/07/2018 03:03 PM
Form Started By: Colleen Lasher		Started On: 05/21/2018 04:06 PM

Final Approval Date: 06/07/2018

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #18-107

RESOLUTION TO HIRE A COMMUNICATIONS AND EVENTS COORDINATOR FILLING THE VACANT POSITION

WHEREAS, there is a vacant Communications and Events Coordinator position; and

WHEREAS, an internal and external recruitment process was conducted; and

WHEREAS, Ms. Megan Thorstad has been selected as the top candidate for the position; and

WHEREAS, staff has completed the necessary background checks and is recommending that Ms. Megan Thorstad be hired as a full-time Communications and Events Coordinator, effective on or near June 18, 2018 at $22.97 per hour with a credit of five vacation days; and

WHEREAS, Ms. Megan Thorstad will be subject to a 6-month probationary period, the City's Personnel Policy and AFSCME union contract.

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 #18-107 to hire Ms. Megan Thorstad as a full-time Communications and Events Coordinator, effective on or near June 18, 2018 at $22.97 per hour, which is step 1 of the 2018 wage scale with a credit of five vacation days.

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 12th day of June, 2018.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **4. 13.**

Meeting Date: 06/12/2018

By: Colleen Lasher, Administrative Services

Information

Title

Adopt Resolution #18-110 to Hire a Public Works Seasonal Worker and Temporary Interns

Purpose/Background:

The purpose of this case is to request authorization to hire a Public Works Seasonal Worker and Temporary Interns.

Annually the City employs Seasonal Public Works Maintenance Workers to perform work in the Parks, Streets, and Utilities Divisions of Public Works and Interns to work in Administrative Services, Community Development, Engineering, and Parks. More than ever, this year's recruiting efforts have been challenge due to competition from other employers. Consquently, the process to hire temporary employees has taken longer and, in the case of the Parks Intern, the previously hired Intern for this season resigned within the first week of employment, causing a gap in coverage. With this gap in coverage and the lack of applicants for the Horticulturist Internship the Parks Division has the required fuding and is in need of immediate coverage. To offset the coverage concerns, staff have selected one seasonal candidate and three general-duty parks interns with staggered start dates. All candidates have passed the pre-employment screenings and staff recommends hiring the candidates listed below.

Funding Source:

The funding required for this action is included in the approved 2018 budget.

Recommendation:

Staff recommends hiring Gunnar Ledin, effective on or near June 4, 2018 at $11.50 per hour as a returning Public Works Seasonal Worker. Staff also recommends hiring Cecilia Schmidt, effective on or near May 30, 2018 at $13.00 per hour; and Kiana Packer, effective on or near June 7, 2018 at $13.00 per hour; and Mitchell Koester, effective on or near August 27, 2018 at $13.00 per hour, all as Parks Interns.

Action:

1) Motion to adopt resolution #18-110 to hire the following employees: Gunnar Ledin, effective on or near June 4, 2018 at $11.50 per hour as a returning Public Works Seasonal Worker; and hiring Cecilia Schmidt, effective on or near May 30, 2018 at $13.00 per hour; and Kiana Packer, effective on or near June 7, 2018 at $13.00 per hour; and Mitchell Koester, effective on or near August 27, 2018 at $13.00 per hour as Parks Interns.

Attachments

Resolution_18-110

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	06/07/2018 03:10 PM
Form Started By: Colleen Lasher		Started On: 06/04/2018 04:26 PM
Final Approval Date: 06/07/2018		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #18-110

RESOLUTION HIRING SEASONAL PUBLIC WORKS MAINTENANCE WORKERS AND TEMPORARY INTERNS

WHEREAS, annually the City employs Seasonal Public Works Maintenance Workers to perform work in the Parks, Streets, and Utilities Divisions of Public Works and Interns to work in Administrative Services, Community Development, Engineering, and Park and Recreation; and

WHEREAS, staff selected one qualified Public Works Seasonal Worker and three qualified interns; and

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

WHEREAS, Staff recommends hiring the 2018 Public Works Seasonal Worker and temporary employees.

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

1) Motion to adopt resolution #18-110 to hire the following employees on or near the dates listed below:

   Entry level seasonal employees: Gunnar Ledin, effective June 4, 2018 at $11.50 per hour; and

   Temporary Interns: Parks & Recreation Interns, Cecilia Schmidt, effective, May 30, 2018 at $13.00 per hour; Kiana Packer, effective, June 7, 2018 at $13.00 per hour; and Fall Parks & Recreation Intern, Mitchell Koester, effective, August 27, 2018 at $13.00 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 12th day of June, 2018.

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: 06/12/2018

By: Bruce Westby, Engineering/Public Works

Information

Title:

Adopt Resolution #18-112 Accepting Bids and Awarding Contract 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 #18-112 accepting bids and awarding Contract for Bunker Lake Boulevard and Puma Street Pavement Improvements, Improvement Project #18-05.

Background:

The proposed improvements 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.

The City Council is now being asked to accept bids and award a contract for construction of 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, as well as bituminous trail improvements.

Attached is a proposal from Bolton & Menk dated December 7, 2017, which details the scope of the improvements and their estimated costs. Further information on these costs are included in the Bolton & Menk memo dated July 27, 2017.

On May 8, 2018, the City Council approved plans and specifications and authorized advertising for bids. Attached

is a copy of the construction plans prepared by Bolton & Menk.

Bids were advertised in the Anoka Union Herald and in Finance and Commerce on May 11 and 18, 2018. On June 5, 2018, a total of seven bids were received, opened, and tabulated, and the following bids were found to comply with the advertisement for bids.

CONTRACTOR	**TOTAL BID**
Douglas-Kerr Underground, LLC	$923,458.23
Midwest Civil Constructors	$981,506.31
Dave Perkins Contracting	$1,018,700.80*
C & L Excavating	$1,031,403.70
Forest Lake Contracting	$1,051,586.31
Northdale Construction	$1,101,655.79
CS McCrossan Construction	$1,113,695.80
Engineer's Estimate	*$1,140,000.00*

* Bid reflects a corrected summation of unit prices bid multiplied by estimated quantities shown on Bid Form.

The bid of Douglas Kerr Underground of Mora, Minnesota, in the amount of $923,458.23 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.

Notification:

Advertisements for bids were published in the Anoka Union Herald and in Finance and Commerce on Friday, May 11, and again on Friday, May 18, 2018.

Plans and specifications were uploaded to the QuestCDN on-line bidding platform, which is where most contractors actively search for bids.

Observations/Alternatives:

Observations:

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. **Alternatives:**

Alternative #1 – Motion to adopt Resolution #18-112 accepting bids and awarding a Contract for Bunker Lake Boulevard and Puma Street Pavement Improvements, Improvement Project #18-05.

Alternative #2 – Motion denying adoption of Resolution #18-112 at this time.

Funding Source:

The low bid for construction of the proposed improvements as submitted by Douglas Kerr Underground amounts to $923,458.23. After adding indirect costs (23%), the total project costs becomes $1,135,853.62.

Funding sources for these improvements include a mix of City funds including TIF #1 and Anoka County HRA funds, as well as special assessments to benefiting properties per the attached Assessment Agreement. This agreement allows for 40% of project costs, including plans and specifications, to be collected from two adjacent private property owners, Riverstone Development, LLC and Hageman Holdings, LLC. The City will pay the remaining 60% of project costs, including plans and specifications.

The available balance for TIF #1 funds is $1.073M, and the balance of the Anoka County HRA funds as of July 17th was $1.175M. Staff will present a more detailed funding summary during the Council meeting, which will address project costs and estimated funding sources for all three public improvement projects associated with the attached assessment agreement.

Staff proposes to utilize Bolton & Menk to assist with project administration and to stake construction. Estimated

costs for these work efforts are referenced in the attached proposals from Bolton & Menk, and are included in the 23% indirect costs.

City staff proposes to inspect construction and to assist with project administration.

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 #18-112 accepting bids and awarding a Contract for Bunker Lake Boulevard and Puma Street Pavement Improvements, Improvement Project #18-05.

Attachments

Resolution 18-112
July 2017 BMI Proposal
Dec 2017 BMI Proposal
Mar 2017 Future Bus Park Update
Assessment Agreement
Plans IP1805
BMI Award Memo

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	06/07/2018 03:17 PM
Form Started By: Bruce Westby		Started On: 06/05/2018 07:23 AM
Final Approval Date: 06/07/2018		

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

RESOLUTION #18-112

RESOLUTION ACCEPTING BIDS AND AWARDING CONTRACT 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, pursuant to Ramsey City Council resolution #18-080, adopted May 8, 2018, the City Council accepted final plans and specifications and authorized advertisements for bids for said improvements; and

WHEREAS, bids were advertised in the Anoka Union Herald and in Finance and Commerce on May 11 and 18, 2018; and

WHEREAS, bids were received, opened, and tabulated on June 5, 2018, and the following bids were found to comply with the advertisement for bids; and

CONTRACTOR	TOTAL BID
Douglas-Kerr Underground, LLC	$923,458.23
Midwest Civil Constructors	$981,506.31
Dave Perkins Contracting	$1,018,700.80*
C & L Excavating	$1,031,403.70
Forest Lake Contracting	$1,051,586.31
Northdale Construction	$1,101,655.79
CS McCrossan Construction	$1,113,695.80

Engineer's Estimate	*$1,140,000.00*

* Bid reflects corrected summation of unit prices bid multiplied by estimated quantities shown on Bid Form.

WHEREAS, the bid of Douglas Kerr Underground of Mora, Minnesota, in the amount of $923,458.23 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; and

WHEREAS, benefiting properties are proposed to be assessed for a portion of the cost of the improvements pursuant to the previously executed Assessment Agreement.

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 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 12th day of June, 2018.

_____
Mayor

ATTEST:

_____
City Clerk

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

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,

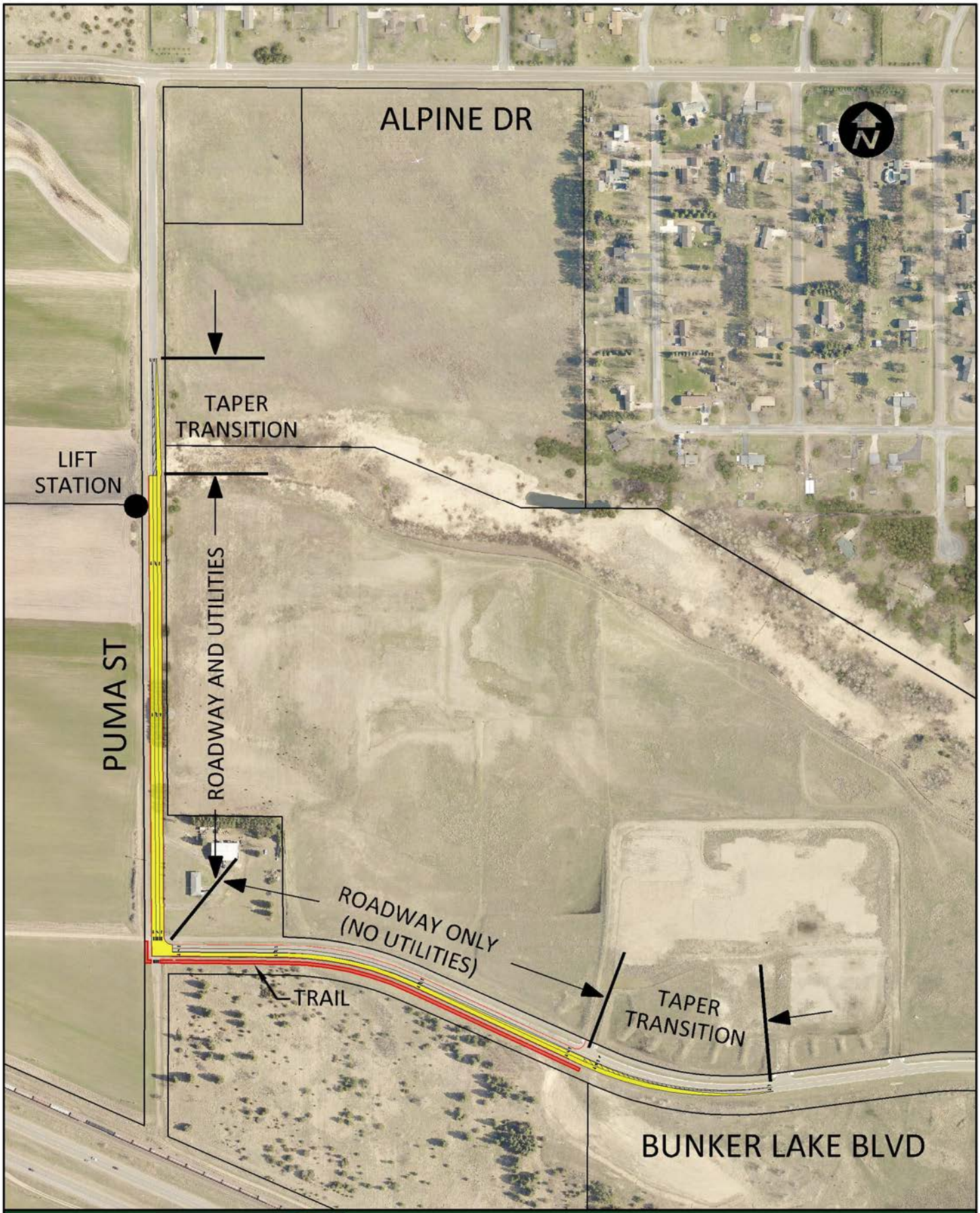
Bolton & Menk, Inc.

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

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

BOLTON & MENK
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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.

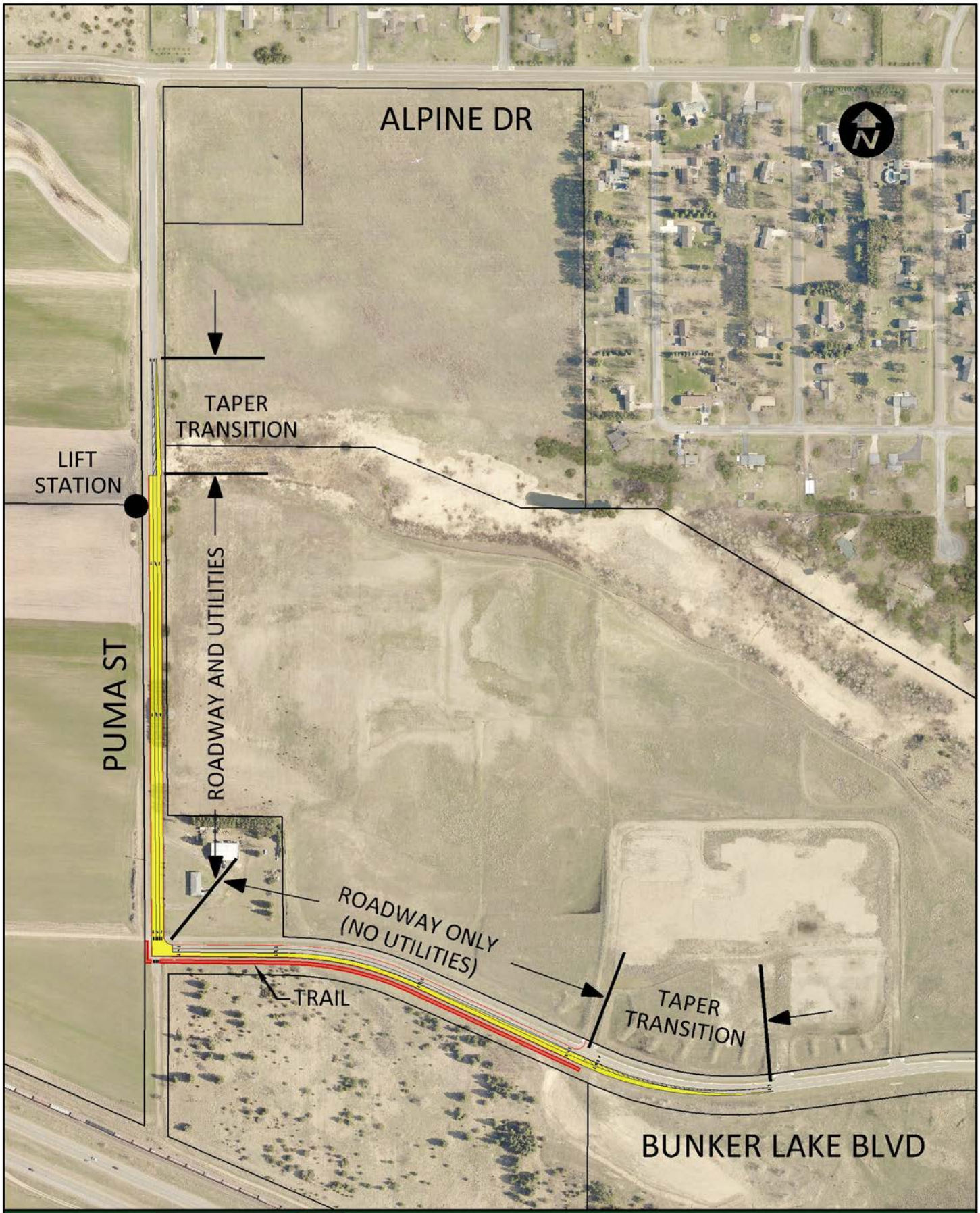
Sincerely,

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.

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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Appendix A: Figures
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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:

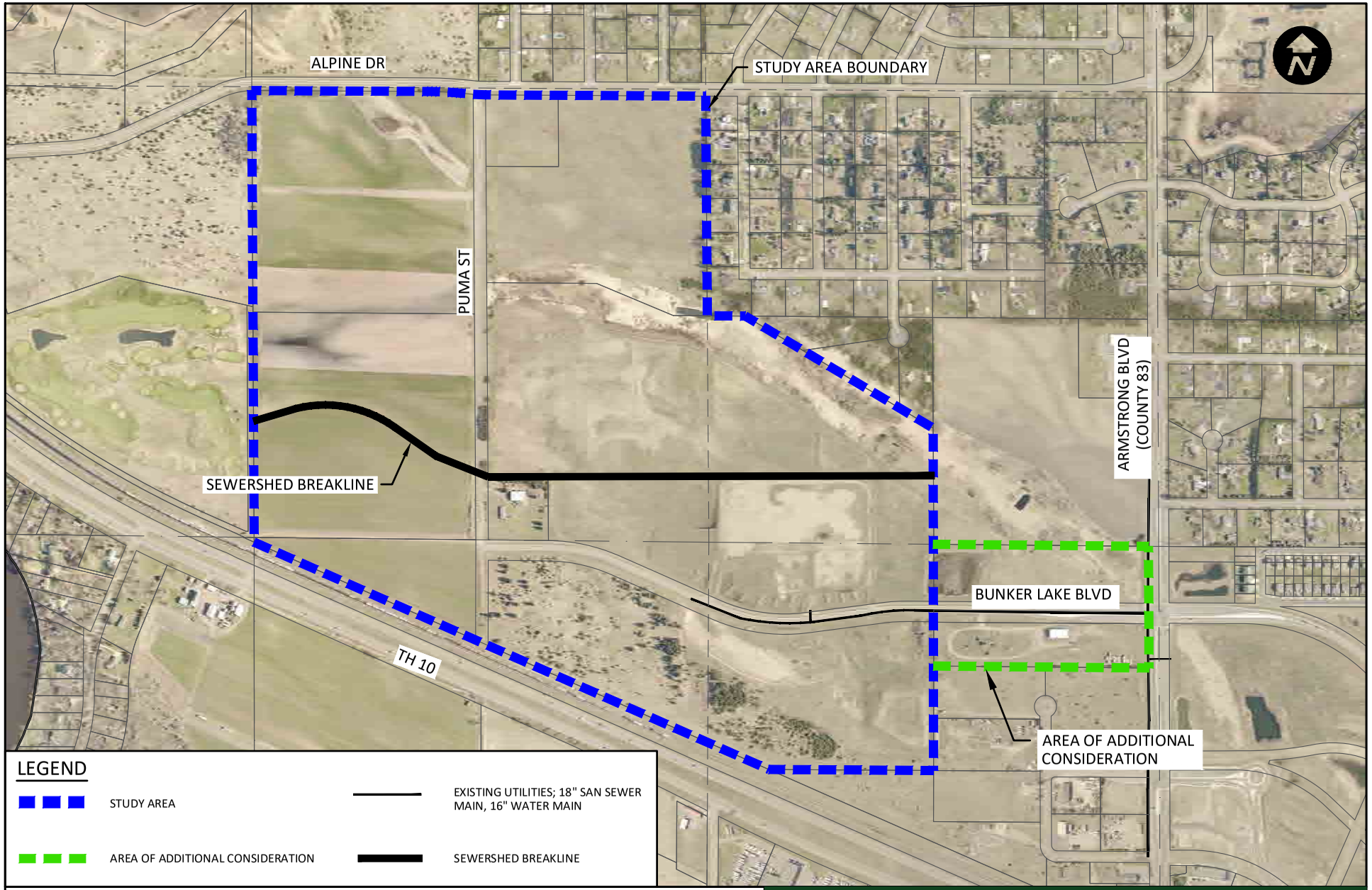
Phase	Frontage Method (Cost/FF)	Area Method (Cost/Acre)
1A	$ 408.13	$ 19,559.86
1B	$ 694.54	$ 33,311.70
2	$ 424.09	$ 14,971.21
Future	$ 346.73	$ 15,623.43
Additional Area	$ 341.13	$ 55,963.60

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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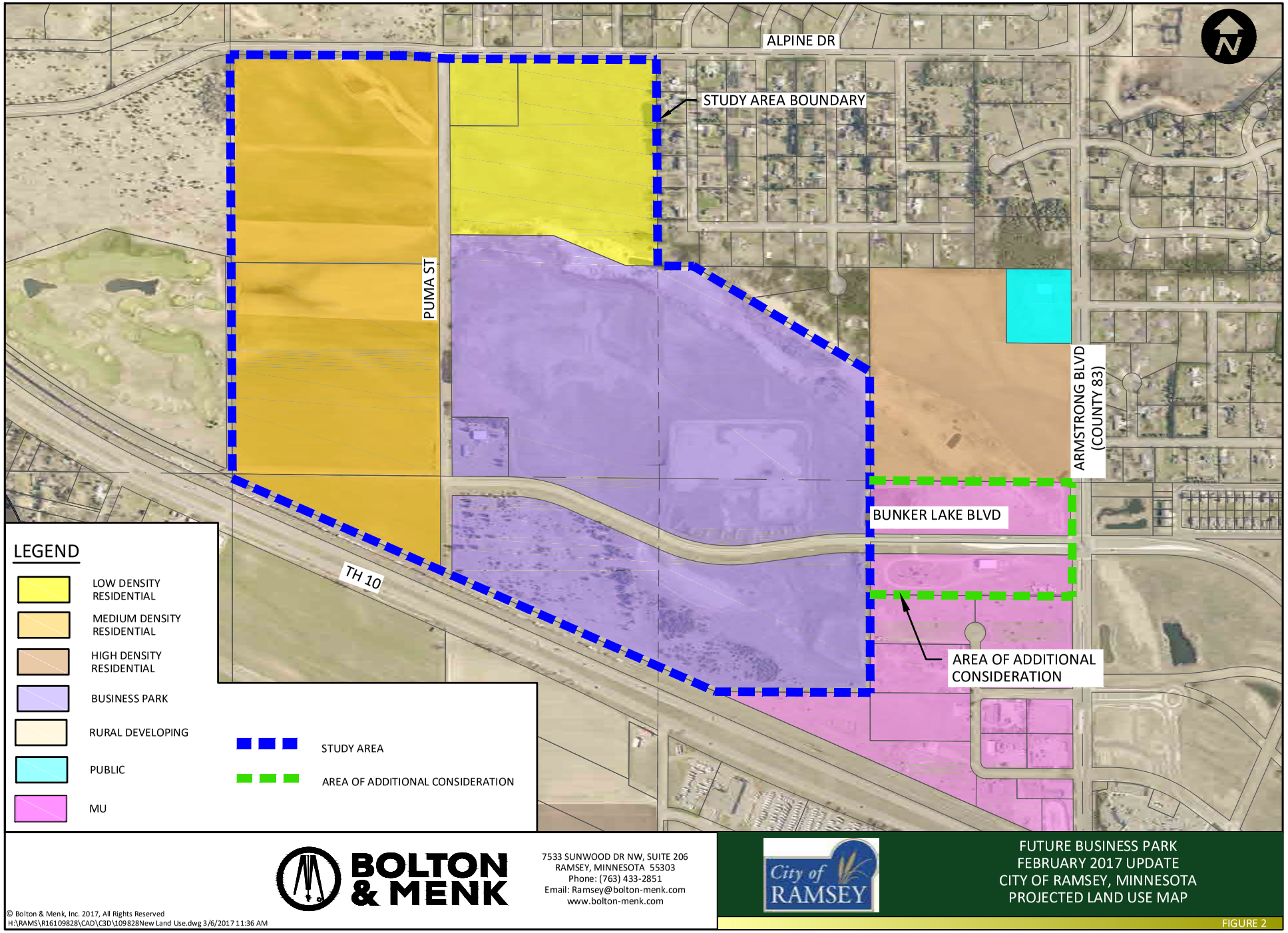
City of RAMSEY

FUTURE BUSINESS PARK
FEBRUARY 2017 UPDATE
CITY OF RAMSEY, MINNESOTA
LOCATION & EXISTING CONDITIONS

FIGURE 1



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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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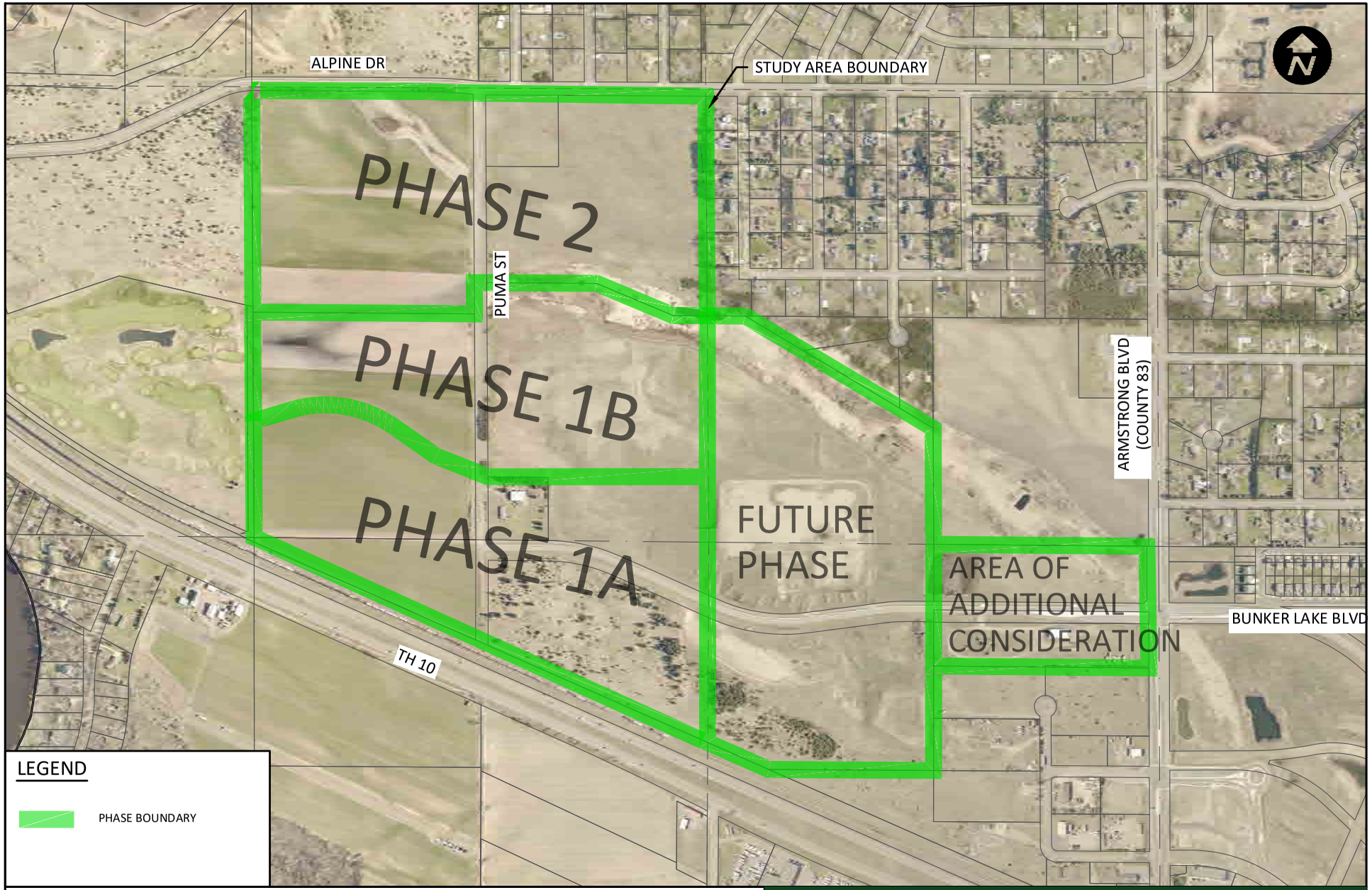

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City of RAMSEY

FUTURE BUSINESS PARK
FEBRUARY 2017 UPDATE
CITY OF RAMSEY, MINNESOTA
PHASING MAP

FIGURE 3

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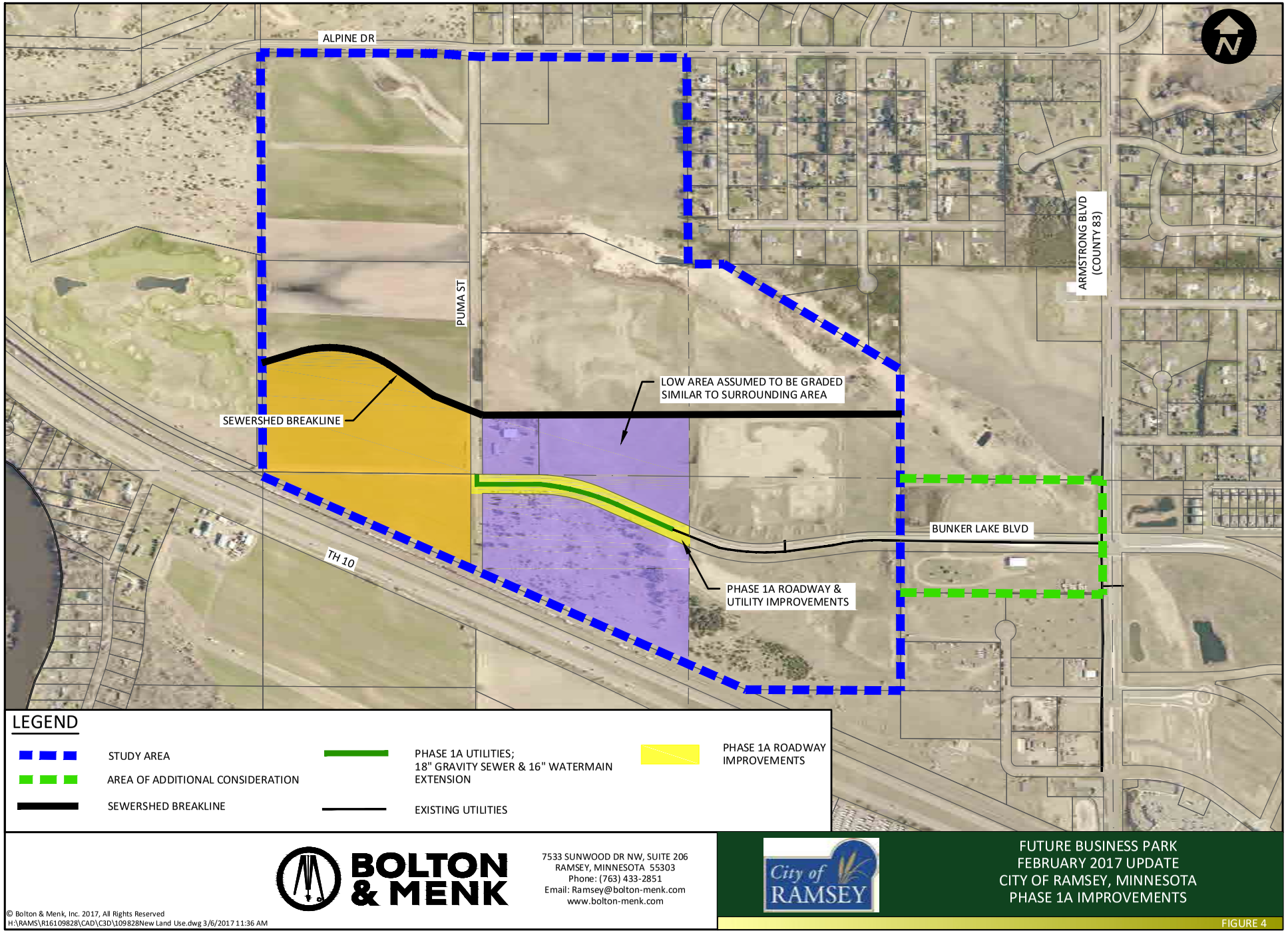

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City of RAMSEY

FUTURE BUSINESS PARK
FEBRUARY 2017 UPDATE
CITY OF RAMSEY, MINNESOTA
PHASE 1A IMPROVEMENTS

FIGURE 4

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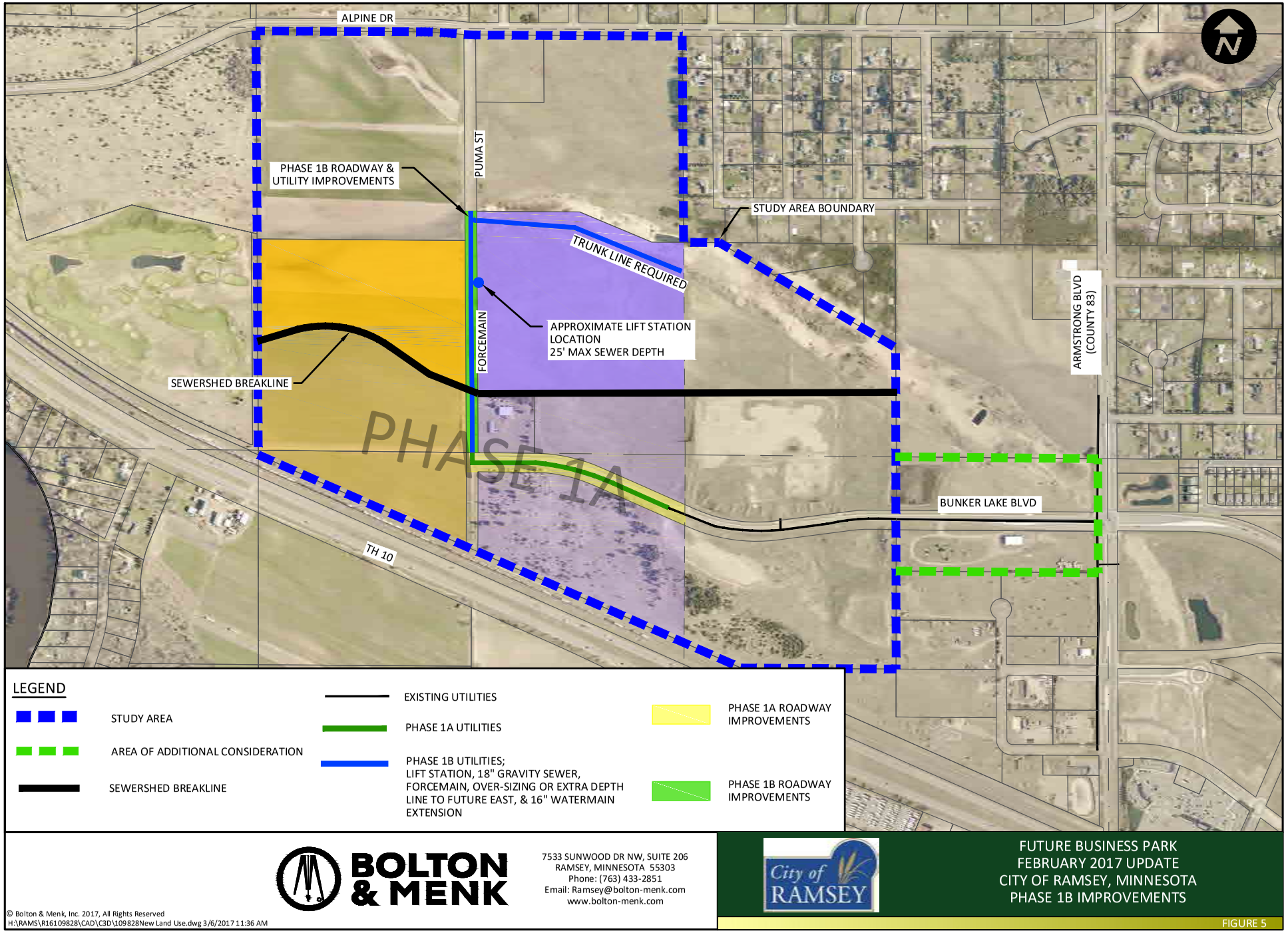

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City of RAMSEY

FUTURE BUSINESS PARK
FEBRUARY 2017 UPDATE
CITY OF RAMSEY, MINNESOTA
PHASE 1B IMPROVEMENTS

FIGURE 5

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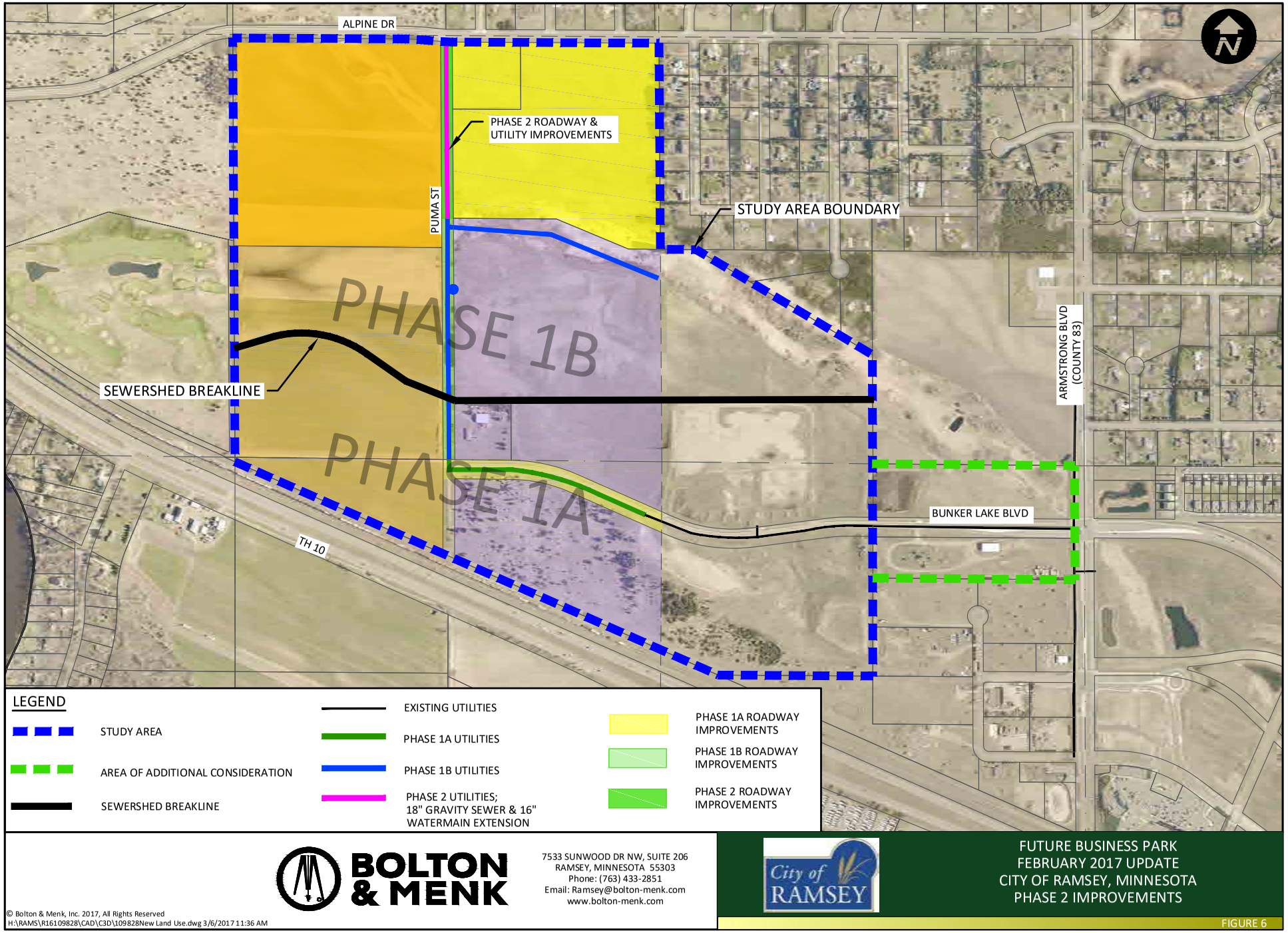

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FUTURE BUSINESS PARK
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CITY OF RAMSEY, MINNESOTA
PHASE 2 IMPROVEMENTS

FIGURE 6

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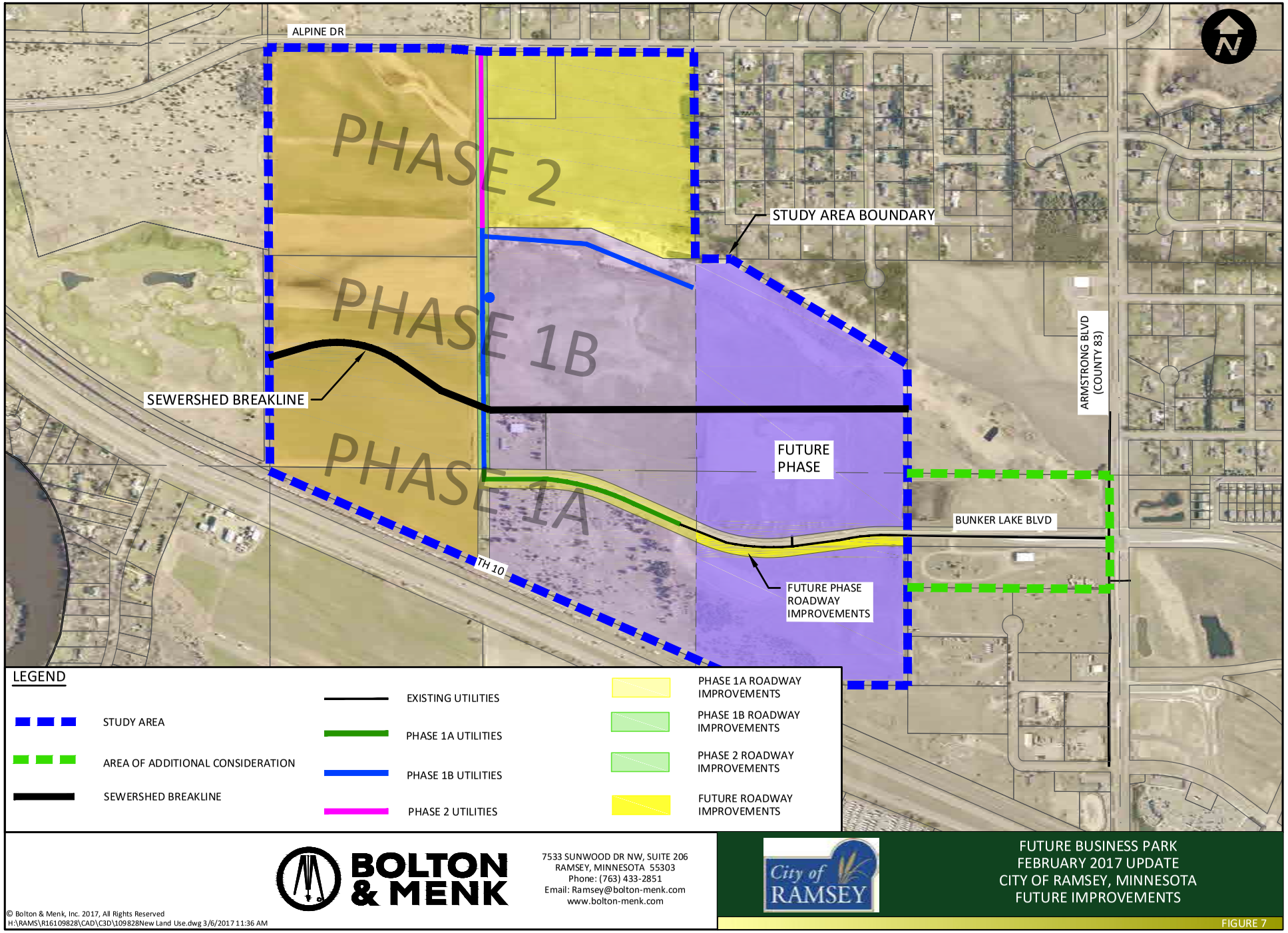

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City of RAMSEY

FUTURE BUSINESS PARK
FEBRUARY 2017 UPDATE
CITY OF RAMSEY, MINNESOTA
FUTURE IMPROVEMENTS

FIGURE 7

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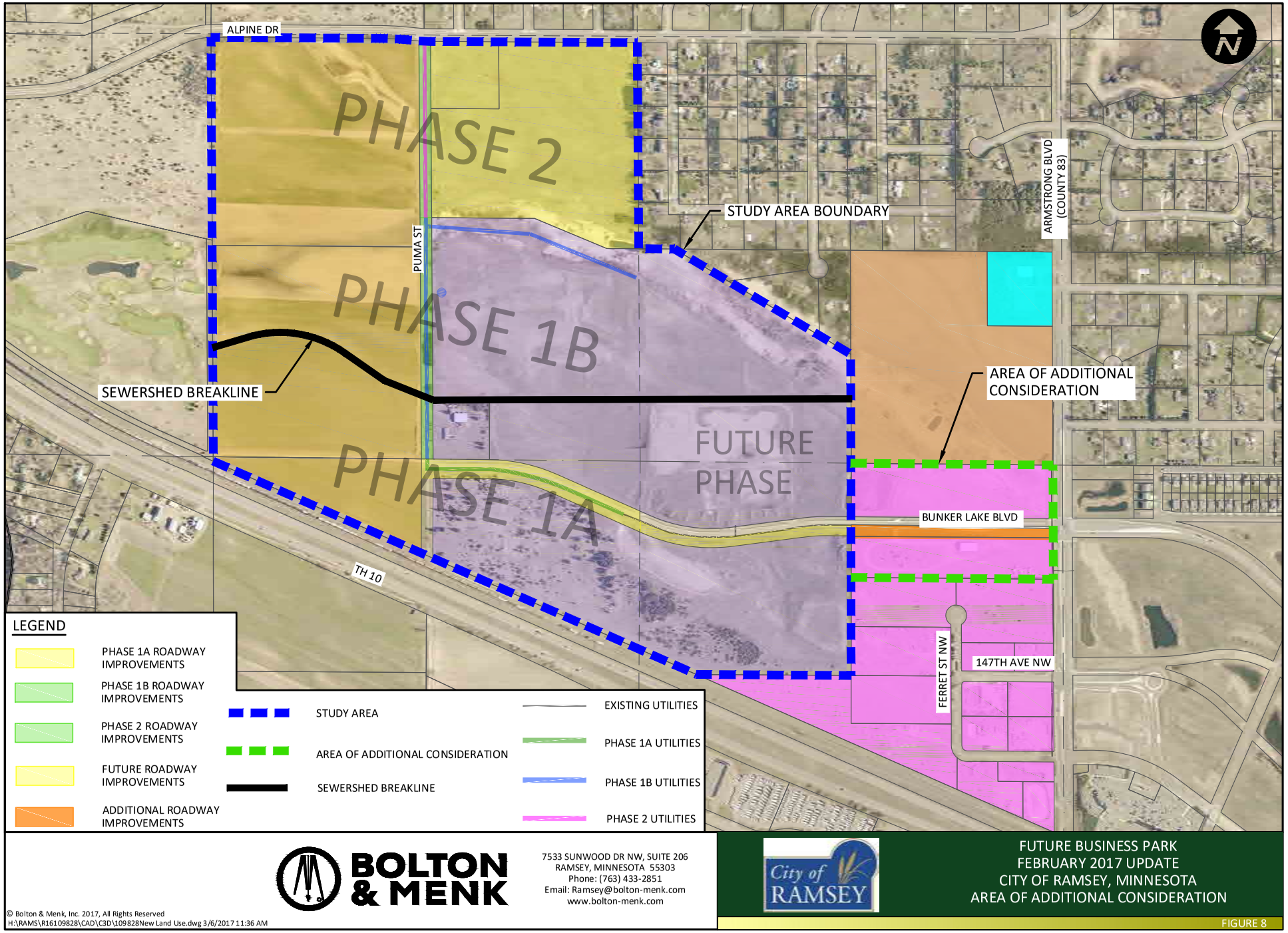

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City of RAMSEY

FUTURE BUSINESS PARK
FEBRUARY 2017 UPDATE
CITY OF RAMSEY, MINNESOTA
AREA OF ADDITIONAL CONSIDERATION

FIGURE 8

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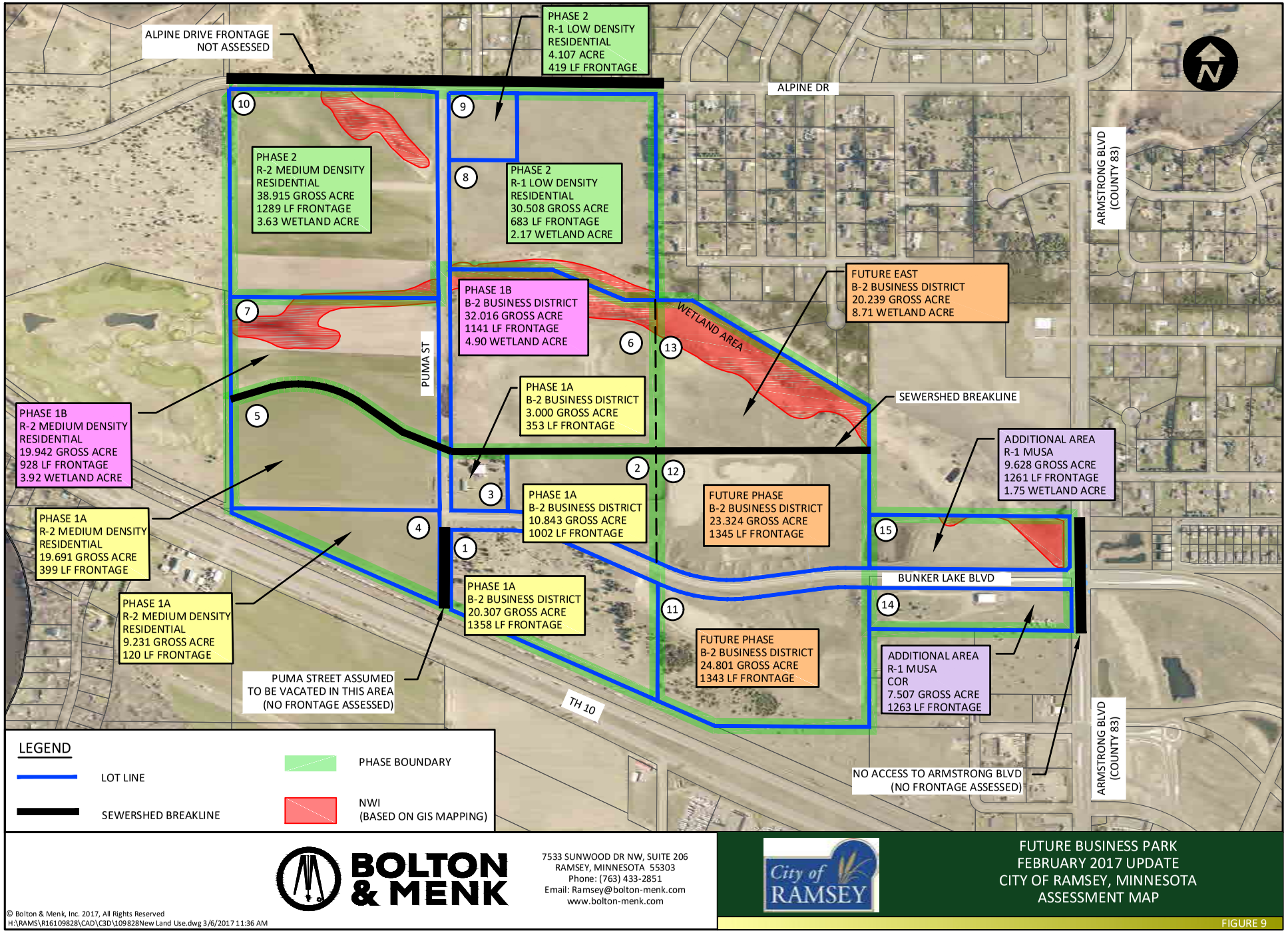

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City of RAMSEY

FUTURE BUSINESS PARK
FEBRUARY 2017 UPDATE
CITY OF RAMSEY, MINNESOTA
ASSESSMENT MAP

FIGURE 9

Appendix B: Traffic Study

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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

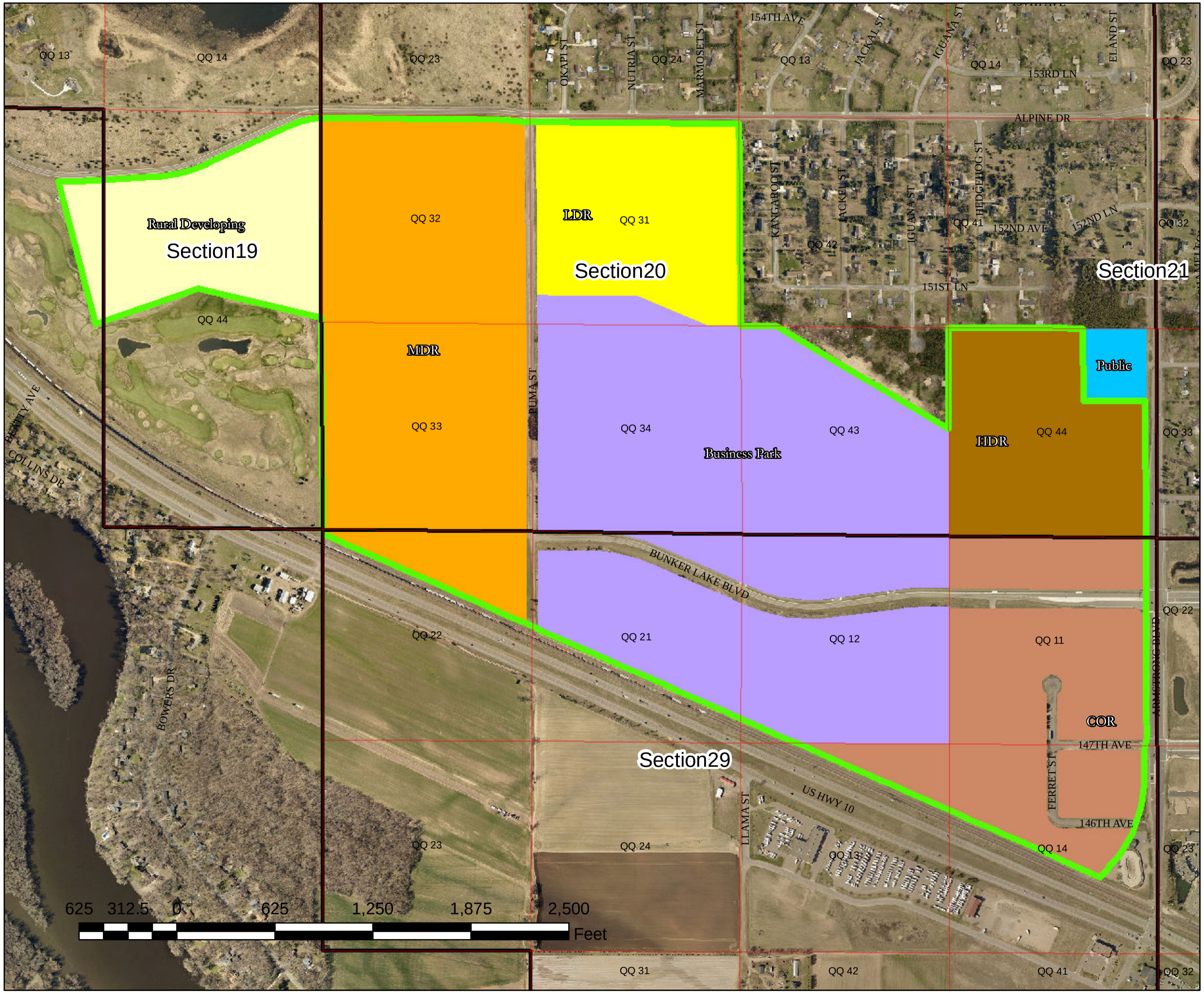
***Limiting Movement is the highest delay movement.

****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).

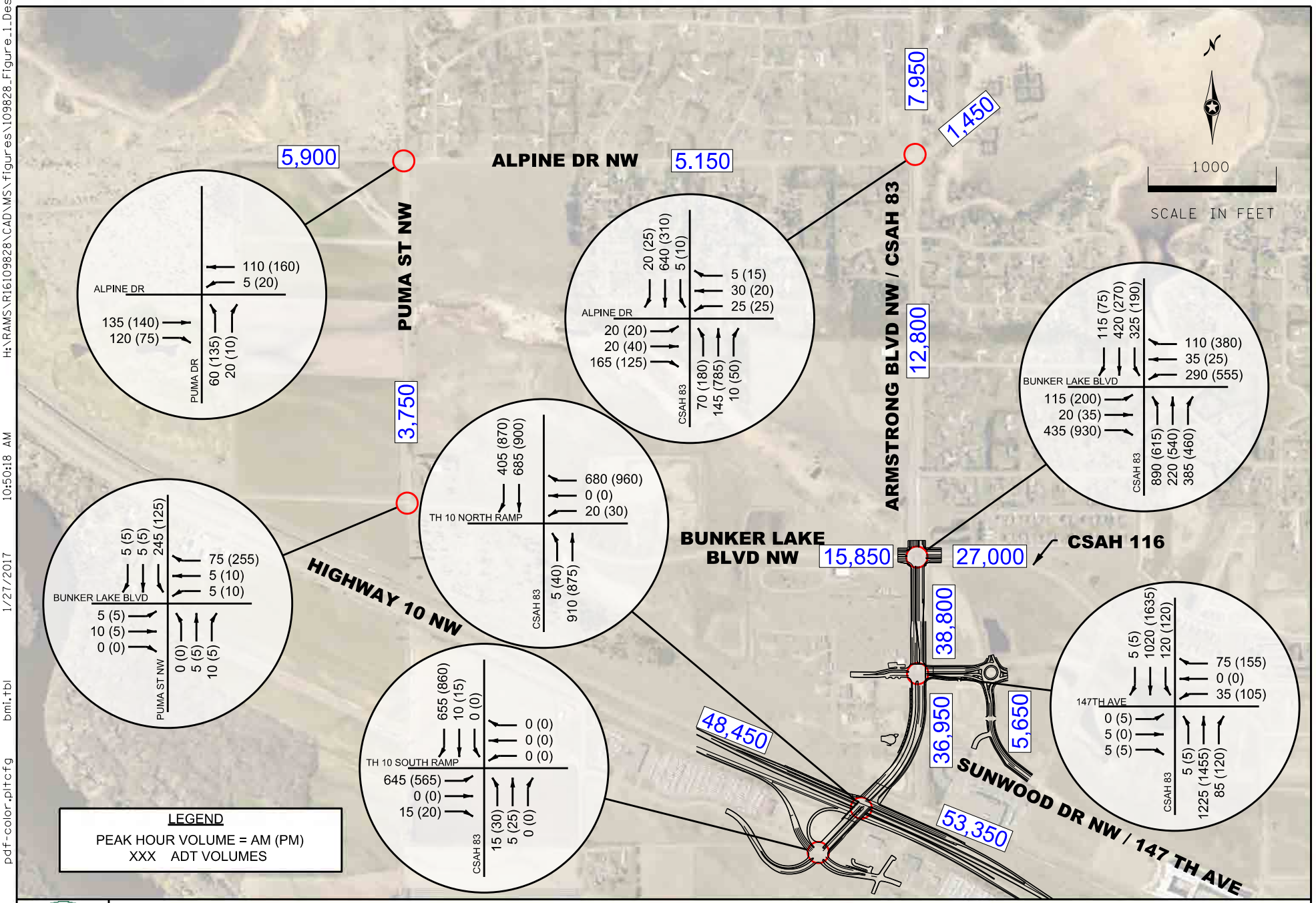


FIGURE 1: DESIGN YEAR (2040) TRAFFIC VOLUMES

FUTURE BUSINESS PARK TRAFFIC STUDY
RAMSEY, MN.

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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 — 3 Units per Acre

Based on Dwelling Units

	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 — 3 to 7 Units per Acre — Assume 6 Units per Acre

Based on Dwelling Units

	Average Rate	#	% enter	% exit	entering	exiting	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 — 7 to 15 Units per Acre — Assume 12 Units per Acre

Based on Dwelling Units

	Average Rate	#	% enter	% exit	entering	exiting	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

	New Trips entering	New Trips 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

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

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

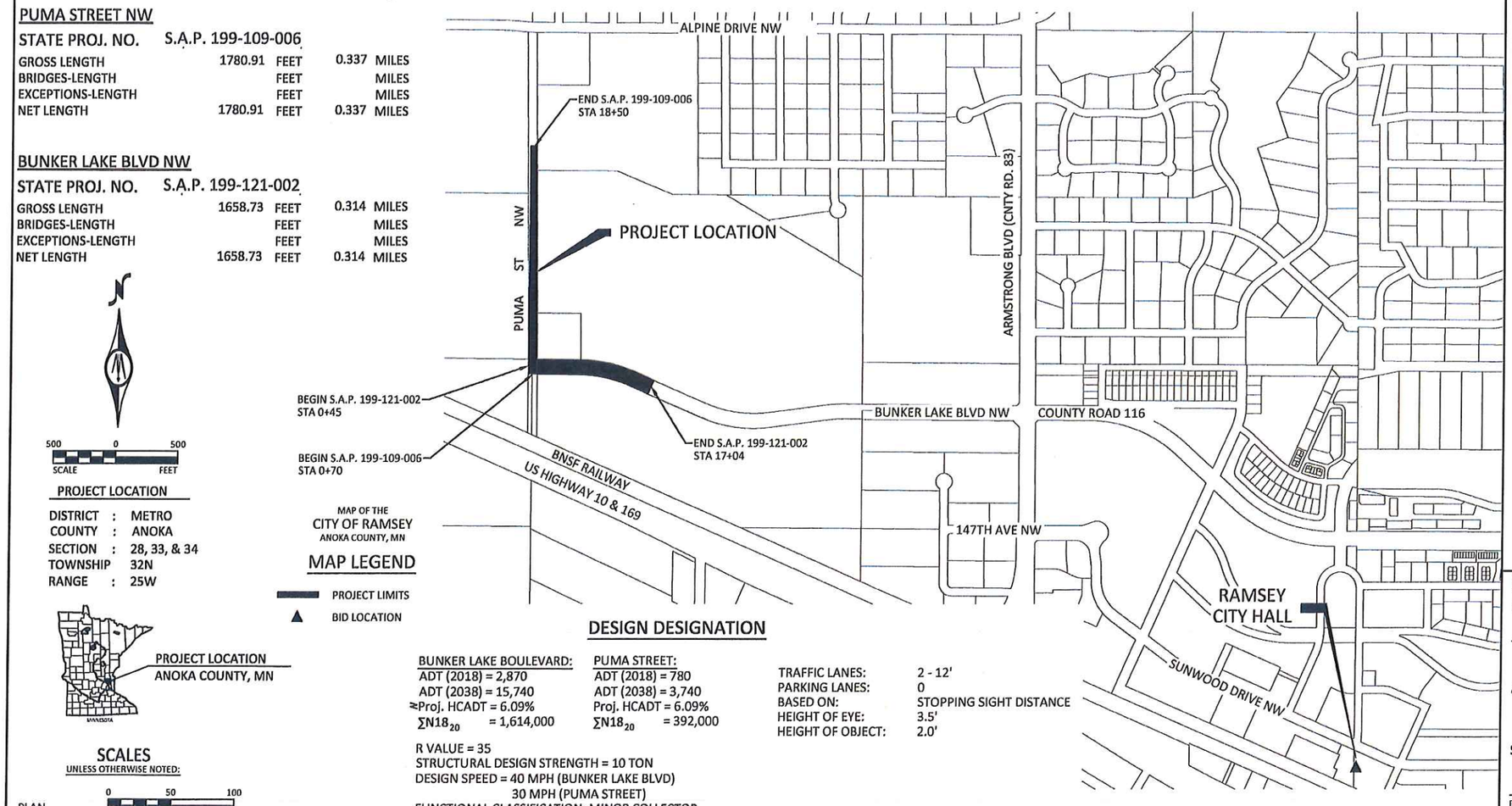
S.A.P. 199-121-002 LOCATED ON: BUNKER LAKE BLVD NW FROM PUMA STREET NW TO 2,400' WEST OF COUNTY ROAD 83

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

Kevin P.Kielb

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 DRAWINGS 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

STATEMENT OF ESTIMATED QUANTITES (A)

TAB INDEX	NOTES	ITEM NO.	MN/DOT SPEC NO.	ITEM DESCRIPTION	UNIT	TOTAL	PARTICIPATING S.A.P. 199-109-006 ROAD	PARTICIPATING S.A.P. 199-109-006 STORM	PARTICIPATING S.A.P. 199-121-002 ROAD	PARTICIPATING S.A.P. 199-121-002 STORM	NON-PARTICIPATING
		1	2021.501	MOBILIZATION	LUMP SUM	1	0.5		0.5		
F		2	2101.501	CLEARING AND GRUBBING	LUMP SUM	1	1				
F		3	2102.503	PAVEMENT MARKING REMOVAL	LIN FT	250			250		
F		4	2104.502	REMOVE DRAINAGE STRUCTURE	EACH	1			1		
F		5	2104.502	REMOVE SIGN	EACH	10			10		
K		6	2104.502	SALVAGE HYDRANT & VALVE	EACH	1					1
F	1	7	2104.503	REMOVE PIPE CULVERTS	LIN FT	32	32				
F		8	2104.503	REMOVE CURB AND GUTTER	LIN FT	174			174		
F		9	2104.503	REMOVE SEWER PIPE (STORM)	LIN FT	85			85		
F		10	2104.504	REMOVE BITUMINOUS PAVEMENT	SQ YD	4491	157		4334		
F		11	2104.518	REMOVE CONCRETE PAVEMENT	SQ YD	59			59		
G		12	2105.507	COMMON EXCAVATION (P)	CU YD	6505	3260		3245		
G		13	2105.507	SUBGRADE EXCAVATION	CU YD	200	100		100		
G, I		14	2105.507	SELECT GRANULAR BORROW (CV)	CU YD	200	100		100		
	2	15	2105.601	SITE GRADING	LUMP SUM	1			1		
I		16	2118.507	AGGREGATE SURFACING (CV) CLASS 5	CU YD	45	25		20		
I	3	17	2211.509	AGGREGATE BASE (LV) CLASS 5 MODIFIED	TON	8895	3790		5105		
I		18	2360.509	TYPE 9.5 WEARING COURSE MIX (2,B) (SPWEA240B)	TON	110	95		15		
I		19	2360.509	TYPE 12.5 WEARING COURSE MIX (3,C) (SPWEB340C)	TON	2360	880		1480		
I		20	2360.509	TYPE 12.5 NON WEARING COURSE MIX (3,B) (SPNWB330B)	TON	1950	1100		850		
J		21	2501.502	15" RC PIPE APRON	EACH	1				1	
J		22	2501.502	18" RC PIPE APRON	EACH	1				1	
J		23	2501.502	24" RC PIPE APRON	EACH	1		1			
J		24	2501.602	TRASH GUARD FOR 15" PIPE APRON	EACH	1				1	
J		25	2501.602	TRASH GUARD FOR 18" PIPE APRON	EACH	1				1	
J		26	2501.602	TRASH GUARD FOR 24" PIPE APRON	EACH	1		1			
J		27	2503.503	12" RC PIPE SEWER DESIGN 3006 CLASS III	LIN FT	431		225		206	
J		28	2503.503	15" RC PIPE SEWER DESIGN 3006 CLASS III	LIN FT	2308		1149		1159	
J		29	2503.503	18" RC PIPE SEWER DESIGN 3006 CLASS III	LIN FT	193		142		51	
J		30	2503.503	24" RC PIPE SEWER DESIGN 3006 CLASS III	LIN FT	92		92			
J		31	2503.602	CONNECT TO EXISTING STORM SEWER	EACH	1				1	
F		32	2503.602	CONSTRUCT BULKHEAD	EACH	1				1	
K		33	2504.602	CONNECT TO EXISTING WATER MAIN	EACH	1					1
F		34	2504.602	ADJUST GATE VALVE & BOX	EACH	9	7		2		
K		35	2504.602	INSTALL HYDRANT & VALVE	EACH	1					1
K		36	2504.603	6" WATERMAIN DUCTILE IRON CL 53	LIN FT	17					17
J		37	2506.502	CASTING ASSEMBLY	EACH	28		14		14	
F		38	2506.502	ADJUST FRAME AND RING CASTING	EACH	8	4		4		
J		39	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	LIN FT	12		12			
J	4	40	2506.602	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPEC 1	LIN FT	70		43		27	
J	5	41	2506.602	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPEC 2	LIN FT	53		25		28	
M		42	2511.507	RANDOM RIPRAP CL III	TON	36	12		24		
H		43	2521.518	6" CONCRETE WALK	SQ FT	860	320		540		
H		44	2531.503	CONCRETE CURB & GUTTER DES B618	LIN FT	6125	3199		2926		
H		45	2531.504	6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	85	85				
H		46	2531.618	TRUNCATED DOMES	SQ FT	140	76		64		
		47	2563.601	TRAFFIC CONTROL	LUMP SUM	1	0.5		0.5		
		48	2563.601	TRAFFIC CONTROL SUPERVISOR	LUMP SUM	1	0.5		0.5		
M		49	2573.501	STABILIZED CONSTRUCTION EXIT	LUMP SUM	1	0.5		0.5		
M		50	2573.502	STORM DRAIN INLET PROTECTION	EACH	26	14		12		
M		51	2573.503	SILT FENCE, TYPE MS	LIN FT	5275	2451		2824		
M		52	2573.503	SEDIMENT CONTROL LOG TYPE WOOD CHIP	LIN FT	60			60		
G		53	2574.507	COMMON TOPSOIL BORROW	CU YD	660	411		249		
M		54	2574.508	FERTILIZER TYPE 3	POUND	380	160		220		
M		55	2575.505	SEEDING	ACRE	2	0.8		1.2		
M		56	2575.508	SEEDING MIXTURE 25-121	POUND	190	75		115		
M		57	2575.508	HYDRAULIC BONDED FIBER MATRIX	POUND	6470	2690		3780		
L	6	58	2582.503	4" SOLID LINE MULTI COMP	LIN FT	12235	6050		6185		
L	6	59	2582.503	4" BROKEN LINE MULTI COMP	LIN FT	965	425		540		
L	6	60	2582.503	4" DBLE SOLID LINE MULTI COMP	LIN FT	938	532		406		
L	6	61	2582.503	24" SOLID LINE MULTI COMP	LIN FT	285	130		155		
L		62	2582.518	PAVT MSSG MULTI COMP	SQ FT	450	210		240		
L		63	2582.518	CROSSWALK MULTI COMP	SQ FT	480	300		180		

1) ITEM INCLUDES APRON LENGTH
2) DITCH GRADING SOUTH OF BUNKER LAKE BOULEVARD. STA 14+75 TO STA 17+04
3) AGGREGATE SHALL BE SALVAGED FROM CITY STOCKPILE
4) DESIGN 48-4020 WITH A 4022 COVER
5) 2' x 3' CATCH BASIN. SEE SHEET C1.03 FOR DETAIL
6) QUANTITY IS FOR ACTUAL PAINTED LENGTH

TABULATION INDEX (B)

TABLE		SHEET NO.
A	STATEMENT OF ESTIMATED QUANTITIES	G0.02
B	TABULATION INDEX	G0.02
C	BASIS OF ESTIMATED QUANTITES	G0.02
D	PRIVATE UTILITY OWNERS TABULATION	G0.02
E	STANDARD PLATES	G0.02
F	MISCELLANEOUS REMOVALS TABULATION	G0.03
G	EARTHWORK SUMMARY	G0.03
H	CONCRETE ITEMS TABULATION	G0.03
I	AGGREGATE AND BITUMINOUS TABULATION	G0.03
J	STORM SEWER TABLE	G0.04
K	WATERMAIN TABLE	G0.04
L	STRIPING AND STRIPING TABULATION	G0.04
M	EROSION CONTROL AND TURF ESTABLISHMENT TABULATION	G0.04

BASIS OF ESTIMATED QUANTITIES (C)

MATERIAL	CONVERSION FACTORS
AGGREGATE BASE CLASS 5	1.8 TON/CU YD
NON WEARING BITUMINOUS COURSE MIXTURE	112 LBS/SY-IN
WEARING BITUMINOUS COURSE MIXTURE	112 LBS/SY-IN
BITUMINOUS MATERIAL FOR TACK COAT	0.05 GAL/SY
SEED MIXTURE 25-121	93 LBS/ACRE
FERTILIZER TYPE 3	200 LBS/ACRE
HYDRAULIC MATRIX, TYPE (BFM)	3500 LBS/ACRE

PRIVITE UTILITY OWNERS (D)

UTILITY	OWNER
ELECTRIC	CONNEXUS ENERGY
GAS	CENTERPOINT ENERGY MINNESOTA GAS
CABLE	WINDSTREAM COMMUNICATIONS
TELEPHONE	CENTURY LINK
PUBLIC	CITY OF RAMSEY

STANDARD PLATES (E)

THE FOLLOWING STANDARD PLATES, APPROVED BY THE FEDERAL HIGHWAY ADMINISTRATION, SHALL APPLY ON THIS PROJECT

PLATE NO.	DESCRIPTION
3000L	REINFORCED CONCRETE PIPE (5 SHEETS)
3006G	GASKET JOINT FOR R.C. PIPE (2 SHEETS)
3100G	CONCRETE APRON FOR REINFORCED CONCRETE PIPE
3133D	RIPRAP AT RCP OUTLETS
3145G	CONCRETE PIPE OR PRECAST BOX CULVERT TIES
4011E	PRECAST CONCRETE BASE
4020J	MANHOLE OR CATCH BASIN (FOR USE WITH OR WITHOUT TRAFFIC LOADS) (2 SHEETS)
4022A	MANHOLE OR CATCH BASIN COVER - 3' X 2' OPENING - FOR USE WITH OR WITHOUT TRAFFIC LOADS
4026A	CONCRETE ENCASED CONCRETE ADJUSTING RINGS
4101D	RING CASTING FOR MANHOLE OR CATCH BASIN
4108F	ADJUSTING RINGS FOR CATCH BASINS AND MANHOLES
4110F	COVER CASTING FOR MANHOLE (FOR USE IN ALL TRAFFIC AREAS) – CASTING NO. 715 AND 716
4160D	CURB BOX CASTING FOR CATCH BASIN
4180J	MANHOLE OR CATCH BASIN STEP
7038A	DETECTABLE WARNING SURFACE TRUNCATED DOMES
7100H	CONCRETE CURB AND GUTTER (DESIGN B & V)
7111J	INSTALLATION OF CATCH BASIN CASTINGS (CONCRETE CURB AND GUTTER)
8000J	CHANNELIZERS (3 SHEETS)

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BOLTON & MENK
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RAMSEY, MINNESOTA 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.com

REV	ISSUED FOR	DATE

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

KEVIN P. KIELB
LIC. NO. 23211 DATE 04/12/2018

DESIGNED JWC
DRAWN EKD
CHECKED KPK

CITY OF RAMSEY, MINNESOTA
BUNKER LAKE BOULEVARD AND PUMA STREET IMPROVEMENTS
S.A.P. 199-109-006, S.A.P. 199-121-002
STATEMENT OF ESTIMATED QUANTITIES

SHEET G0.02

MISCELLANEOUS REMOVALS (F)

STREET	CLEARING & GRUBBING	REMOVE CURB & GUTTER	REMOVE SEWER PIPE (STORM)	REMOVE PIPE CULVERTS	REMOVE BITUMINOUS PAVEMENT	REMOVE CONCRETE PAVEMENT	REMOVE DRAINAGE STRUCTURE	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	SAWING CONCRETE PAVEMENT (FULL DEPTH)	PAVEMENT MARKING REMOVAL	REMOVE SIGN	ADJUST GATE VALVE & BOX	ADJUST FRAME & RING CASTING	CONSTRUCT BULKHEAD
	LUMP SUM	LIN FT	LIN FT	LIN FT	SQ YD	SQ YD	EACH	LIN FT	LIN FT	LIN FT	EACH	EACH	EACH	EACH
PUMA STREET	1			32	157			45				7	4	
BUNKER LAKE BOULEVARD		174	85		4334	59	1	364	18	250	10	2	4	1
TOTALS:	1	174	85	32	4491	59	1	409	18	250	10	9	8	1

EARTHWORK SUMMARY (G)

NOTES	ITEMS	UNIT	PROJECT TOTAL	PUMA STREET STA 0+70 - STA 18+50	BUNKER LAKE BOULEVARD STA 0+45 - STA 17+04
	UNADJUSTED VOLUMES BASED ON CROSS SECTIONS				
	EXCAVATION				
1	TOPSOIL (EV)	CU YD	648	151	497
2	REGULAR EXCAVATION (EV)	CU YD	5857	3109	2748
	EMBANKMENT				
3	TOPSOIL REQUIRED (CV)	CU YD	872	375	497
4	EMBANKMENT MATERIAL REQUIRED (CV)	CU YD	450	235	215
	EARTHWORK BALANCE				
	TOPSOIL BALANCE				
5	TOPSOIL REQUIRED (EV)	CU YD	1308	563	746
	TOPSOIL GENERATED (EV)	CU YD	648	151	497
	TOPSOIL BORROW (EV)	CU YD	660	411	249
	GRADING MATERIAL BALANCE				
6	MATERIAL GENERATED (EV)	CU YD	5857	3109	2748
7	EMBANKMENT MATERIAL REQUIRED (EV)	CU YD	585	306	279
8	EMBANKMENT MATERIAL (EV) (EXCESS)	CU YD	5272	2803	2469
	EARTHWORK QUANTITIES TO SEQ				
9	COMMON EXCAVATION (EV)	CU YD	6505	3260	3245
10	COMMON TOPSOIL BORROW (LV)	CU YD	660	411	249
11	SUBGRADE EXCAVATION (EV)	CU YD	200		
11	SELECT GRANULAR BORROW (CV)	CU YD	200		

1 CUT VOLUMES FROM CROSS SECTIONS. ASSUMES AN AVERAGE OF 4 INCHES OF TOPSOIL THICKNESSS

2 EXCAVATION REQUIRED BELOW EXISTING TOPSOIL AND BELOW PROPOSED AGGREGATE BASE COURSE. INCLUDES EXISTING RECLAIM MATERIAL ON PUMA STREET

3 MINIMUM 4 INCHES OF TOPSOIL PLACED IN ALL VEGETATED AREAS DISTURBED DURING CONSTRUCTION.

4 FILL VOLUMES FROM CROSS SECTIONS.

5 MINIMUM 4 INCHES OF TOPSOIL PLACED WITH A SHRINKAGE FACTOR OF 1.5 APPLIED FROM CV TO EV.

6 REGULAR EXCAVATION BELOW TOPSOIL.

7 MATERIAL REQUIRED UNDER ROADWAY AGGREGATE BASE MATERIAL AND UNDER TOPSOIL IN BOULEVARD AND POND AREAS. SHRINKAGE FACTOR OF 1.3 FROM EV TO CV APPLIED.

8 CONTRACTOR TO SEPARATE TOPSOIL, GRANULAR MATERIAL AND SUITABLE GRADING MATERIAL. GRANULAR MATERIAL TO BE USED UNDER ROADWAY. SUITABLE MATERIAL TO BE USED IN BOULEVARD AREAS.

9 INCLUDES TOPSOIL EXCAVATION AND REGULAR EXCAVATION.

10 TOPSOIL GENERATED ON SITE TO BE USED BEFORE ANY TOPSOIL BORROW IS HAULED TO SITE.

11 QUANTITIES TO BE USED AS DIRECTED BY ENGINEER IF POOR SOILS ARE ENCOUNTERED.

CONCRETE ITEMS (H)

STREET	6" CONCRETE WALK	CONCRETE CURB & GUTTER DESIGN B618	6" CONCRETE DRIVEWAY PAVEMENT	TRUNCATED DOMES
	SQ FT	LIN FT	SQ YD	SQ FT
PUMA STREET	320	3199	85	76
BUNKER LAKE BOULEVARD	540	2926		64
TOTALS:	860	6125	85	140

AGGREGATE AND BITUMINOUS (I)

STREET	AGGREGATE BASE, CL 5	AGGREGATE SURFACING (CV) CLASS 5	TYPE SP 12.5 WEARING COURSE MIX (3,C) (SPWEB340C)	TYPE SP 9.5 WEARING COURSE MIX (2,B) (SPWEA240B)	TYPE SP 12.5 NON WEARING COURSE MIX (3,B) (SPNWB330B)	BITUMINOUS MATERIAL FOR TACKCOAT (INCIDENTAL)
	TON	CU YD	TON	TON	TON	GALLON
PUMA STREET	3790	25	880	95	1100	370
BUNKER LAKE BOULEVARD	5105	20	1480	15	850	355
TOTALS:	8895	45	2360	110	1950	725

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City of RAMSEY
BOLTON & MENK
7533 SUNWOOD DR NW, SUITE 206
RAMSEY, MINNESOTA 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.com

REV	ISSUED FOR	DATE

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

KEVIN P. KIELB
LIC. NO. 23211 DATE 04/12/2018

DESIGNED JWC
DRAWN EKD
CHECKED KPK

CITY OF RAMSEY, MINNESOTA
BUNKER LAKE BOULEVARD AND PUMA STREET IMPROVEMENTS
S.A.P. 199-109-006, S.A.P. 199-121-002
TABULATIONS

SHEET G0.03

STORM SEWER TABLE (J)

STRUCTURE	STREET	STATION, OFFSET	RIM	OUTLET	ASSEMBLY	DRAINS	DOWNSTREAM	PIPE	15" RCP APRON	18" RCP APRON	24" RCP APRON	TRASH GUARD FOR 15" PIPE APRON	TRASH GUARD FOR 18" PIPE APRON	TRASH GUARD FOR 24" PIPE APRON	12" RCP STORM	15" RCP STORM	18" RCP STORM	24" RCP STORM	DESIGN 48-4020	DESIGN SPECIAL 1	DESIGN SPECIAL 2	CONNECT TO EXISTING STORM	NOTES
			ELEV	ELEV		TO	ELEV	GRADE (%)	EACH	EACH	EACH	EACH	EACH	EACH	LIN FT	LIN FT	LIN FT	LIN FT	LIN FT	LIN FT	LIN FT	EACH	
FES 1	PUMA	14+79.39, 99.18' LT	NA	863.00	NA	NA	NA	NA			1			1									
CB 1	PUMA	14+17.35, 31.13' LT	868.46	863.85	R-3246R	FES 1	863.00	0.92%										92		6.61			2' SUMP
CB 2	PUMA	14+10.35, 31.13' LT	868.46	864.02	R-3246R	CB 1	863.95	1.00%									7			4.44			
CB 3	PUMA	14+17.35, 20.68' RT	868.67	864.31	R-3246R	CB 1	863.95	0.69%							52						4.40		
CB 4	PUMA	14+10.35, 20.68' RT	868.67	864.48	R-3246R	CB 3	864.41	1.00%							8						4.20		
CB 5	PUMA	12+75.49, 20.67' LT	869.36	865.00	R-3246R	CB 2	864.15	0.65%									135			4.36			
CB 6	PUMA	12+75.49, 20.68' RT	869.36	865.35	R-3246R	CB 5	865.15	0.50%							41						4.00		
CB 7	PUMA	9+50.82, 20.67' LT	871.42	867.02	R-3246R	CB 5	865.15	0.58%								325				4.40			
CB 8	PUMA	9+50.82, 20.68' RT	871.42	867.42	R-3246R	CB 7	867.12	0.73%							41						4.00		
CB 9	PUMA	5+99.42, 20.67' LT	879.53	868.88	R-3246R	CB 7	867.12	0.50%								351				10.65			
CB 10	PUMA	5+99.46, 20.67' RT	879.53	875.53	R-3246R	CB 9	874.50	2.50%							41						4.00		
CB 11	PUMA	2+06.16, 20.67' LT	881.98	870.16	R-3246R	CB 9	869.98	0.30%								393				11.82			
CB 12	PUMA	2+06.16, 20.67' RT	881.98	877.98	R-3246R	CB 11	876.95	2.50%							41						4.00		
MH 1	PUMA	1+26.35, 20.67' LT	882.37	870.50	R-2560E	CB 11	870.26	0.30%								80			11.90				
CB 13	BUNKER LAKE	2+50.01, 25.89' LT	880.92	871.87	R-3246R	MH 1	870.50	0.80%								171				9.05			
CB 14	BUNKER LAKE	2+49.59, 26.11' RT	880.92	876.92	R-3246R	CB 13	875.25	3.21%							52						4.00		
CB 15	BUNKER LAKE	5+50.01, 20.78' LT	881.06	876.76	R-3246R	CB 13	875.25	0.50%								301					4.30		
CB 16	BUNKER LAKE	5+49.99, 20.67' RT	881.07	877.07	R-3246R	CB 15	876.86	0.50%							41						4.00		
CB 17	BUNKER LAKE	8+00.00, 20.71' LT	879.83	875.58	R-3246R	CB 19	874.20	0.46%								300					4.30		
CB 18	BUNKER LAKE	8+00.00, 20.67' RT	879.83	875.83	R-3246R	CB 17	875.68	0.37%							41						4.00		
CB 19	BUNKER LAKE	10+98.13, 20.67' LT	878.35	874.10	R-3246R	CB 21	873.15	0.30%								318				4.25			
CB 20	BUNKER LAKE	10+98.13, 20.67' RT	878.35	874.35	R-3246R	CB 19	874.20	0.37%							41						4.00		
CB 21	BUNKER LAKE	14+16.13, 20.67' LT	876.78	873.05	R-3246R	CB 22	872.90	0.37%								41				3.73			
CB 22	BUNKER LAKE	14+16.13, 20.67' RT	876.78	872.78	R-3246R	CB 23	872.70	0.62%								14				4.00			
CB 23	BUNKER LAKE	14+30.58, 20.67' RT	876.70	872.60	R-3246R	FES 2	872.50	0.22%									51			6.10			2' SUMP
CB 24	BUNKER LAKE	14+47.04, 23.86' LT	876.50	873.26	R-3246R	CB 21	873.15	0.37%							31						3.20		
FES 2	BUNKER LAKE	14+76.42, 38.92' RT	NA	872.50	NA	NA	NA	NA		1			1										
FES 3	BUNKER LAKE	16+07.74, 34.54' RT	NA	872.69	NA	EX CB	872.22	0.88%	1			1				14						1	
								TOTALS:	1	1	1	1	1	1	431	2308	193	92	11.9	69.4	52.4	1	

WATER MAIN (K)

STREET	STATION, OFFSET	CONNECT TO EXISTING WATERMAIN	6" WATERMAIN DUCTILE IRON CL 53	SALVAGE HYDRANT & VALVE	INSTALL HYDRANT & VALVE
		EACH	LIN FT	EACH	LIN FT
BUNKER LAKE BOULEVARD	14+03, 18.50' RT	1	17	1	1
TOTALS:		1	17	1	1

SIGNING AND STRIPING (L)

STREET	SIGN PANELS TYPE C (2)	PAVEMENT MESSAGE MULTI COMP (EPOXY)	CROSS WALK MULTI COMP (EPOXY)	4" SOLID LINE MULTI COMP (EPOXY)	4" SOLID LINE MULTI COMP (EPOXY)	4" BROKEN LINE MULTI COMP (EPOXY)	4" DOUBLE SOLID LINE MULTI COMP (EPOXY)	24" SOLID LINE MULTI COMP (EPOXY)	24" SOLID LINE MULTI COMP (EPOXY)
		WHITE	WHITE	WHITE	YELLOW	YELLOW	YELLOW	WHITE	YELLOW
	SQ FT	SQ FT	SQ FT	LIN FT	LIN FT	LIN FT	LIN FT	LIN FT	LIN FT
PUMA STREET	80	210	300	3900	2150	425	532	25	105
BUNKER LAKE BOULEVARD	88	240	180	3135	3050	540	406	40	115
TOTALS:	168.00	450	480	7035	5200	965	938	65	220

NOTES

1) QUANTITY IS FOR ACTUAL PAINTED LENGTH

2) CITY OF RAMSEY TO FURNISH AND INSTALL ALL SIGNS

EROSION CONTROL AND TURF ESTABLISHMENT (M)

STREET	STORM DRAIN INLET PROTECTION	RANDOM RIPRAP CLASS III	SEDIMENT CONTROL LOG TYPE WOOD CHIP	SILT FENCE TYPE MS	STABILIZED CONSTRUCTION EXIT	SEEDING	SEED, MIXTURE 25-121	FERTILIZER TYPE 3	HYDRAULIC BONDED FIBER MATRIX
	EACH	TON	LIN FT	LIN FT	LUMP SUM	ACRE	POUND	POUND	POUND
PUMA STREET	14	12		2451	0.5	0.8	75	160	2690
BUNKER LAKE BOULEVARD	12	24	60	2824	0.5	1.2	115	220	3780
TOTALS:	26	36	60	5275	1	2	190	380	6470

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REV	ISSUED FOR	DATE

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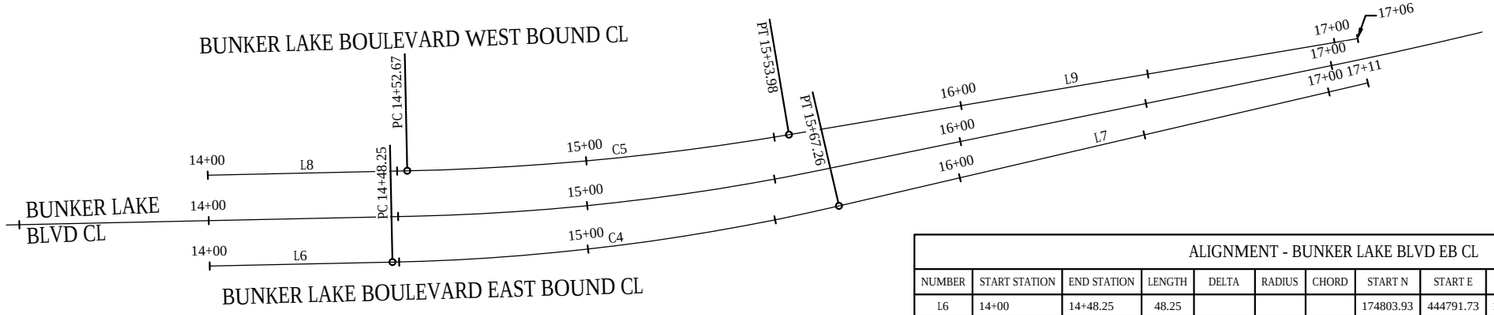
KEVIN P. KIELB
LIC. NO. 23211 DATE 04/12/2018

DESIGNED JWC
DRAWN EKD
CHECKED KPK

CITY OF RAMSEY, MINNESOTA
BUNKER LAKE BOULEVARD AND PUMA STREET IMPROVEMENTS
S.A.P. 199-109-006, S.A.P. 199-121-002
TABULATIONS

SHEET G0.04

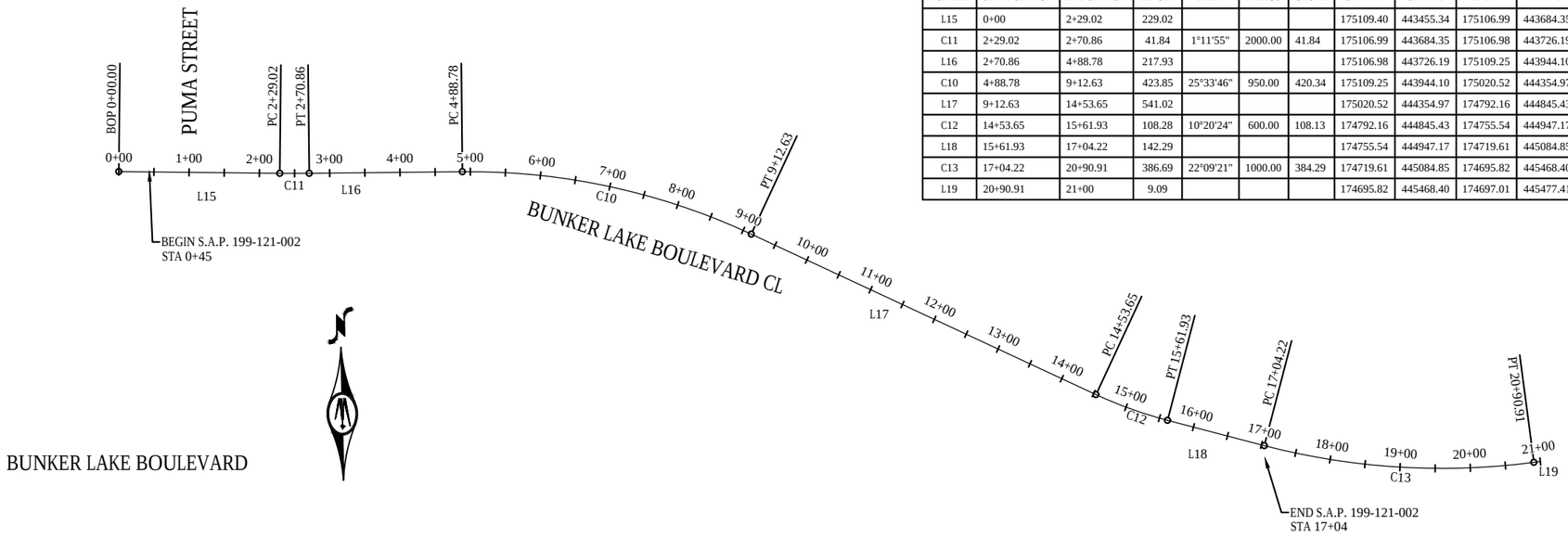


ALIGNMENT - BUNKER LAKE BLVD WB CL

NUMBER	START STATION	END STATION	LENGTH	DELTA	RADIUS	CHORD	START N	START E	END N	END E	LINE / CHORD DIRECTION
L8	14+00	14+52.67	52.67				174825.68	444801.86	174803.45	444849.61	S65° 01' 58"E
C5	14+52.67	15+53.98	101.32	8°21'09"	695.00	101.23	174803.45	444849.61	174767.52	444944.24	S69° 12' 33"E
L9	15+53.98	17+06.17	152.19				174767.52	444944.24	174724.01	445090.07	S73° 23' 07"E

ALIGNMENT - BUNKER LAKE BLVD EB CL

NUMBER	START STATION	END STATION	LENGTH	DELTA	RADIUS	CHORD	START N	START E	END N	END E	LINE / CHORD DIRECTION
L6	14+00	14+48.25	48.25				174803.93	444791.73	174783.56	444835.47	S65° 01' 58"E
C4	14+48.25	15+67.26	119.01	11°51'32"	575.00	118.80	174783.56	444835.47	174744.81	444947.77	S70° 57' 44"E
L7	15+67.26	17+10.57	143.32				174744.81	444947.77	174712.31	445087.35	S76° 53' 30"E



BUNKER LAKE BLVD CL

NUMBER	START STATION	END STATION	LENGTH	DELTA	RADIUS	CHORD	START N	START E	END N	END E	LINE / CHORD DIRECTION
L15	0+00	2+29.02	229.02				175109.40	443455.34	175106.99	443684.35	S89° 23' 50"E
C11	2+29.02	2+70.86	41.84	1°11'55"	2000.00	41.84	175106.99	443684.35	175106.98	443726.19	S89° 59' 47"E
L16	2+70.86	4+88.78	217.93				175106.98	443726.19	175109.25	443944.10	N89° 24' 16"E
C10	4+88.78	9+12.63	423.85	25°33'46"	950.00	420.34	175109.25	443944.10	175020.52	444354.97	S77° 48' 51"E
L17	9+12.63	14+53.65	541.02				175020.52	444354.97	174792.16	444845.43	S65° 01' 58"E
C12	14+53.65	15+61.93	108.28	10°20'24"	600.00	108.13	174792.16	444845.43	174755.54	444947.17	S70° 12' 10"E
L18	15+61.93	17+04.22	142.29				174755.54	444947.17	174719.61	445084.85	S75° 22' 22"E
C13	17+04.22	20+90.91	386.69	22°09'21"	1000.00	384.29	174719.61	445084.85	174695.82	445468.40	S86° 27' 03"E
L19	20+90.91	21+00	9.09				174695.82	445468.40	174697.01	445477.41	N82° 28' 17"E

0 100 200
SCALE FEET

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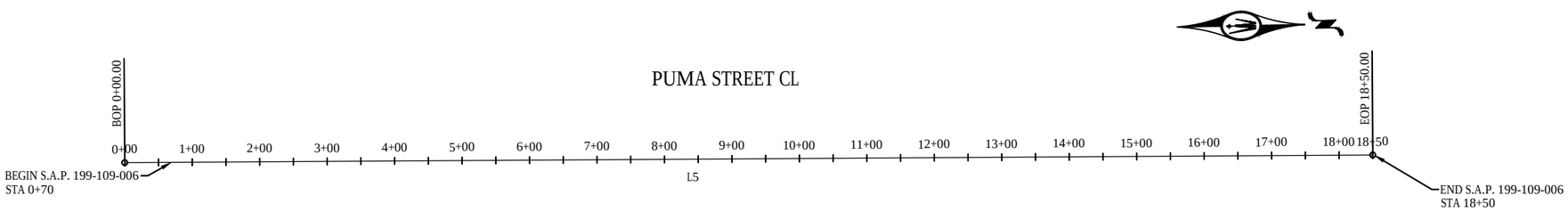
S.A.P. 199-109-006, S.A.P. 199-121-002
ALIGNMENT PLAN & TABULATION

SHEET C0.01



PUMA STREET

PUMA STREET											
NUMBER	START STATION	END STATION	LENGTH	DELTA	RADIUS	CHORD	START N	START E	END N	END E	LINE / CHORD DIRECTION
L5	0+00	18+50	1850.00				175008.35	443555.95	176858.31	443544.58	S0° 21' 07"E

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SCALE FEET

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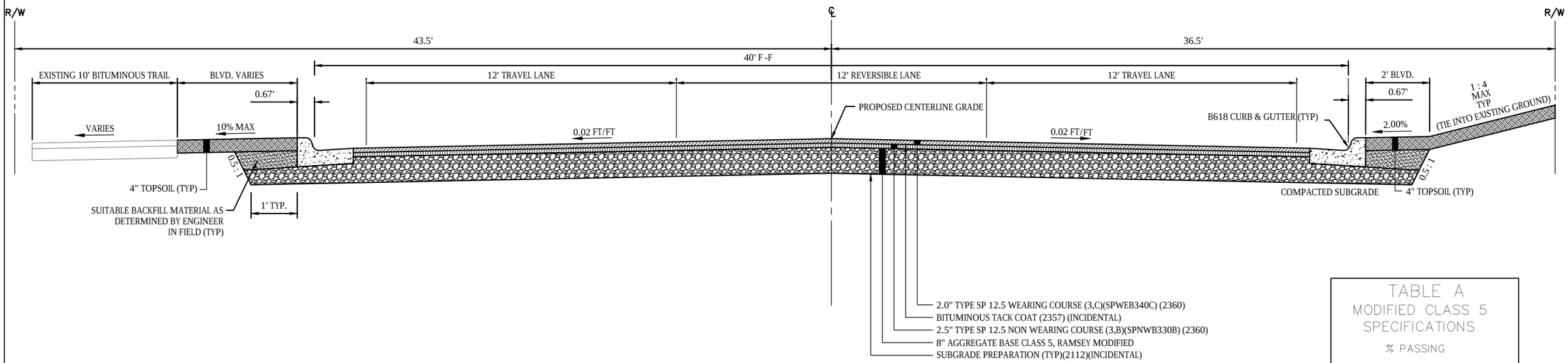
ALIGNMENT PLAN & TABULATION

SHEET C0.02



STREET TYPICAL SECTION - PUMA STREET NW

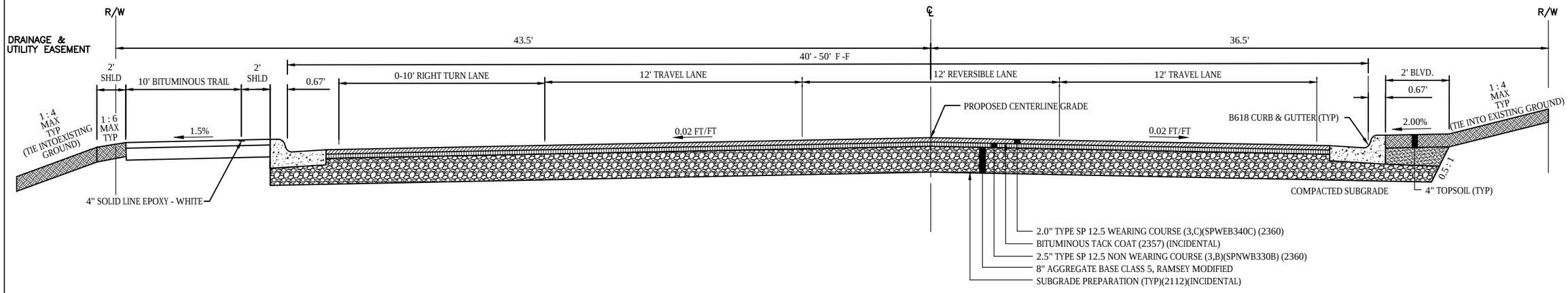
NOT TO SCALE

STATION 1+50 TO STATION 13+50
STATION 16+45 TO STATION 17+60
(TIE INTO EXISTING AT STATION 18+50)

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.



STREET TYPICAL SECTION - PUMA STREET NW

NOT TO SCALE

STATION 13+50 TO STATION 16+45

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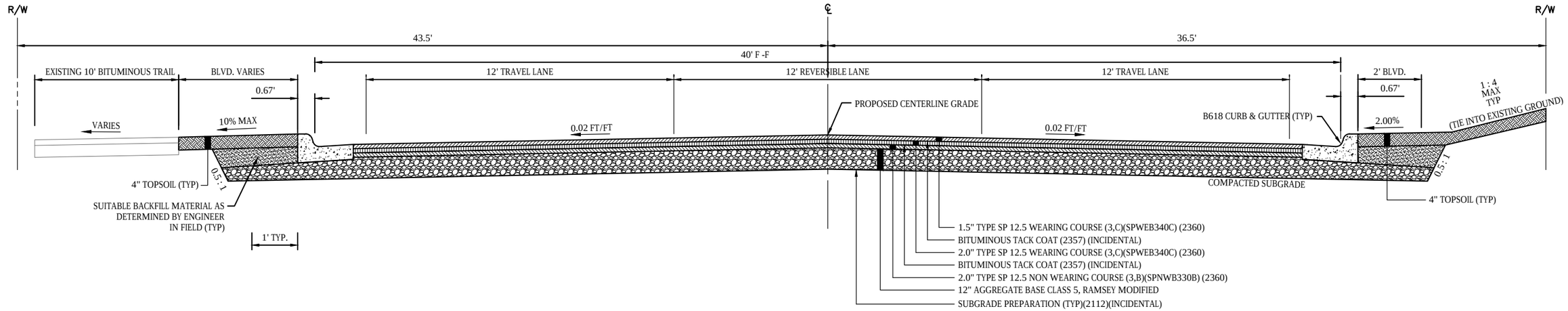
S.A.P. 199-109-006, S.A.P. 199-121-002
TYPICAL SECTIONS

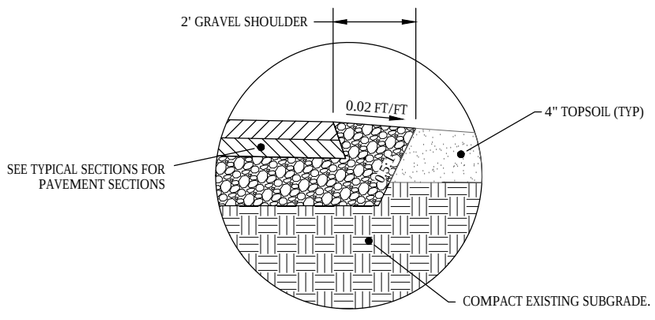
SHEET
C1.01



STREET TYPICAL SECTION - BUNKER LAKE BLVD

NOT TO SCALE

STATION 1+50 TO STATION 14+34
(TIE INTO EXISTING AT STATION 15+53)



RURAL SECTION/TRANSITION AREA SHOULDER TREATMENT

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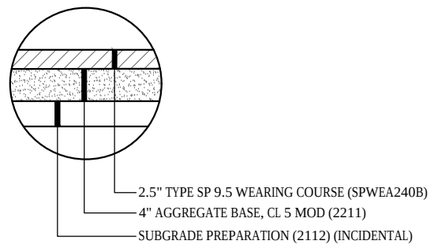
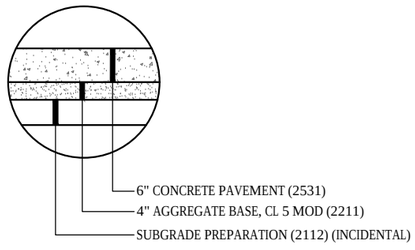


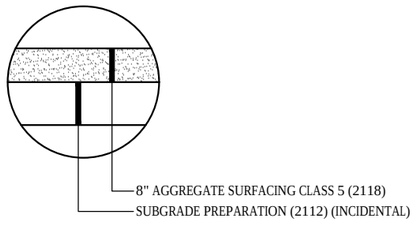
BITUMINOUS TRAIL PAVEMENT

NOT TO SCALE



CONCRETE SIDEWALK PAVEMENT

NOT TO SCALE



AGGREGATE SURFACING CLASS 5

NOT TO SCALE

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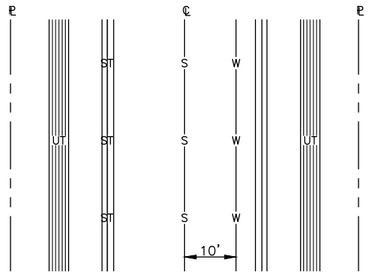
S.A.P. 199-109-006, S.A.P. 199-121-002
TYPICAL SECTIONS

SHEET
C1.02



LEGEND

— S — SANITARY SEWER

— ST — STORM SEWER

— W — WATERMAIN

UT UTILITY TRENCH

℄ PROPERTY LINE

℄ CENTERLINE OF STREET

NOTES:

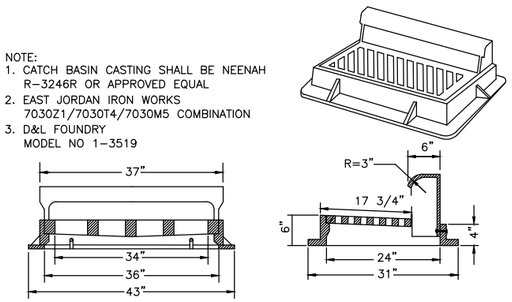
- WATERMAIN SHALL BE LOCATED NORTH & EAST OF CENTERLINE.
- UTILITY TRENCH SHALL BE A COMMON BURY FOR ELECTRIC, GAS, COMMUNICATIONS & CABLE TV.
- THE COMMON BURY TRENCH SHALL BE LOCATED IN THE CENTER OF THE BOULEVARD BETWEEN BACK OF CURB & THE PROPERTY LINE.
- STORM SEWER SHALL BE LOCATED BENEATH THE CURB, PREFERABLY PLACED ON THE STREET SIDE OPPOSITE TO THE WATERMAIN.
- SEE DETAILS FOR MINIMUM DEPTH LOCATIONS.

UTILITY LOCATIONS

N.T.S.

APPROVED		STANDARD DETAILS
DATE 7–96	City of RAMSEY	UTILITY LOCATIONS
		CITY PLATE No. UTL–1

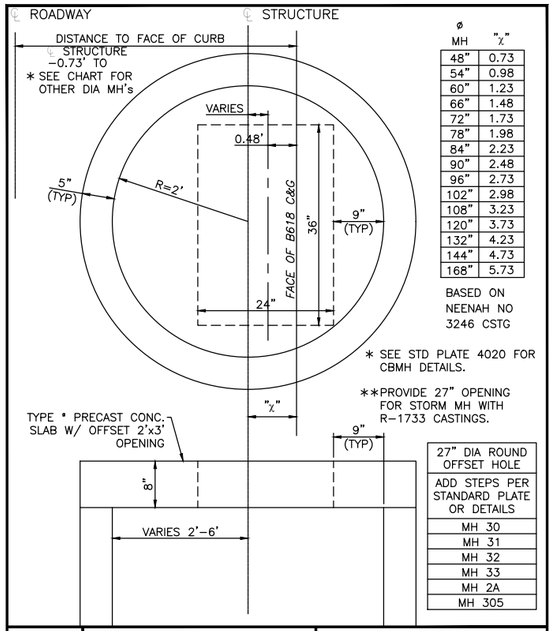
NOTE:
1. CATCH BASIN CASTING SHALL BE NEENAH R–3246R OR APPROVED EQUAL
2. EAST JORDAN IRON WORKS 7030Z1/7030T4/7030M5 COMBINATION
3. D&L FOUNDRY MODEL NO 1–3519



STANDARD CATCHBASIN CASTING

N.T.S.

APPROVED		STANDARD DETAILS
DATE	City of RAMSEY	STORMWATER CASTINGS
		CITY PLATE No.



ø MH	"X"
48"	0.73
54"	0.98
60"	1.23
66"	1.48
72"	1.73
78"	1.98
84"	2.23
90"	2.48
96"	2.73
102"	2.98
108"	3.23
120"	3.73
132"	4.23
144"	4.73
168"	5.73

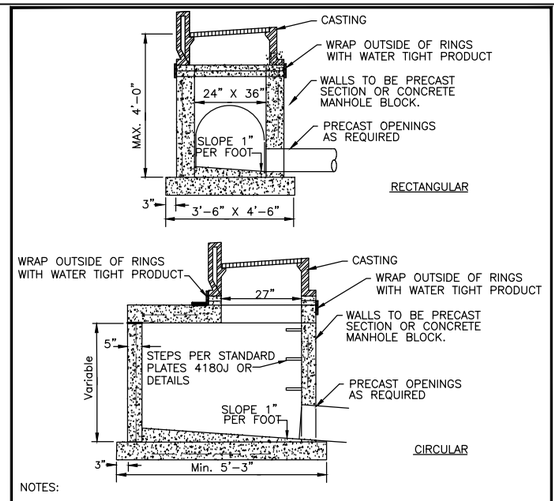
BASED ON NEENAH NO 3246 CSTG

* SEE STD PLATE 4020 FOR CBMH DETAILS.

**PROVIDE 27" OPENING FOR STORM MH WITH R–1733 CASTINGS.

27" DIA ROUND OFFSET HOLE
ADD STEPS PER STANDARD PLATE OR DETAILS
MH 30
MH 31
MH 32
MH 33
MH 2A
MH 305

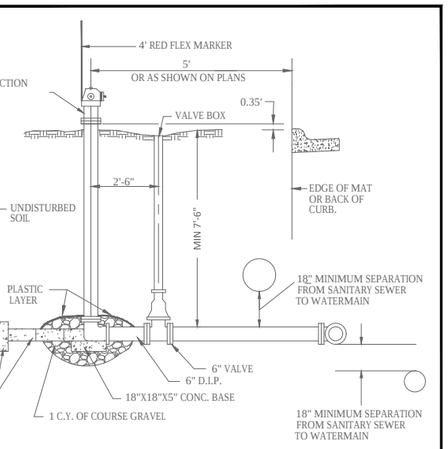
APPROVED		STANDARD DETAILS
DATE 4–2005	City of RAMSEY	SLAB TOP MANHOLE
		CITY PLATE No. STO–5



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
5. SHIMS USED FOR LEVELING SHALL BE METAL OR CONCRETE
6. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
8. STEPS ARE REQUIRED IF STRUCTURE FROM THE CASTING TO THE INVERT IS GREATER THAN 4 FEET
9. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS

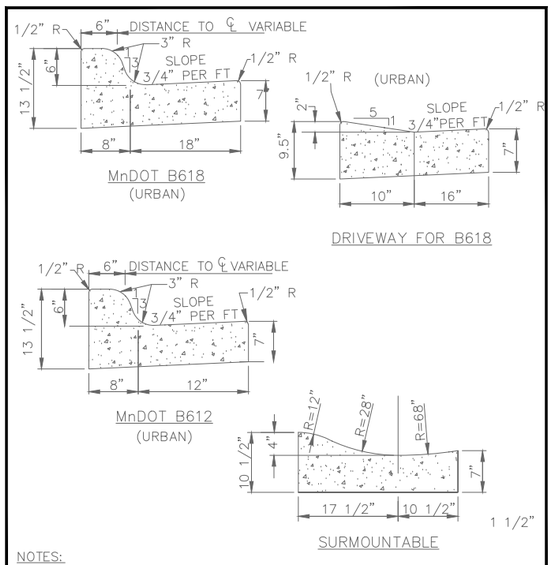
APPROVED		STANDARD DETAILS
DATE 4–2007	City of RAMSEY	CATCH BASIN
		CITY PLATE No. STO–7



NOTES:

1. HYDRANT SHALL BE 5-1/4" WB67 WATEROUS PACER.
2. HYDRANTS TO BE ORDERED FOR 8'-0" BURY. IN AREAS OF EXTRA DEPTH ON THE WATERMAIN, HYDRANTS EXTENSIONS MAY BE REQUIRED.
3. HYDRANTS SHALL BE BLOCKED OR TIED TO THE TEE AT MAIN WITH 2-3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION. RESTRAINED JOINT PIPE AND RETAINING GLANDS MAY BE USED.
4. TOP NUT OF HYDRANT 2.5' ABOVE TOP BACK OF CURB OR BITUMINOUS SURFACE.
5. HYDRANTS BURIED BELOW WATER TABLE, DRAIN HOLES NEED TO BE PLUGGED AND HYDRANT MARKED BY PAINTING 5" CAP YELLOW.
6. BRUSH PAINT ALL HYDRANTS AFTER INSTALLATION IS COMPLETE.

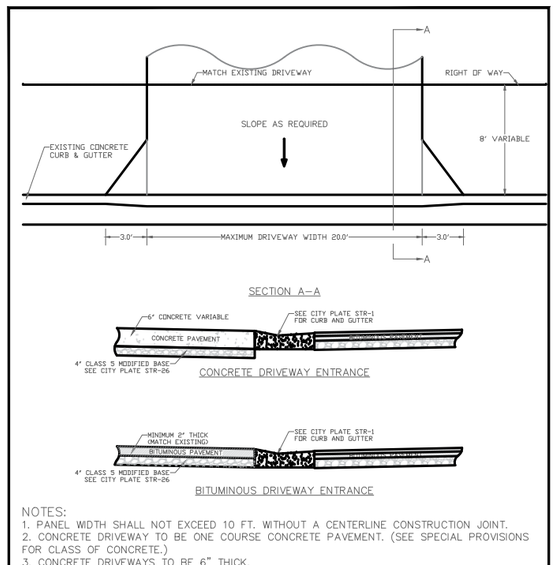
APPROVED: 6 – 2017		STANDARD DETAILS: HYDRANT
	City of RAMSEY	
		CITY PLATE No. WAT–1



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.

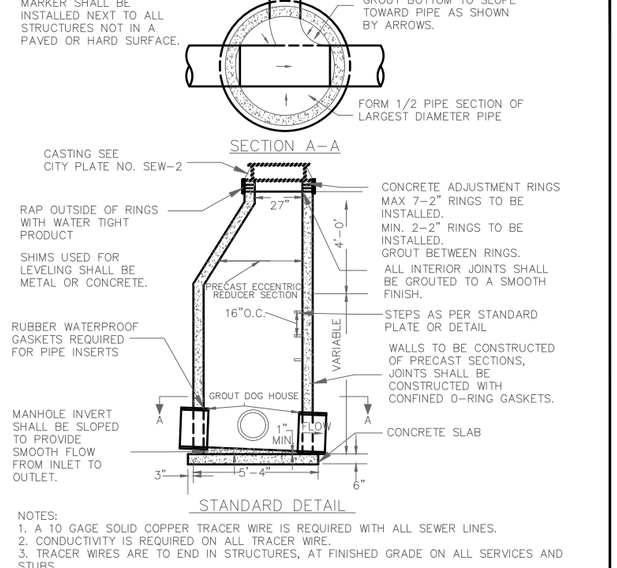
APPROVED: 1 – 2016		STANDARD DETAILS: CURB AND GUTTER
	City of RAMSEY	
		CITY PLATE No. STR–1



NOTES:

1. PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
2. CONCRETE DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
3. CONCRETE DRIVEWAYS TO BE 6" THICK.
4. ½" EXPANSION JOINT, ½" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPERATELY.)
5. BITUMINOUS DRIVEWAYS MINIMUM 2" THICK, MATCH EXISTING BITUMINOUS PAVEMENT THICKNESS.

APPROVED: 1 – 2016		STANDARD DETAILS: RESIDENTIAL DRIVEWAY NO SIDEWALK
	City of RAMSEY	
		CITY PLATE No. STR–30



NOTES:

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

APPROVED		STANDARD DETAILS
DATE 1–2016	City of RAMSEY	SANITARY MANHOLES
		CITY PLATE No. SEW–1

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City of RAMSEY

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REV	ISSUED FOR	DATE

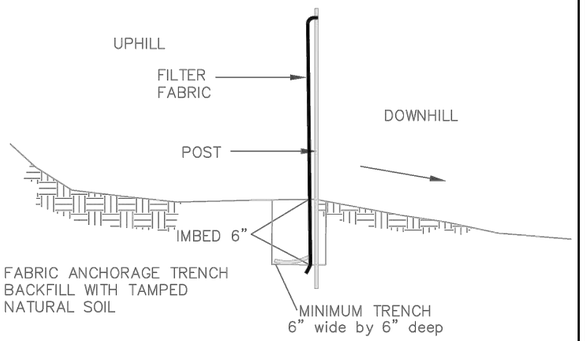
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

KEVIN P. KIELB
LIC. NO. 23211 DATE 04/12/2018

DESIGNED	JWC
DRAWN	EKD
CHECKED	KPK

CITY OF RAMSEY, MINNESOTA
BUNKER LAKE BOULEVARD AND PUMA STREET IMPROVEMENTS
S.A.P. 199-109-006, S.A.P. 199-121-002
CONSTRUCTION DETAILS

SHEET C1.03



INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL

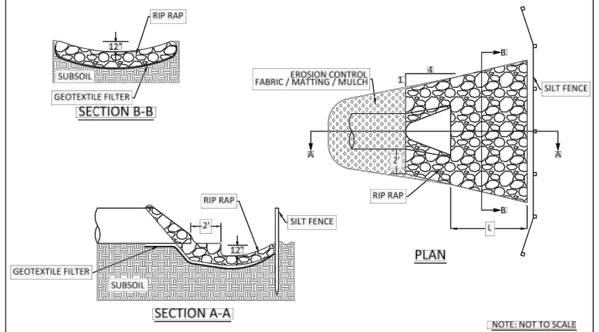
NO SCALE

APPROVED: 1 – 2016

City of RAMSEY

STANDARD DETAILS: SILT FENCE

CITY PLATE No. ERO–1



NOTE: NOT TO SCALE

NOTES:

1. ON SLOPES 4:1 OR GREATER, ANCHOR OR STRAIGHT DISKED STRAW MULCH, SEEDED NETTING, GABRIC, OR MATTING SUCH AS EXCELSIOR SHALL BE USED TO STABILIZE DISTURBED SOILS. THESE EXPOSED SOILS MUST BE STABILIZED IMMEDIATELY AFTER GRADING OF SOIL IS COMPLETE.
2. A SKIRTING OF EROSION CONTROL FABRIC OR MULCH MUST BE USED TO PROTECT OUTLETS AS ILLUSTRATED REGARDLESS OF SLOPE.
3. RIP RAP IS CLASS III PLACED 18" THICK.
4. FOR PIPE GREATER THAN 48" DIAMETER OR 58" SPAN, QUANTITY OF GEOTEXTILE FABRIC AND RIP RAP WILL BE HANDLED IN A CASE BY CASE MANNER.
5. GEOTEXTILE FABRIC SHALL COVER THE BOTTOM AND SIDES OF THE AREA EXCAVATED FOR THE RIP RAP MATERIAL.

RIP RAP AT RCP OUTLETS			
DIA. OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
12	8	19.6	4.4
15	8	20.8	4.8
18	10	25.6	6.4
21	10	27.4	7.1
24	12	33.4	9.2
27	12	35.2	9.9
30	14	41.6	12.3
36	16	50.5	15.8
42	18	57.8	18.7
48	20	66.5	22.2

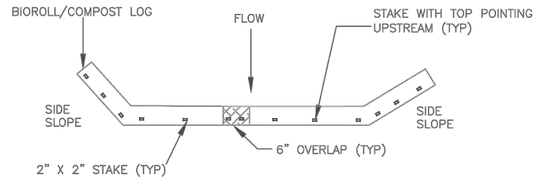
RIP RAP AT RCP-A OUTLETS			
SPAN OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
22	10	25.6	6.1
28	12	33.2	8.5
36	14	41.5	11.2
43	16	50.5	14.3
51	18	57.5	16.9
58	20	65.2	19.8

APPROVED: 9 – 2016

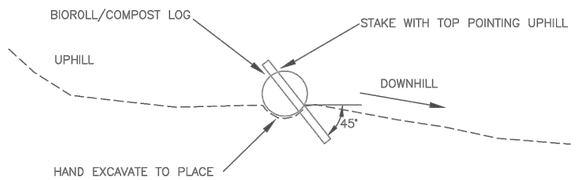
City of RAMSEY

STANDARD DETAILS: RIP–RAP

CITY PLATE No. ERO–3



PLAN VIEW



SIDE VIEW

NO SCALE

NOTE:

STAKE INTO GROUND WITH WOOD STAKES DRIVING STAKE 6" INTO GROUND AND PROTRUDING 2" ABOVE LOG

WOOD STAKES ARE A MINIMUM 0.5" X 2" X 16" AND PLACED EVERY 1' UNLESS PRECLUDED BY A ROCK

WHEN MORE THAN 1 BIOROLL/COMPOST LOG IS NEEDED, OVERLAP ENDS A MINIMUM OF 6" AND STAKE

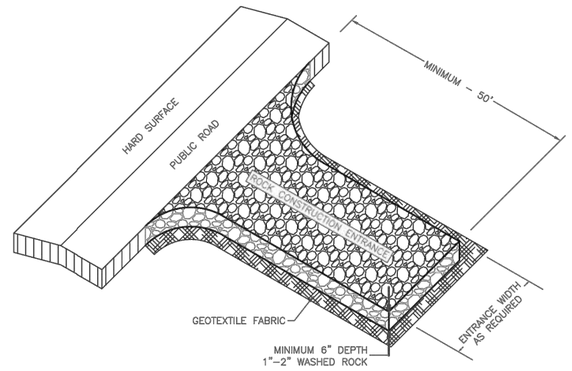
WOOD STAKES ARE DRIVEN THROUGH BACK HALF OF BIOROLL OR COMPOST LOG AT 45° ANGLE WITH TOP OF STAKE POINTING UPHILL

APPROVED: 3 – 2016

City of RAMSEY

STANDARD DETAILS: BIO ROLL (COMPOST LOG)

CITY PLATE No. ERO–4



NOTE:

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

NOT TO SCALE

APPROVED: 1 – 2016

City of RAMSEY

STANDARD DETAILS: ROCK CONSTRUCTION ENTRANCE

CITY PLATE No. ERO–5

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.

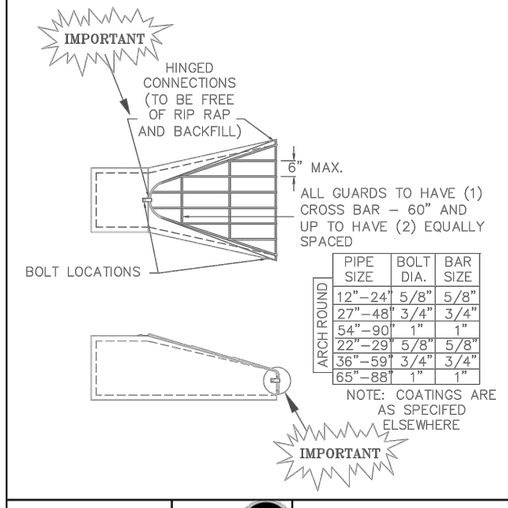
APPROVED: 1 – 2016

City of RAMSEY

STANDARD DETAILS: TOPSOIL REQUIREMENTS

CITY PLATE No. ERO–6

NOTE:
GUARDS MUST BE INCORPORATED ON ALL INSTALLATIONS EXCEPT WHERE SPECIFICALLY ALLOWED OTHERWISE BY THE CITY ENGINEER.



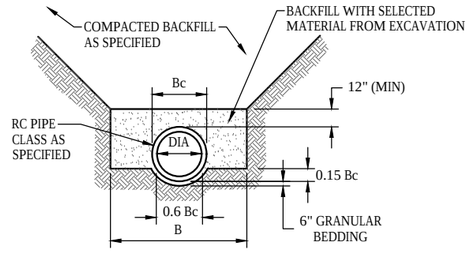
ARCH ROUND	PIPE SIZE	BOLT DIA.	BAR SIZE
	12"–24"	5/8"	5/8"
	27"–48"	3/4"	3/4"
	54"–90"	1"	1"
	22"–29"	5/8"	5/8"
	36"–59"	3/4"	3/4"
	65"–88"	1"	1"

APPROVED: 2 – 2006

City of RAMSEY

STANDARD DETAILS: TRASH GUARD

CITY PLATE No. STO–8



PIPE DIA	B
36" OR LESS	B + 24"$_C$
42" TO 54"	1.5 X Bc
60" OR OVER	B + 36"$_C$

RC PIPE BEDDING

NOT TO SCALE

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City of RAMSEY

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KEVIN P. KIELB
LIC. NO. 23211 DATE 04/12/2018

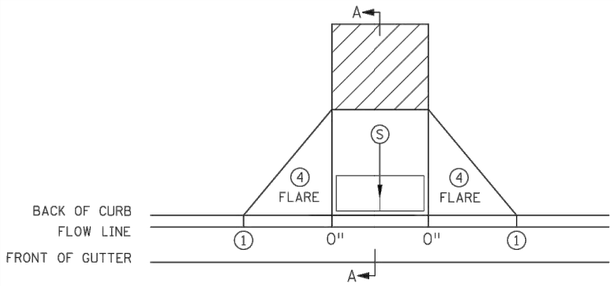
DESIGNED JWC
DRAWN EKD
CHECKED KPK

CITY OF RAMSEY, MINNESOTA

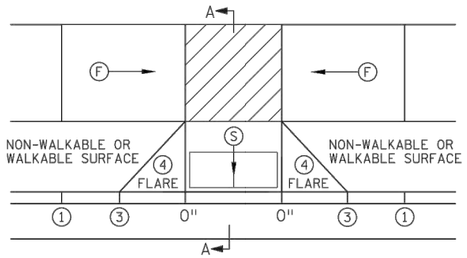
BUNKER LAKE BOULEVARD AND PUMA STREET IMPROVEMENTS
S.A.P. 199-109-006, S.A.P. 199-121-002

CONSTRUCTION DETAILS

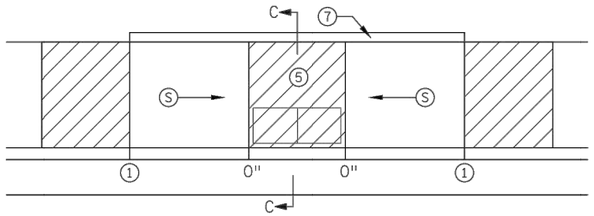
SHEET C1.04



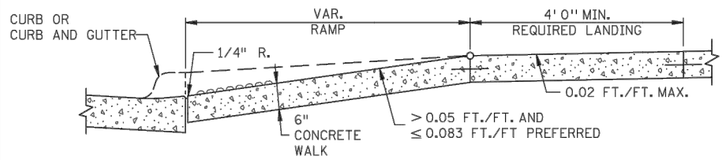
PERPENDICULAR



TIERED PERPENDICULAR

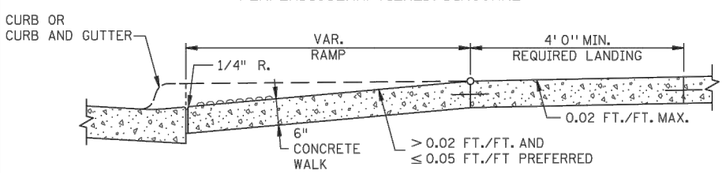


PARALLEL



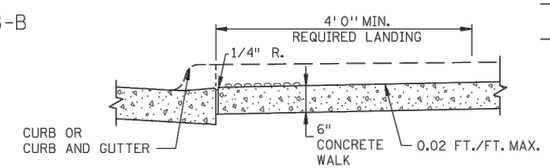
SECTION A-A

PERPENDICULAR/TIERED/DIAGONAL



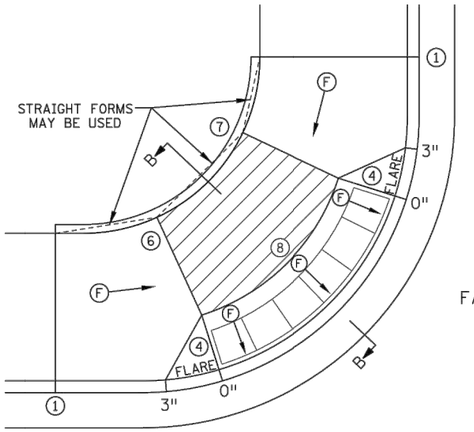
SECTION B-B

FAN

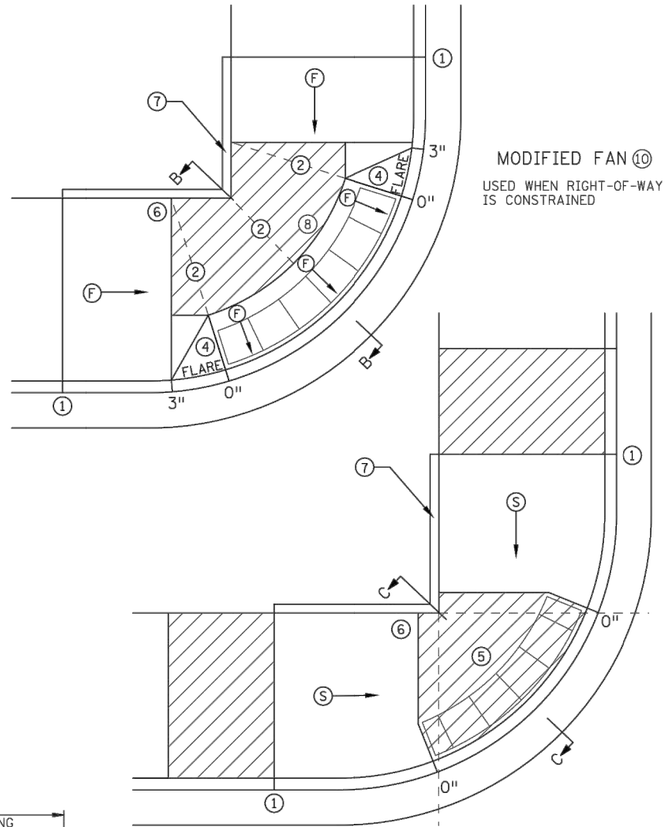


SECTION C-C

PARALLEL/DEPRESSED CORNER

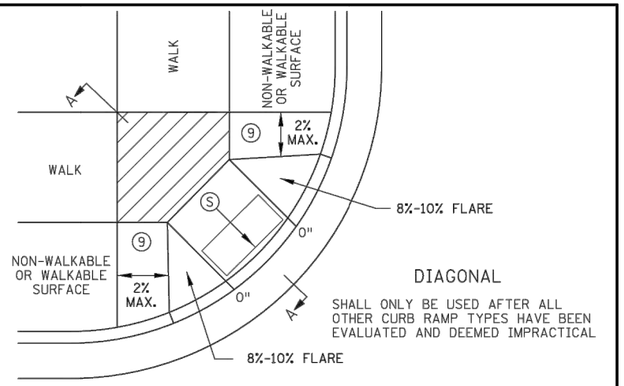


FAN (10)



MODIFIED FAN (10)

USED WHEN RIGHT-OF-WAY
IS CONSTRAINED



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

REVISED:

APPROVED:

STATE DESIGN ENGINEER

1-23-2017

PEDESTRIAN CURB RAMP DETAILS

STANDARD PLAN 5-297.250 | 1 OF 6

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City of RAMSEY

BOLTON & MENK

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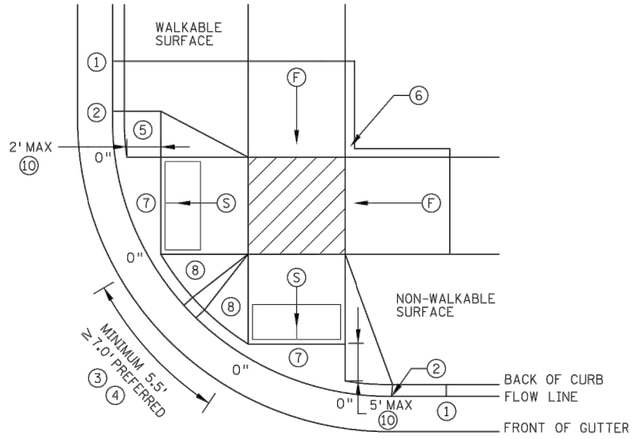
CITY OF RAMSEY, MINNESOTA

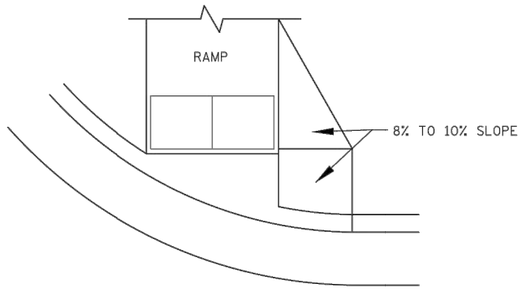
BUNKER LAKE BOULEVARD AND PUMA STREET IMPROVEMENTS
S.A.P. 199-109-006, S.A.P. 199-121-002

PEDESTRIAN RAMP DETAILS

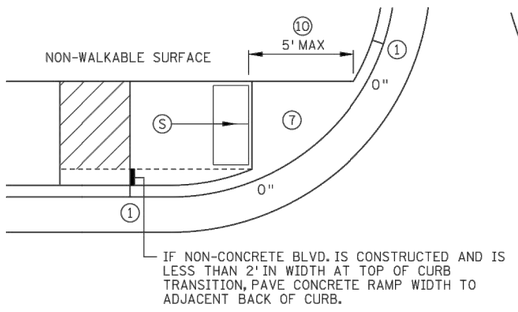
SHEET C1.05



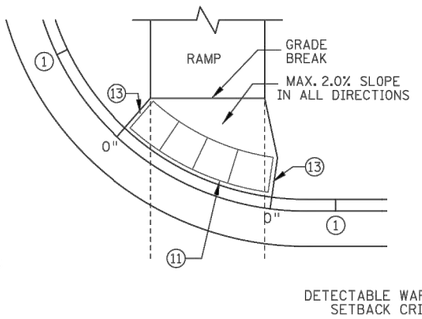
COMBINED DIRECTIONAL ⑨



DIRECTIONAL RAMP WALKABLE FLARE

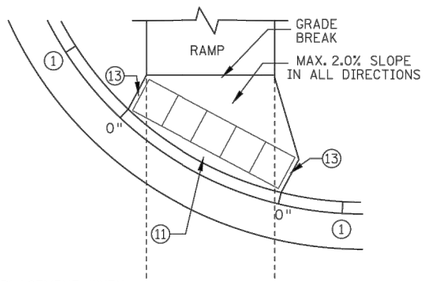


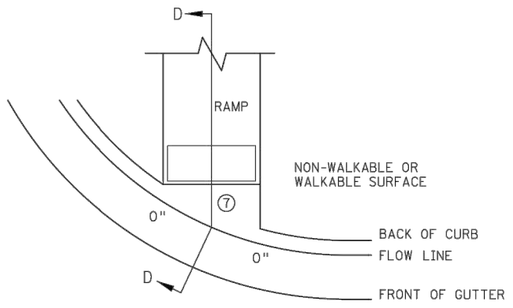
STANDARD ONE-WAY DIRECTIONAL ⑨



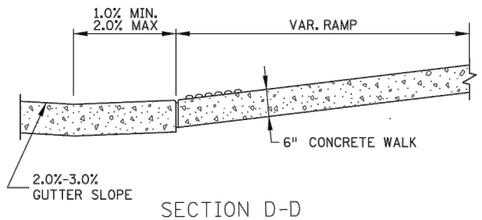
DETECTABLE WARNING PLACEMENT WHEN SETBACK CRITERIA IS EXCEEDED ⑫

ONE-WAY DIRECTIONAL WITH DETECTABLE WARNING AT BACK OF CURB

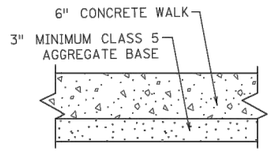




CURB FOR DIRECTIONAL RAMPS ⑭



SECTION D-D



TYPICAL SIDEWALK SECTION WITHIN INTERSECTION CORNER

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.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

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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

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City of RAMSEY

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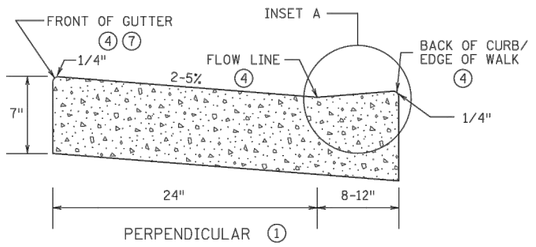
CITY OF RAMSEY, MINNESOTA

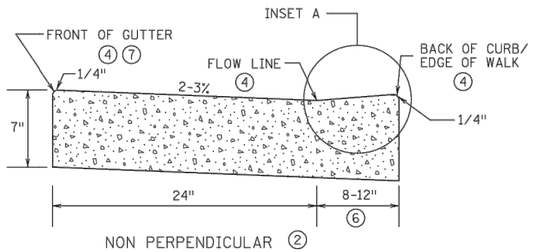
BUNKER LAKE BOULEVARD AND PUMA STREET IMPROVEMENTS
S.A.P. 199-109-006, S.A.P. 199-121-002

PEDESTRIAN RAMP DETAILS

SHEET C1.06

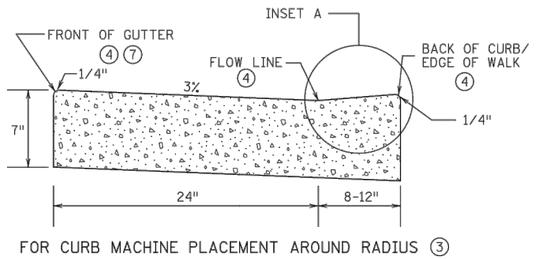


PERPENDICULAR ①

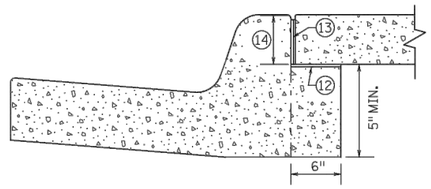


NON PERPENDICULAR ②

PEDESTRIAN ACCESS ROUTE CURB & GUTTER DETAIL

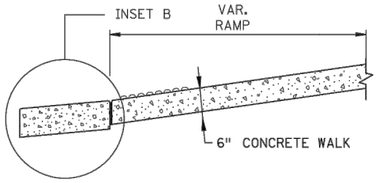


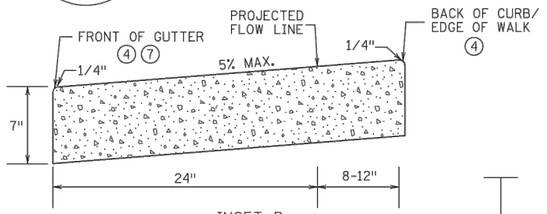
FOR CURB MACHINE PLACEMENT AROUND RADIUS ③
(REGARDLESS OF RAMP TYPE)



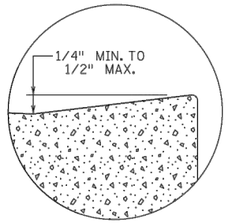
OPTIONAL SILL CURB WHEN SIDEWALK IS AT BACK OF CURB

CONCRETE SILL TO BE USED ONLY WHEN SPECIFIED IN THE PLAN.

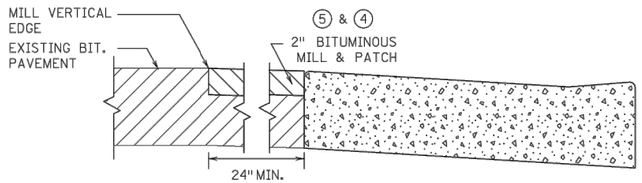


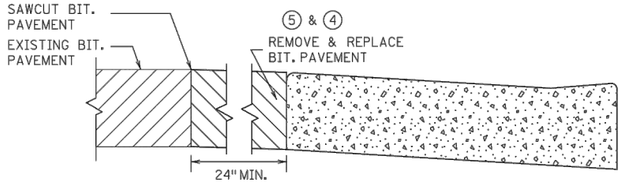


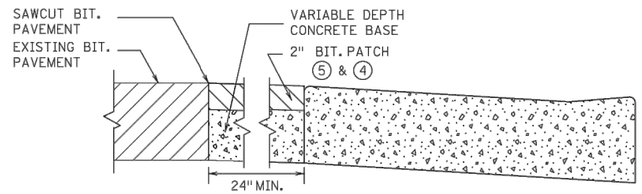
INSET B
OUTFLOW GUTTER ⑧



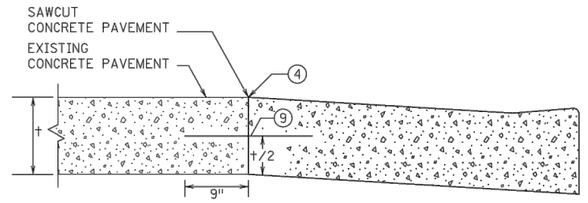
INSET A





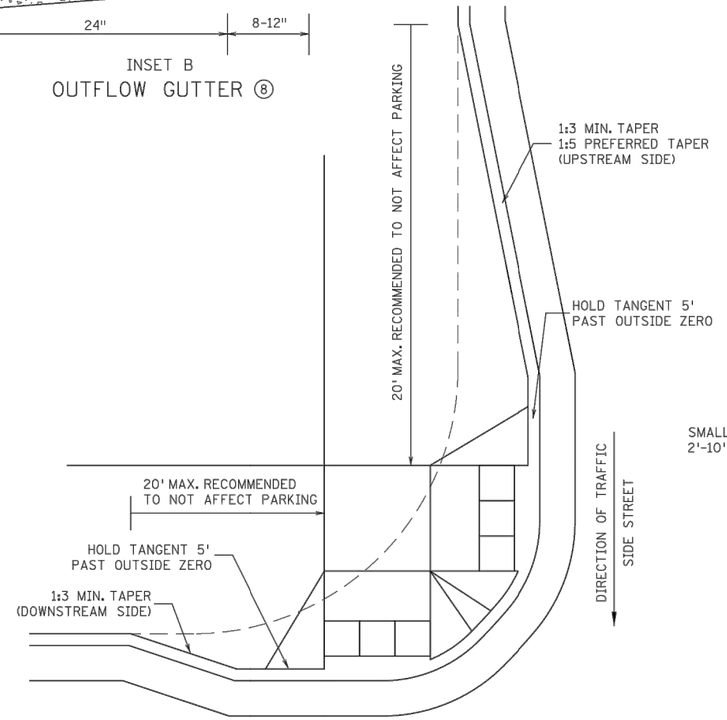


ONLY ALLOWED PER ENGINEER'S APPROVAL

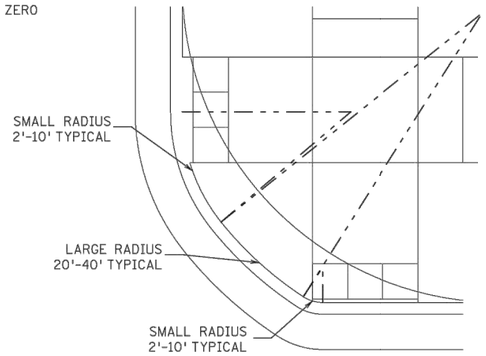


PAVEMENT TREATMENT OPTIONS IN FRONT OF CURB & GUTTER

FOR USE ON CURB RAMP RETROFITS



ADA CURB EXTENSION WITH COMPOUND RADIUS (BUMP OUT) ⑪



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

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CITY OF RAMSEY, MINNESOTA
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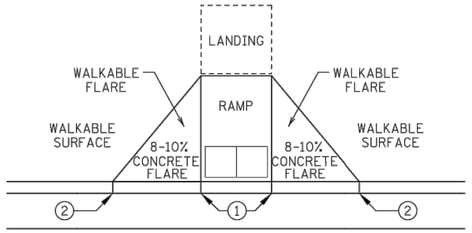
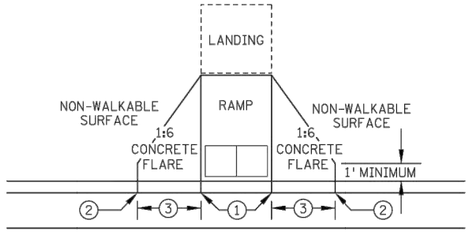
PEDESTRIAN RAMP DETAILS

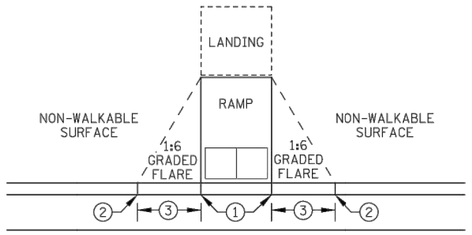
SHEET C1.07



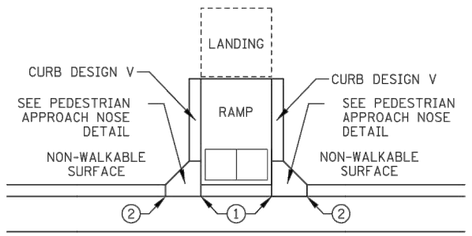
PAVED FLARES
ADJACENT TO WALKABLE SURFACE



PAVED FLARES
ADJACENT TO NON-WALKABLE SURFACE

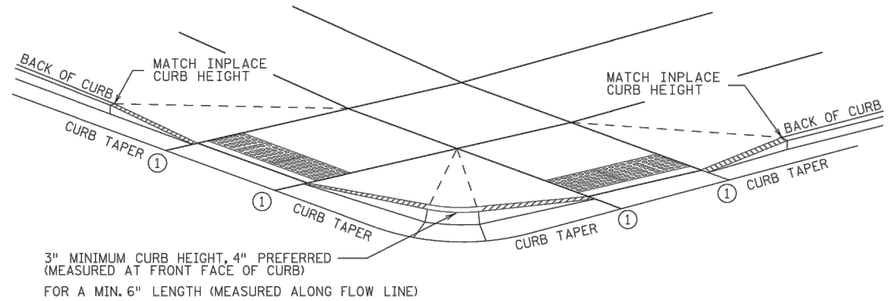


GRADED FLARES

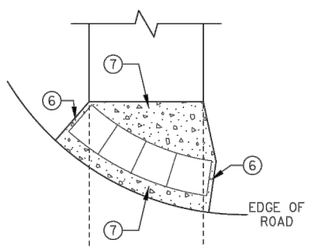


RETURNED CURB ⑤

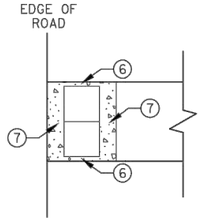
TYPICAL SIDE TREATMENT OPTIONS ④ ⑪



DETECTABLE EDGE WITH ⑧
CURB AND GUTTER

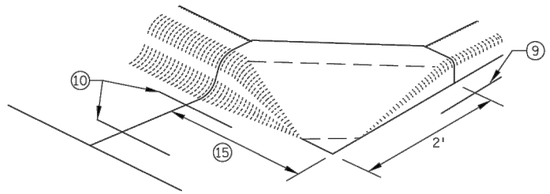


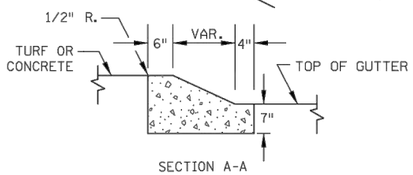
RADIAL DETECTABLE WARNING



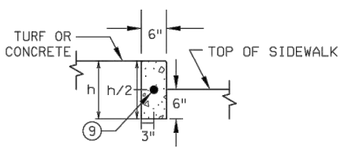
RECTANGULAR DETECTABLE WARNING

DETECTABLE EDGE WITHOUT CURB AND GUTTER

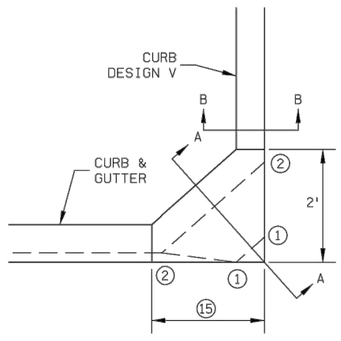




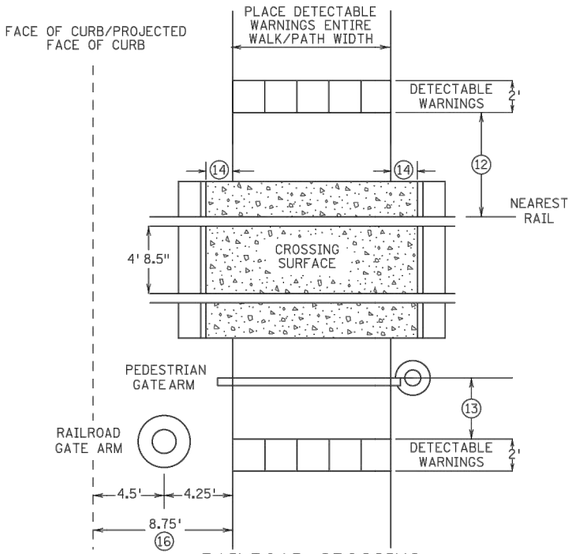
SECTION A-A



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

REVISED:

APPROVED:
1-23-2017
STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

STANDARD PLAN 5-297.250 | 4 OF 6

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DESIGNED JWC
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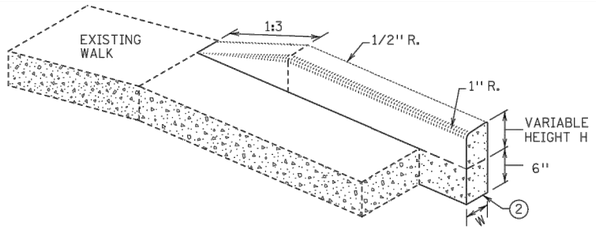
CHECKED KPK

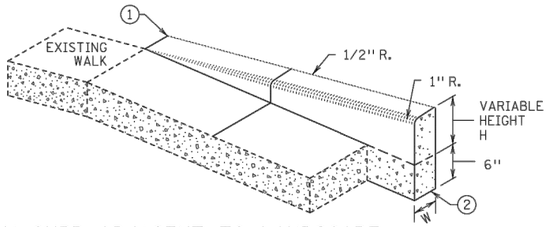
CITY OF RAMSEY, MINNESOTA
BUNKER LAKE BOULEVARD AND PUMA STREET IMPROVEMENTS
S.A.P. 199-109-006, S.A.P. 199-121-002
PEDESTRIAN RAMP DETAILS

SHEET C1.08



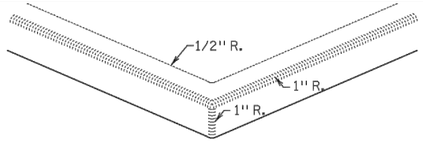
V CURB ADJACENT TO LANDSCAPE

CURB WITHIN SIDEWALK LIMITS

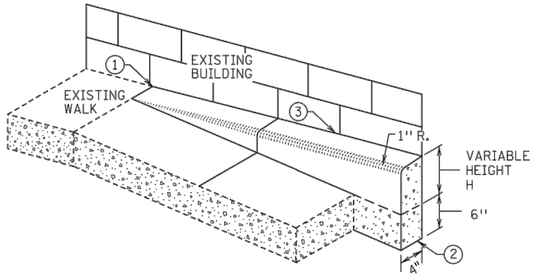


V CURB ADJACENT TO LANDSCAPE

CURB OUTSIDE SIDEWALK LIMITS

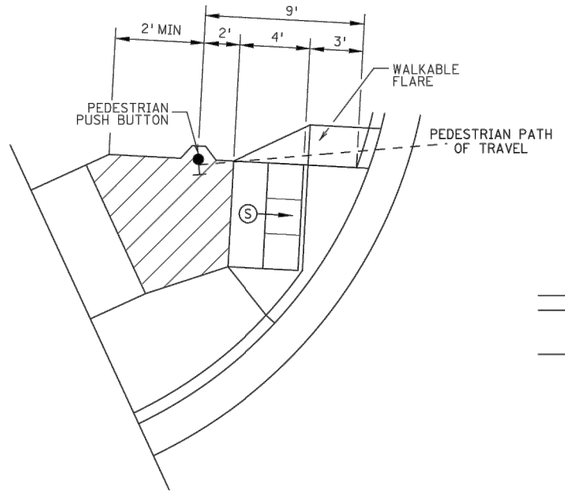


V CURB INTERSECTION



V CURB ADJACENT TO BUILDING OR BARRIER

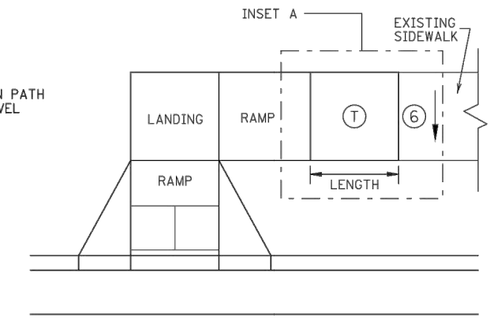
CONCRETE CURB DESIGN V	
CURB HEIGHT H	CURB WIDTH W
<6"	4"
≥6"	6"

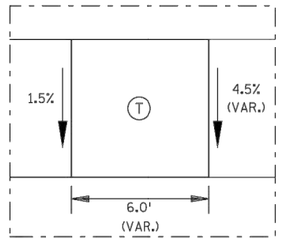


SEMI-DIRECTIONAL RAMP (3,4,9)

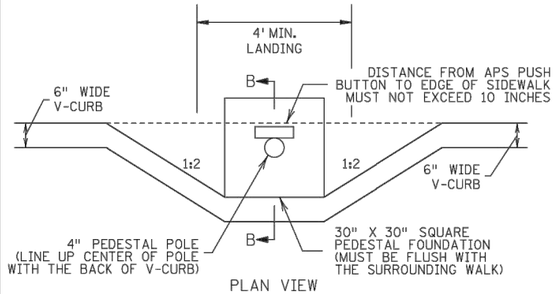
3' DOME SETBACK, 4' LONG RAMP AND PUSH BUTTON 9' FROM THE BACK OF CURB

PRIMARILY USED FOR APS APPLICATIONS WHERE THE PAR DOES NOT CONTINUE PAST THE PUSH BUTTON (DEAD-END SIDEWALK)

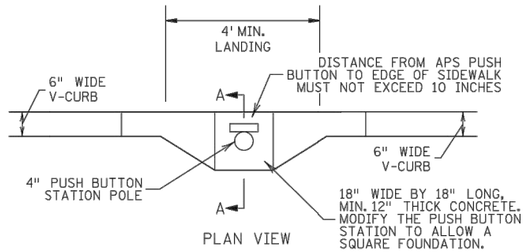




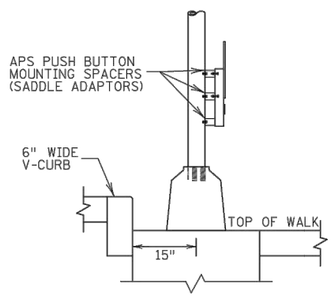
TRANSITION PANEL ④⑤



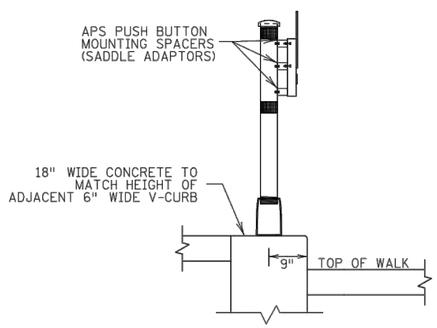
PLAN VIEW



PLAN VIEW



SECTION B-B



SECTION A-A

SIGNAL PEDESTAL & PUSH BUTTON (V-CURB)

PUSH BUTTON STATION (V-CURB)

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.

REVISION:

APPROVED: JANUARY 23, 2017

OPERATIONS ENGINEER

REVISED:

APPROVED: 1-23-2017

STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

STANDARD PLAN 5-297.250 | 5 OF 6

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City of RAMSEY

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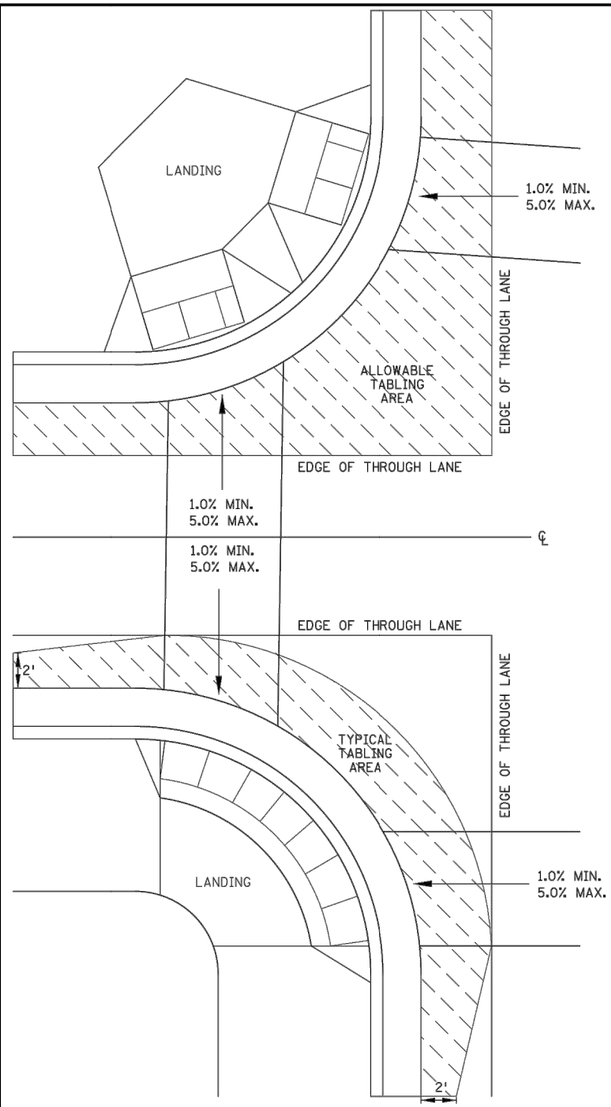
CITY OF RAMSEY, MINNESOTA

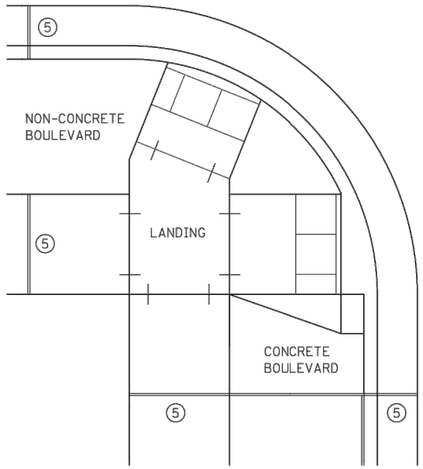
BUNKER LAKE BOULEVARD AND PUMA STREET IMPROVEMENTS
S.A.P. 199-109-006, S.A.P. 199-121-002

PEDESTRIAN RAMP DETAILS

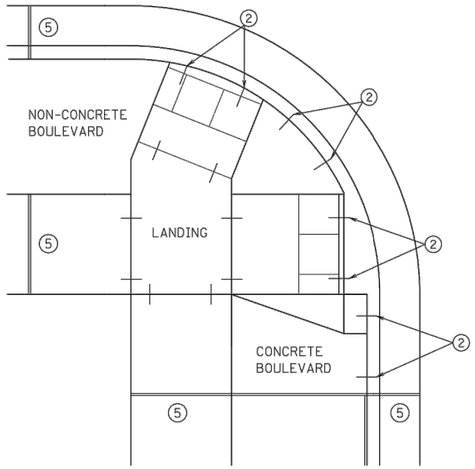
SHEET C1.09



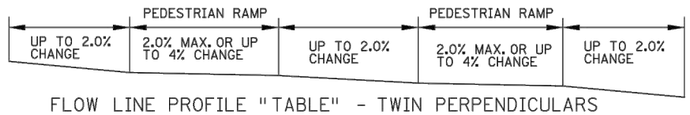
CURB LINE AND ROAD CROSSING ADJUSTMENTS



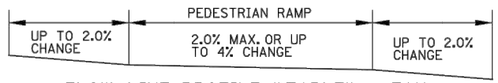
EXPANSION MATERIAL PLACEMENT FOR CONCRETE AND BITUMINOUS ROADWAYS



OPTIONAL CURB LINE REINFORCEMENT ④ PLACEMENT ON BITUMINOUS ROADWAYS



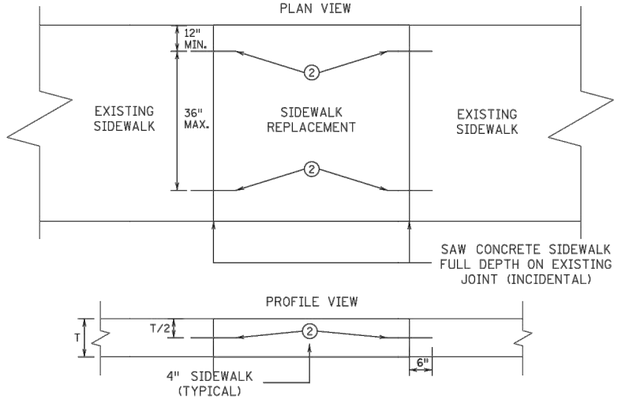
FLOW LINE PROFILE "TABLE" - TWIN PERPENDICULARS



FLOW LINE PROFILE "TABLE" - FAN

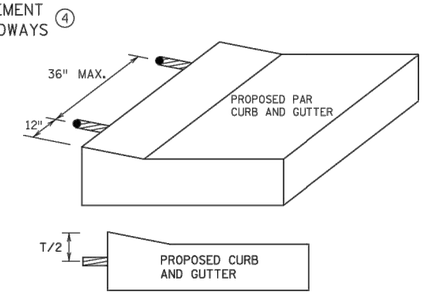
FLOW LINE PROFILE RAISE - TWIN PERPENDICULARS

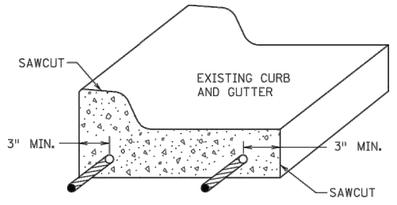
FLOW LINE PROFILE RAISE - FAN



OPTIONAL SIDEWALK REINFORCEMENT

SIDEWALK REINFORCEMENT TO BE USED ONLY WHEN SPECIFIED IN THE PLAN.

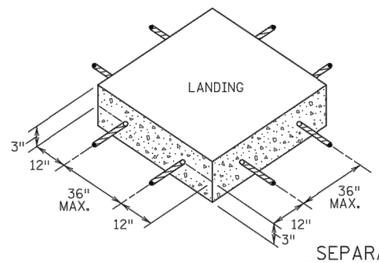


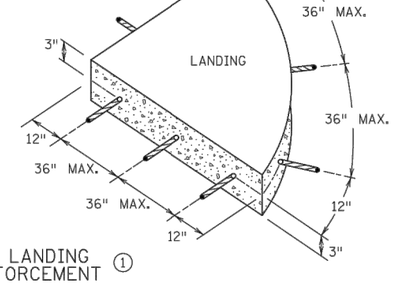


FOR USE ON CURB RAMP RETROFITS

CURB AND GUTTER REINFORCEMENT ③

OPTIONAL CURB LINE REINFORCEMENT DETAILS ②④





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

REVISED:

APPROVED: 1-23-2017

STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

STANDARD PLAN 5-297.250 | 6 OF 6

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CITY OF RAMSEY, MINNESOTA

BUNKER LAKE BOULEVARD AND PUMA STREET IMPROVEMENTS
S.A.P. 199-109-006, S.A.P. 199-121-002

PEDESTRIAN RAMP DETAILS

SHEET C1.10

STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

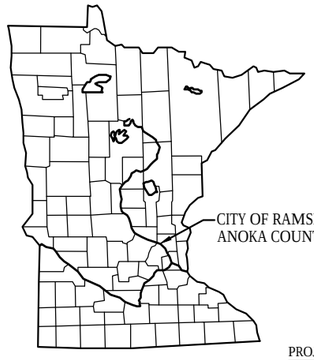
2018 STREET & STORM SEWER IMPROVEMENTS

CITY OF RAMSEY
ANOKA COUNTY, MINNESOTA

UNIVERSITY OF MINNESOTA

JASON COOK

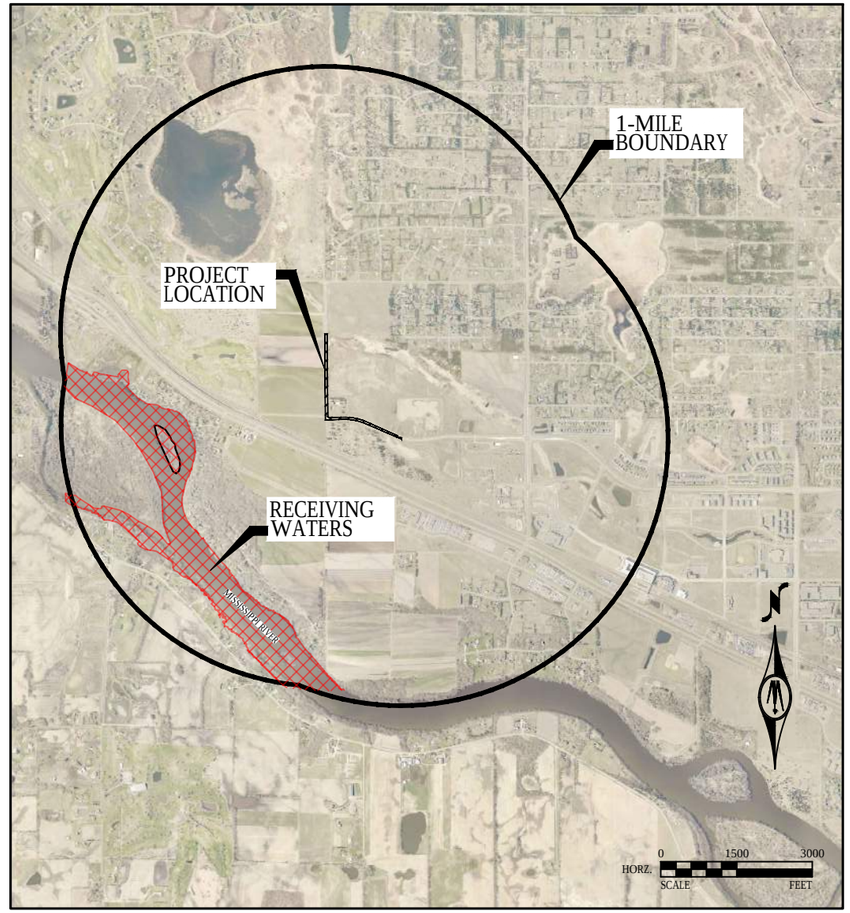
Design of Construction SWPPP (May 31, 2020)



CITY OF RAMSEY
ANOKA COUNTY, MINNESOTA

LEGEND

- 1 MILE BOUNDARY
- IMPAIRED, SPECIAL OR PROTECTED WATERS
- PROJECT LOCATION



PROJECT AREAS:

Total Project Size (disturbed area) =	4.6	ACRES
Existing area of impervious surface =	2.0	ACRES
Post construction area of impervious surface =	3.1	ACRES
Total new impervious surface area created =	1.1	ACRES

Planned Construction Start Date: 06/01/2018
Estimated Construction Completion Date: 11/30/2018

PERMANENT STORMWATER MANAGEMENT SYSTEM:
Type of storm water management used if more than 1 acre of new impervious surface is created:

	Wet Sedimentation Basin
	Infiltration/Filtration
X	Regional Pond
	Permanent Storm Water Management Not Required

PROJECT LOCATION:

COUNTY	TOWNSHIP	RANGE	SECTION	LATITUDE	LONGITUDE
ANOKA	T32N	R25W	S29	45.2335620	-93.4804244

RESPONSIBLE PARTIES:
The Contractor and Owner must apply for coverage under the MPCA's General Storm Water Permit for Construction Activity as required by the National Pollutant Discharge Elimination System (NPDES) Phase II program. Coverage under the permit will begin automatically 7 calendar days after the electronic submittal date or after the postmarked date of a complete application. [Longer time frames apply to sites that disturb areas greater than 50 acres.]

The Contractor shall provide one or more trained Construction SWPPP Manager(s) knowledgeable and experienced in the application of erosion prevention and sediment control BMPs that will oversee the implementation of the SWPPP, and the installation, inspection and maintenance of the erosion prevention and sediment control BMPs. A Construction SWPPP Manager must be available for an on-site inspection within 72 hours upon request by the MPCA.

The Contractor shall provide one or more trained BMP Installer(s). The BMP Installer will perform and/or supervise the installation, maintenance and repair of BMPS. At least one individual on project must be trained in these job duties.

	COMPANY	CONTACT PERSON	PHONE
OWNER:	City of Ramsey	Bruce Westby	763-433-9825
SWPPP DESIGNER:	Bolton & Menk, Inc.	Jason Cook, P.E.	763-433-2851
CONTRACTOR:	TBD		
CONSTRUCTION SWPPP MANAGER:	TBD		
PARTY RESPONSIBLE FOR LONG TERM O&M:	City of Ramsey	Bruce Westby	763-433-9825

The SWPPP Designer and Construction SWPPP Manager must have appropriate training. Documentation showing training commensurate with the job duties and responsibilities is required to be included in the SWPPP prior to any work beginning on the site. Training documentation for the SWPPP Designer is included on this sheet. The Contractor shall attach training documentation to this SWPPP for the Construction SWPPP Manager prior to the start of construction. This information shall be kept up to date until the project NOT is filed.

ADDITIONAL COMPENSATION
Payment for all work associated with Erosion and Sediment Control shall be as described in the Project Manual. Unless otherwise authorized by the Owner no additional payment shall be made for any work required to administer and maintain the site erosion and sediment control in compliance with the Minnesota Pollution Control Agency (MPCA) - General Storm Water Permit for Construction Activity (MN R100001) including but not limited to inspection, maintenance, and removal of BMPs or addition of BMPs to accommodate Contractor phasing.

SPECIAL ENVIRONMENTAL CONSIDERATIONS:

1)	Was an environmental review required for this project or any part of a common plan of development or sale that includes all or any portion of this project?	NO
2)	Does any portion of the site have the potential to affect threatened or endangered species or their critical habitat?	NO
3)	Does any portion of this site discharge to a Calcareous fen.	NO
4)	Will any portion of the site potentially affect properties listed on the National Register of Historic Places or a known or discovered archeological site?	NO
5)	Have any Karst features have been identified in the project vicinity?	NO
6)	Is compliance with temporary or permanent stormwater management design requirements infeasible for this project?	NO
7)	Has the MN DNR promulgated "work in water restrictions" for any Public Water this site disharges to during fish spawning?	NO

GENERAL STORMWATER DISCHARGE REQUIREMENTS
All requirements listed in Part III of the Permit for the design of the permanent stormwater management system and discharge have been included in the preparation of this SWPPP. These include but are not limited to::

1. The expected amount, frequency, intensity, and duration of precipitation.
2. The nature of stormwater runoff and run-on at the site
3. Peak flow rates and stormwater volumes to minimize erosion at outlets and downstream channel and stream bank erosion.
4. The range of soil particle sizes expected to be present on the site.

BMP SUMMARY	QUANTITY	UNIT
SEDIMENT CONTROL: SILT FENCE	5,275	LIN FT
SEDIMENT CONTROL LOG	60	LIN FT
STABILIZED CONSTRUCTION EXIT	1	LUMP SUM
SEEDING (MIX 25-121, FERT TYPE 3 (22-5-10), HYDRAULIC BONDED FIBER MATRIX)	2	ACRE
RANDOM RIP RAP CLASS III	36	TON
STORM DRAIN INLET PROTECTION	26	EACH

DESCRIPTION OF CONSTRUCTION ACTIVITIES AND STORMWATER MANAGEMENT:
Construction activities include: Storm sewer construction, site grading, bituminous roadway and trail paving, concrete curb & gutter, and permanent erosion and sediment control.

Trunk Storm Sewer network is being added to the Puma Street & Bunker Lake Boulevard corridors. The roadway is to be reconstructed & widened to include a shared left turn lane. Storm water on Puma Street discharges to the existing filtration pond West of Puma Street. The storm water on Bunker Lake Boulevard discharges to the existing ditch system along the south side of the roadway.

Existing drainage patterns and discharges are proposed to remain in pre-construction conditions. All modifications to this SWPPP shall be approved by the Engineer and remain on-site during construction.

DOCUMENT RETENTION
The following documentation will be retained for a period of not less than 3-years from the date of submittal of the NOT in compliance with Part III.E of the Permit.

1. The final SWPPP
2. Copies of all stormwater related permits required for the project
3. Records of all inspection and maintenance conducted during construction
4. Copies of all permanent operation and maintenance agreements; including all right-of-way, contracts, covenants and other binding requirements regarding perpetual maintenance, and
5. All required calculations for design of the temporary and permanent BMPs.

RECEIVING WATERS:
Receiving waters, including surface water, wetlands, Public Waters, and stormwater ponds, are identified on the USGS 7.5 min quad map within one mile of the project boundary. Receiving waters that are impaired, the impairment, and WLA are listed as follows. All specific BMPs relative to construction activities listed in this permit for special and impaired waters have been incorporated into this plan. All specific BMPs listed in approved TMDLs and those BMPs listed for construction related waste load allocations have also been incorporated.

NAME OF WATER BODY	TYPE (ditch, pond, wetland, lake, etc.)	Appendix A Special Water?	Flows to Impaired Water Within 1 Mile?	USEPA Approved TMDL?
MISSISSIPPI RIVER	RIVER	YES	YES, NOT FOR CONST	YES, NOT FOR CONST
Impairments: MERCURY				

IMPLEMENTATION SCHEDULE AND PHASING:

1) Submit SWPPP Updates to Engineer. Submittal shall include any requested changes to the SWPPP, including but not limited to: Trained Personnel, Locations for Stockpiles, Types and Locations of Erosion & Sediment Control. Failure to submit updates shall be considered acceptance of the SWPPP as designed with no changes.
2) Install perimeter sediment control, inlet protection, and construction exits.
3) Add additional temporary BMPs as necessary during construction based on inspection reports and construction activities.
5) Stabilize site.
6) Ensure final stabilization measures are complete.
7) Submit Notice of Termination (NOT) to MPCA within 30 days of final stabilization. The City must be contacted and grant approval prior to filing the Notice of Termination.

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City of RAMSEY

BOLTON & MENK

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www.bolton-menk.com

REV	ISSUED FOR	DATE

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

KEVIN P. KIELB
LIC. NO. 23211 DATE 04/12/2018

DESIGNED JWC
DRAWN EKD
CHECKED KPK

CITY OF RAMSEY, MINNESOTA
BUNKER LAKE BOULEVARD AND PUMA STREET IMPROVEMENTS
S.A.P. 199-109-006, S.A.P. 199-121-002
STORM WATER POLLUTION PREVENTION PLAN

SHEET C2.01

Information contained in this SWPPP narrative sheet summarizes requirements of the GENERAL PERMIT AUTHORIZATION TO DISCHARGE STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM PROGRAM - Permit No: MN Rl0000l as they apply to this project. All provisions of the permit including those not specifically cited herein shall apply to this project. The Contractor is responsible to be familiar with and comply with all conditions of the permit. The full text of the permit is available at:
http://www.pca.state.mn.us/index.php/water/water-types-and-programs/stormwater/construction-stormwater/mpca-to-re-issue-construction-stormwater-general-permit.html

SWPPP AMENDMENTS

Permittee must amend SWPPP as necessary to include additional requirements to correct problems identified or address the following situations.

1. There is a change in design, construction, operation, maintenance, weather or seasonal conditions.
2. Inspections or investigations by site owner or operators, USEPA or MPCA officials determine the SWPPP is not minimizing discharge of pollutants to surface waters or underground waters or discharges are causing water quality standard exceedances.
3. The SWPPP is not achieving the objectives of minimizing pollutants in stormwater discharges associated with construction activity, or the SWPPP is not consistent with the terms and conditions of the permit.
4. The MPCA determines that the project's stormwater discharges may cause, have reasonable potential to cause, or contribute to non-attainment of any applicable water quality standard, or the SWPPP does not incorporate the applicable requirements of the permit.

EROSION PREVENTION PRACTICES

The location of areas not to be disturbed must be delineated on the project before site work begins.

Disturbance on steep slopes (>33.3%) shall be minimized. Where required, techniques such as phasing and stabilizing practices designed for steep slopes shall be used.

All exposed soils must be stabilized as soon as possible, but in no case later than 7 days after the construction activity has temporarily or permanently ceased.

For public waters that have been promulgated "work in water restrictions" during fish spawning time frames, all exposed soil areas that are within 200 feet of the water's edge, and drain to these waters must complete stabilization within 24-hours during the time period.

Stormwater conveyance channels shall be routed around unstabilized areas. Erosion controls and velocity dissipation devices shall be used at outlets within and along the length of any constructed conveyance channel.

The normal wetted perimeter of all ditches or swales, including storm water management pond slopes, that drain waters from the site must be stabilized within 200' of any property edge or discharge point, including storm sewer inlets, within 24 hours of connection.

Stabilization of the remaining portions of any temporary or permanent ditches or swales within 7 calendar days after connecting to a surface water or property edge and construction in that portion of the ditch has temporary or permanently ceased.

Temporary or permanent ditches or swales used as sediment containment during construction do not need to be stabilized during temporary period of use and shall be stabilized within 24 hours after no longer used as sediment containment.

Mulch, hydromulch, tackifier, or similar practice shall not be used in any portion of a temporary or permanent drainage ditch. Refer to erosion and sediment control plan for temporary and permanent stabilization measures for ditches and swales.

Stormwater discharges shall be directed to vegetated areas where feasible. Velocity dissipation devices shall be used at discharge point.

Phased construction will be used to extent practical or as indicated in the plans to minimize exposed soils.

Rapid stabilization shall be of type and quantity indicated in the project specifications. Additional rapid stabilization may be necessary to minimize erosion throughout the duration of the project. Type and quantity shall be determined by the engineer or inspector prior to installation. In extreme cases, the contractor shall use any available rapid stabilization to immediately mitigate erosion, then further remedy the situation with approval by owner or engineer.

SEDIMENT CONTROL PRACTICES

Practices must be established on all down gradient perimeters and be located up gradient of any buffer zones. Perimeter controls must be in place before up gradient land- disturbing activities begin and shall remain in place until final stabilization.

All sediment controls practices shall be re-installed if they have been adjusted or removed to accommodate short-term activities and replaced immediately after the short term activity has ceased. Short term activities shall be performed as quickly as possible. Sediment control practices shall be re-installed even before the next precipitation event if the activity is not complete.

All storm drains must be protected by appropriate BMPs during construction until all sources to the inlet have been stabilized. Inlet protection may be removed for specific safety concerns identified by the Permittee or jurisdictional authority. The removal shall be documented in the SWPPP and retained on site. Temporary stockpiles must have silt fence or other effective sediment controls and shall not be placed in surface waters or natural buffers.

Vehicle tracking BMPs shall be installed to minimize track out of sediment from the construction site. Method shall be approved by engineer prior to commencement of construction activities. Street sweeping shall be used if vehicle tracking BMPs are not adequate to prevent sediment from being tracked onto the street.

Soil compaction shall be minimized and topsoil shall be preserved, unless infeasible or if construction activities dictate soil compaction or topsoil stripping.

A 50 foot natural buffer, or redundant BMPs (where a buffer is infeasible) must be maintained when a surface water is located within 50 feet of disturbance activities and site runoff flows to the surface water.

If polymers, flocculants, or other sedimentation treatment chemicals are used on site, 1) conventional erosion and sediment controls shall be sowed prior to chemical placement, 2) chemicals shall be chosen based on soil types, and expected turbidity, pH, and flow rate of stormwater flowing into the treatment system, and 3) chemicals shall be used with accepted engineering practices and dosing specifications.

TEMPORARY SEDIMENTATION BASINS

The temporary sedimentation basin shall be constructed and made operational prior to disturbance of 10 or more acres draining to a common location.

Temporary sedimentation basins are required prior to runoff leaving the construction site or entering surface waters when 10 or more acres of disturbed soils drain to a common location. The basin must provide 3,600 cubic feet of "storage below the outlet per acre drained. If hydraulic calculations are available, the temporary sedimentation basin must provide a storage volume equivalent to the 2-year, 24-hour storm, but in no case less than 1800 cubic feet per acre drained. The temporary sedimentation basin must be constructed and made operational concurrent with the start of soil disturbance up gradient of the pond. The temporary sedimentation basin shall be designed to prevent short circuiting. The outfall shall be designed to remove floatable debris, allow for complete drawdown of the pond for maintenance activities, and have energy dissipation. The emergency spillway shall be stabilized.

Temporary sedimentation basins shall be situated outside of surface waters and any required buffer zone, and must be designed to avoid draining wetlands, unless the impact is in compliance with the requirements of this permit.

Excessive sediment-laden water that is not properly filtered will not be permitted to discharge from site.

DEWATERING AND BASIN DRAINING

Turbid or sediment-laden waters related to dewatering or basin draining shall be discharged to a temporary or permanent sedimentation basin on the project site unless infeasible. The temporary or permanent basin may discharge to surface waters if the basin water has been visually checked to ensure adequate treatment has been obtained in the basin and that the nuisance conditions will not result from the discharge. Discharge points shall be adequately protected from erosion and proper velocity dissipation provided.

All water from dewatering or basin-draining activities must be discharged in a manner that does not cause nuisance conditions, erosion in the receiving channels or on down slope properties, or inundation in wetlands causing significant adverse impacts to the wetland.

If filters with backwash waters are used, the backwash water shall be hauled away for disposal, returned to the beginning of the treatment process, or incorporated into site in a manner that does not cause erosion. Backwash water may be discharged to sanitary sewer if permission is granted by the sanitary sewer authority.

POLLUTION PREVENTION

Building products that have the potential to leach pollutants must be under cover to prevent discharge or protected by an effective means designed to minimize contact with stormwater.

Pesticides, herbicides, insecticides, fertilizers, treatment chemicals, and landscape materials must be under cover.

Hazardous materials and toxic waste must be properly stored in sealed containers to prevent spills, leaks or other discharge. Restricted access storage areas must be provided to prevent vandalism.

Solid waste must be stored, collected and disposed of in compliance with Minn. R. CH 7035.

Portable toilets must be positioned so that they are secure and will not be tipped or knocked over. Sanitary waste must be disposed of properly in accordance with Minn. R. CH 7041.

Discharge of spilled or leaked chemicals, including fuel, from any area where chemicals or fuel will be loaded or unloaded shall be prevented using drip pans or absorbents. Supplies shall be available at all times to clean up discharged materials and that an appropriate disposal method must be available for recovered spilled materials.

Exterior vehicle or equipment washing on the project site shall be limited to a defined area of the site. Runoff from the washing area shall be contained in a sediment basin or other similarly effective controls and waste from the washing activity must be properly disposed of. No engine degreasing is allowed on site. Effective containment for all liquid and solid wastes generated by concrete and other washout operations related to construction activity shall be effectively contained. Liquid and solid washout waste shall not contact the ground, and containment must be designed so that it does not result in runoff from the washout operations or areas. A sign must be installed adjacent to each washout facility that requires site personnel to utilize the proper facilities for disposal of concrete and other washout wastes.

INFESTED WATERS:

MN DNR permits are not valid for work in waters that are designated as infested waters unless accompanied by an Infested Waters Permit or written notification has been obtained from MN DNR stating that such permit is not required. There is no exception for pre-existing permits. If a MN DNR Permit has been issued for the project and the water is later designated as infested, the Contractor shall halt all work covered by the MN DNR Permit until until such time as an lnfested Waters Permit is obtained or that written notification is obtained stating that such permit is not required.

INSPECTION & MAINTENANCE

A trained person shall routinely inspect the entire construction site at least once every 7 days during active construction and within 24-hours after a rainfall event greater than 0.5 inches in 24 hours. Following an inspection that occurs within 24-hours after a rainfall event, the next inspection must be conducted within 7 days.

All inspections and maintenance conducted during construction must be recorded within 24 hours in writing and records must be retained with the SWPPP. Inspection report forms are available in the Project Specifications. Inspection report forms other than those provided shall be approved by the engineer. All inspection logs must be submitted to the City. Inspection notes after a rainfall event and weekly notes must be emailed to the City lnspector. The complete history must be submitted prior to finalizing the project.

Where parts of the project site have permanent cover, but work remains on other parts of the site, inspections may be reduced on these areas to once per month.

Where the site has permanent cover on all exposed areas and no construction activity is occurring anywhere on site, the site must be inspected during non-frozen conditions at least once per month for 12 months. Following the 12th month of permanent cover and no construction activity, inspections shall be terminated until construction activity resumes or notification from MPCA has been issued that erosion has been detected at the site.

During frozen ground conditions, inspections may be suspended and shall resume within 24 hours after runoff occurs or 24 hours prior to resuming construction activity, whichever is first.

Inspection and maintenance shall resume until another Permittee has obtained coverage under this Permit or the project has undergone Final Stabilization, and an NOT has been submitted.

All erosion prevention and sediment control BMPs shall be inspected to ensure integrity and effectiveness during all routine and post-rainfall inspections. All non-functioning BMPs must be repaired, replaced, or supplemented with functional BMPs by the end of the next business day after discovery, or as soon as field conditions allow access.

All perimeter control devices must be repaired, replaced, or supplemented when they become non-functional or the sediment reaches one-half (1/2) of the height of the device. These repairs must be made by the end of the next business day after discovery, or as soon as field conditions allow.

Temporary and permanent sediment basins must be drained and the sediment removed when the depth of sediment collected in the basin reaches one-half (1/2) the storage volume. Drainage and sediment removal must be completed within 72 hours of discovery, or as soon as field conditions allow.

Surface waters, including drainage ditches and conveyance systems, must be inspected for erosion and sediment deposition during each inspection. All deltas and sediment deposited in drainage ways, catch basins, and other drainage systems shall be removed. The removal and stabilization must take place within seven (7) days of discovery unless precluded by legal, regulatory, or physical access constraints. The Permittee is responsible for obtaining all applicable permits prior to conducting any work in surface waters.

Construction site vehicle exit locations must be inspected for evidence of off-site sediment tracking onto paved surfaces. Tracked sediment must be removed from all paved surfaces both on and off within 3-hours after notification by the City that sweeping is required.

Streets and other areas adjacent to the project must be inspected for evidence of off-site accumulations of sediment. If sediment is present, it must be removed in a manner and at a sufficient frequency to minimize off-site impacts.

All infiltration areas must be inspected to ensure that no sediment from ongoing construction activity is reaching the infiltration area and that equipment is not being driven across the infiltration area.

FINAL STABILIZATION

Final Stabilization is not complete until all of the following requirements have been met:

1. All soil disturbing activities at the site have been completed and all soils are stabilized by a uniform perennial vegetative cover with a density of 70% of its expected final growth density over the entire pervious surface area, or other equivalent means necessary to prevent soil failure under erosive conditions.
2. Permanent stormwater management system is constructed, meets all requirements of the Permit, and is operating as designed. Temporary or permanent sedimentation basins that are to be used as permanent water quality management basins have been cleaned of any accumulated sediment. All sediment has been removed from conveyance systems, and ditches are stabilized with permanent cover.
3. All temporary synthetic and structural erosion prevention and sediment control BMPs have been removed. BMPs designed to decompose on site may be left in place.
4. For residential construction only, individual lots are considered finally stabilized if the structure(s) are finished, temporary erosion protection and down gradient perimeter control has been completed and the residence has been sold to the homeowner. Also, the "Homeowner Fact Sheet" has been provided to the homeowner

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City of RAMSEY

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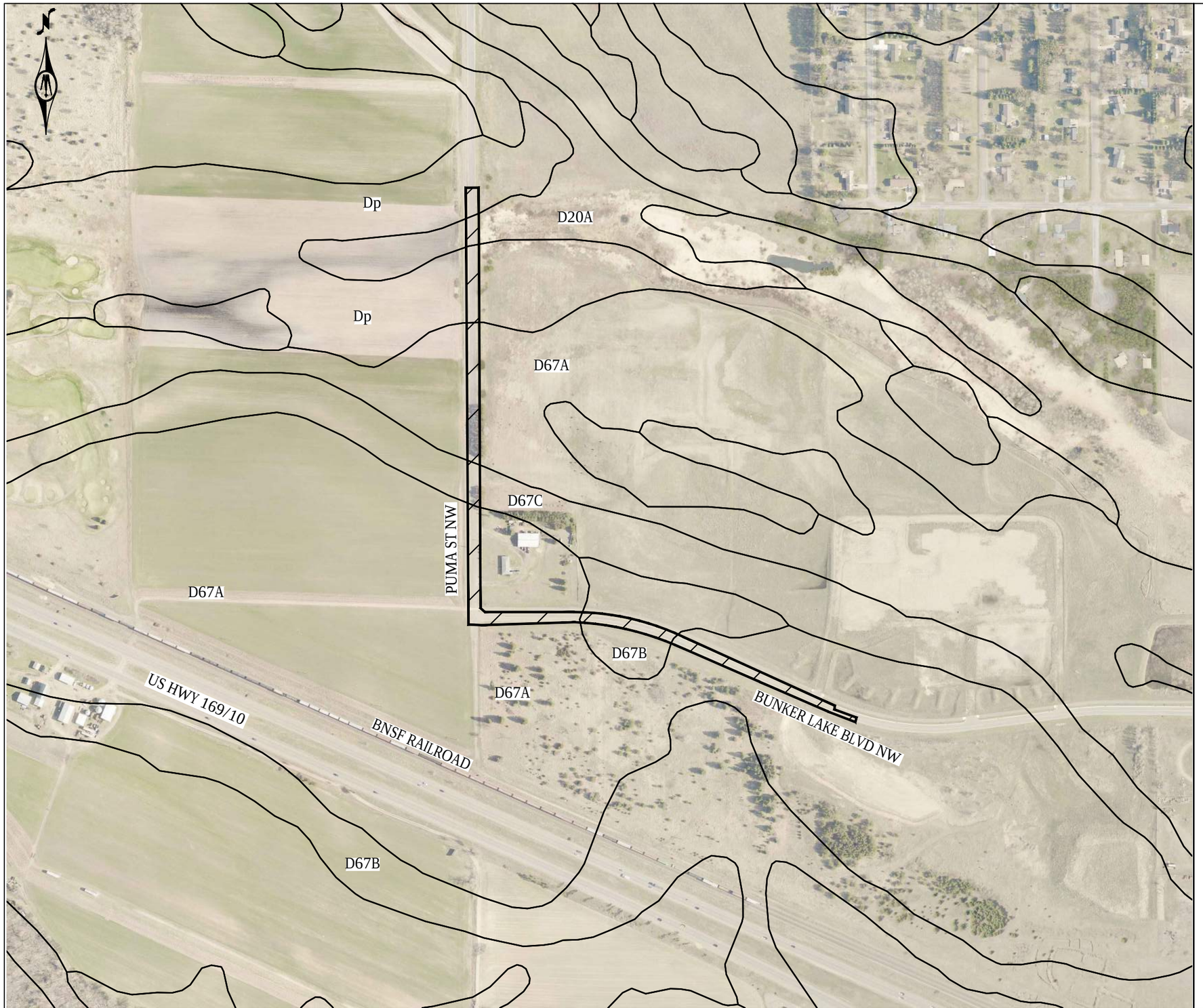
KEVIN P. KIELB
LIC. NO. 23211 DATE 04/12/2018

DESIGNED JWC
DRAWN EKD
CHECKED KPK

CITY OF RAMSEY, MINNESOTA
BUNKER LAKE BOULEVARD AND PUMA STREET IMPROVEMENTS
S.A.P. 199-109-006, S.A.P. 199-121-002
NARRATIVE

SHEET C2.02



LEGEND

PROJECT BOUNDARY

D67A — SOIL TYPE AND BOUNDARY

SOIL TYPE SUMMARY

Map Unit Symbol	Soil Name	Hyd. Soil Group	Erodibility
MUSYM	MUNAME	HYDGRP	MUHELCL
D67A	HUBBARD LOAMY SAND, MISSISSIPPI RIVER VALLEY, 0 TO 2 PERCENT SLOPES	A	NHEL
D67B	HUBBARD LOAMY SAND, MISSISSIPPI RIVER VALLEY, 2 TO 6 PERCENT SLOPES	A	NHEL
D67C	HUBBARD LOAMY SAND, MISSISSIPPI RIVER VALLEY, 6 TO 12 PERCENT SLOPES	A	PHEL
Dp	DUELM LOAMY SAND, 0 TO 2 PERCENT SLOPES	A	NHEL
D20A	ISAN SANDY LOAM, 0 TO 2 PERCENT SLOPES	A/D	NHEL

NHEL - Not Highly Erodible Land
PHEL - Potentially Highly Erodible Land
HEL - Highly Erodible Land

LOCATION OF SWPPP REQUIREMENTS IN PROJECT PLAN

DESCRIPTION	SHEET NO.
SITE MAP	C2.01
DIRECTION OF FLOW	C2.05 - C2.06
FINAL STABILIZATION	C2.05 - C2.06
SOILS	C2.03
EROSION & SEDIMENT CONTROL DETAILS	C2.04
NARRATIVE & NOTES	C2.01 - C2.02

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SCALE FEET

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City of RAMSEY

BOLTON & MENK

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KEVIN P. KIELB
LIC. NO. 23211 DATE 04/12/2018

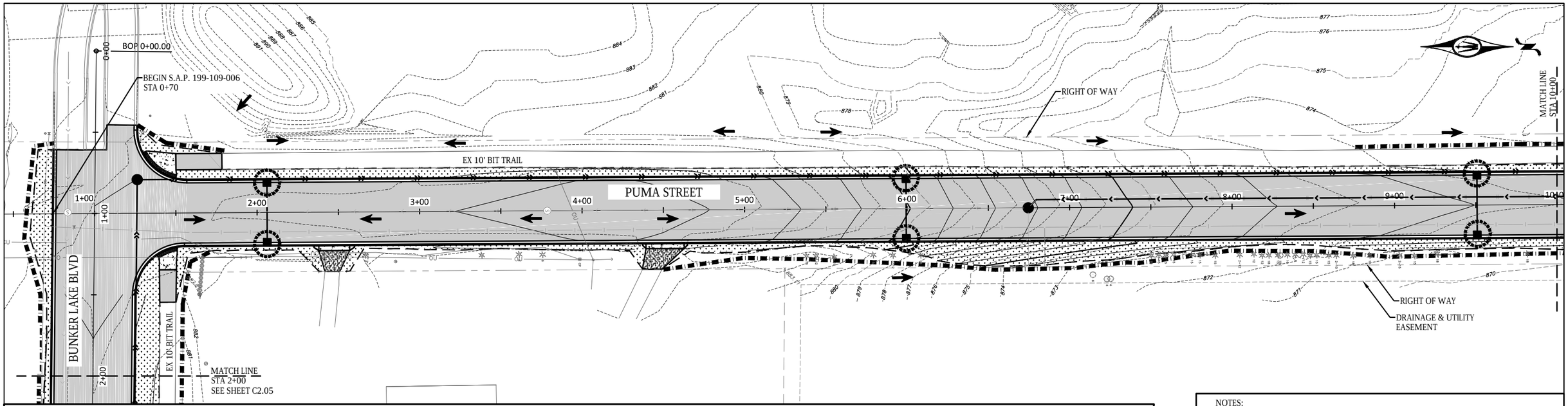
DESIGNED	JWC
DRAWN	EKD
CHECKED	KPK

CITY OF RAMSEY, MINNESOTA

BUNKER LAKE BOULEVARD AND PUMA STREET IMPROVEMENTS
S.A.P. 199-109-006, S.A.P. 199-121-002

SOILS MAP

SHEET
C2.03

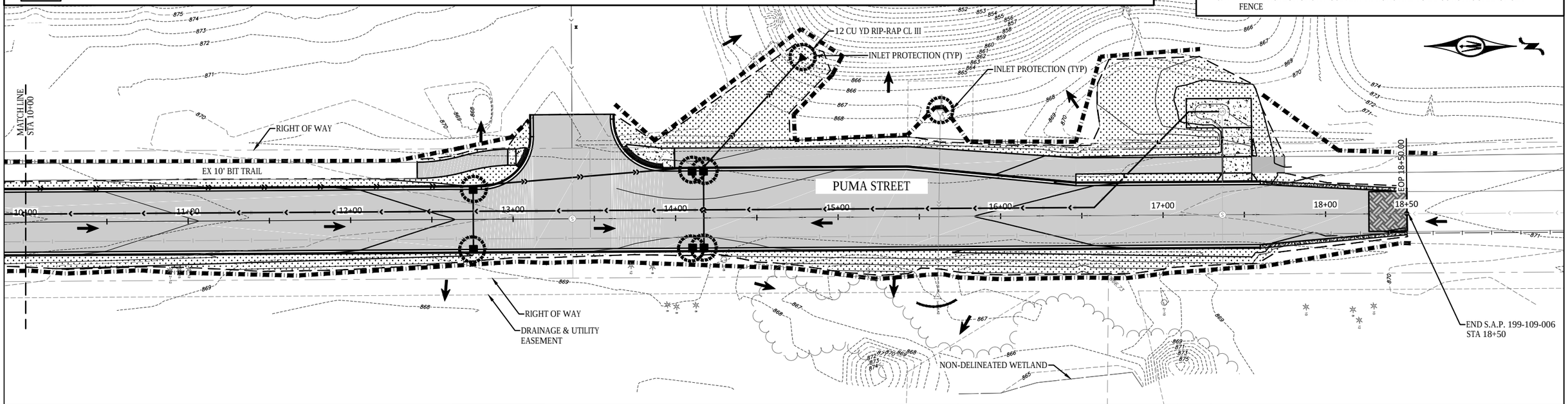


LEGEND

- STABILIZED CONSTRUCTION EXIT
- SEEDING, MIX 25-121, FERTILIZER TYPE 3, HYDRAULIC BONDED FIBER MATRIX
- CONCRETE PAVEMENT
- BITUMINOUS PAVEMENT
- SILT FENCE TYPE MACHINE SLICED
- SURFACE FLOW ARROW
- INLET PROTECTION
- SEDIMENT CONTROL LOG TYPE WOOD FIBER
- STORM SEWER FLARED END SECTION
- STORM SEWER CATCH BASIN
- MONUMENT FOUND
- ANCHOR
- APRON
- CP COMMUNICATION PEDESTAL
- HYDRANT
- POST
- SANITARY MANHOLE
- STORM SEWER MANHOLE
- TRAFFIC SIGN
- DECIDUOUS TREE
- CONIFER TREE
- BUSH
- TREE STUMP
- UTILITY POLE
- WATER VALVE
- CU UNDERGROUND COMMUNICATIONS LINE
- OU OVERHEAD UTILITY LINE
- STORM SEWER
- SANITARY SEWER
- INTERMEDIATE CONTOURS
- INDEX CONTOURS
- ELECTRIC LINE
- EASEMENT LINE
- PROPERTY / LOT LINE
- ROAD RIGHT-OF-WAY LINE
- CONSTRUCTION LIMIT LINE

NOTES:

1. INSTALL EROSION CONTROL MEASURES PRIOR TO COMMENCING CONSTRUCTION.
2. A STREET SWEEPER MUST BE AVAILABLE WITHIN 3 HOURS UPON NOTICE FROM THE CITY THAT THE STREETS NEED TO BE SWEPT
3. ALL SILT FENCE TO BE REMOVED ONCE SEED IS ESTABLISHED.
4. STABILIZED CONSTRUCTION EXIT SHALL INCLUDE A ROCK FILTER BERM AT A MINIMUM TWO FEET IN HEIGHT AND SIDE SLOPES OF 4:1 AT THE SITE EXIT.
5. ALL SEDIMENT TRACKED ON CITY STREETS SHALL BE SWEPT IMMEDIATELY UPON DISCOVERY.
6. INLET PROTECTIONS AT CULVERT APRONS ARE TO BE CONSTRUCTED OF SILT FENCE



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City of RAMSEY

BOLTON & MENK

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RAMSEY, MINNESOTA 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.com

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KEVIN P. KIELB
LIC. NO. 23211 DATE 04/12/2018

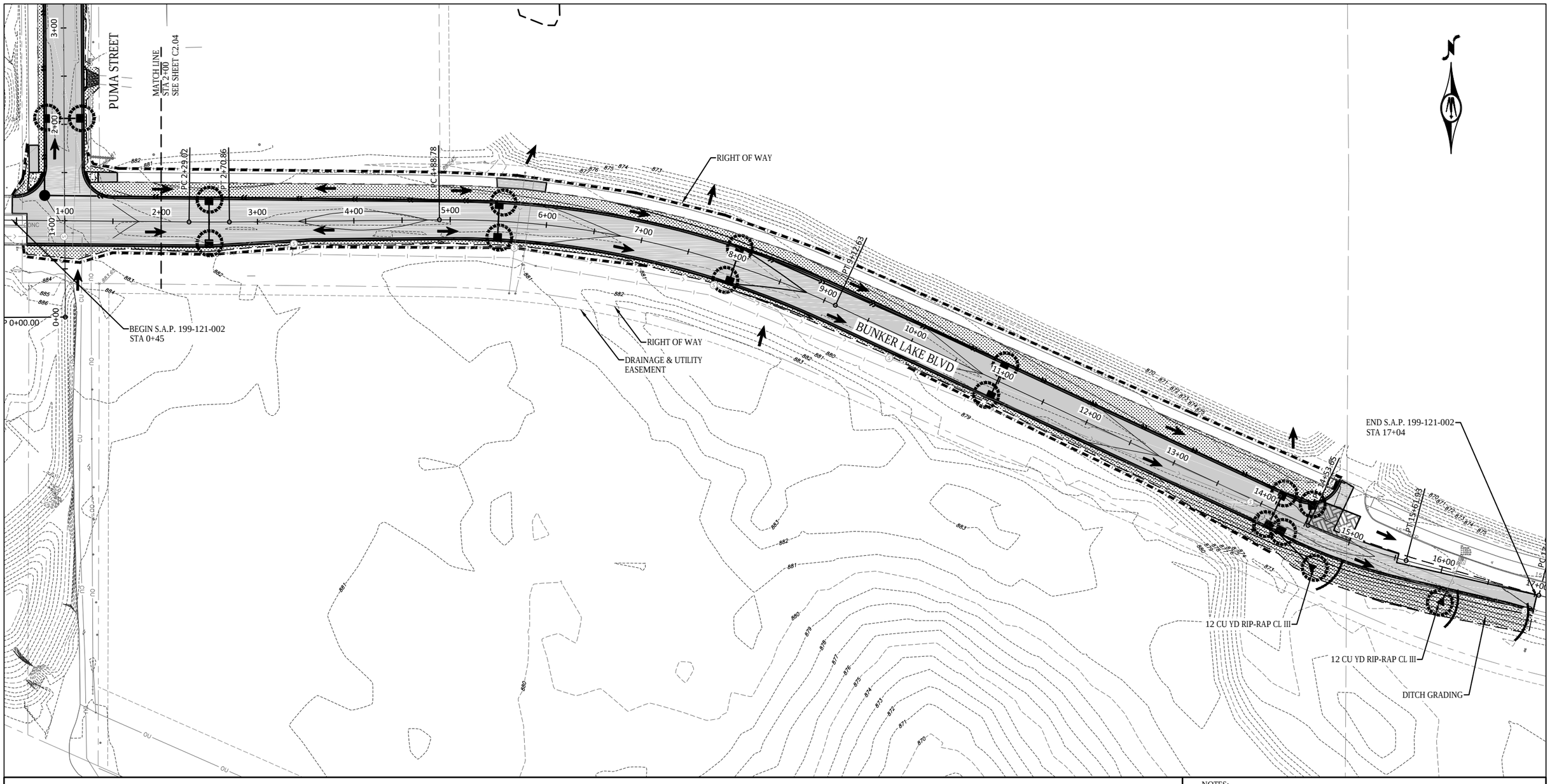
DESIGNED	JWC
DRAWN	EKD
CHECKED	KPK

CITY OF RAMSEY, MINNESOTA

BUNKER LAKE BOULEVARD AND PUMA STREET IMPROVEMENTS
S.A.P. 199-109-006, S.A.P. 199-121-002

PUMA STREET EROSION CONTROL

SHEET
C2.04



LEGEND

- STABILIZED CONSTRUCTION EXIT
- SEEDING, MIX 25-121, FERTILIZER TYPE 3, HYDRAULIC BONDED FIBER MATRIX
- CONCRETE PAVEMENT
- BITUMINOUS PAVEMENT
- SILT FENCE TYPE MACHINE SLICED
- SURFACE FLOW ARROW
- INLET PROTECTION
- SEDIMENT CONTROL LOG TYPE WOOD FIBER
- STORM SEWER FLARED END SECTION
- STORM SEWER CATCH BASIN
- MONUMENT FOUND
- ANCHOR
- APRON
- COMMUNICATION PEDESTAL
- HYDRANT
- POST
- SANITARY MANHOLE
- STORM SEWER MANHOLE
- TRAFFIC SIGN
- DECIDUOUS TREE
- CONIFER TREE
- BUSH
- TREE STUMP
- UTILITY POLE
- WATER VALVE
- UNDERGROUND COMMUNICATIONS LINE (CU)
- OVERHEAD UTILITY LINE (OU)
- STORM SEWER
- SANITARY SEWER
- INTERMEDIATE CONTOURS
- INDEX CONTOURS
- ELECTRIC LINE
- EASEMENT LINE
- PROPERTY / LOT LINE
- ROAD RIGHT-OF-WAY LINE
- CONSTRUCTION LIMIT LINE

NOTES:

1. INSTALL EROSION CONTROL MEASURES PRIOR TO COMMENCING CONSTRUCTION.
2. A STREET SWEEPER MUST BE AVAILABLE WITHIN 3 HOURS UPON NOTICE FROM THE CITY THAT THE STREETS NEED TO BE SWEPT
3. ALL SILT FENCE TO BE REMOVED ONCE SEED IS ESTABLISHED.
4. STABILIZED CONSTRUCTION EXIT SHALL INCLUDE A ROCK FILTER BERM AT A MINIMUM TWO FEET IN HEIGHT AND SIDE SLOPES OF 4:1 AT THE SITE EXIT.
5. ALL SEDIMENT TRACKED ON CITY STREETS SHALL BE SWEPT IMMEDIATELY UPON DISCOVERY.
6. INLET PROTECTIONS AT CULVERT APRONS ARE TO BE CONSTRUCTED OF SILT FENCE

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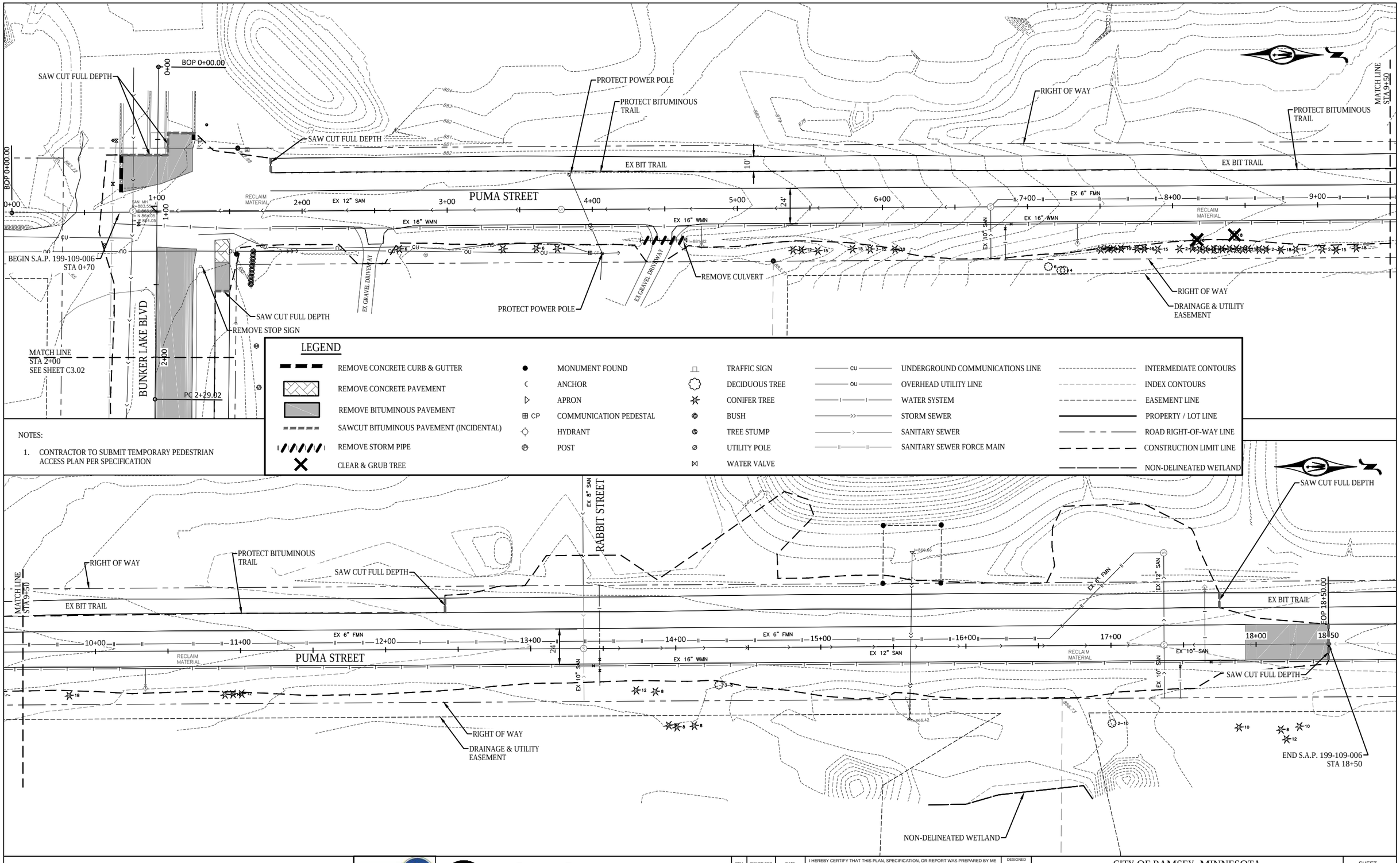
CITY OF RAMSEY, MINNESOTA

BUNKER LAKE BOULEVARD AND PUMA STREET IMPROVEMENTS
S.A.P. 199-109-006, S.A.P. 199-121-002

BUNKER LAKE BOULEVARD EROSION CONTROL

SHEET C2.05



NOTES:

1. CONTRACTOR TO SUBMIT TEMPORARY PEDESTRIAN ACCESS PLAN PER SPECIFICATION

LEGEND

- REMOVE CONCRETE CURB & GUTTER
- REMOVE CONCRETE PAVEMENT
- REMOVE BITUMINOUS PAVEMENT
- SAWCUT BITUMINOUS PAVEMENT (INCIDENTAL)
- REMOVE STORM PIPE
- CLEAR & GRUB TREE
- MONUMENT FOUND
- ANCHOR
- APRON
- CP COMMUNICATION PEDESTAL
- HYDRANT
- POST
- TRAFFIC SIGN
- DECIDUOUS TREE
- CONIFER TREE
- BUSH
- TREE STUMP
- UTILITY POLE
- WATER VALVE
- CU UNDERGROUND COMMUNICATIONS LINE
- OU OVERHEAD UTILITY LINE
- WATER SYSTEM
- STORM SEWER
- SANITARY SEWER
- SANITARY SEWER FORCE MAIN
- INTERMEDIATE CONTOURS
- INDEX CONTOURS
- EASEMENT LINE
- PROPERTY / LOT LINE
- ROAD RIGHT-OF-WAY LINE
- CONSTRUCTION LIMIT LINE
- NON-DELINEATED WETLAND

SCALE 0 30 60 FEET

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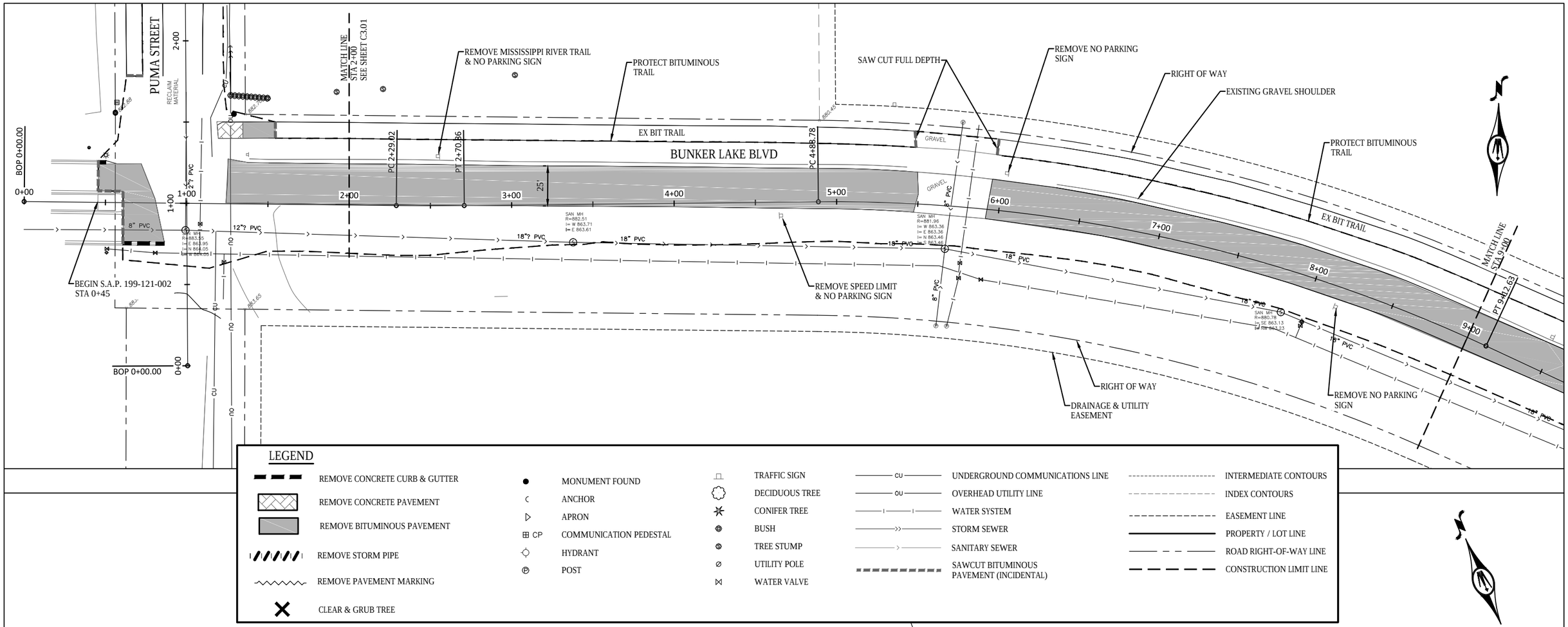
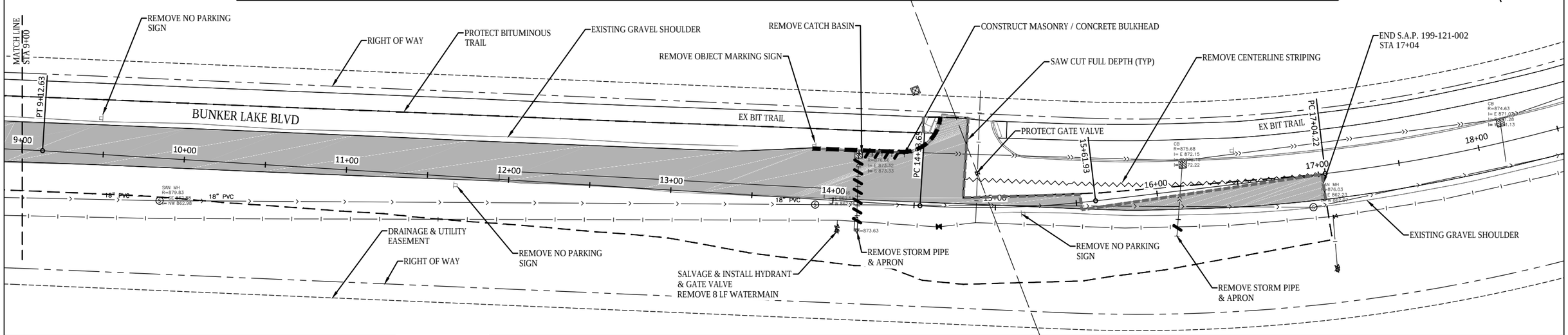
BUNKER LAKE BOULEVARD AND PUMA STREET IMPROVEMENTS
S.A.P. 199-109-006, S.A.P. 199-121-002
PUMA STREET - EXISTING CONDITIONS & REMOVALS

SHEET C3.01



LEGEND

- REMOVE CONCRETE CURB & GUTTER
- REMOVE CONCRETE PAVEMENT
- REMOVE BITUMINOUS PAVEMENT
- REMOVE STORM PIPE
- REMOVE PAVEMENT MARKING
- CLEAR & GRUB TREE
- MONUMENT FOUND
- ANCHOR
- APRON
- CP COMMUNICATION PEDESTAL
- HYDRANT
- POST
- TRAFFIC SIGN
- DECIDUOUS TREE
- CONIFER TREE
- BUSH
- TREE STUMP
- UTILITY POLE
- WATER VALVE
- CU UNDERGROUND COMMUNICATIONS LINE
- OU OVERHEAD UTILITY LINE
- WATER SYSTEM
- STORM SEWER
- SANITARY SEWER
- SAWCUT BITUMINOUS PAVEMENT (INCIDENTAL)
- INTERMEDIATE CONTOURS
- INDEX CONTOURS
- EASEMENT LINE
- PROPERTY / LOT LINE
- ROAD RIGHT-OF-WAY LINE
- CONSTRUCTION LIMIT LINE



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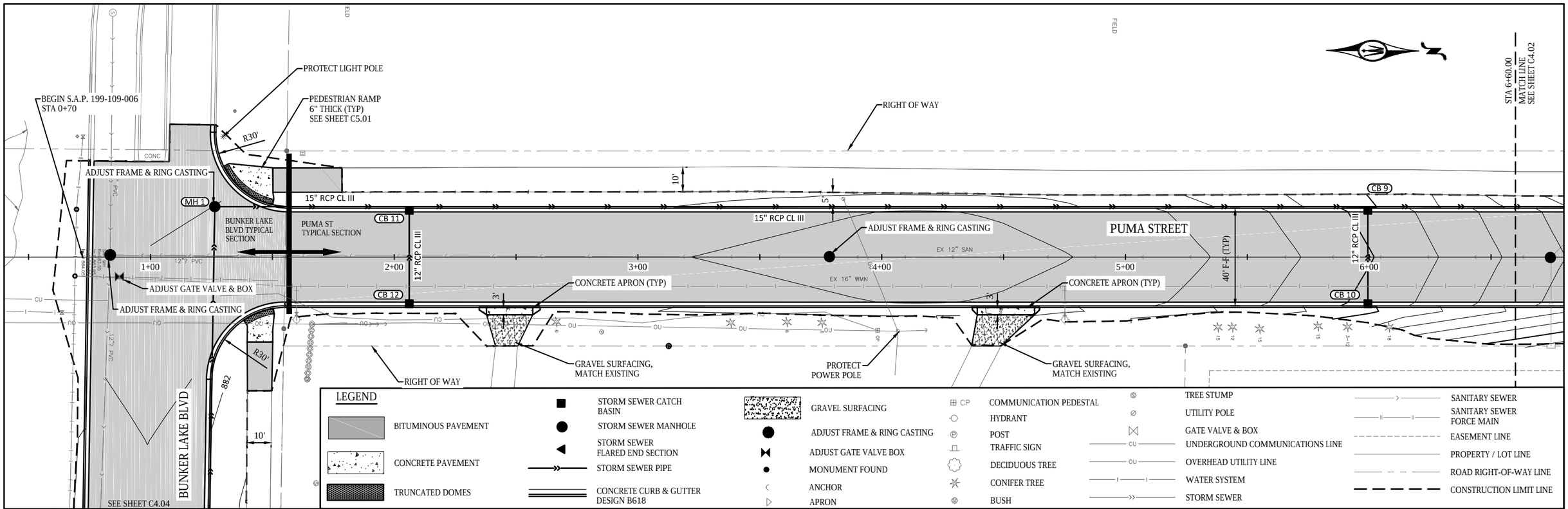
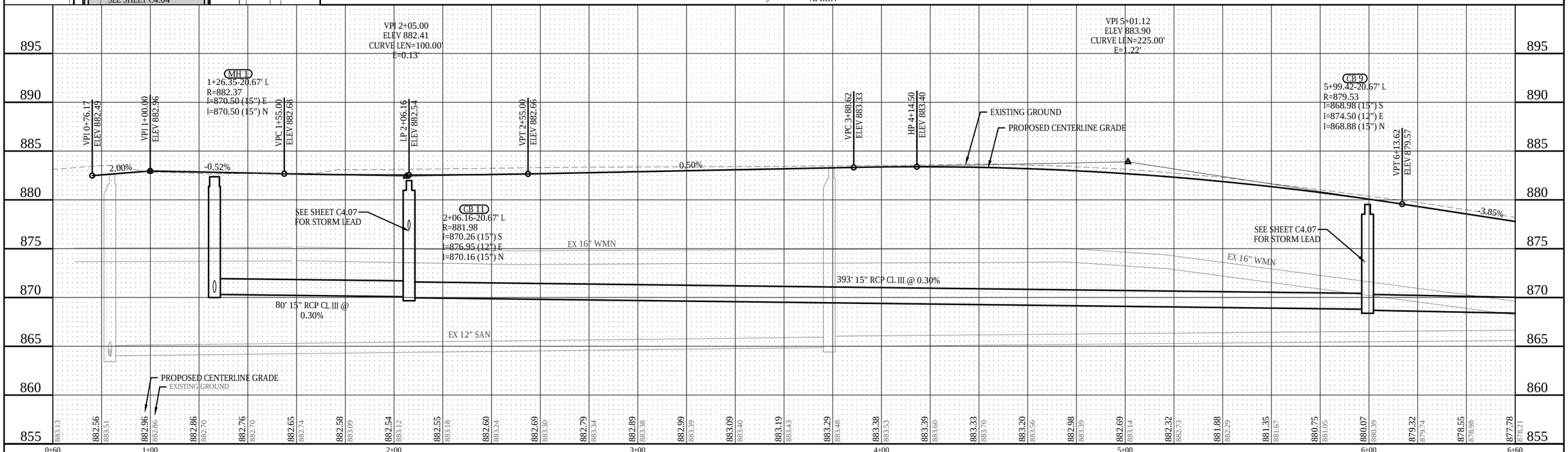
BUNKER LAKE BOULEVARD AND PUMA STREET IMPROVEMENTS
S.A.P. 199-109-006, S.A.P. 199-121-002
BUNKER LAKE BLVD NW - EXISTING CONDITIONS & REMOVALS

SHEET
C3.02





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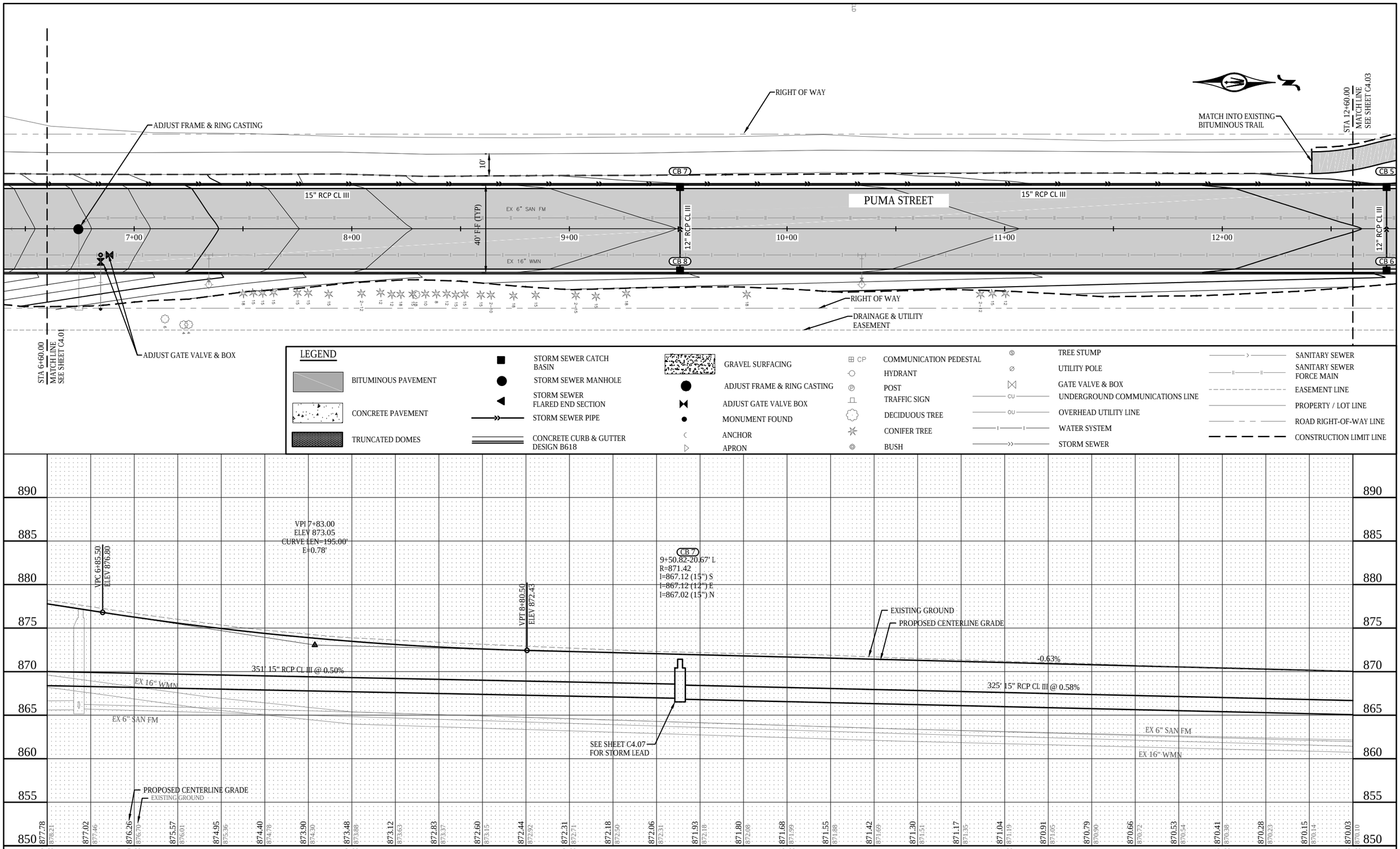
CITY OF RAMSEY, MINNESOTA
BUNKER LAKE BOULEVARD AND PUMA STREET IMPROVEMENTS
S.A.P. 199-109-006, S.A.P. 199-121-002
PLAN & PROFILE

SHEET C4.01



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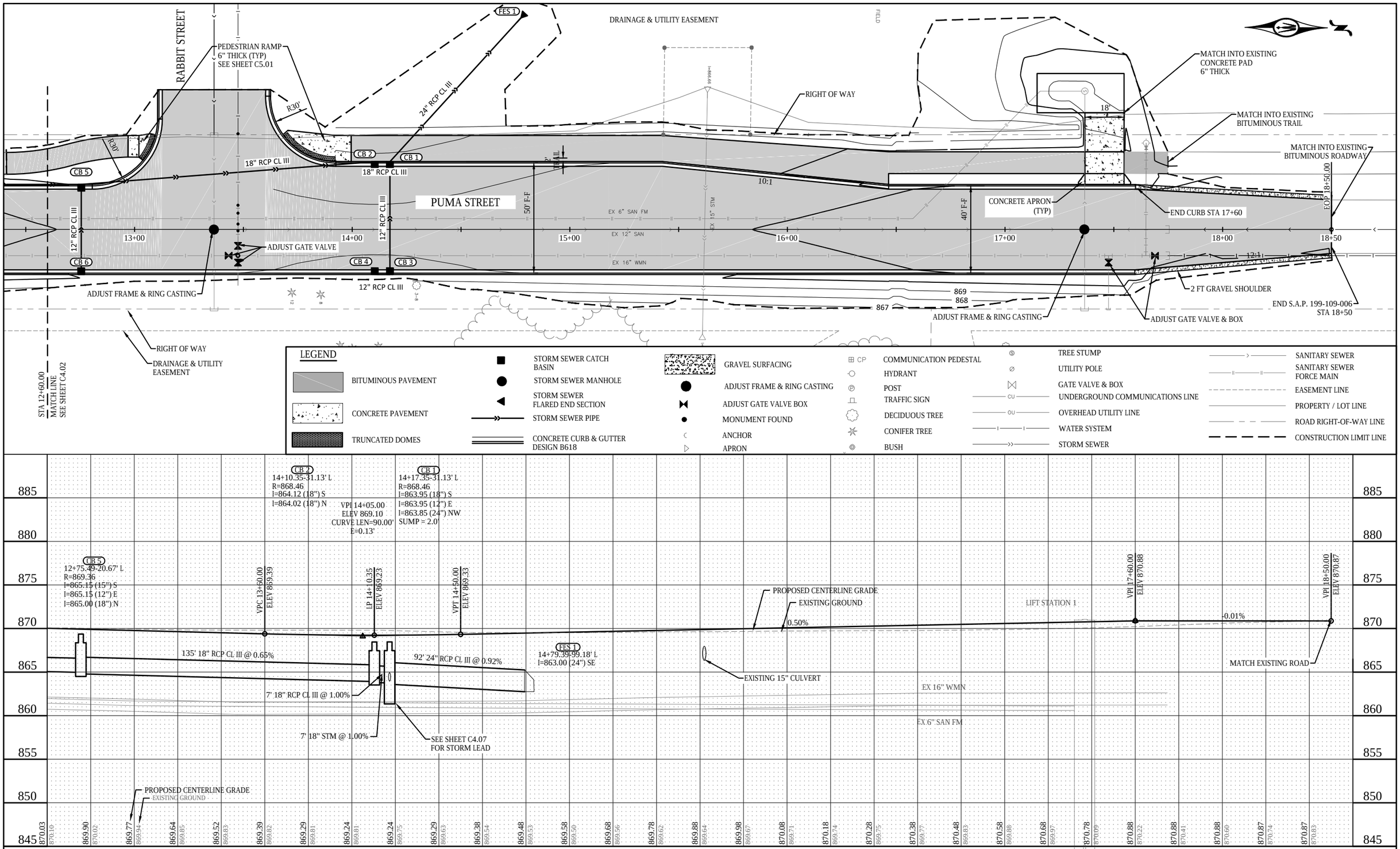
S.A.P. 199-109-006, S.A.P. 199-121-002

PLAN & PROFILE

SHEET C4.02



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BUNKER LAKE BOULEVARD AND PUMA STREET IMPROVEMENTS
S.A.P. 199-109-006, S.A.P. 199-121-002

PLAN & PROFILE

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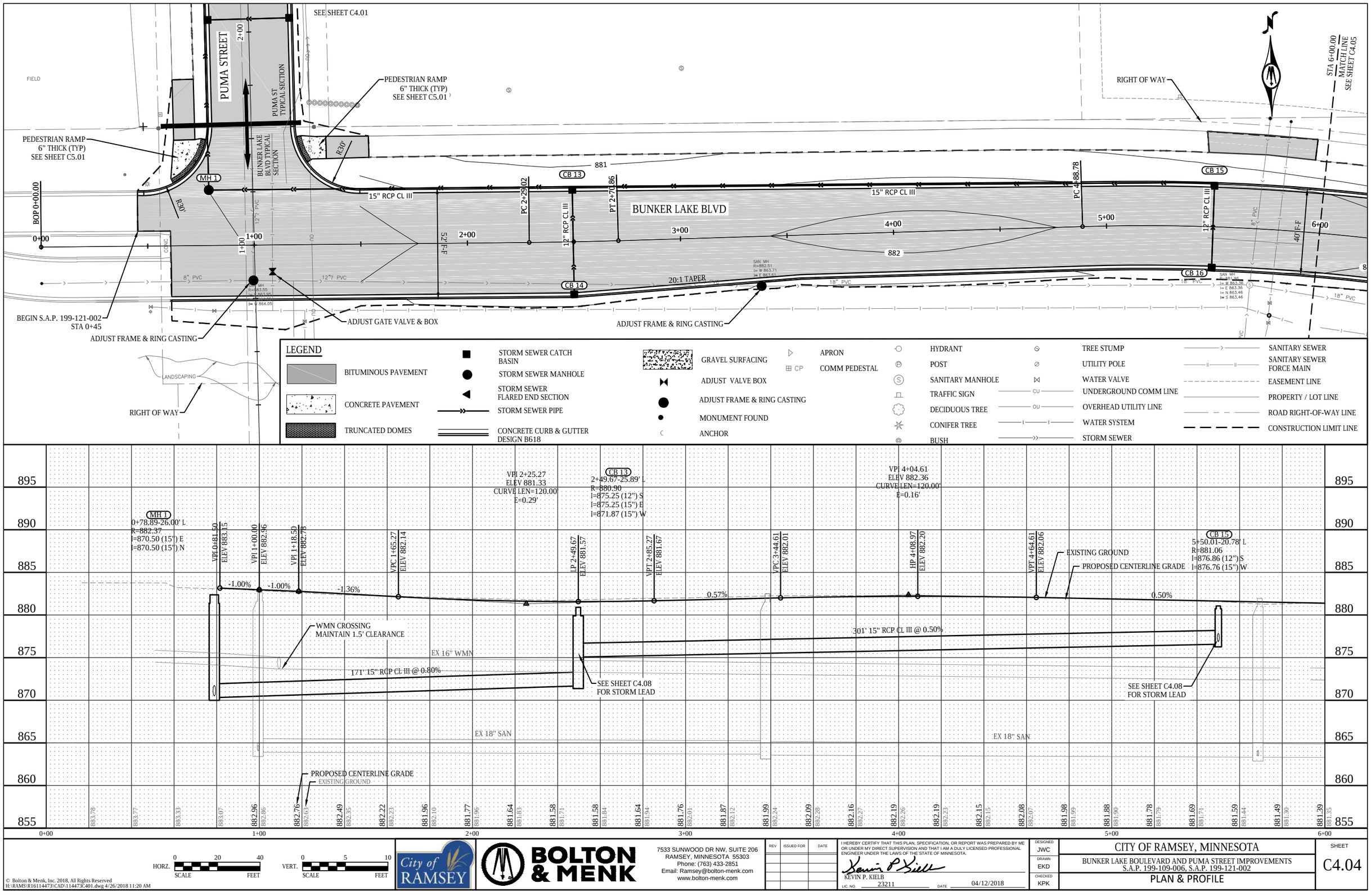

LEGEND

- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- TRUNCATED DOMES
- STORM SEWER CATCH BASIN
- STORM SEWER MANHOLE
- STORM SEWER FLARED END SECTION
- STORM SEWER PIPE
- CONCRETE CURB & GUTTER DESIGN B618
- GRAVEL SURFACING
- ADJUST VALVE BOX
- ADJUST FRAME & RING CASTING
- MONUMENT FOUND
- ANCHOR
- APRON
- CP COMM PEDESTAL
- HYDRANT
- POST
- SANITARY MANHOLE
- TRAFFIC SIGN
- DECIDUOUS TREE
- CONIFER TREE
- BUSH
- TREE STUMP
- UTILITY POLE
- WATER VALVE
- CU UNDERGROUND COMM LINE
- OU OVERHEAD UTILITY LINE
- WATER SYSTEM
- STORM SEWER
- SANITARY SEWER
- SANITARY SEWER FORCE MAIN
- EASEMENT LINE
- PROPERTY / LOT LINE
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S.A.P. 199-109-006, S.A.P. 199-121-002

PLAN & PROFILE

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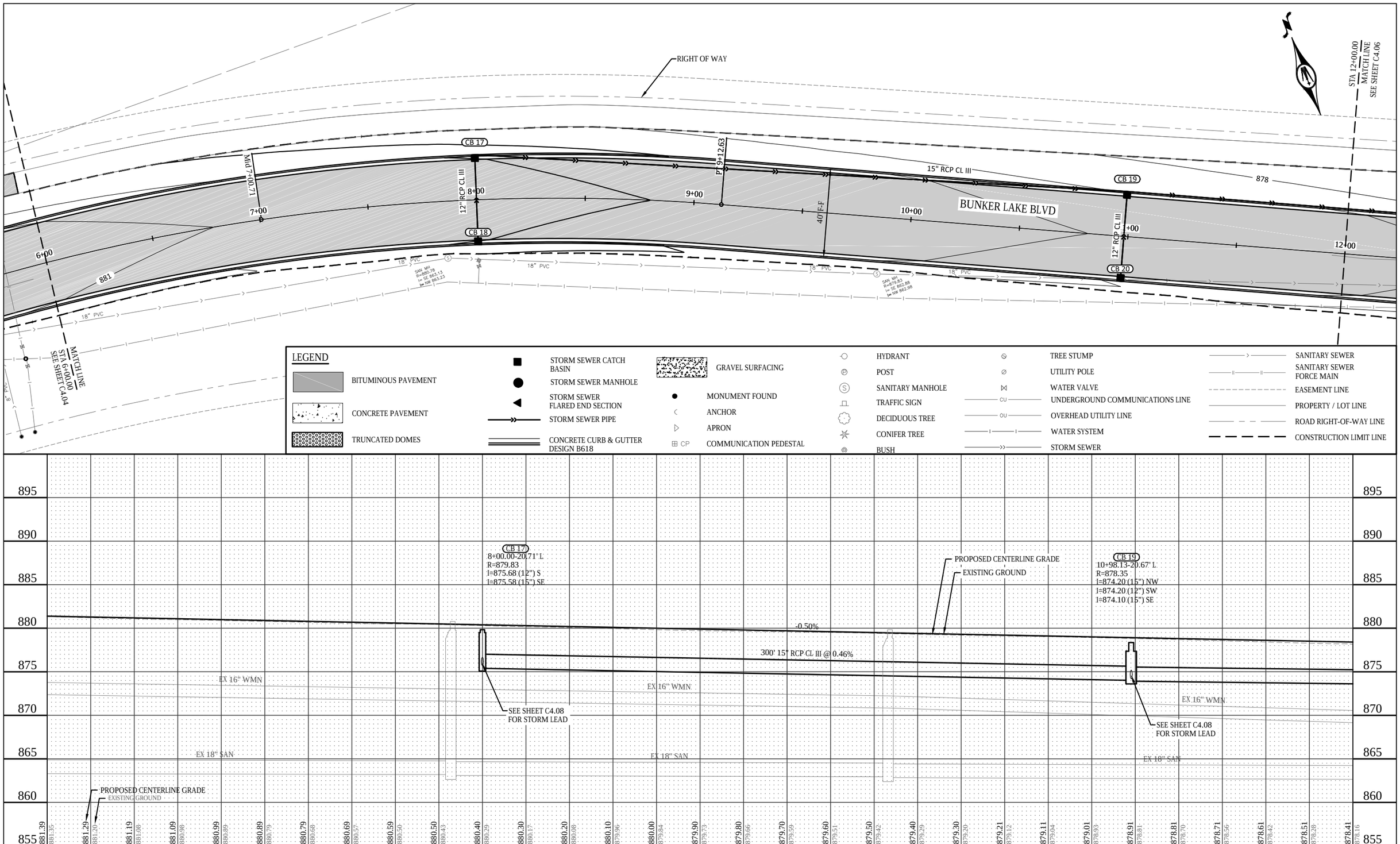

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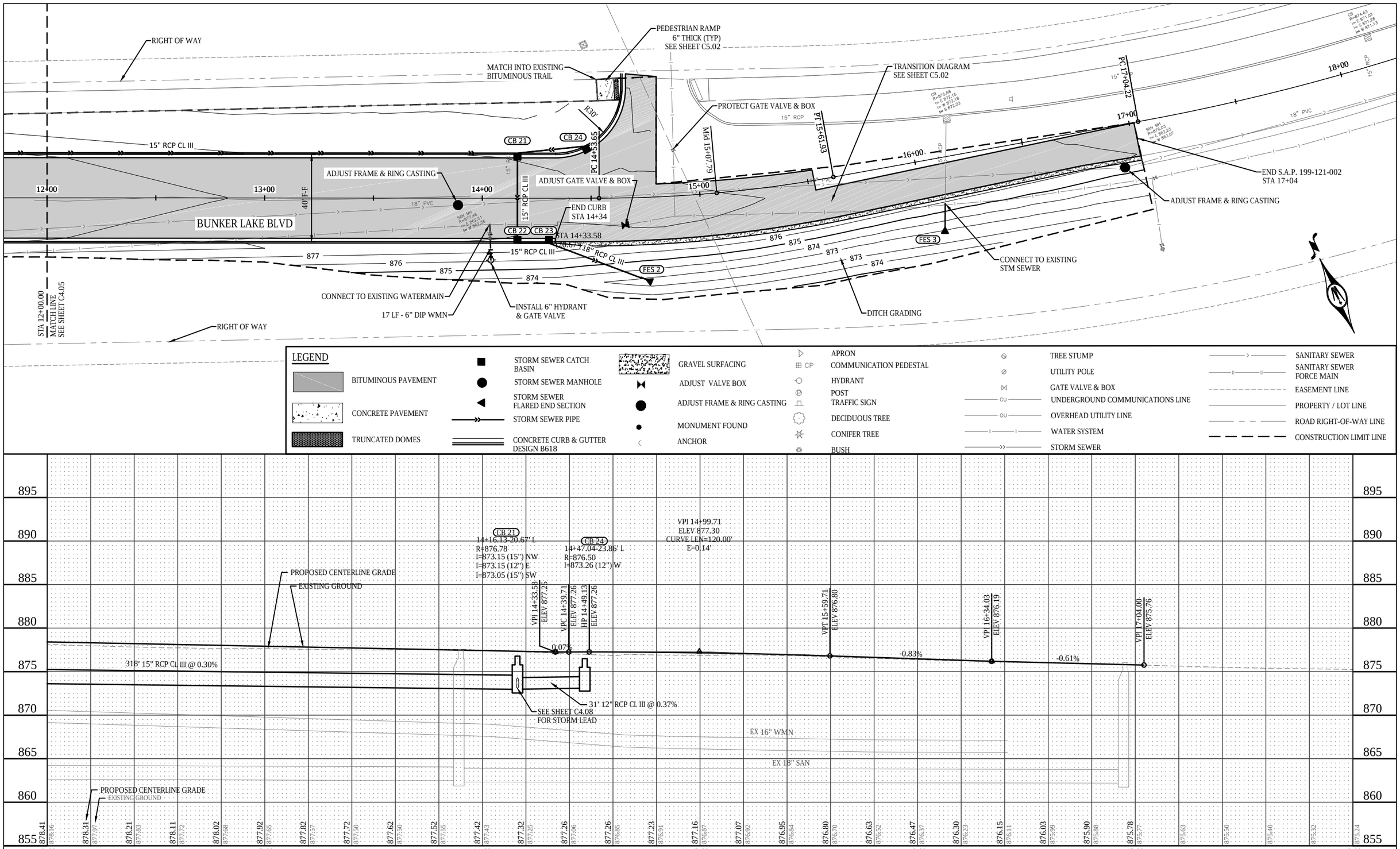
BUNKER LAKE BOULEVARD AND PUMA STREET IMPROVEMENTS
S.A.P. 199-109-006, S.A.P. 199-121-002

PLAN & PROFILE

SHEET C4.05



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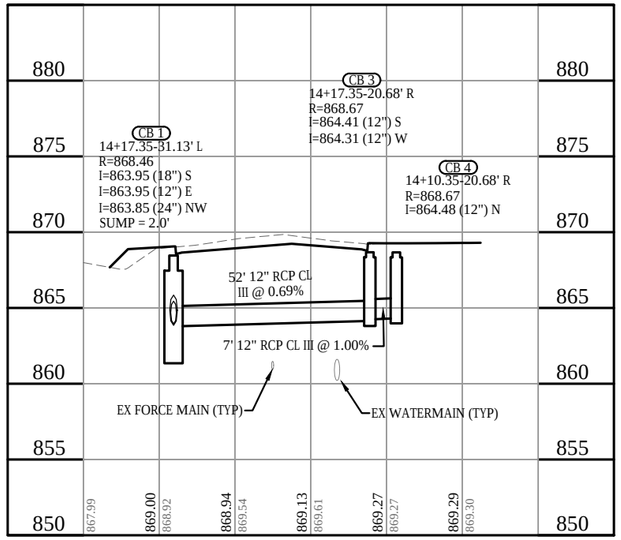
S.A.P. 199-109-006, S.A.P. 199-121-002

PLAN & PROFILE

SHEET C4.06

PUMA STREET STA 14+17



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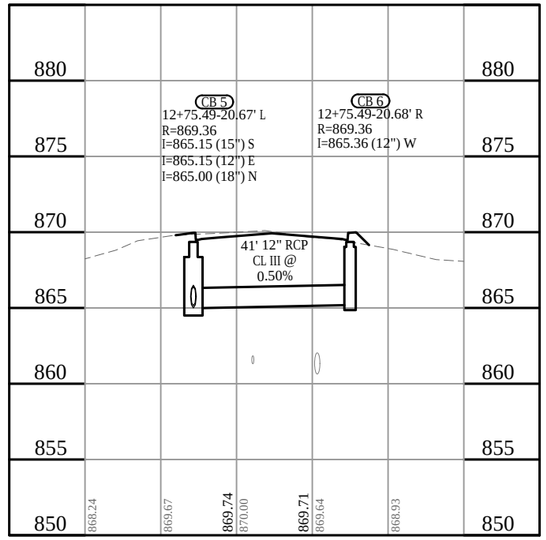
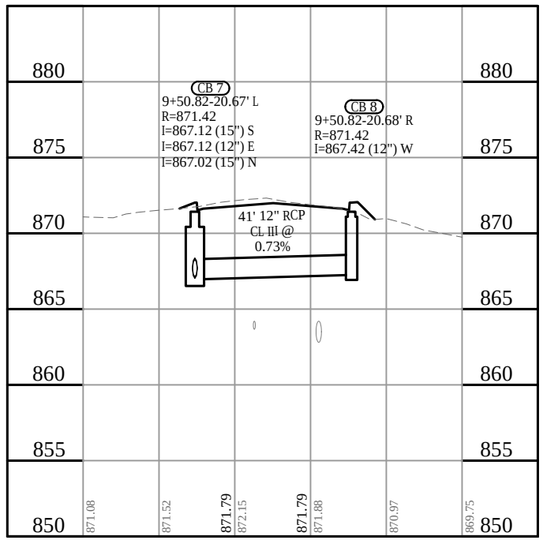


PUMA STREET STA 9+50



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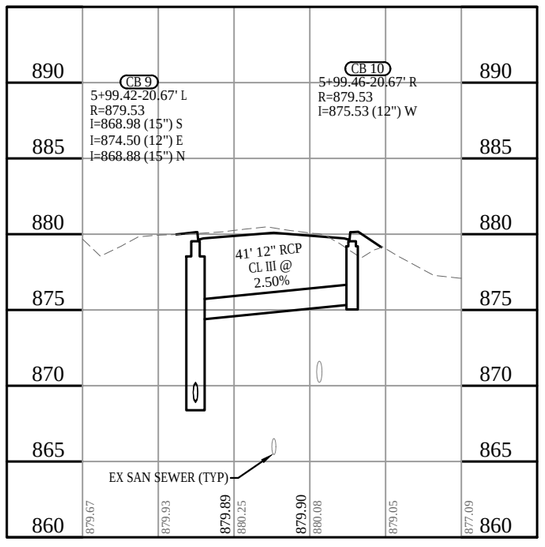
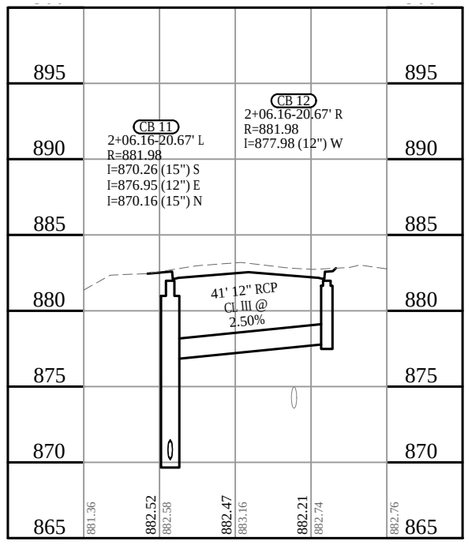


PUMA STREET STA 2+06



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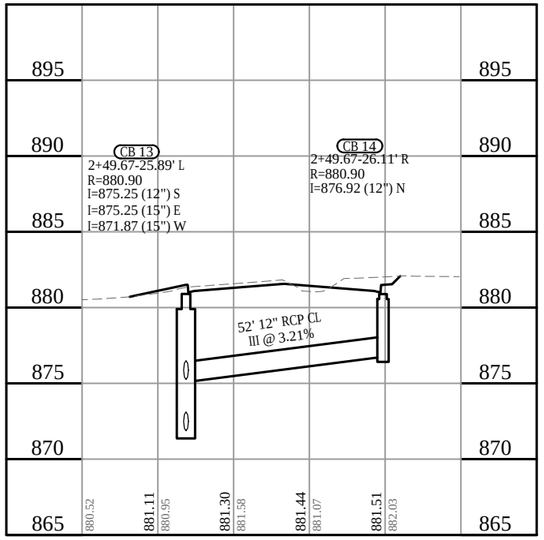
S.A.P. 199-109-006, S.A.P. 199-121-002

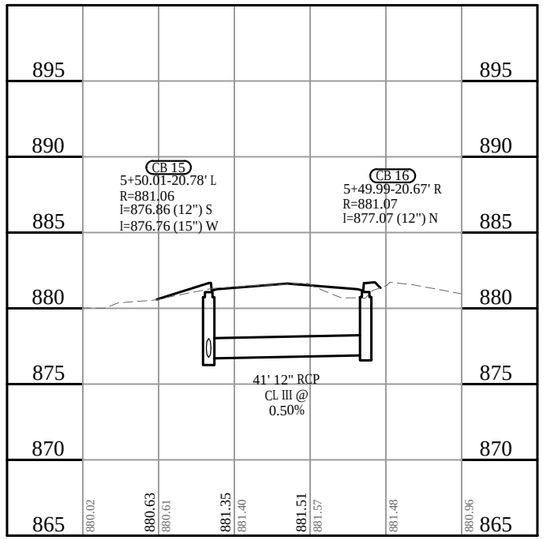
STORM SEWER LEADS

SHEET C4.07

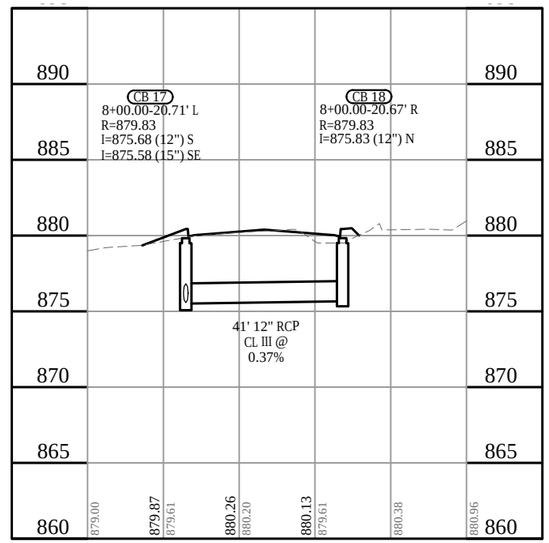
BUNKER LAKE BLVD STA 2+49



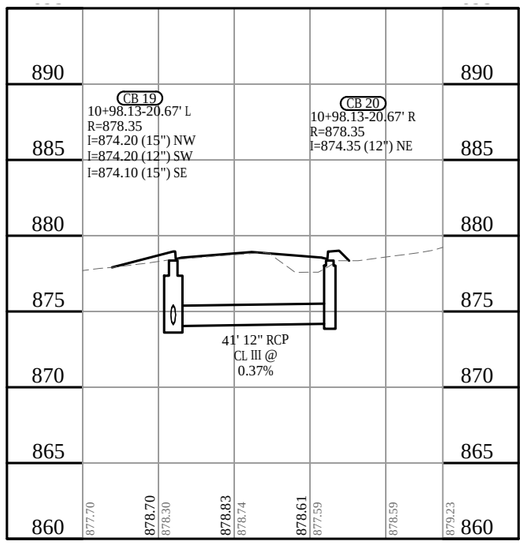
BUNKER LAKE BLVD STA 5+54



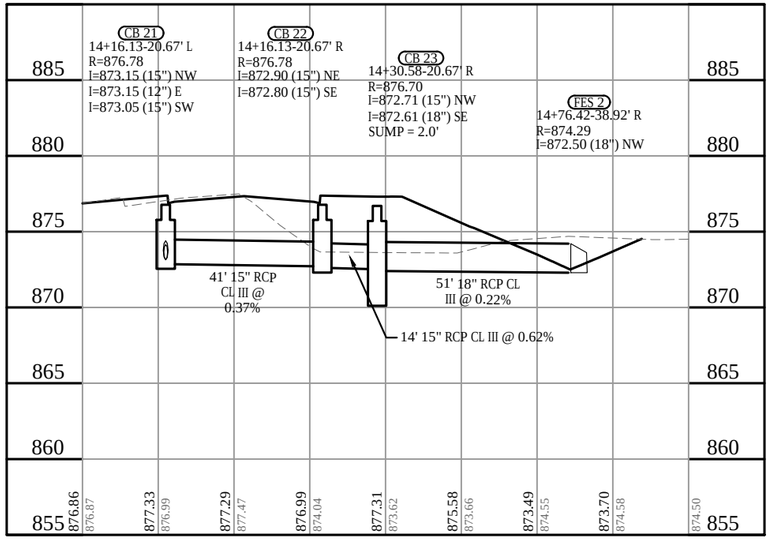
BUNKER LAKE BLVD STA 7+99



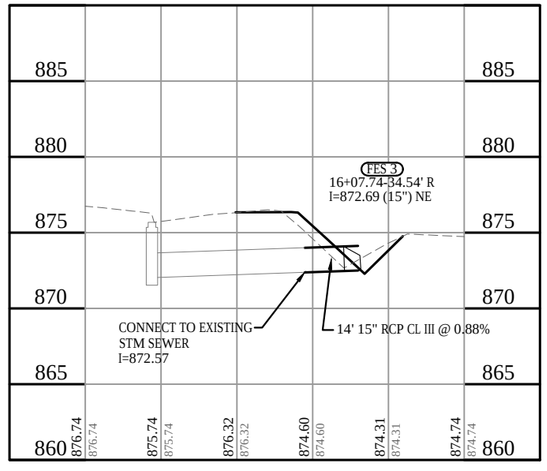
BUNKER LAKE BLVD STA 10+98



BUNKER LAKE BLVD STA 14+16



BUNKER LAKE BLVD STA 16+08



HORZ. SCALE 0 20 40 FEET

VERT. SCALE 0 5 10 FEET

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KEVIN P. KIELB
LIC. NO. 23211 DATE 04/12/2018

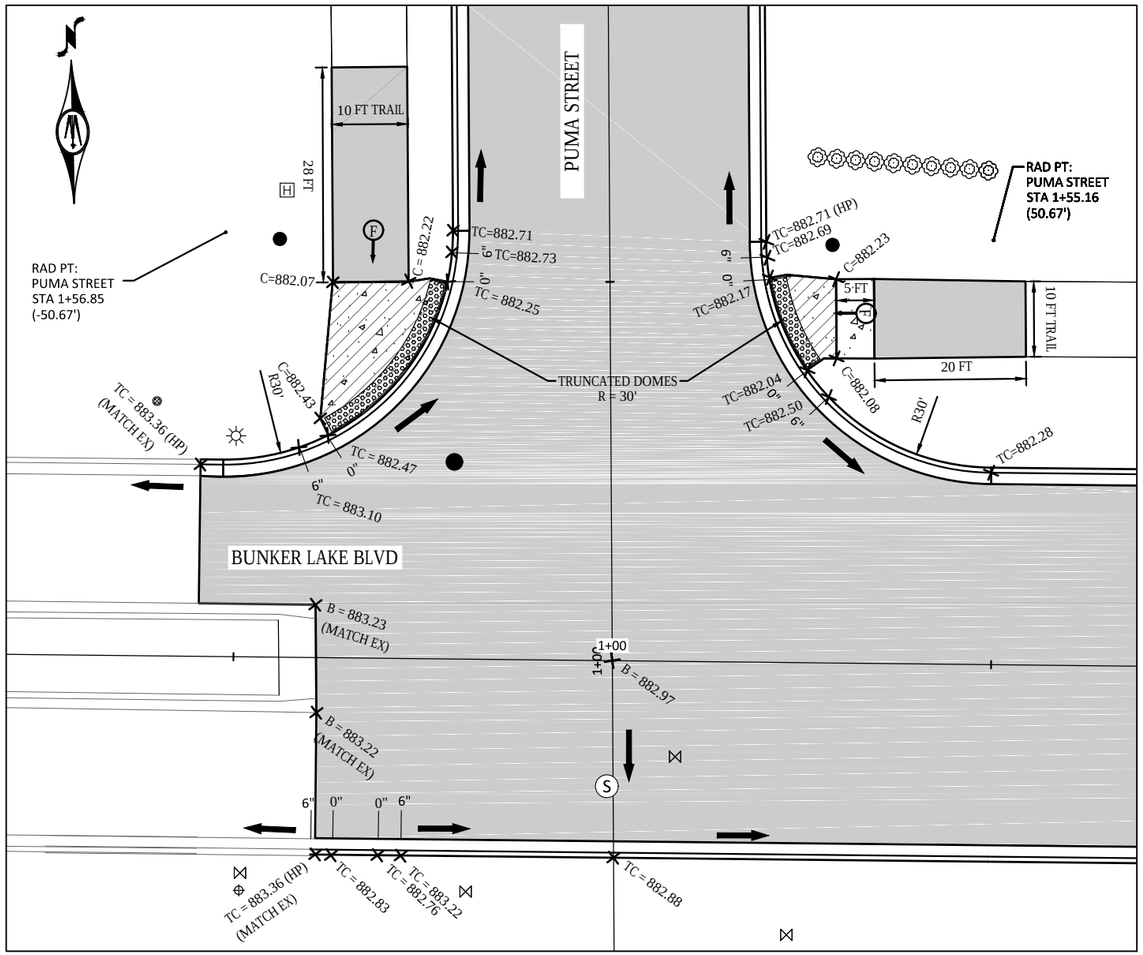
DESIGNED JWC
DRAWN EKD
CHECKED KPK

CITY OF RAMSEY, MINNESOTA

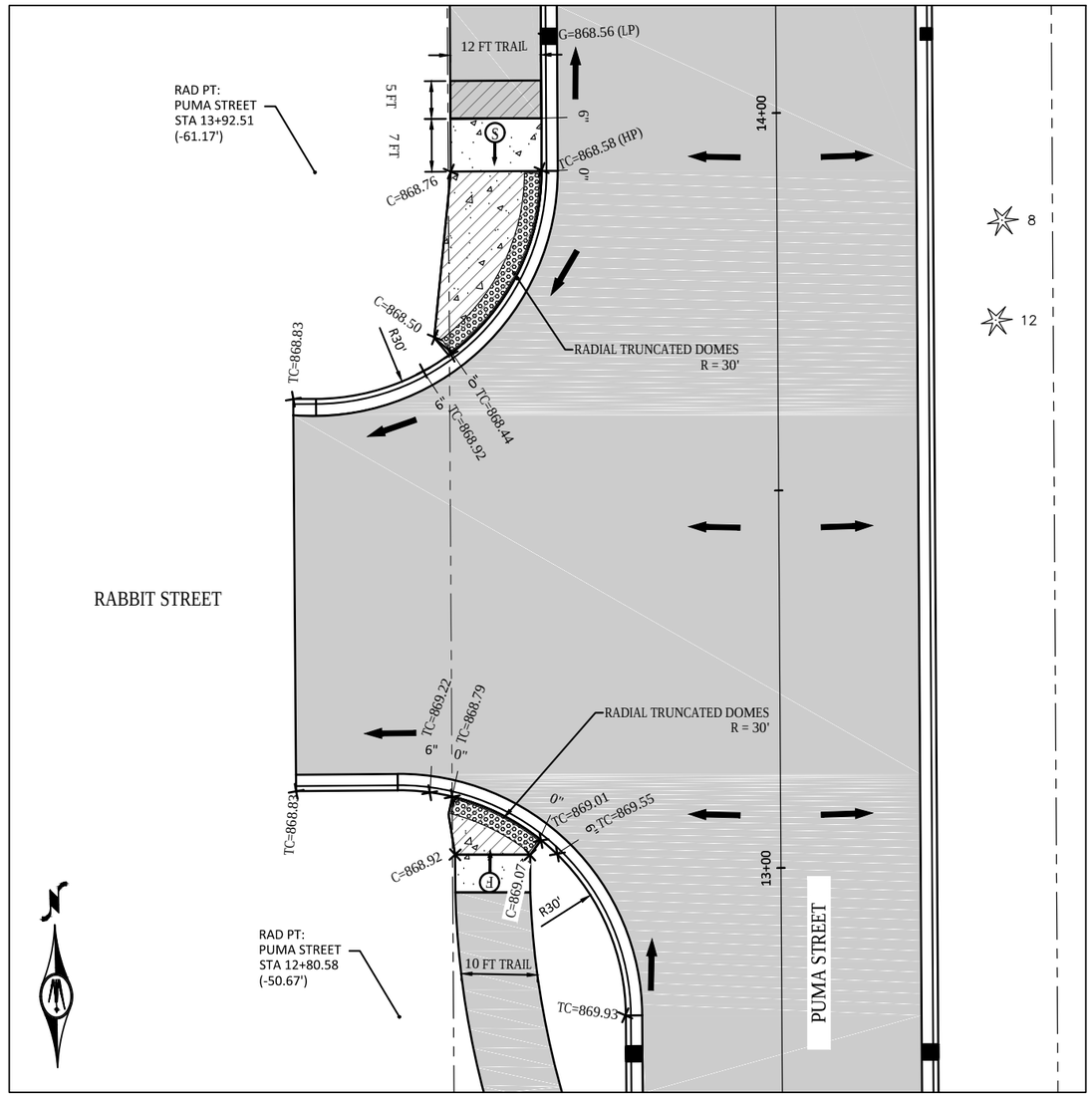
BUNKER LAKE BOULEVARD AND PUMA STREET IMPROVEMENTS
S.A.P. 199-109-006, S.A.P. 199-121-002

STORM SEWER LEADS

SHEET C4.08



INTERSECTION - PUMA STREET & BUNKER LAKE BOULEVARD



INTERSECTION - PUMA STREET & RABBIT STREET

LEGEND

- TRUNCATED DOMES (SEE STANDARD PLATE 7038)
- LANDING AREA - 4' X 4' MIN DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS
- S — INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND 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%
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- SURFACE FLOW ARROW
- PROPOSED CURB & GUTTER
- X" — CURB HEIGHT
- TC=XXX.XX = PROPOSED TOP OF CURB
- G=XXX.XX = PROPOSED GUTTER
- C=XXX.XX = PROPOSED TOP OF CONCRETE
- B=XXX.XX = PROPOSED TOP OF BITUMINOUS

NOTES:

1. ALL CURB ELEVATIONS ARE TO TOP OF CURB UNLESS OTHERWISE NOTED.
2. ALL STREET ELEVATIONS ARE TO PROPOSED TOP OF BITUMINOUS.
3. LENGTH OF CURB RADII ARE MEASURED AT BACK OF CURB.
4. MATCH PROPOSED GUTTER TO EXISTING GUTTER.
5. STREET RADII TO BACK OF CURB.

INTERSECTION - PUMA STREET & RABBIT STREET

HORZ. SCALE 0 10 20 FEET

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KEVIN P. KIELB
LIC. NO. 23211 DATE 04/12/2018

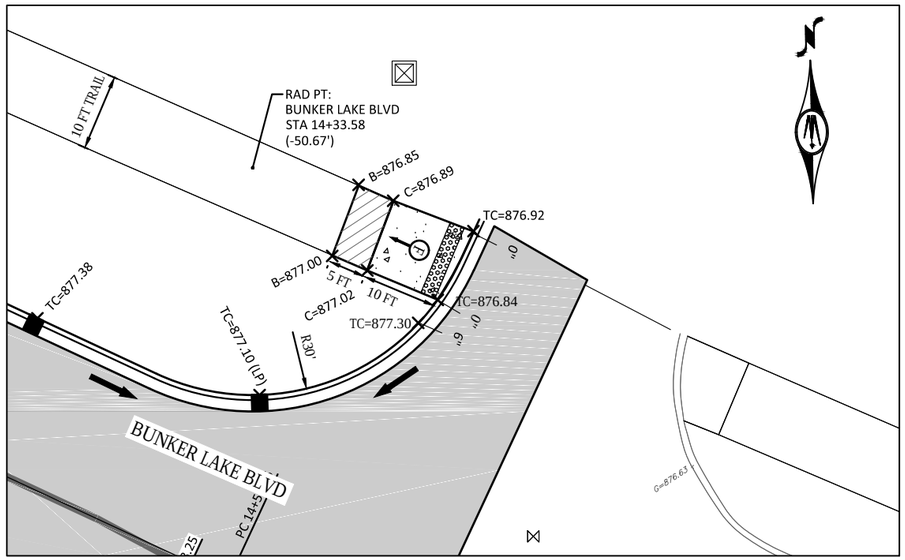
DESIGNED	JWC
DRAWN	EKD
CHECKED	KPK

CITY OF RAMSEY, MINNESOTA

BUNKER LAKE BOULEVARD AND PUMA STREET IMPROVEMENTS
S.A.P. 199-109-006, S.A.P. 199-121-002

INTERSECTION DETAILS

SHEET C5.01



INTERSECTION - BUNKER LAKE BOULEVARD STA 14+63

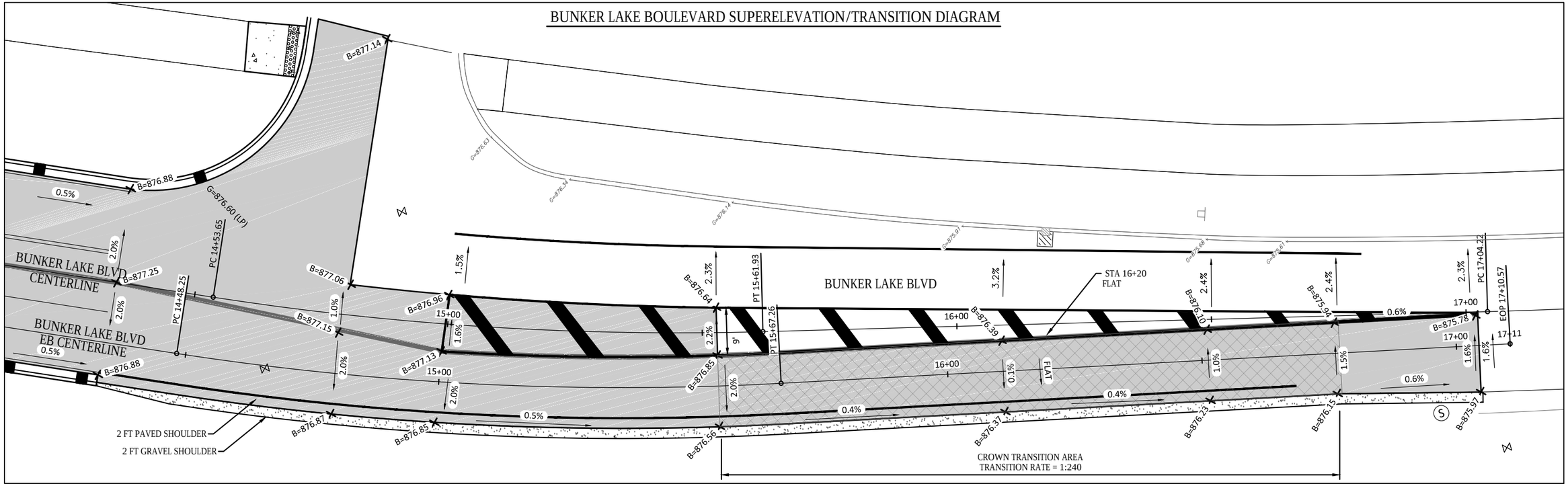
LEGEND

- TRUNCATED DOMES (SEE STANDARD PLATE 7038)
- LANDING AREA - 4' X 4' MIN DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS
- INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%
- INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- PROPOSED CURB & GUTTER
- X" CURB HEIGHT
- TC=XXX.XX = PROPOSED TOP OF CURB
- G=XXX.XX = PROPOSED GUTTER
- C=XXX.XX = PROPOSED TOP OF CONCRETE
- B=XXX.XX = PROPOSED TOP OF BITUMINOUS
- SURFACE FLOW ARROW
- G=876.26 = EXISTING GUTTER
- ROAD CROWN / PIVOT LINE
- 2.0% PROPOSED SURFACE GRADE
- 1.6% EXISTING SURFACE GRADE
- CROWN TRANSITION AREA

NOTES:

1. ALL CURB ELEVATIONS ARE TO TOP OF CURB UNLESS OTHERWISE NOTED.
2. ALL STREET ELEVATIONS ARE TO PROPOSED TOP OF BITUMINOUS.
3. LENGTH OF CURB RADII ARE MEASURED AT BACK OF CURB.
4. MATCH PROPOSED GUTTER TO EXISTING GUTTER.
5. STREET RADII TO BACK OF CURB.

BUNKER LAKE BOULEVARD SUPERELEVATION/TRANSITION DIAGRAM



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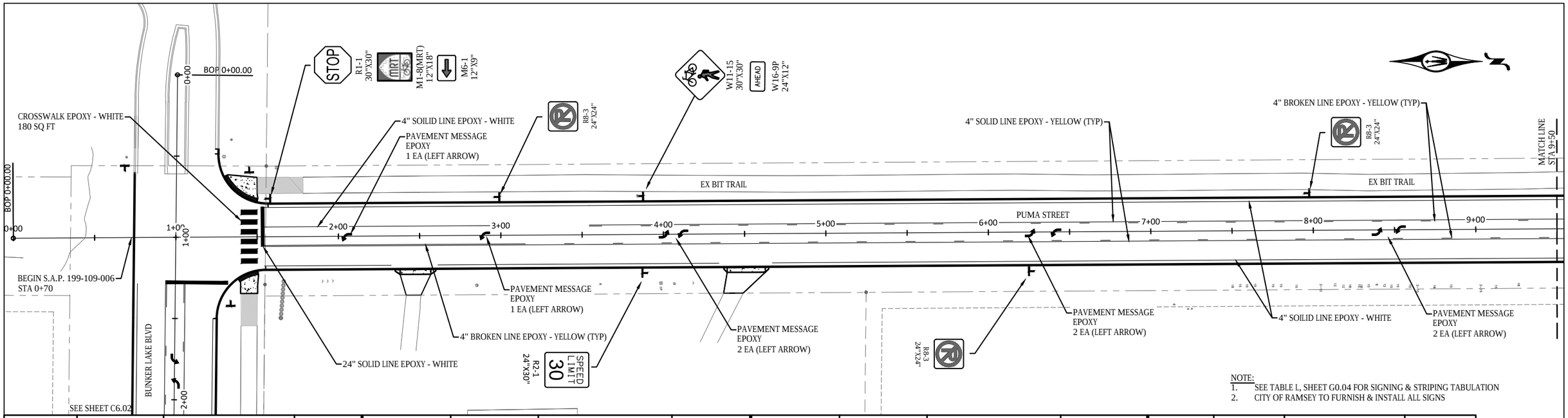
CITY OF RAMSEY, MINNESOTA

BUNKER LAKE BOULEVARD AND PUMA STREET IMPROVEMENTS
S.A.P. 199-109-006, S.A.P. 199-121-002

INTERSECTION DETAILS

SHEET C5.02



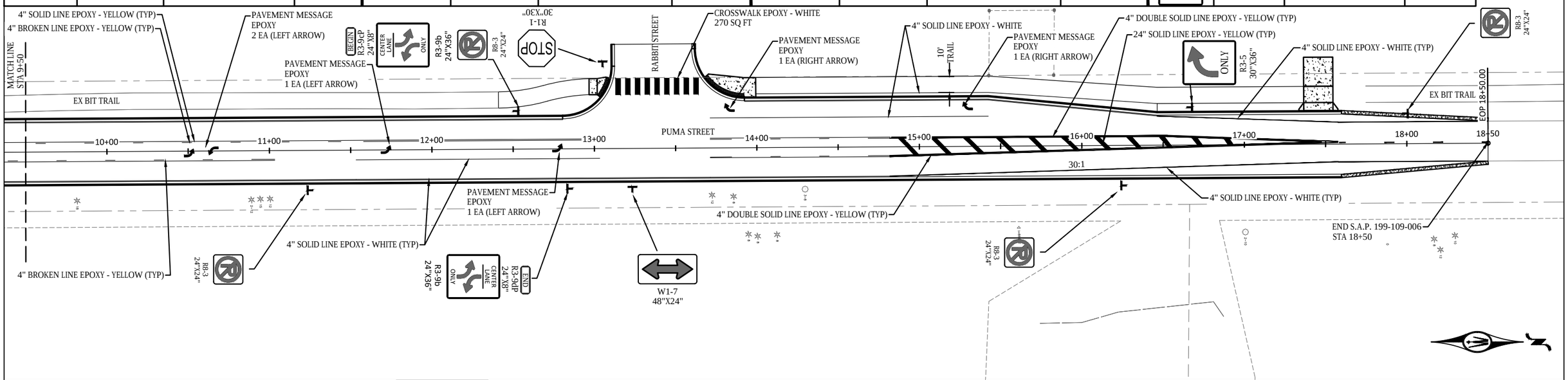
NOTE:
1. SEE TABLE 1, SHEET G0.04 FOR SIGNING & STRIPING TABULATION
2. CITY OF RAMSEY TO FURNISH & INSTALL ALL SIGNS

SIGN LEGEND	SIGN NUMBER & SIZE	NOTES	ESTIMATED QUANTITY
STOP	R1-1 30"X30"		2
W11-15 30"X30" / AHEAD	W11-15 30"X30"		1
	W16-9P 24"X12"		1

SIGN LEGEND	SIGN NUMBER & SIZE	NOTES	ESTIMATED QUANTITY
	W1-7 48"X24"		1
SPEED LIMIT 30	R2-1 24"X30"		1

SIGN LEGEND	SIGN NUMBER & SIZE	NOTES	ESTIMATED QUANTITY
MRT	M1-8 (MRT) 12"X18"		1
	M6-1 12"X9"	INSTALL M6-1 SIGN ON SAME POST AS M1-8 (MRT)	1
	R8-3 24"X24"		7

SIGN LEGEND	SIGN NUMBER & SIZE	NOTES	ESTIMATED QUANTITY
BEGIN / END / CENTER LANE / ONLY	R3-9cP 24"X8"	INSTALL R3-9cP & R3-9dP SIGNS ON SAME POST AS R3-9b	1
	R3-9dP 24"X8"		1
	R3-9b 24"X36"		2
ONLY	R3-5 30"X36"		1



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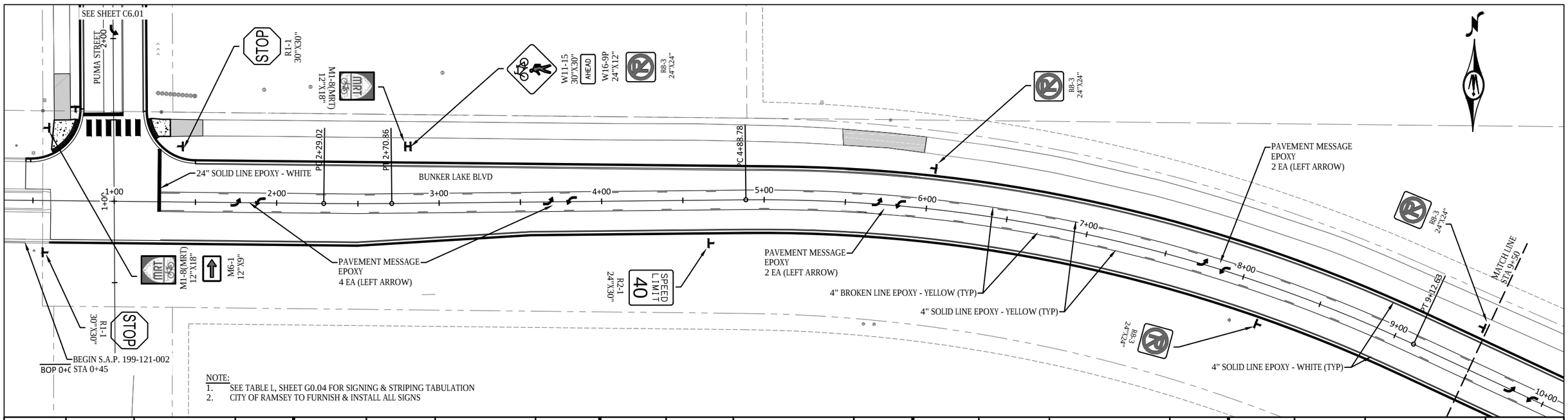
LIC. NO. 23211 DATE 04/12/2018

DESIGNED JWC
DRAWN EKD
CHECKED KPK

CITY OF RAMSEY, MINNESOTA
BUNKER LAKE BOULEVARD AND PUMA STREET IMPROVEMENTS
S.A.P. 199-109-006, S.A.P. 199-121-002
SIGNING & STRIPING PLAN

SHEET C6.01



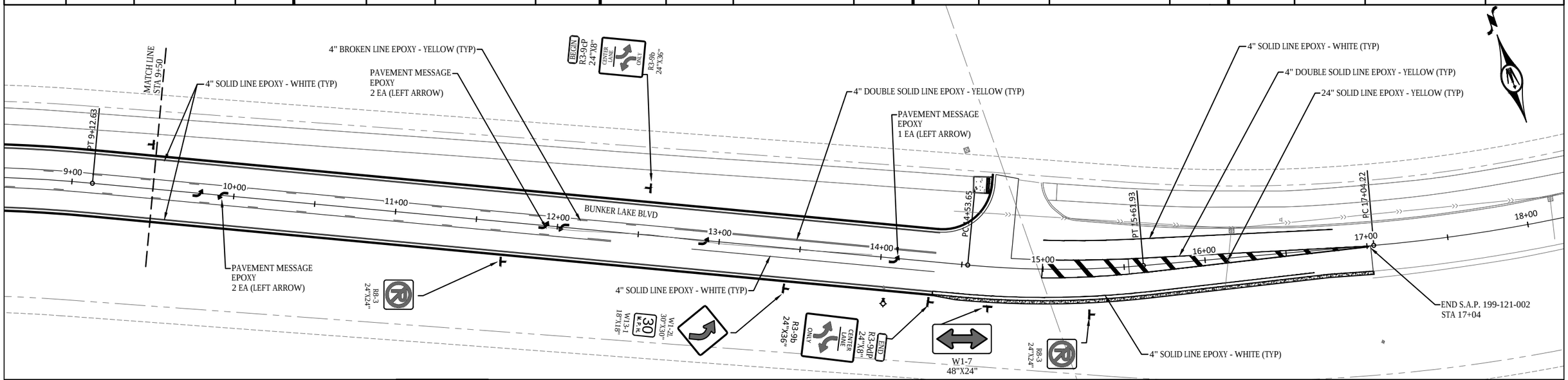
SIGN LEGEND	SIGN NUMBER & SIZE	NOTES	ESTIMATED QUANTITY
STOP	R1-1 30"X30"		2
AHEAD	W11-15 30"X30"		1
	W16-9P 24"X12"		1

SIGN LEGEND	SIGN NUMBER & SIZE	NOTES	ESTIMATED QUANTITY
	W1-7 48"X24"		1
SPEED LIMIT 40	R2-1 24"X30"		1

SIGN LEGEND	SIGN NUMBER & SIZE	NOTES	ESTIMATED QUANTITY
MRT	M1-8(MRT) 12"X18"		2
	M6-1 12"X9"	INSTALL M6-1 SIGN ON SAME POST AS M1-8 (MRT)	1
	R8-3 24"X24"		6

SIGN LEGEND	SIGN NUMBER & SIZE	NOTES	ESTIMATED QUANTITY
	W1-2L 30"X30"		1
30 M.P.H.	W13-1P 18"X18"	INSTALL W13-1P SIGN ON SAME POST AS W1-2L	1

SIGN LEGEND	SIGN NUMBER & SIZE	NOTES	ESTIMATED QUANTITY
BEGIN	R3-9cP 24"X8"	INSTALL R3-9cP & R3-9dP SIGNS ON SAME POST AS R3-9b	1
END	R3-9dP 24"X8"		1
CENTER LANE ONLY	R3-9b 24"X36"		2



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City of RAMSEY

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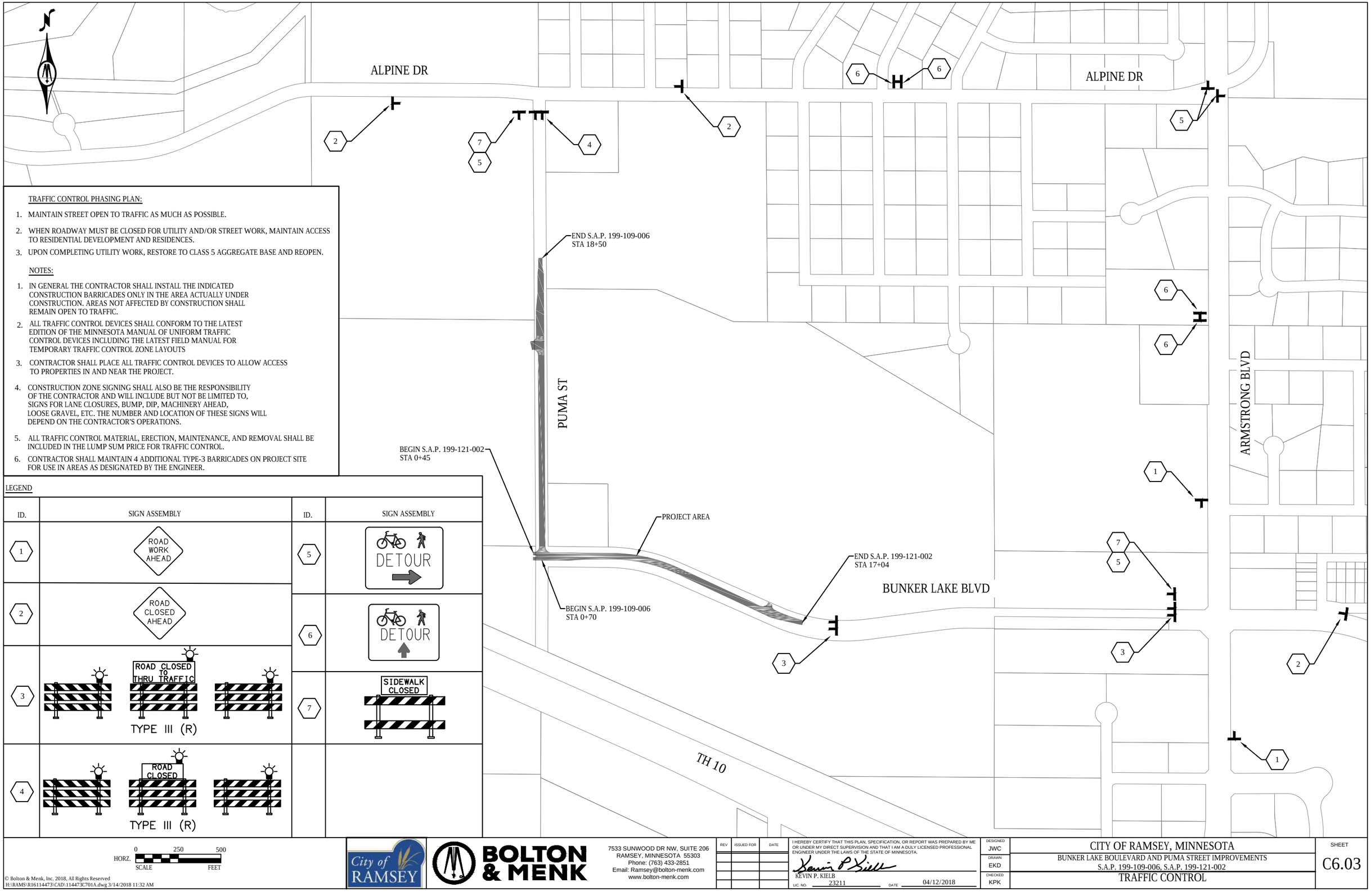
KEVIN P. KIELB
LIC. NO. 23211 DATE 04/12/2018

DESIGNED JWC
DRAWN EKD
CHECKED KPK

CITY OF RAMSEY, MINNESOTA
BUNKER LAKE BOULEVARD AND PUMA STREET IMPROVEMENTS
S.A.P. 199-109-006, S.A.P. 199-121-002
SIGNING & STRIPING PLAN

SHEET C6.02



TRAFFIC CONTROL PHASING PLAN:

1. MAINTAIN STREET OPEN TO TRAFFIC AS MUCH AS POSSIBLE.
2. WHEN ROADWAY MUST BE CLOSED FOR UTILITY AND/OR STREET WORK, MAINTAIN ACCESS TO RESIDENTIAL DEVELOPMENT AND RESIDENCES.
3. UPON COMPLETING UTILITY WORK, RESTORE TO CLASS 5 AGGREGATE BASE AND REOPEN.

NOTES:

1. IN GENERAL THE CONTRACTOR SHALL INSTALL THE INDICATED CONSTRUCTION BARRICADES ONLY IN THE AREA ACTUALLY UNDER CONSTRUCTION. AREAS NOT AFFECTED BY CONSTRUCTION SHALL REMAIN OPEN TO TRAFFIC.
2. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION OF THE MINNESOTA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES INCLUDING THE LATEST FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS
3. CONTRACTOR SHALL PLACE ALL TRAFFIC CONTROL DEVICES TO ALLOW ACCESS TO PROPERTIES IN AND NEAR THE PROJECT.
4. CONSTRUCTION ZONE SIGNING SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR AND WILL INCLUDE BUT NOT BE LIMITED TO, SIGNS FOR LANE CLOSURES, BUMP, DIP, MACHINERY AHEAD, LOOSE GRAVEL, ETC. THE NUMBER AND LOCATION OF THESE SIGNS WILL DEPEND ON THE CONTRACTOR'S OPERATIONS.
5. ALL TRAFFIC CONTROL MATERIAL, ERECTION, MAINTENANCE, AND REMOVAL SHALL BE INCLUDED IN THE LUMP SUM PRICE FOR TRAFFIC CONTROL.
6. CONTRACTOR SHALL MAINTAIN 4 ADDITIONAL TYPE-3 BARRICADES ON PROJECT SITE FOR USE IN AREAS AS DESIGNATED BY THE ENGINEER.

LEGEND

ID.	SIGN ASSEMBLY	ID.	SIGN ASSEMBLY
1	ROAD WORK AHEAD	5	DETOUR
2	ROAD CLOSED AHEAD	6	DETOUR
3	ROAD CLOSED TO THRU TRAFFIC — TYPE III (R)	7	SIDEWALK CLOSED
4	ROAD CLOSED — TYPE III (R)		

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SCALE FEET

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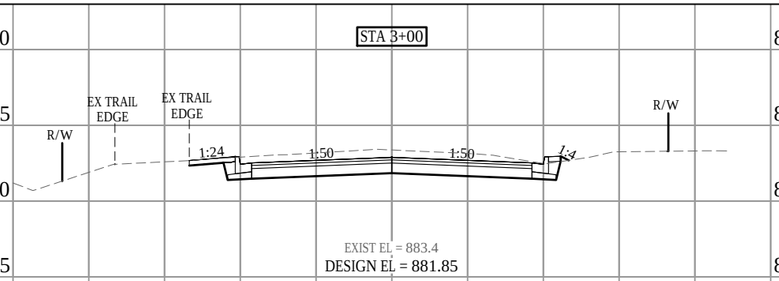
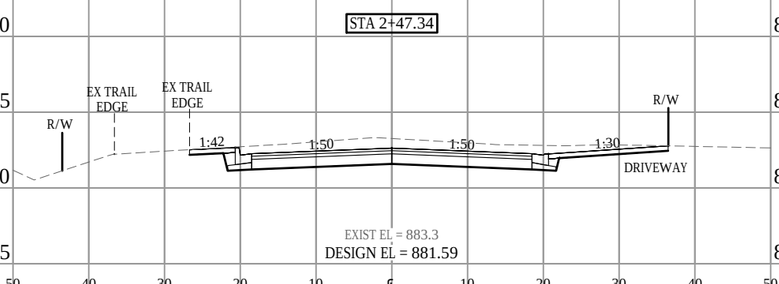
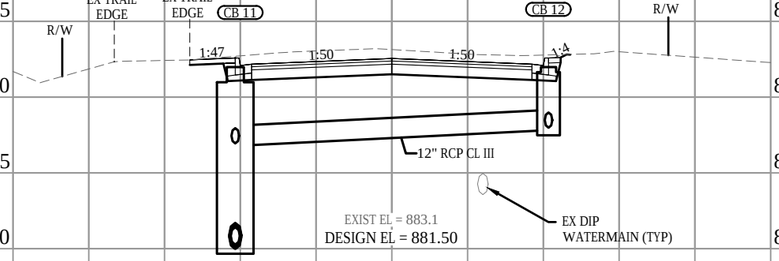
CHECKED KPK

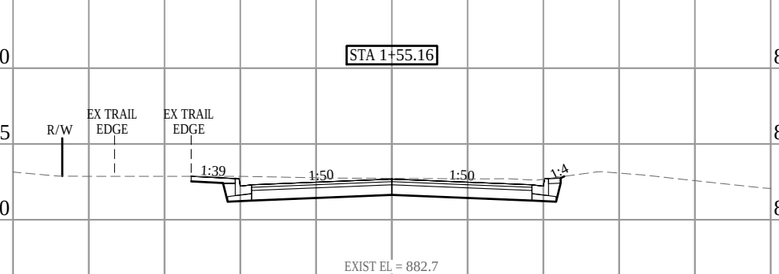
CITY OF RAMSEY, MINNESOTA
BUNKER LAKE BOULEVARD AND PUMA STREET IMPROVEMENTS
S.A.P. 199-109-006, S.A.P. 199-121-002
TRAFFIC CONTROL

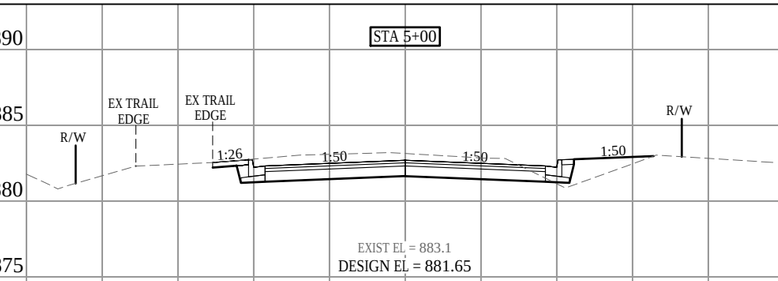
SHEET C6.03

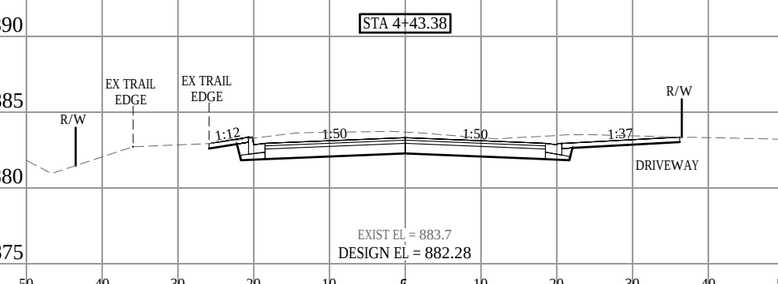


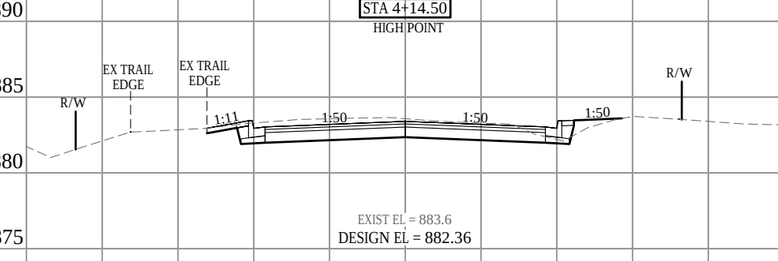


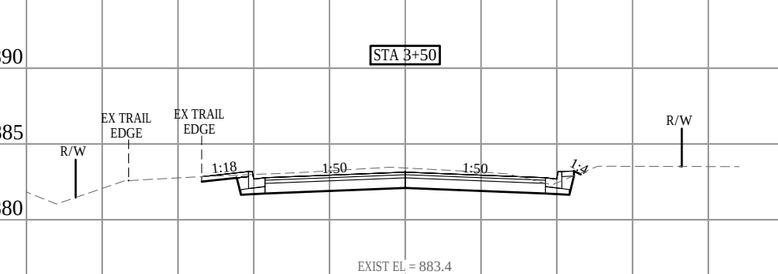












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VERT. SCALE 0 5 10 FEET

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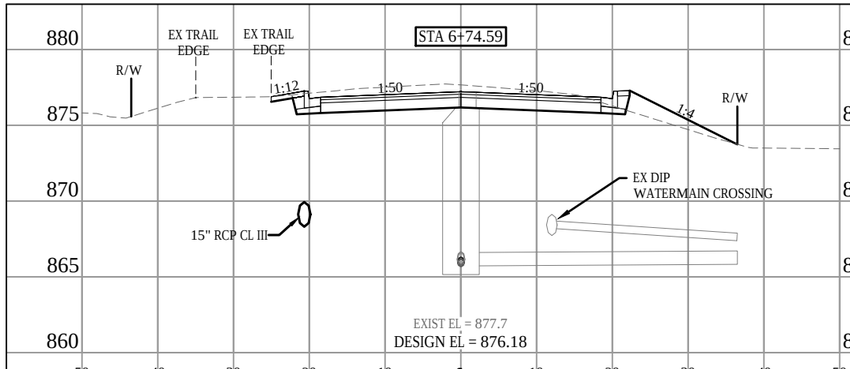
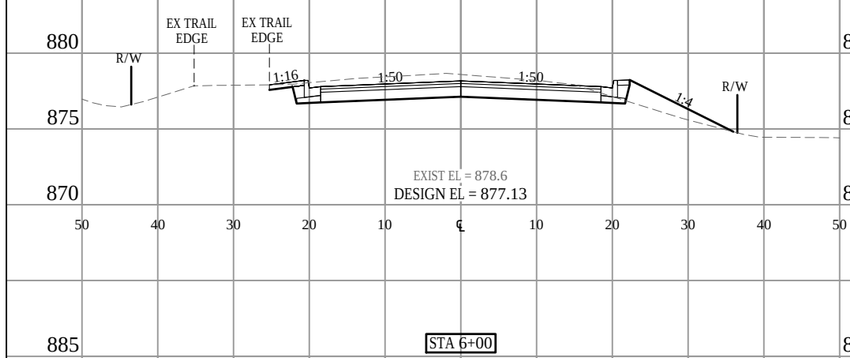
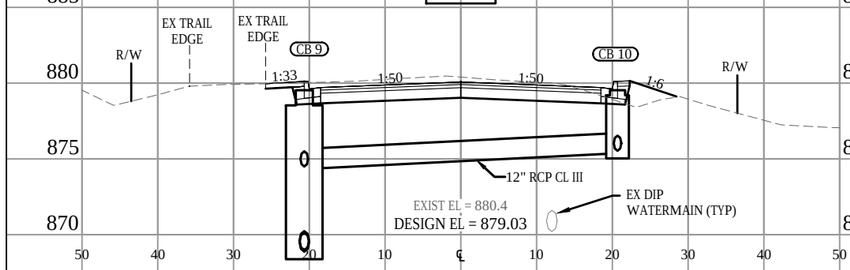
CHECKED	KPK

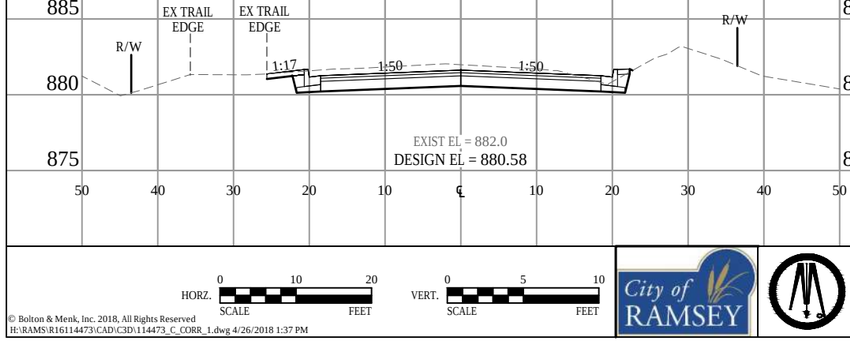
CITY OF RAMSEY, MINNESOTA
BUNKER LAKE BOULEVARD AND PUMA STREET IMPROVEMENTS
S.A.P. 199-109-006, S.A.P. 199-121-002
PUMA STREET CROSS SECTIONS

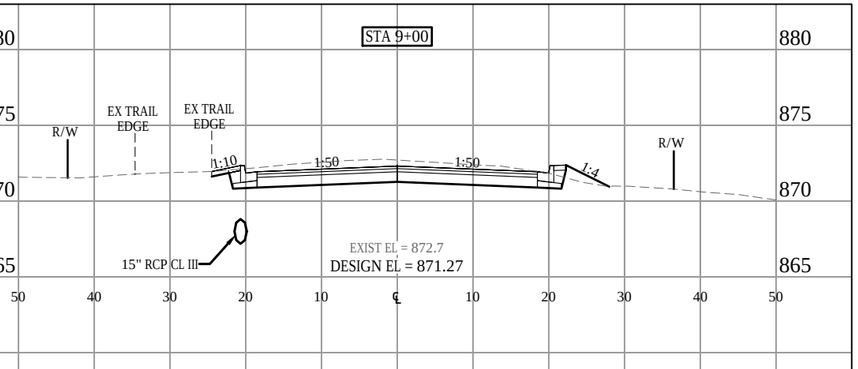
SHEET
C7.01

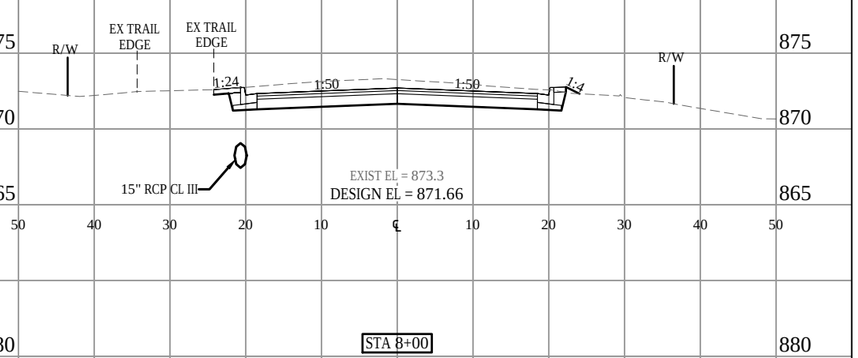


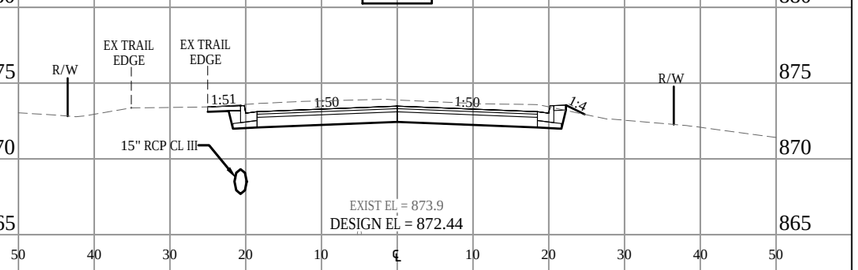


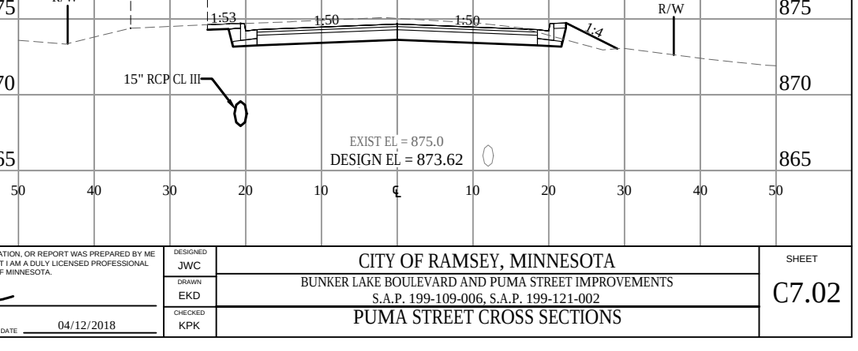












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VERT. 0 5 10 SCALE FEET

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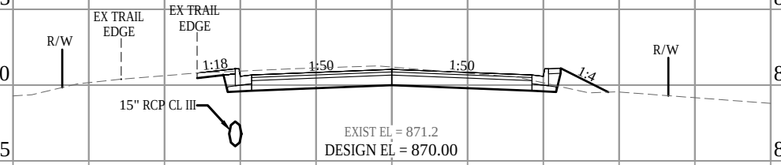
KEVIN P. KIELB
LIC. NO. 23211 DATE 04/12/2018

DESIGNED	JWC
DRAWN	EKD
CHECKED	KPK

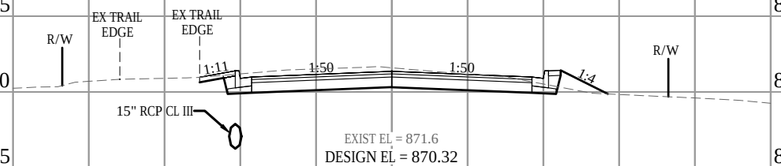
CITY OF RAMSEY, MINNESOTA
BUNKER LAKE BOULEVARD AND PUMA STREET IMPROVEMENTS
S.A.P. 199-109-006, S.A.P. 199-121-002
PUMA STREET CROSS SECTIONS

SHEET
C7.02

STA 11+00



STA 10+50



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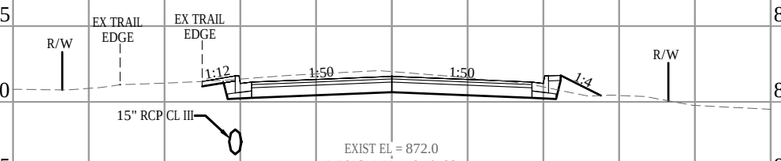
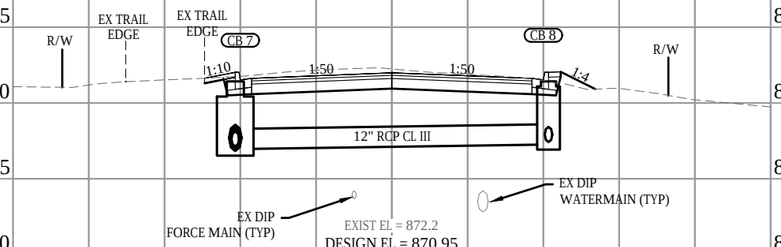


STA 9+50.82



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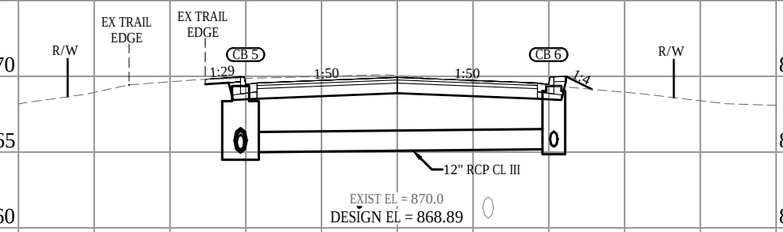

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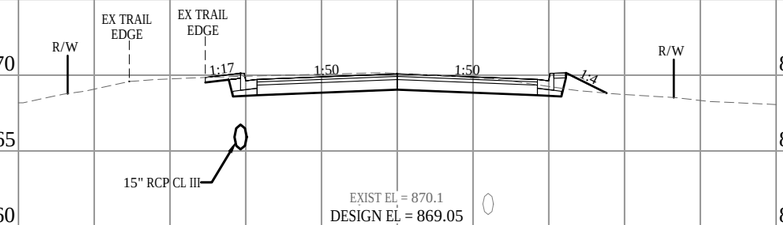

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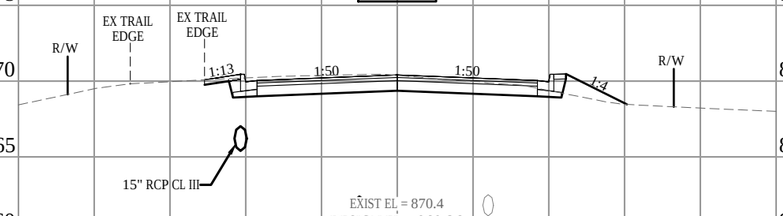
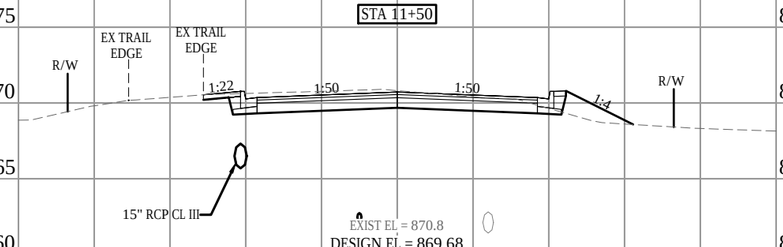


STA 11+50



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VERT. SCALE 0 5 10 FEET

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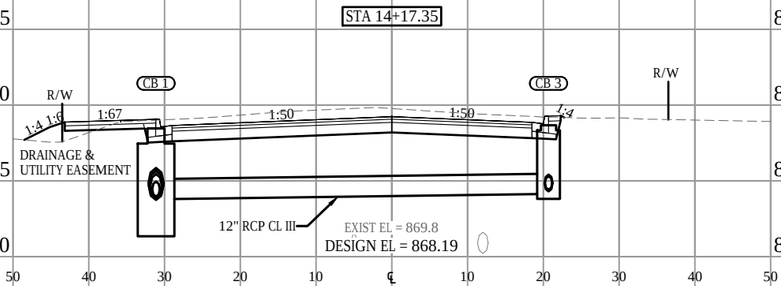
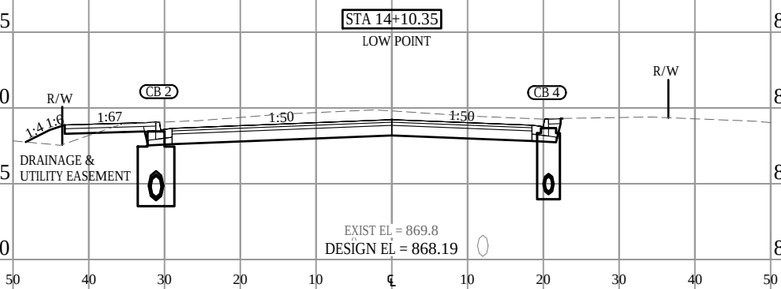
KEVIN P. KIELB
LIC. NO. 23211 DATE 04/12/2018

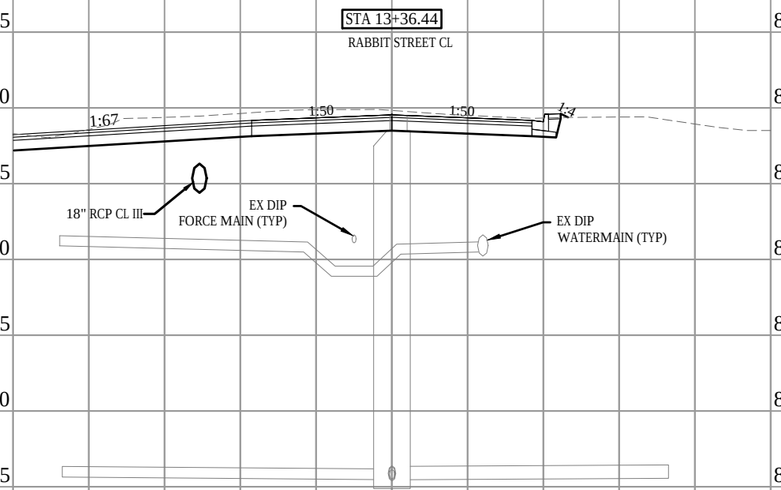
DESIGNED	JWC
DRAWN	EKD
CHECKED	KPK

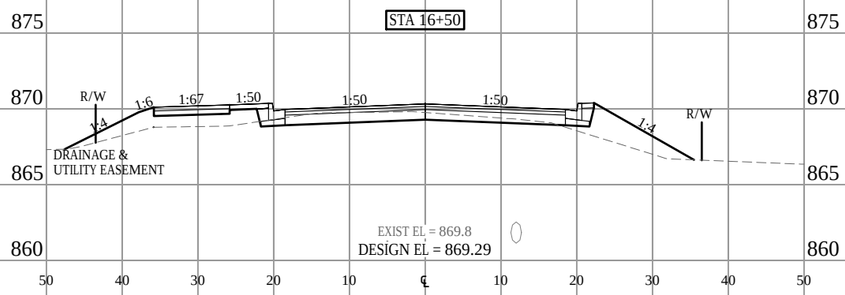
CITY OF RAMSEY, MINNESOTA
BUNKER LAKE BOULEVARD AND PUMA STREET IMPROVEMENTS
S.A.P. 199-109-006, S.A.P. 199-121-002
PUMA STREET CROSS SECTIONS

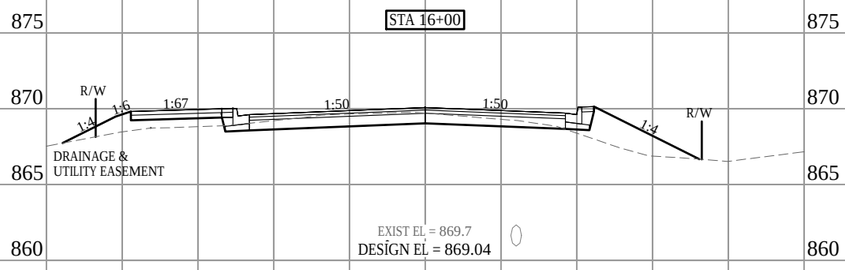
SHEET C7.03











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VERT. SCALE 0 5 10 FEET

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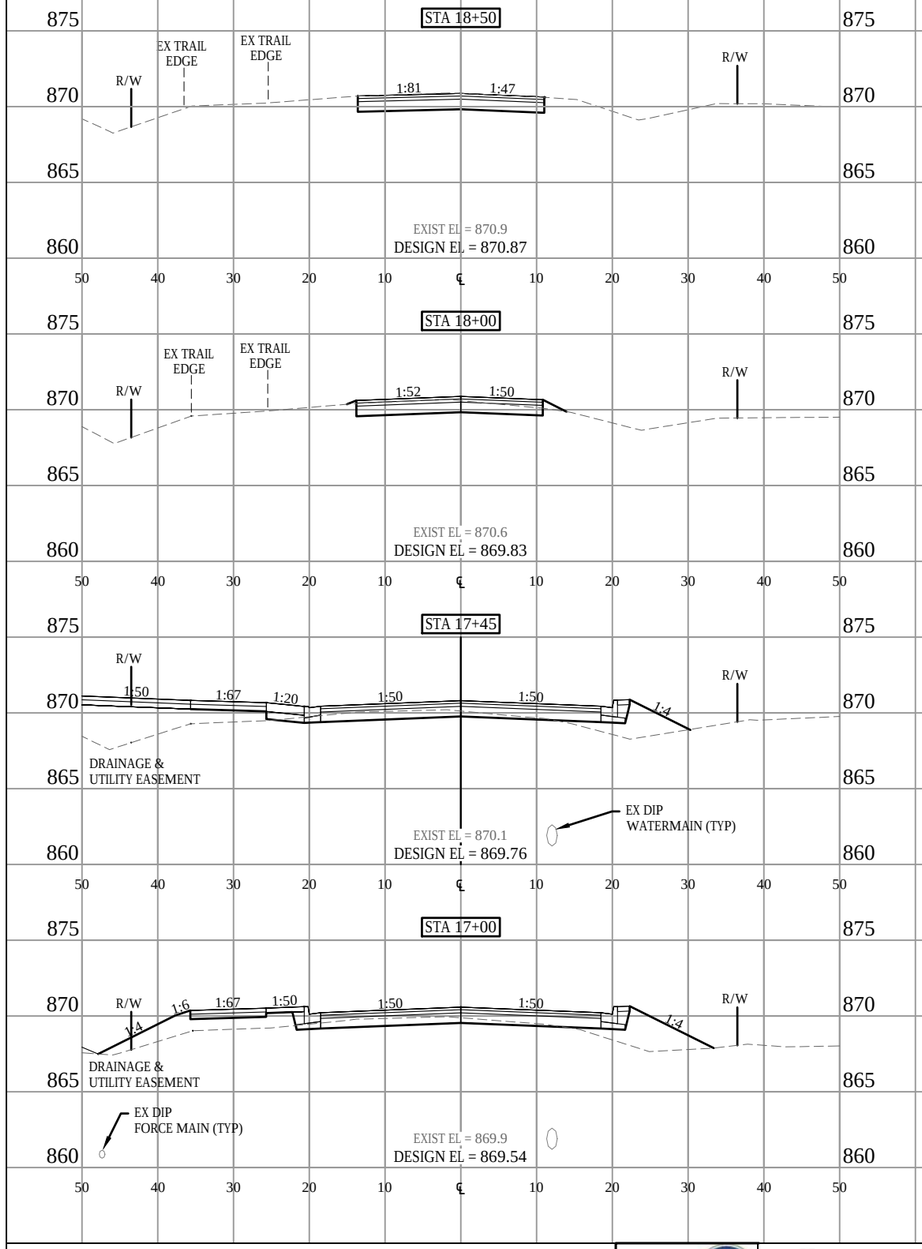
KEVIN P. KIELB
LIC. NO. 23211 DATE 04/12/2018

DESIGNED	JWC
DRAWN	EKD
CHECKED	KPK

CITY OF RAMSEY, MINNESOTA
BUNKER LAKE BOULEVARD AND PUMA STREET IMPROVEMENTS
S.A.P. 199-109-006, S.A.P. 199-121-002
PUMA STREET CROSS SECTIONS

SHEET
C7.04



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VERT. SCALE 0 5 10 FEET

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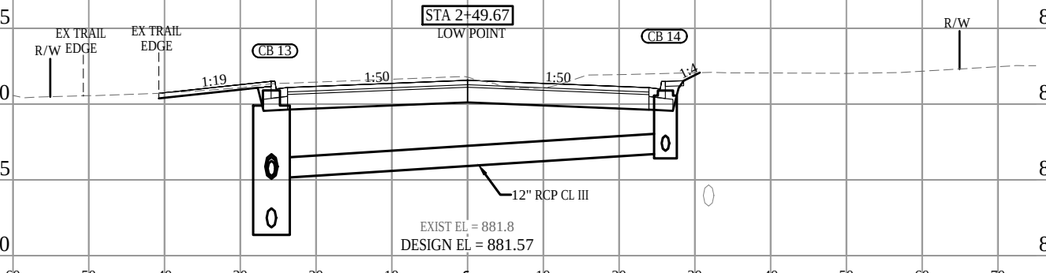
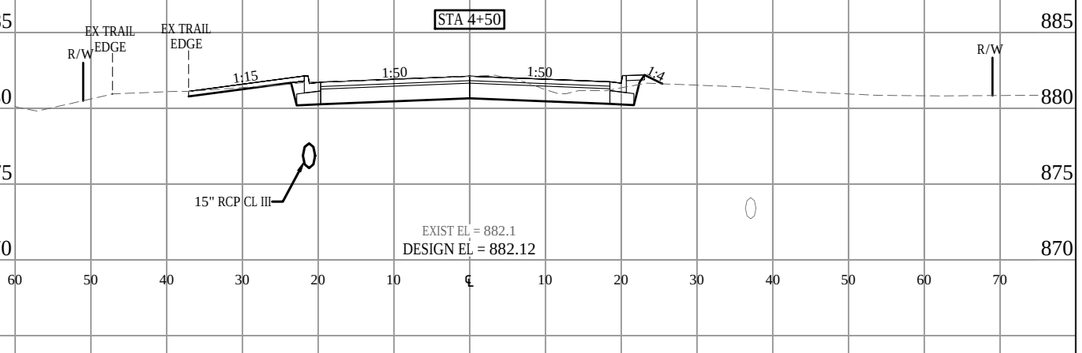
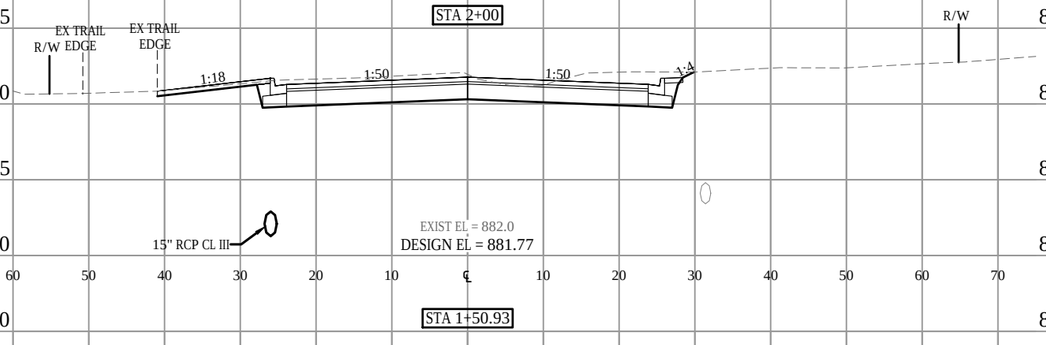
DRAWN	EKD
CHECKED	KPK

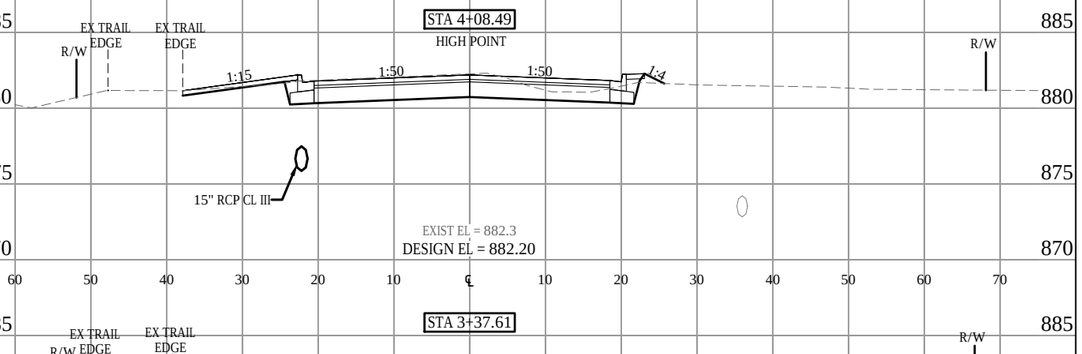
CITY OF RAMSEY, MINNESOTA
BUNKER LAKE BOULEVARD AND PUMA STREET IMPROVEMENTS
S.A.P. 199-109-006, S.A.P. 199-121-002
PUMA STREET CROSS SECTIONS

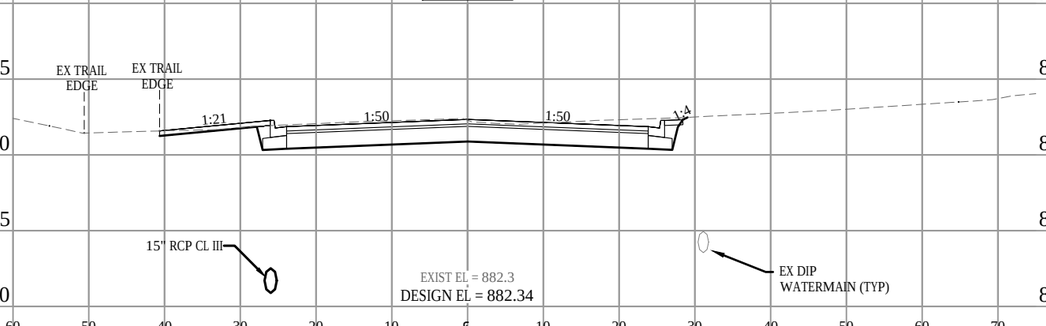
SHEET C7.05

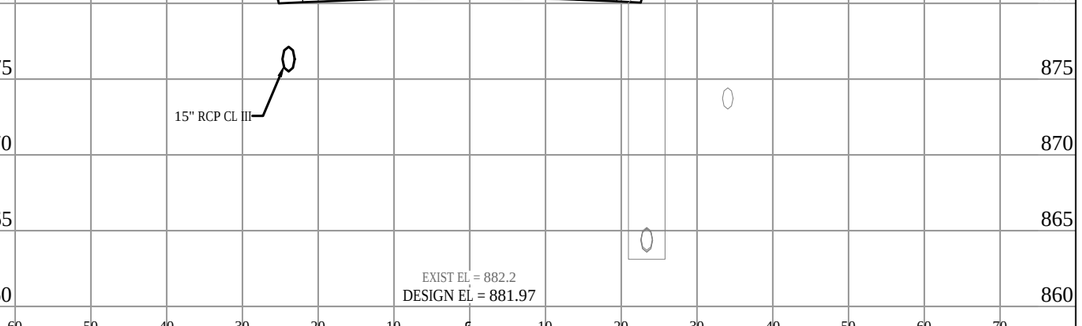


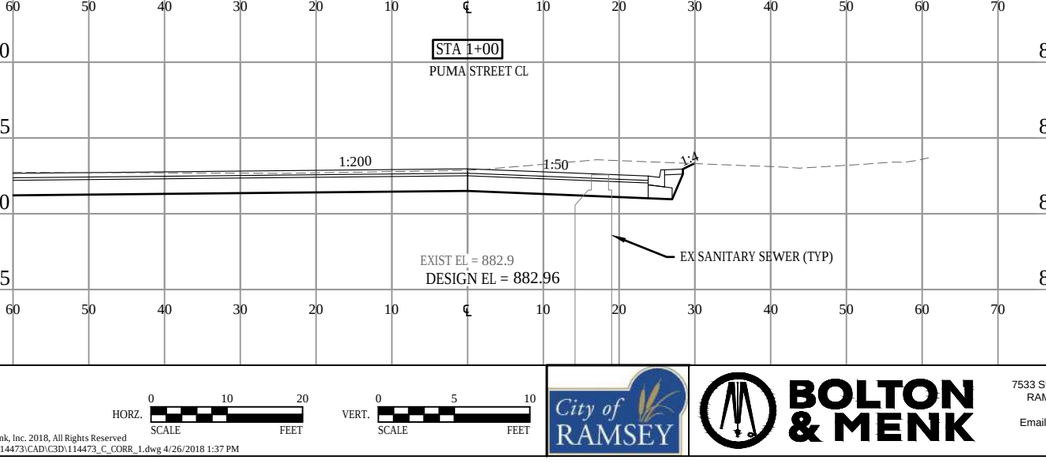


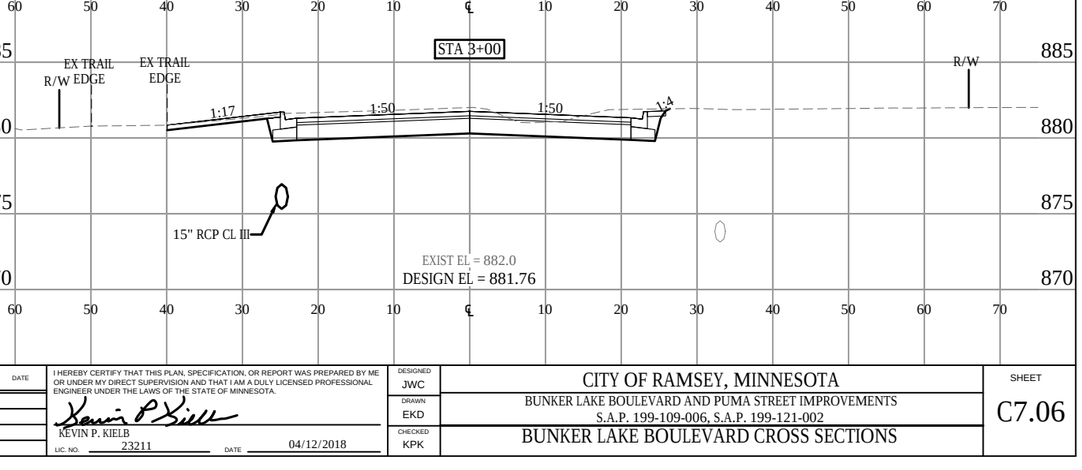












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VERT. SCALE 0 5 10 FEET

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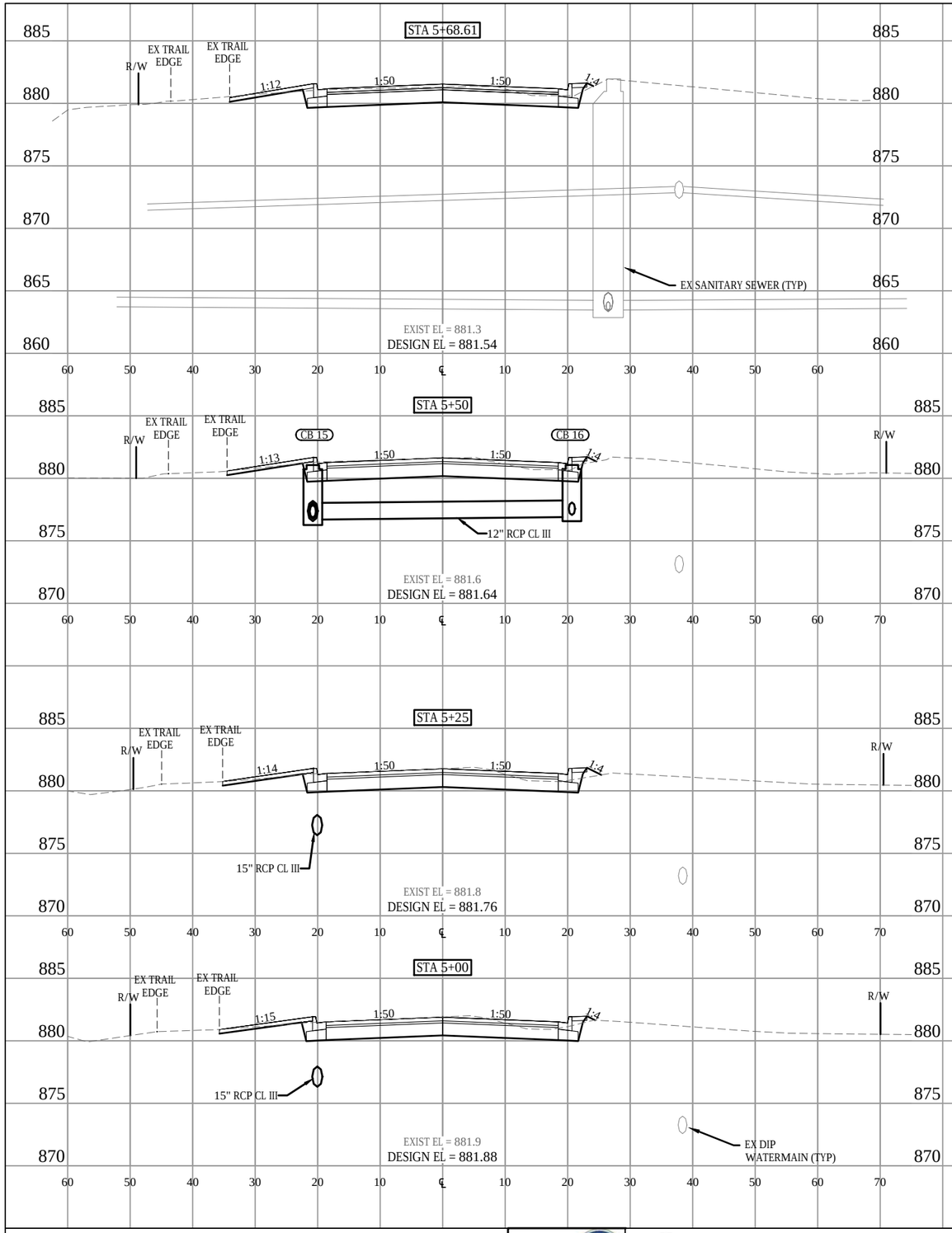
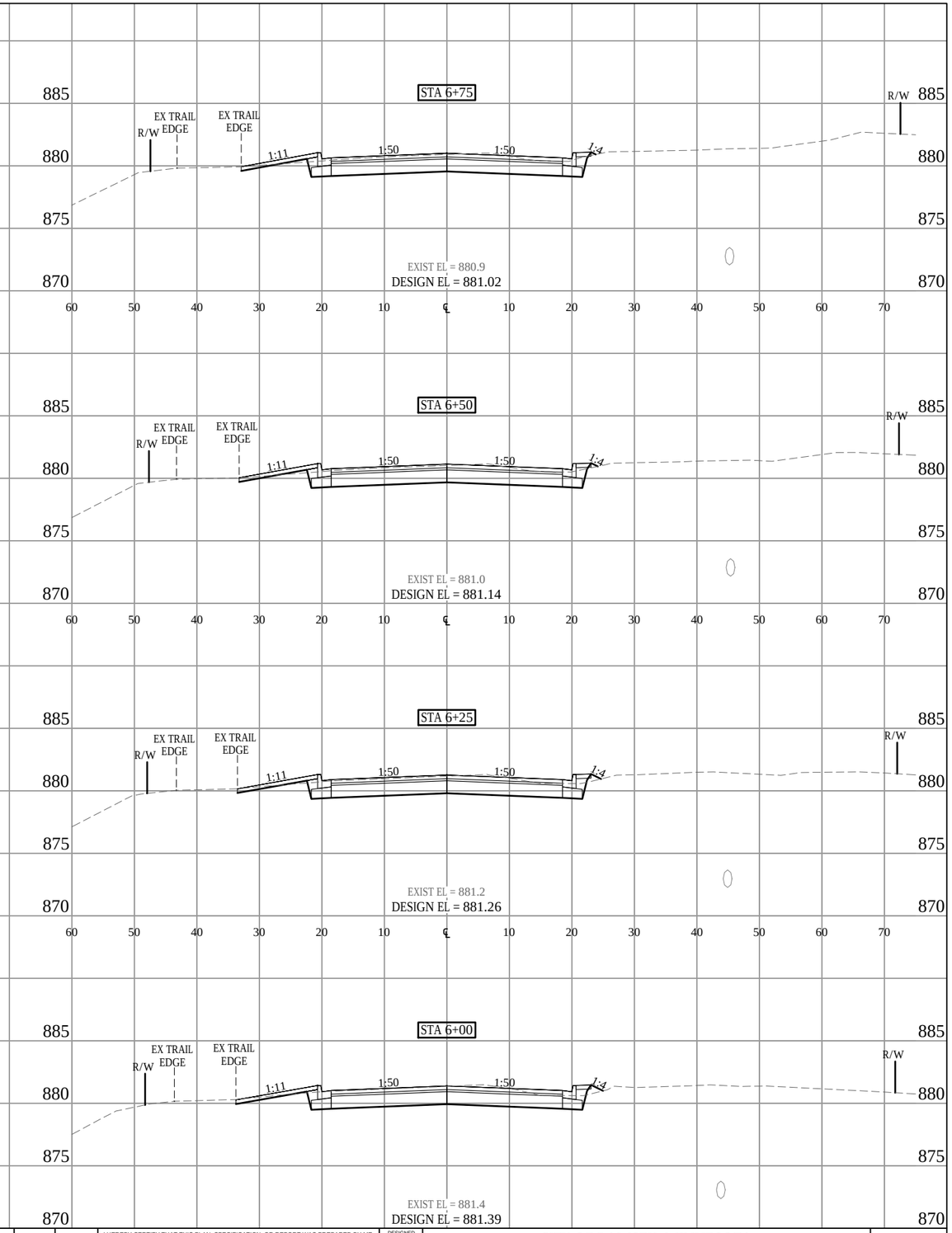
KEVIN P. KIELB
LIC. NO. 23211 DATE 04/12/2018

DESIGNED	JWC
DRAWN	EKD
CHECKED	KPK

CITY OF RAMSEY, MINNESOTA
BUNKER LAKE BOULEVARD AND PUMA STREET IMPROVEMENTS
S.A.P. 199-109-006, S.A.P. 199-121-002
BUNKER LAKE BOULEVARD CROSS SECTIONS

SHEET
C7.06





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VERT. SCALE 0 5 10 FEET

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KEVIN P. KIELB
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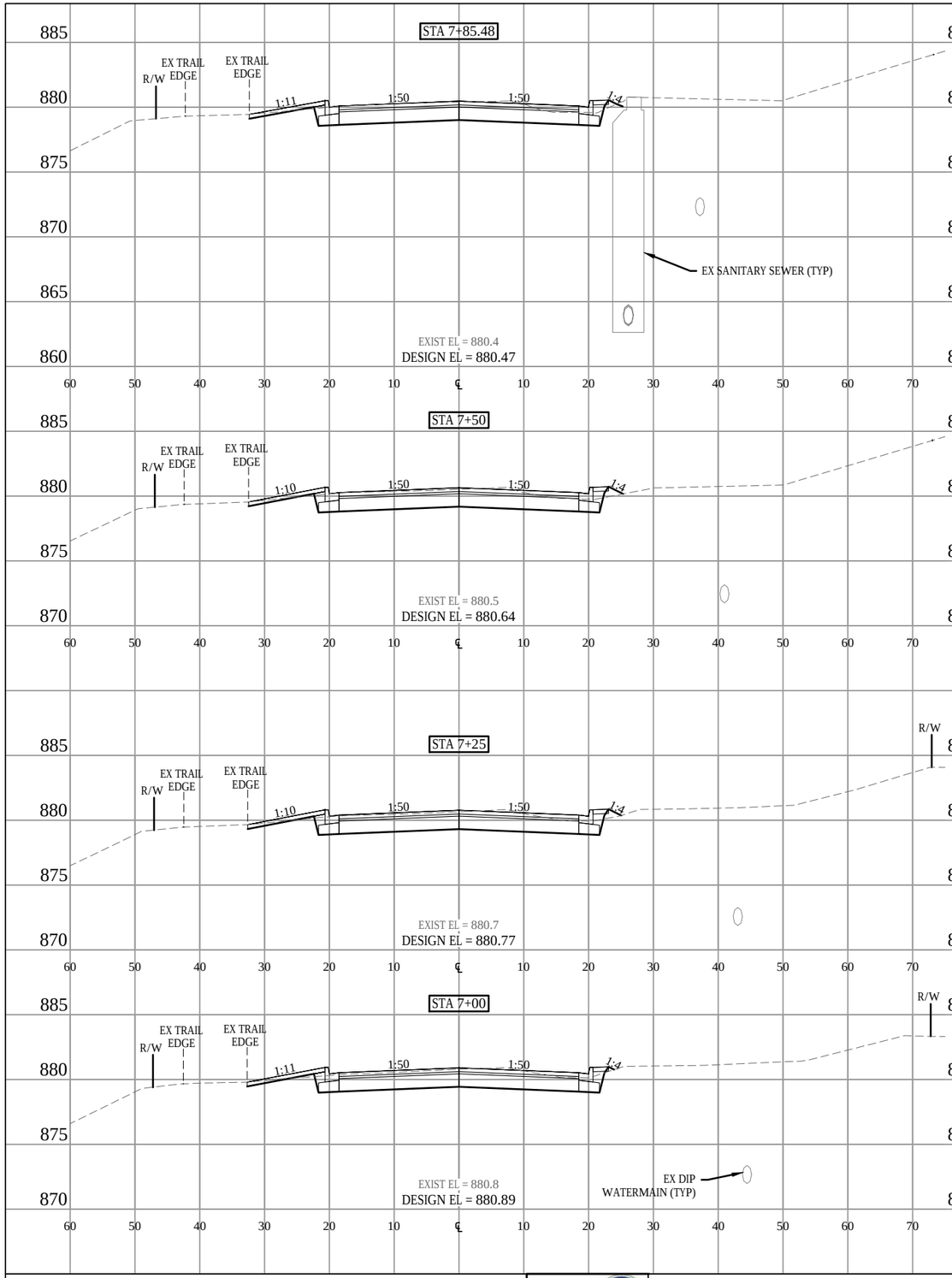
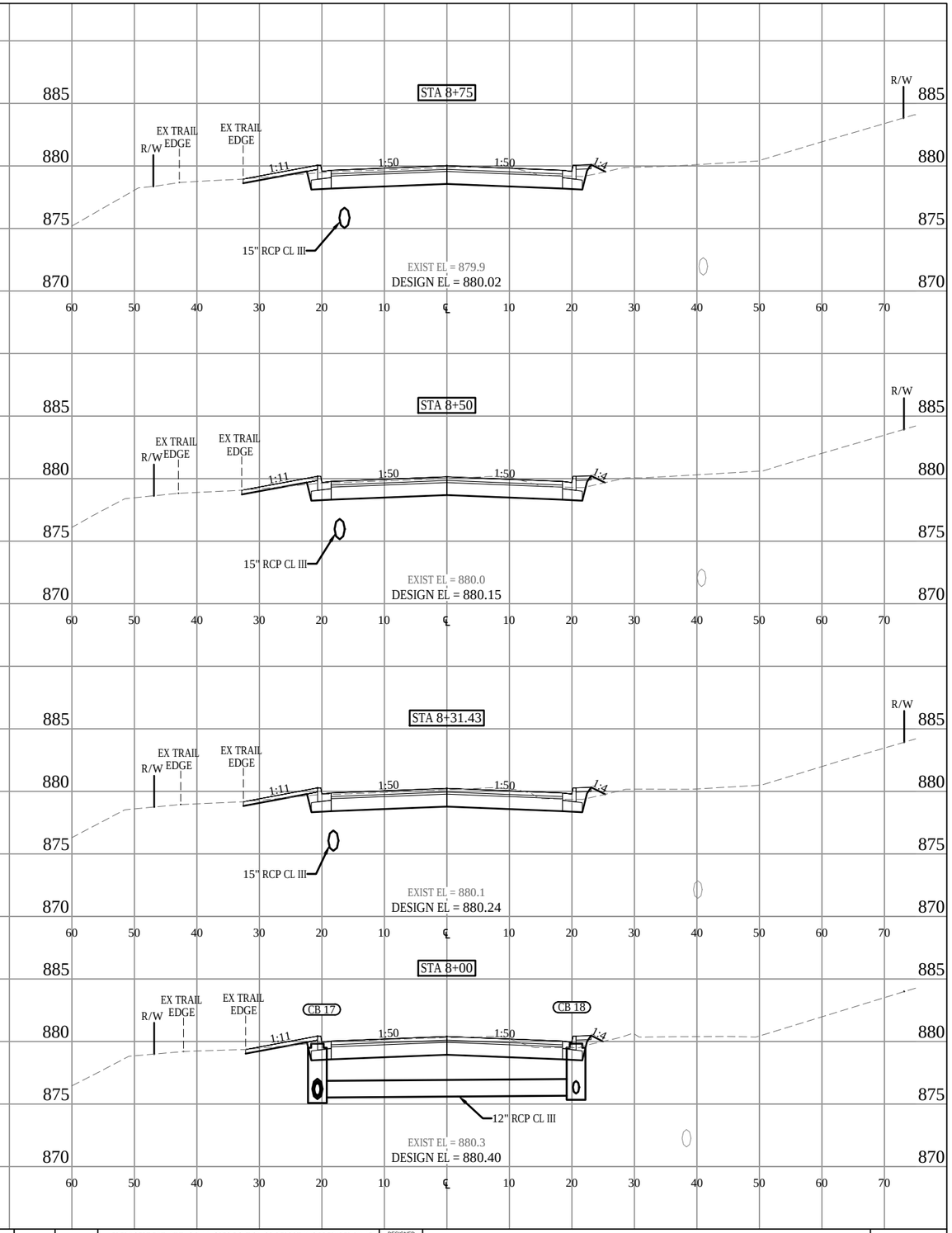
CHECKED	KPK

CITY OF RAMSEY, MINNESOTA
BUNKER LAKE BOULEVARD AND PUMA STREET IMPROVEMENTS
S.A.P. 199-109-006, S.A.P. 199-121-002
BUNKER LAKE BOULEVARD CROSS SECTIONS

SHEET
C7.07





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VERT. 0 5 10 SCALE FEET

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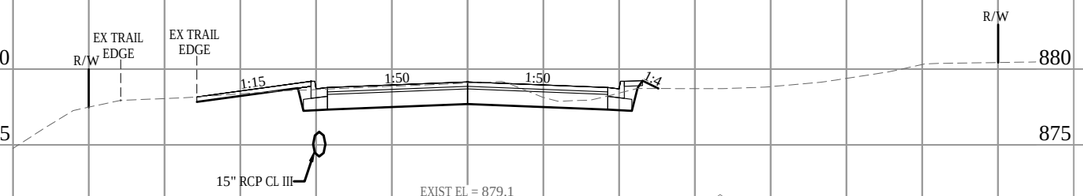
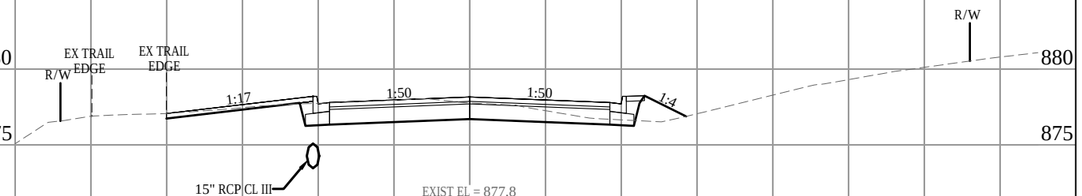
BUNKER LAKE BOULEVARD AND PUMA STREET IMPROVEMENTS
S.A.P. 199-109-006, S.A.P. 199-121-002
BUNKER LAKE BOULEVARD CROSS SECTIONS

SHEET
C7.08

STA 10+50



STA 12+50



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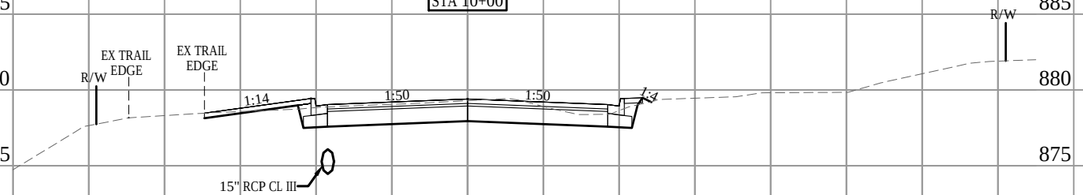

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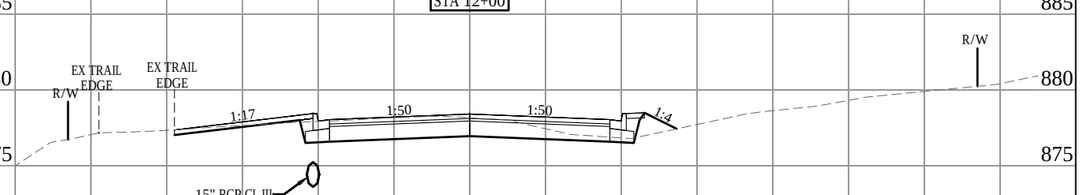

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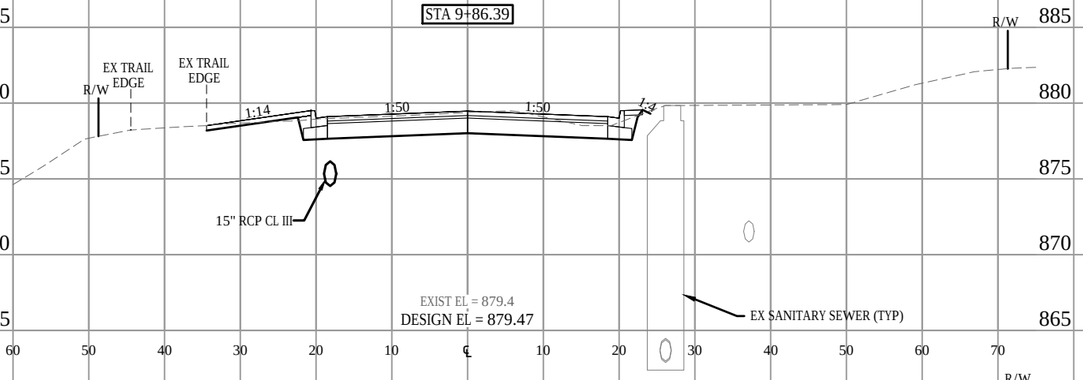

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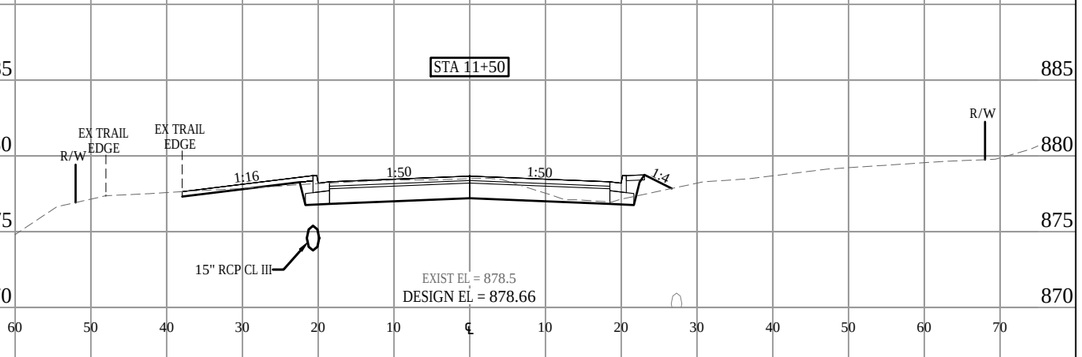

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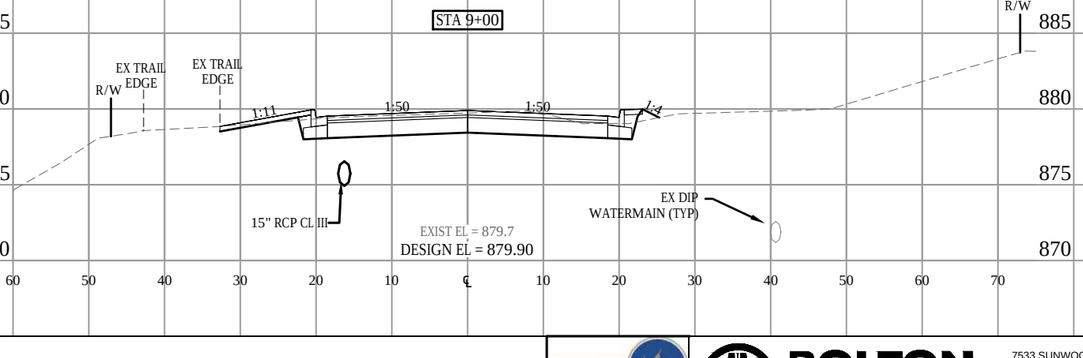

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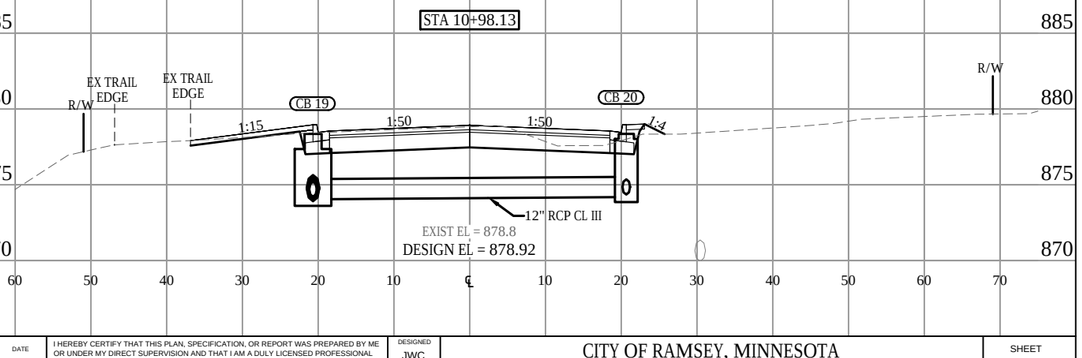

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City of RAMSEY

BOLTON & MENK

7533 SUNWOOD DR NW, SUITE 206
RAMSEY, MINNESOTA 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.com

REV	ISSUED FOR	DATE

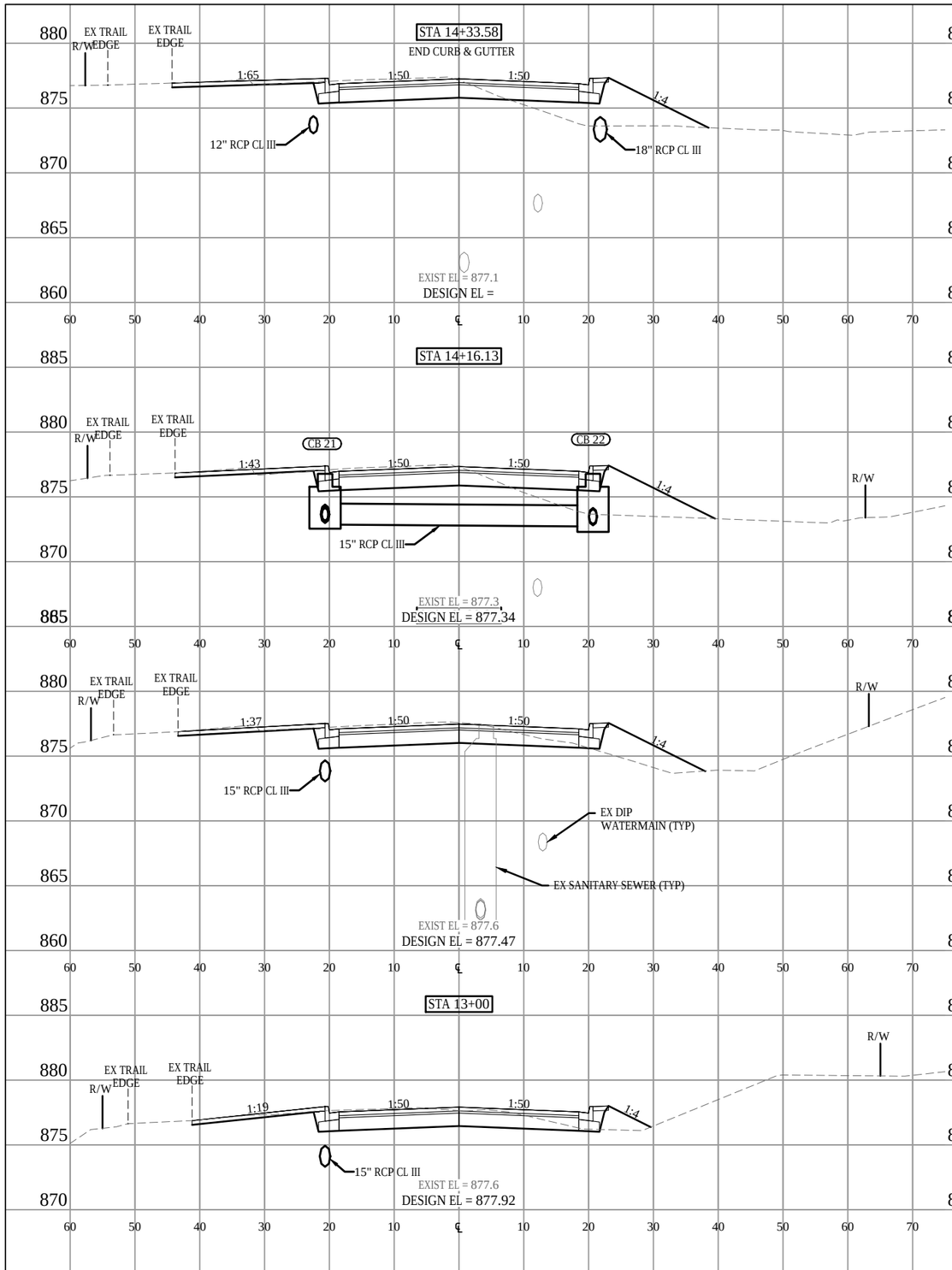
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

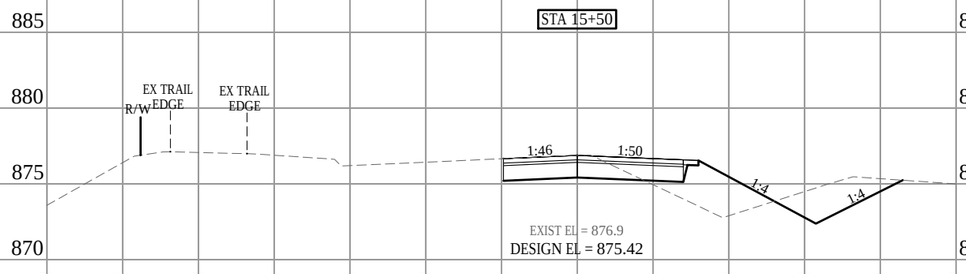
KEVIN P. KIELB
LIC. NO. 23211 DATE 04/12/2018

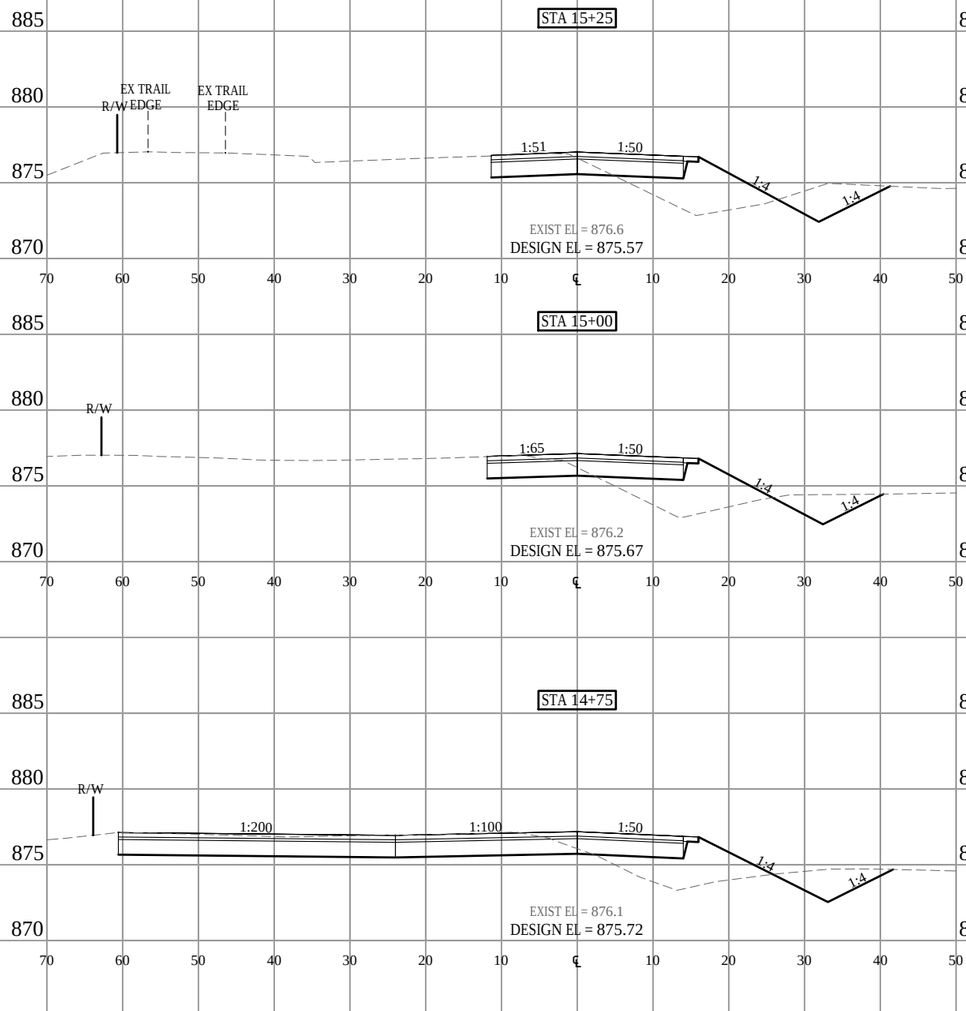
DESIGNED	JWC
DRAWN	EKD
CHECKED	KPK

CITY OF RAMSEY, MINNESOTA
BUNKER LAKE BOULEVARD AND PUMA STREET IMPROVEMENTS
S.A.P. 199-109-006, S.A.P. 199-121-002
BUNKER LAKE BOULEVARD CROSS SECTIONS

SHEET
C7.09







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BUNKER LAKE BOULEVARD CROSS SECTIONS

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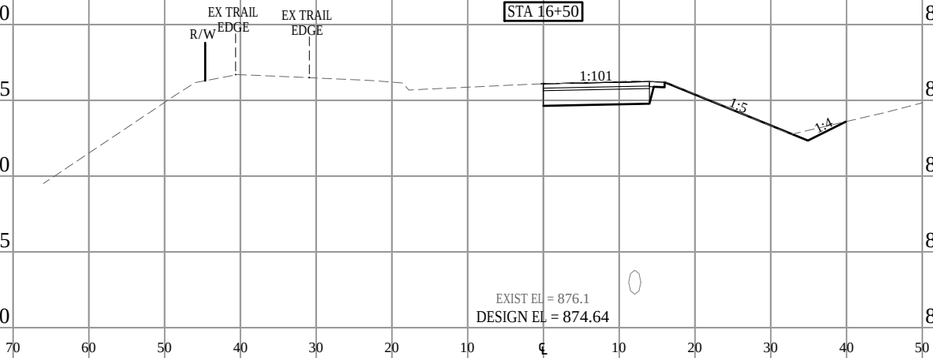

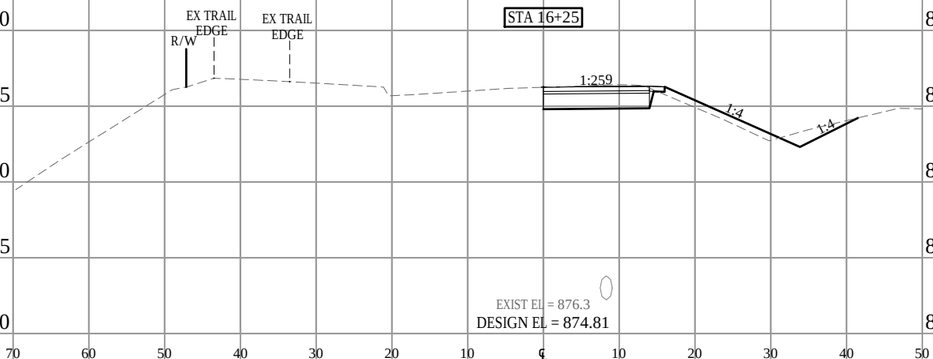

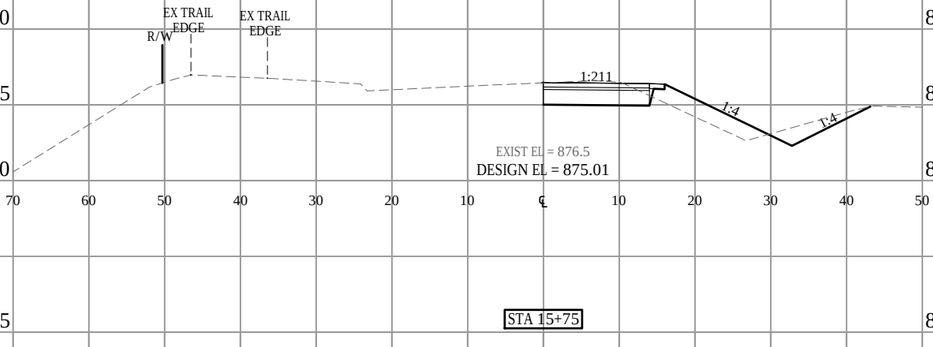

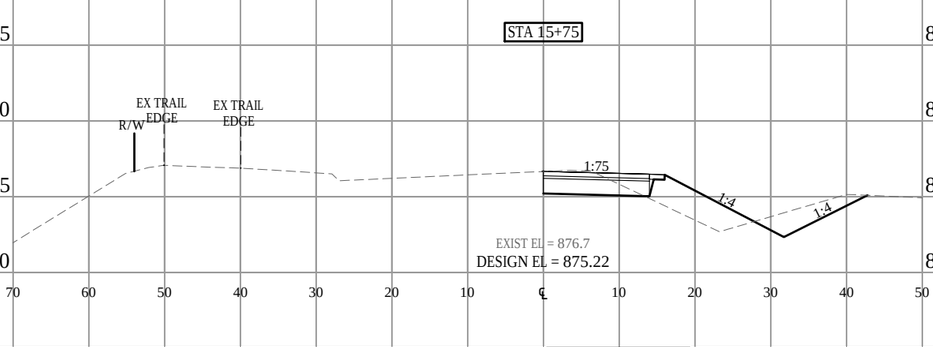

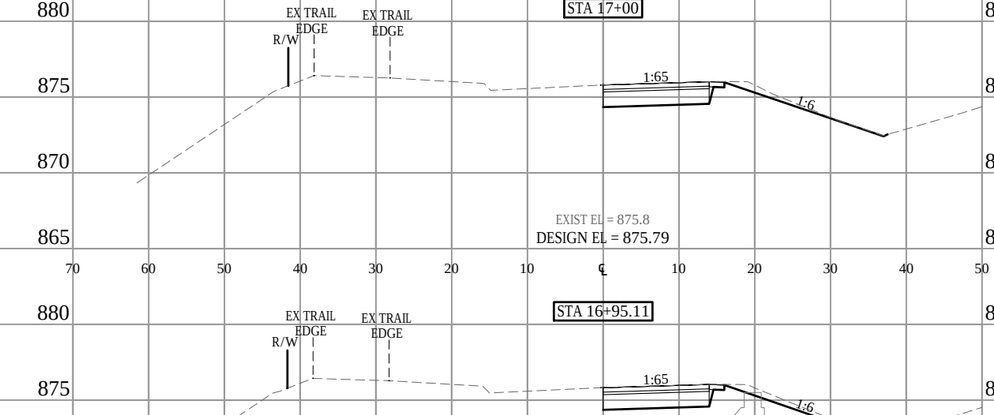

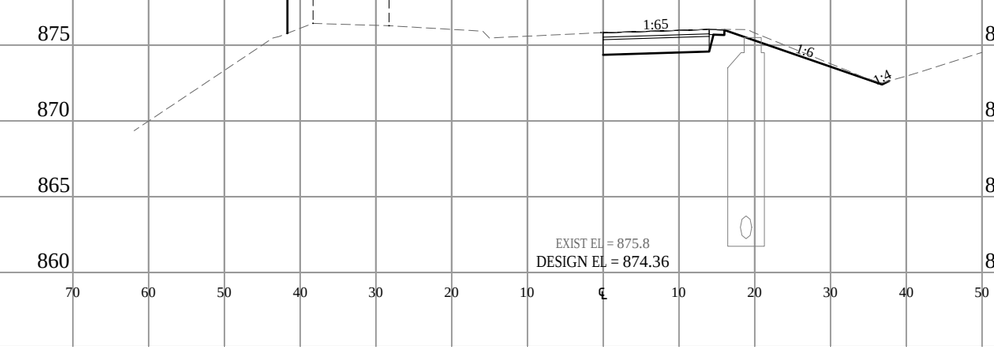

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S.A.P. 199-109-006, S.A.P. 199-121-002
BUNKER LAKE BOULEVARD CROSS SECTIONS

SHEET
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BOLTON & MENK
Real People. Real Solutions.

7533 Sunwood Drive NW
Suite 206
Ramsey, MN 55303-5119

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Bolton-Menk.com

M E M O R A N D U M

Date: June 5, 2018
To: Bruce Westby, P.E., City Engineer
From: Kevin Kielb, P.E., Project Manager
Subject: Bid Results and Recommendation
Bunker Lake Boulevard and Puma Street Improvement Project
City Project No: 18-05

Seven bids were received for the Bunker Lake Boulevard and Puma Street Improvement project (City Project #18-05). The bids were publicly opened and read aloud at 1:00 P.M. on June 5, 2018. The bids were then reviewed, tabulated and the final results are summarized below:

CONTRACTOR	TOTAL BID
Douglas-Kerr Underground, L.L.C.	$923,458.23
Midwest Civil Constructors	$981,506.31
Dave Perkins Contracting	$1,018,700.80*
C & L Excavating	$1,031,403.70
Forest Lake Contracting	$1,051,586.31
Northdale Construction	$1,101,655.79
CS McCrossan Construction	$1,113,695.80

* Pricing reflects a corrected summation of the unit prices bid multiplied by estimated quantities shown on Bid Form.

If the City of Ramsey decides to award the project to the low bidder, we recommend awarding the contract to Douglas-Kerr Underground, LLC in the amount of $923,458.23.

If you have any questions, please contact me at (651) 968-7760.

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

CC Regular Session **7. 2.**

Meeting Date: 06/12/2018

By: Chloe McGuire Brigl, Community Development

Information

Title:

Adopt Ordinance #18-09 Amending Conditional Uses in the H-1 Highway 10 Business District (Project No. 18-113); Case of Baker White

Purpose/Background:

In late December, 2017, Baker White Inc. (the "Applicant") submitted a building permit application for tenant improvements at 6111 Highway 10 NW (the "Subject Property") to create a new product known as Sample Sticks. After multiple discussions with the City Attorney's office, it was determined that the improvements were for a use that is classified as Light Manufacturing, which is not permitted in the H-1 Highway 10 Business District (the zoning district in which the Subject Property is located). Staff relayed this information to the Applicant, as well as the owner of the property, and after multiple conversations, as well as an update to the City Council, the Applicant proceeded to apply for both a Zoning (text) Amendment to permit Light Manufacturing as a Conditional Use and a Conditional Use Permit (CUP) for this use. This portion of the review is to evaluate the application for the Zoning Text Amendment to allow light manufacturing as a Conditional Use in the H-1 Highway 10 Business District.

Notification:

Staff attempted to notify all property owners within the H-1 Highway 10 Business District via standard U.S. mail of the Planning Commission meeting and published the Notice of Public Hearing in the Anoka County UnionHerald.

Observations/Alternatives:

City Code Section 117-120 (H-1 Highway 10 Business District) currently outlines permitted, conditional, and accessory uses in the district. The intent of the H-1 Highway 10 Business District is to allow for uses that minimize traffic, vehicular access, and facilitate orderly transition of the corridor while allowing the property owners the ability to utilize their property for economic benefit until such time as the U.S. Highway 10 transportation system improvements are initiated.

Light manufacturing is defined in Section 117-1 - Definitions, "Light manufacturing means the processing and fabrication of certain materials and products where no process involved will produce noise, vibrations, air pollution, fire hazard or noxious emission which will disturb or endanger neighboring properties." Staff notes there is no definition of manufacturing or heavy manufacturing in Ramsey's City Code.

The Planning Commission met and held a public hearing on May 3, 2018 to discuss the Zoning Text Amendment. No written or oral comments were received. The Planning Commission recommended approval of Ordinance #18-09, updating the H-1 District to allow for light manufacturing with no outdoor storage as a conditional use. The Planning Commission noted that the current H-1 District regulations do allow for outdoor storage in the side and rear yards of properties under certain conditions. The Planning Commission also noted that other cities allow light manufacturing along their highways and light manufacturing seems to fit with the intent of the district in certain

situations.

The City Council met to introduce the ordinance on May 22, 2018. The City Council received no written or public comment.

Alternatives

Alternative #1. City Council adopts Ordinance #18-09. This would update the Zoning Regulations to allow light manufacturing as a conditional use in the H-1 District. Staff and Planning Commission support this alternative.

Alternative #2. City Council adopts Ordinance #18-09 with amendments. This would update the Zoning Regulations to allow light manufacturing as conditional use with amendments as City Council sees fit in the H-1 District. Staff and Planning Commission would support this alternative if the City Council did not feel the existing outdoor storage regulations address their vision for Highway 10.

Alternative #3. City Council denies Ordinance #18-09. This would leave the Zoning Regulations as-is, which does not allow light manufacturing in the H-1 District. Staff would not support this alternative based on the findings from the Planning Commission and comparisons with comparable communities.

Alternative #4. Table the current application in order to have Staff research additional topics or draft ordinance amendments. Staff would support this alternative if there was specific language or other case studies the City Council felt necessary before making a motion.

Funding Source:

The Applicant is responsible for all costs with processing the Application.

Recommendation:

The Planning Commission recommends that the City Council adopt ordinance #18-09.

Action:

Motion to waive the City Charter requirement to read the ordinance aloud and adopt Ordinance #18-09 amending the H-1 Highway 10 Business District to include Light Manufacturing as a Conditional Use.

Roll Call Vote:

Councilmember Johns
Councilmember Kuzma
Councilmember Shryock
Councilmember Riley
Acting Mayor LeTourneu

Attachments

Ordinance 18-09
Draft Code Updates - Tracked Changes
Draft Planning Commission Minutes

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	06/06/2018 08:24 PM
Kurt Ulrich	Kurt Ulrich	06/07/2018 03:01 PM
Form Started By: Chloe McGuire Brigl		Started On: 06/04/2018 10:47 AM
Final Approval Date: 06/07/2018		

ORDINANCE #18-09

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN AMENDMENT TO CHAPTER 117 OF THE CITY CODE, WHICH CHAPTER IS KNOWN AS ZONING AND SUBDIVISIONS OF THE CITY CODE OF RAMSEY, MINNESOTA

AN ORDINANCE AMENDING ARTICLE II DIVISION 4 SECTION 117-120 (H-1 HIGHWAY 10 BUSINESS DISTRICT) OF THE RAMSEY CITY CODE.

The City of Ramsey Ordains:

SECTION 1 AUTHORITY

This ordinance is adopted pursuant to and under the authority of the City Charter of the City of Ramsey.

SECTION 2 AMENDMENTS

Section 117-120. – H-1 Highway 10 Business District, subdivision (c) is amended as follows:

(2) Light manufacturing

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:

Sec. 117-120. - H-1 Highway 10 Business District.

(a) Intent and official map.

(1) Intent. The city finds that the properties lying between Highway 10 and Burlington Railroad tracks are integral to the future improvement of the U.S. Highway 10 transportation system. These properties are therefore in a state of transition. The intent of the H-1 Highway 10 Business District is to allow for uses that minimize traffic, vehicular access, and facilitate orderly transition of the corridor while allowing the property owners the ability to utilize their property for economic benefit until such time as the U.S. Highway 10 transportation system improvements are initiated.

(2) Official map. In order to preserve the land that is needed for the U.S. Highway 10 Transportation System, the city has identified said corridor on its official map. All land use applications in the H-1 Highway 10 Business District will be subject to the requirements of the official map section of this Code.

(3) Nonconforming structures, buildings and uses. Structures, buildings and uses in existence upon the effective date of the ordinance from which this section is derived shall be considered legal nonconforming and shall be regulated by section 117-57. Any existing buildings that exceed the 35 percent maximum structure size restriction shall not be allowed to expand or intensify through the issuance of variances, conditional use permits, or interim use permits.

(b) Permitted uses. (Subject to standards established in subsection (d) of this section and performance standards established in article II, division 6 of this chapter.)

(1) Indoor/outdoor commercial recreational uses.

(2) Governmental and public utility buildings and structures.

(3) Animal clinics.

(4) Adult uses - principal and adult uses - accessory.

(5) Enclosed retail sales and rental activity.

(6) Offices, personal and professional services.

(7) Commercial carwashes (drive through and mechanical).

(8) Motor vehicle repair.

(9) Banks, on and off sale liquor, and restaurants housed within a multitenant building.

(c) Conditional uses. Requires a conditional use permit based upon procedures set forth in and regulated by section 117-51 (Conditional use permits) of this chapter.

(1) Motor vehicle, implement, and recreation equipment sales and service.

(2) Light manufacturing

(d) Accessory uses. (Subject to standards established in subsection (d) of this section and performance standards established in article II, division 6 of this chapter. This section takes precedence over other provisions of this chapter as it relates to this district)

(1) Commercial or business buildings and structures for a use accessory to the principal use but such use shall not exceed 30 percent of the gross floor space of the principal use unless otherwise approved by the city council.

(2) Open and outdoor areas for display of goods for sale and rental.

(3) Temporary seasonal sales.

(4) Motor vehicle implement and recreational indoor storage when accessory to sales and service.

(5) Additional accessory use: Outdoor storage for materials and equipment accessory to the principal use under the following conditions:

a. Shall not constitute more than 20 percent of the gross lot area.

b. Shall be screened on all sides with 100 percent opaque screening of wood, masonry, or maintenance free material, or other means of screening as approved by the city council. Chain link fencing of any type will not be permitted.

c. Shall be surfaced with bituminous or concrete if to be located in the side yard.

d. Shall be located in the side or rear yard only.

e. Storage area may be surfaced with Class V Gravel in the rear yard provided that:

1. The gravel depth must be at least two inches.

2. The storage area must be setback at least 20 feet from public rights of way.

3. The storage area must be setback at least 35 feet from adjacent residential properties.

4. The gravel surface must be kept free of vegetative cover and routinely maintained.

5. The size of the gravel surface may not exceed the size of areas surfaced with concrete or bituminous on the property or 30 percent of the gross lot area, whichever is less.

f. Items stored outdoors shall comply with chapter 30 of the Ramsey City Code entitled Public Nuisances.

(6) Seasonal outdoor storage of marine boats from September 1 through May 31 in accordance with subdivision (5) of this subsection, except that seasonal storage of marine boats may be parked on an unimproved surface in the rear yard.

5.02: Public Hearing: Consider Ordinance #18-09 Amending Conditional Uses in the H-1 Highway 10 Business District (Project No. 18-113); Case of Baker White, Inc.

Public Hearing

Chairperson Bauer called the public hearing to order at 7:09 p.m.

Presentation

City Planner McGuire Brigl presented the staff report stating the City of Ramsey has received an application for an ordinance amendment to allow light manufacturing as a conditional use in the H-1 Highway 10 Business District. Staff has intended to look at the permitted and conditional uses in this district as part of the larger Highway 10 corridor effort. This application has prompted moving this topic forward sooner than previously anticipated. After the Comprehensive Plan Update, Staff will still look at the corridor as a whole and consider permitted, conditional, and accessory uses.

Citizen Input

Commissioner VanScoy asked how the City defined light manufacturing within City Code.

Community Development Director Gladhill reported this was defined by industry code, noting light manufacturing was to take place indoors and enclosed. He indicated light manufacturing was not to create noise, vibrations or air pollution which would disturb neighboring properties.

Commissioner Anderson suggested the definition of light manufacturing be added to this Ordinance.

Chairperson Bauer questioned if outdoor storage would be allowed with this request.

City Planner McGuire Brigl indicated this could be a made a condition for approval to not allow outdoor storage.

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

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

Chairperson Bauer closed the public hearing closed at 7:17 p.m.

Commission Business

Commissioner VanScoy asked if there were other light manufacturing businesses in the H-1 district.

Community Development Director Gladhill reported there were several businesses operating in the H-1 district as non-conforming uses along the Highway 10 corridor.

Motion by Commissioner Anderson, seconded by Commissioner Surma, to recommend that City Council adopt Ordinance #18-09.

Further discussion

Commissioner VanScoy recommended the light manufacturing be allowed with no outdoor storage.

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

DRAFT

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

CC Regular Session **7. 3.**

Meeting Date: 06/12/2018

By: Tim Gladhill, Community Development

Information

Title:

Respond to Request to Eliminate Street Lights in COR Three North Commons, Case of Purmort Homes

Purpose/Background:

Purmort Homes, Developer of COR Three North Commons, is requesting the elimination of required street lights in the COR Three North Commons neighborhood. The City required the installation of two (2) street lights to illuminate pedestrian crossings. The remainder of the street lights were previously installed by the original Master Developer of Ramsey Town Center.

In 2016, the City approved COR Three North Commons, a 13 lot single-family subdivision. The property was previously owned by the City of Ramsey. The City disounted the sale price of the land, acknowledging the cost of soil correction to remove organic-heavy soil not suitable for stable building pads.

Notification:

Notification is not required.

Observations/Alternatives:

The Developer entered into a Development Agreement to ensure the timely installation of required improvements, including street lights. The Developer has cited financial reasons for desiring the removal of this requirement, not a functional reason.

Staff offers the following talking points:

1. Street Lights are a standard required improvement for all urban developments.
2. There does not appear to be a functional reason to waive the requirement; the request appears to be purely financial in purpose.
3. Street Lights provide adequate public safety for motorists and pedestrians.
4. The Developer has already agreed to the installation through the approved and executed Development Agreement.

Funding Source:

The Developer is responsible for the cost of the improvement. No City Funds are involved in funding this requirement. The City does have a financial security to complete this requirement if the Developer fails to complete the requirement. If the City were to waive the installation, the City would then be responsible for installation of street lights at these pedestrian crossings.

Recommendation:

Staff recommends that the City Council deny the request to waive the requirement for street lights.

Action:

Motion to deny the request to waive the requirement for the installation of street lights.

Attachments

Request
Plan Set
Street Light Plan
Development Agreement

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	06/07/2018 11:53 AM
Form Started By: Tim Gladhill		Started On: 05/21/2018 10:01 AM
Final Approval Date: 06/07/2018		

From:	Tom Purmort
To:	Tim Gladhill
Subject:	Case for city council to be heard. Street Light in North Commons
Date:	Wednesday, May 16, 2018 4:29:15 AM

What--Purmort Homes, Inc. is requesting that (4) street lights in the project to be eliminated.

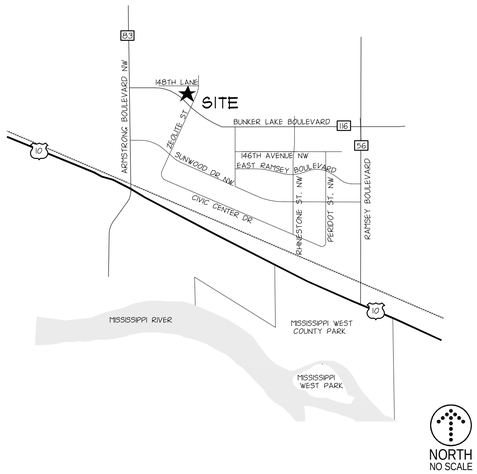
Why--The additional lights do not help in lighting up the development.

***Please schedule case to then next city council meeting, Thx**

Tom Purmort, President
Purmort Homes, Inc.

AREA LOCATION MAP

RAMSEY, MN



COR THREE
NORTH COMMONS
RAMSEY, MN

ABBREVIATIONS

@	Angle	JT.	Joint
&	And	L.F.	Lineal Feet
@	At	L.P.	Low Point / Liquid Petroleum
100 YR.	100 Year Flood Elevation	LB.	Pound
A.B.	Anchor Bolt	LGU	Local Government Unit
A.D.	Area Drain	LONG.	Longitudinal
A/C	Air Conditioning Unit	LT.	Light / Lighting
ADD.	Addendum	MAINT.	Maintenance
ADDL.	Additional	MAS.	Masonry
ADJ.	Adjacent / Adjust	MATL.	Material
AHU	Air Handling Unit	MAX.	Maximum
ALT.	Alternate	MECH	Mechanical
ALUM.	Aluminum	MED.	Medium
ANOD.	Anodized	MFR.	Manufacturer
APPROX.	Approximate	MH	Manhole
ARCH	Architect / Architectural	MIN.	Minimum / Minute
AUTO.	Automatic	MISC.	Miscellaneous
AVG.	Average	MNDOT	Minnesota Department Of Transportation
B.C.	Back of Curb	MOD.	Module / Modular
B.M.	Benchmark	MUL.	Mullion
B/W	Bottom of Wall	N.	North
BFE	Basement Floor Elevation	N.I.C.	Not In Contract
BIT	Bituminous (Asphaltic)	NO. OR #	Number
BLDG	Building	NOM	Nominal
BSMT.	Basement	NTS	Not to Scale
C.F.	Cubic Feet	NWE	Normal Water Elevation
C.F.S.	Cubic Feet Per Second	NWL	Normal Water Level
C.G.	Corner Guard	O.C.	On Center
C.J.	Control Joint	O.D.	Outside Dimension
C.L.	Centerline	O.E.	Overhead Electric
C.M.U.	Concrete Masonry Unit	OH.	Overhead
C.O.	Cleanout	OHWL	Ordinary High Water Level
C.O.E.	U.S. Army Corps Of Engineers	OPNG.	Opening
C.Y.	Cubic Yards	ORIG.	Original
CB	Catch Basin	P.C.	Point of Curvature
CBMH	Catch Basin Manhole	P.I.	Point of Intersection
CEM.	Cement	PIV	Post Indicator Valve
CIP	Cast Iron Pipe	P.L. OR P/L	Property Line
CMP	Corrugated Metal Pipe	P.O.B.	Point of Beginning
CONC.	Concrete (Portland)	P.S.F.	Pounds Per Square Foot
CONN.	Connection	P.S.I.	Pounds Per Square Inch
CONST.	Construction	P.T.	Point of Tangency
CONT.	Continuous	P.V.C.	Point of Vertical Curvature
CONTR.	Contractor	P.V.I.	Point of Vertical Intersection
COP.	Copper	P.V.T.	Point of Vertical Tangency
CU.	Cubic	PE	Polyethylene
D.S.	Down Spout	PED.	Pedestal / Pedestrian
DEG.	Degree	PERF.	Perforated
DEMO.	Demolition / Demolish	PREP.	Preparation
DEPT.	Department	PROJ.	Project
DET.	Detail	PROP.	Proposed
DIA.	Diameter	PVC	Poly-Vinyl-Chloride (Piping)
DIAG.	Diagonal	PVMT.	Pavement
DIM.	Dimension	QTR.	Quarter
DIP	Ductile Iron Pipe	QTY.	Quantity
DN	Down	R	Radius
DWG.	Drawing	RAD.	Radius
E.	East	R.D.	Roof Drain
E.J.	Expansion Joint	R.E.	Remove Existing
E.O.S.	Emergency Overflow Swale	R.O.	Rough Opening
E.W.	Each Way	R.P.	Radius Point
EA.	Each	RCP	Reinforced Concrete Pipe
EL.	Elevation	R.S.	Rough Slab
ELEC.	Electrical	RE.	Regarding
ELEV.	Elevation	REINF.	Reinforced
EMER.	Emergency	REQ'D	Required
ENGR.	Engineer	REV.	Revision / Revised
ENTR.	Entrance	RGU	Regulatory Government Unit
EQ.	Equal	ROW OR R/W	Right of Way
EQUIP.	Equipment	S.	South
EQUIV.	Equivalent	S.F.	Square Feet
EXIST.	Existing	SAN.	Sanitary Sewer
EXP.	Expansion	SECT.	Section
F & I	Furnish and Install	SE	Side Exit
F.B.O.	Furnished by Others	SEWO	Side Exit Walk Out
F.C.	Face of Curb	SHT.	Sheet
F.D.	Floor Drain	SIM.	Similar
F.D.C.	Fire Department Connection	SLNT.	Sealant
F.V.	Field Verify	SPEC.	Specification
FB	Full Basement	SQ.	Square
FBWO	Full Basement Walk Out	STMH	Storm Sewer Manhole
FBLO	Full Basement Look Out	STD.	Standard
FDN.	Foundation	STRUCT.	Structural
FES	Flared End Section	SYM.	Symmetrical
FFE	Finished Floor Elevation	T	Thickness
FLR.	Floor	T/R	Top of Rim
FT. OR (')	Foot	T/W	Top of Wall
FUT.	Future	TEMP.	Temporary
G.B.	Grade Break	THK.	Thick / Thickness
G.C.	General Contractor	TNH	Top Nut Hydrant
GAL.	Gallon	TYP.	Typical
GALV.	Galvanized	U.N.O.	Unless Noted Otherwise
GFE	Garage Floor Elevation	V.B.	Vapor Barrier
GL.	Glass	V.C.	Vertical Curve
GR.	Grade	V.I.F.	Verify In Field
H.	Height	VER.	Verify
H.P.	High Point	VERT.	Vertical
HDPEP	High Density Polyethylene Pipe	VEST.	Vestibule
HGT.	Height	W	Width
HORIZ.	Horizontal	W.P.T.	Working Point
HVAC	Heating, Ventilation, Air Conditioning	W.W.F.	Welded Wire Fabric
HYD	Hydrant	W/	With
I.D.	Inside Dimension	W/O	Without
IN. OR (")	Inches	WO	Walk Out
INFO.	Information	WETL.	Wetland
INL.	Inlet Elevation	WP	Waterproof
INSUL.	Insulation	WT.	Weight
INV.	Invert Elevation	YD.	Yard
		YR.	Year

SYMBOLS

EXISTING	DESCRIPTION	NEW	DESCRIPTION
123.4	CONTOUR / SPOT ELEVATION	123 / 123.4	CONTOUR / SPOT ELEVATION
	BUILDING / CANOPY / OVERHANG		BUILDING / UNDERGROUND STRUCTURE
	CONCRETE		RAILROAD / CONCRETE
	CONCRETE CURB / EDGE OF PAVEMENT		CONCRETE CURB / EDGE OF PAVEMENT
HEIGHT, TYPE	FENCING	HEIGHT, TYPE	FENCING
	GUARD RAIL		GUARD RAIL
	CONCRETE RETAINING WALL		CONCRETE RETAINING WALL
	FIELDSTONE RETAINING WALL		FIELDSTONE RETAINING WALL
	MODULAR RETAINING WALL		MODULAR RETAINING WALL
#10	SOIL BORING		DOORWAY
LT.	LIGHT POLE		LIGHT STANDARD
	TREES / DENOTES TREE LIMITS	Øpp.	POWER POLE / SLOPE, DIRECTION OF FLOW
	MANHOLE	1.0%	BOLLARD
	CATCH BASIN	X"STS >> ESPRAY	STORM SEWER
	FIRE HYDRANT	X"SAN	SANITARY SEWER-WASTE
	WATER VALVE	X"FM	FORCE MAIN
	FLARED END SECTION	X"RD	ROOF DRAIN COLLECTOR
	IRON MONUMENT FOUND	GATE VALVE X"WTR HYD	WATER MAIN
	IRON PIPE MONUMENT SET	X"FIRE PIV	FIRE LINE (IF SEPARATE)
	P.K. NAIL	BLDG	FIRE DEPARTMENT CONNECTION
	POWERPOLE	X"WTR GATE VALVE SIZE, TYPE	DOMESTIC WATER SERVICE
	GUARD POST		CULVERT & END SECTION
	UTILITY BOX (TV, TEL, ELEC)	G	GAS LINE
SC BABE	TRAFFIC BOX	X"SSD	SOIL SUBDRAIN
GM	GAS METER	OE	ELECTRIC-OVERHEAD
	TRAFFIC SIGN	UE	ELECTRIC-UNDERGROUND
	GUY WIRE	OT	TELEPHONE-OVERHEAD
R/T	REGISTRAR OF TITLES	UT	TELEPHONE-UNDERGROUND
C/R	COUNTY RECORDER	UTV	UNDERGROUND CABLE/TV
X" STS >>	STORM SEWER LINE	OTV	UNDERGROUND CABLE/TV
X" SAN >>	SANITARY SEWER LINE	LSS	LAWN SPRINKLER SLEEVE
X" WTR	WATER MAIN		
G	UNDERGROUND GAS		
OT	OVERHEAD TELEPHONE		
UT	UNDERGROUND TELEPHONE		
UE	UNDERGROUND ELECTRIC		
OE	OVERHEAD ELECTRIC		
UTV	UNDERGROUND CABLE T.V.		
OTV	OVERHEAD CABLE T.V.		
	WELL		
	RESTRICTED ACCESS		
1	NOTE NUMBER		
	DENOTES BITUMINOUS SURFACE		

EROSION CONTROL SYMBOLS

SYMBOL	DESCRIPTION
	SILT FENCE
	CONSTRUCTION LIMITS
	INLET PROTECTION

DRAWING SYMBOLS

SYMBOL	DESCRIPTION
3	NOTE REFERENCE
15	PARKING STALL COUNT
C7.2 / 1	LARGE SHEET DETAIL
C21	COORDINATE POINT
2	REVISION - ADDENDUM, BULLETIN, ETC.
	REVISED AREA (THIS ISSUE)

BENCHMARKS

PROJECT BENCHMARK:
COR CONTROL POINT; "COR-ARM"
CONTROL POINT LOCATED AT THE NORTHWEST QUADRANT OF ARMSTRONG BOULEVARD NW AND BUNKER LAKE BOULEVARD NW.
ELEVATION = 868.32 (NGVD 29)

SITE BENCHMARK:
TOP NUT OF FIRE HYDRANT
LOCATION: NORTHEAST QUADRANT OF ZEOLITE STREET NW AND BUNKER LAKE BOULEVARD NW.

ELEVATION = 873.80 (NGVD 29)

CITY NOTES

1. SITE GRADING , LANDSCAPING AND UTILITY INSTALLATIONS MUST BE COMPLETED AS SHOWN WITHOUT ALTERATION. DEVIATIONS FROM PLANS MUST BE CHECKED AND APPROVED BY THE ENGINEERING DEPARTMENT AND/OR THE PLANNING COMMISSION PRIOR TO SAID CHANGE.
2. REQUIRED EROSION CONTROL DEVICES MUST BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS AS SHOWN.
3. MAIN JOB-SITE ENTRANCE MUST BE POSTED WITH THE PROJECT ADDRESS SO THAT IT IS CLEARLY VISIBLE FROM THE STREET. JOB-SITE ADDRESS SIGN MUST BE INSTALLED IN PLACE UNTIL FINAL OCCUPANCY.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION AND MARK ALL EXISTING UTILITIES 72 HOURS BEFORE CONSTRUCTION STARTS. THE ENGINEER, ARCHITECT, OR OWNER DOES NOT GUARANTEE THAT ALL UTILITIES ARE MAPPED OR IF MAPPED, ARE SHOWN CORRECTLY. CONTACT ONE CALL AT 811 FOR FIELD LOCATING EXISTING UTILITIES. CONTACT UTILITY OWNER IF DAMAGE OCCURS DUE TO CONSTRUCTION.

PROPOSED LEGAL DESCRIPTION

COR THREE NORTH COMMONS, ANOKA COUNTY, MINNESOTA.

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REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	REVISION	REVIEW
02 JUN 2016	FINAL PLAT SUBMITTAL	CNC
15 JUN 2016	ADDENDUM #1	CNC
04 AUG 2016	WATERSHED SUBMITTAL	

PROJECT MANAGER REVIEW

BY RTS DATE 06.02.2016

CERTIFICATION

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FILE NAME C001RAM021.DWG

PROJECT NO. RAM12021.PUR

CIVIL TITLE SHEET

C0.1

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1. BACKGROUND INFORMATION SHOWN IS FROM SURVEY BY LANDFORM, MINNEAPOLIS, MN, ON APRIL 19, 2012 AND MAY 26, 2016, EXPRESSLY FOR THIS PROJECT; CITY OF RAMSEY, MN RECORD DRAWINGS; AND UTILITY SERVICE PROVIDERS. LANDFORM OFFERS NO WARRANTY, EXPRESSED OR WRITTEN, FOR INFORMATION PROVIDED BY OTHERS. EXISTING PROJECT CONDITIONS SHALL BE VERIFIED PRIOR TO BEGINNING CONSTRUCTION. ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE ENGINEER.

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CERTIFICATION

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

NOT FOR CONSTRUCTION

Christopher N. Carlson
Registration No. 46224 DATE: 08/04/2016

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PROJECT NO. RAM12021.PUR

EXISTING CONDITIONS

C1.1

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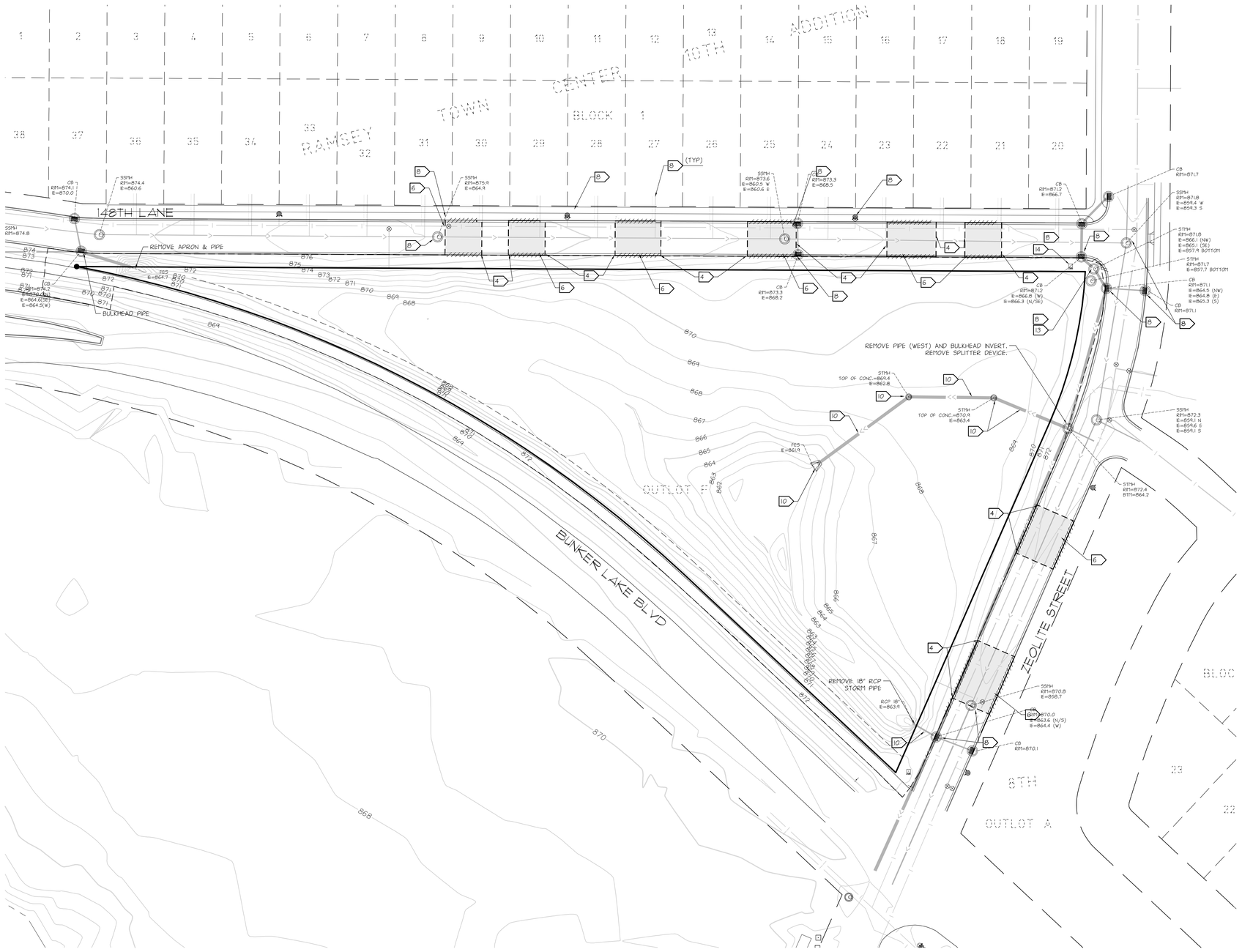

DEMOLITION AND CLEARING NOTES

1. OBTAIN PERMITS FOR DEMOLITION, CLEARING, AND DISPOSAL PRIOR TO BEGINNING.
2. CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING DEMOLITION AND CLEARING.
3. DIMENSIONS SHOWN FOR REMOVAL ARE APPROXIMATE. COORDINATE WITH NEW CONSTRUCTION TO ENSURE APPROPRIATE REMOVAL OF EXISTING FACILITIES.
4. REFER TO DETAILS FOR PAVEMENT SAWCUT. REMOVE CONCRETE WALKS AND CURBING TO THE NEAREST EXISTING JOINT BEYOND CONSTRUCTION LIMITS.
5. SEE SHEET C3.1 FOR EROSION PREVENTION AND SEDIMENT CONTROL MEASURES THAT MUST BE IN PLACE PRIOR TO DISTURBANCES TO SITE.
6. COMPLETE DEMOLITION WITH MINIMAL DISRUPTION OF TRAFFIC. COORDINATE LANE CLOSURES WITH THE REGULATORY AUTHORITY AND PROVIDE ADVANCE NOTIFICATION TO AFFECTED EMERGENCY RESPONSE PROVIDERS, NOTIFY NEIGHBORING PROPERTIES AND CITY AT LEAST 1 WEEK PRIOR TO STARTING WORKING WITHIN THE PUBLIC STREETS.
7. PROVIDE BARRICADES, LIGHTS, SIGNS, TRAFFIC CONTROL, AND OTHER MEASURES NECESSARY FOR PROTECTION AND SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT CONSTRUCTION. USE MNDOT TRAFFIC CONTROL MANUAL FOR LAYOUT
8. PROTECT STRUCTURES, UTILITIES, TREES, PLANT MATERIAL, SOD, AND ADJACENT PROPERTY FROM DAMAGE DURING CONSTRUCTION UNLESS NOTED FOR REMOVAL. DAMAGE SHALL BE REPAIRED TO EQUAL OR BETTER CONDITION AT NO ADDITIONAL COST.
9. ABANDON WELLS AND ON SITE SEWAGE FACILITIES PRIOR TO ANY OTHER DEMOLITION IN ACCORDANCE WITH REQUIREMENTS OF REGULATORY AUTHORITIES.
10. REMOVE EXISTING SITE FEATURES INCLUDING, BUT NOT LIMITED TO, UNDERGROUND UTILITIES, PAVING, CURBING, WALKWAYS, APRONS, WITHIN THE CONSTRUCTION LIMITS UNLESS NOTED OTHERWISE.
11. COORDINATE REMOVAL, RELOCATION, TERMINATION, AND RE-USE OF EXISTING PRIVATE UTILITY SERVICES AND APPURTENANCES WITH THE UTILITY COMPANIES. RESTORE ELECTRIC HANDHOLES, PULLBOXES, POWERPOLES, GUYLINES, AND STRUCTURES DISTURBED BY CONSTRUCTION IN ACCORDANCE WITH UTILITY OWNER REQUIREMENTS.
12. HAUL DEMOLITION DEBRIS OFF-SITE TO A FACILITY APPROVED BY REGULATORY AUTHORITIES FOR THE HANDLING OF DEMOLITION DEBRIS, UNLESS NOTED OTHERWISE.
13. ADJUST MANHOLE CASTING ELEVATIONS TO MATCH FINISHED GRADE.
14. RELOCATE CABLE BOX TO AVOID PROPOSED SIDEWALK

LEGEND

STRUCTURE AND/OR PAVEMENT REMOVAL

CURB REMOVAL

CONSTRUCTION LIMITS

SAW CUT

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04 AUG 2016	WATERSHED SUBMITTAL	

PROJECT MANAGER REVIEW

BY RTS DATE 06.02.2016

CERTIFICATION

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

NOT FOR CONSTRUCTION

Christopher N. Call

Registration No. 46224 DATE: 08/04/2016

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PROJECT NO. RAM12021.PUR

DEMOLITION AREA
C1.2

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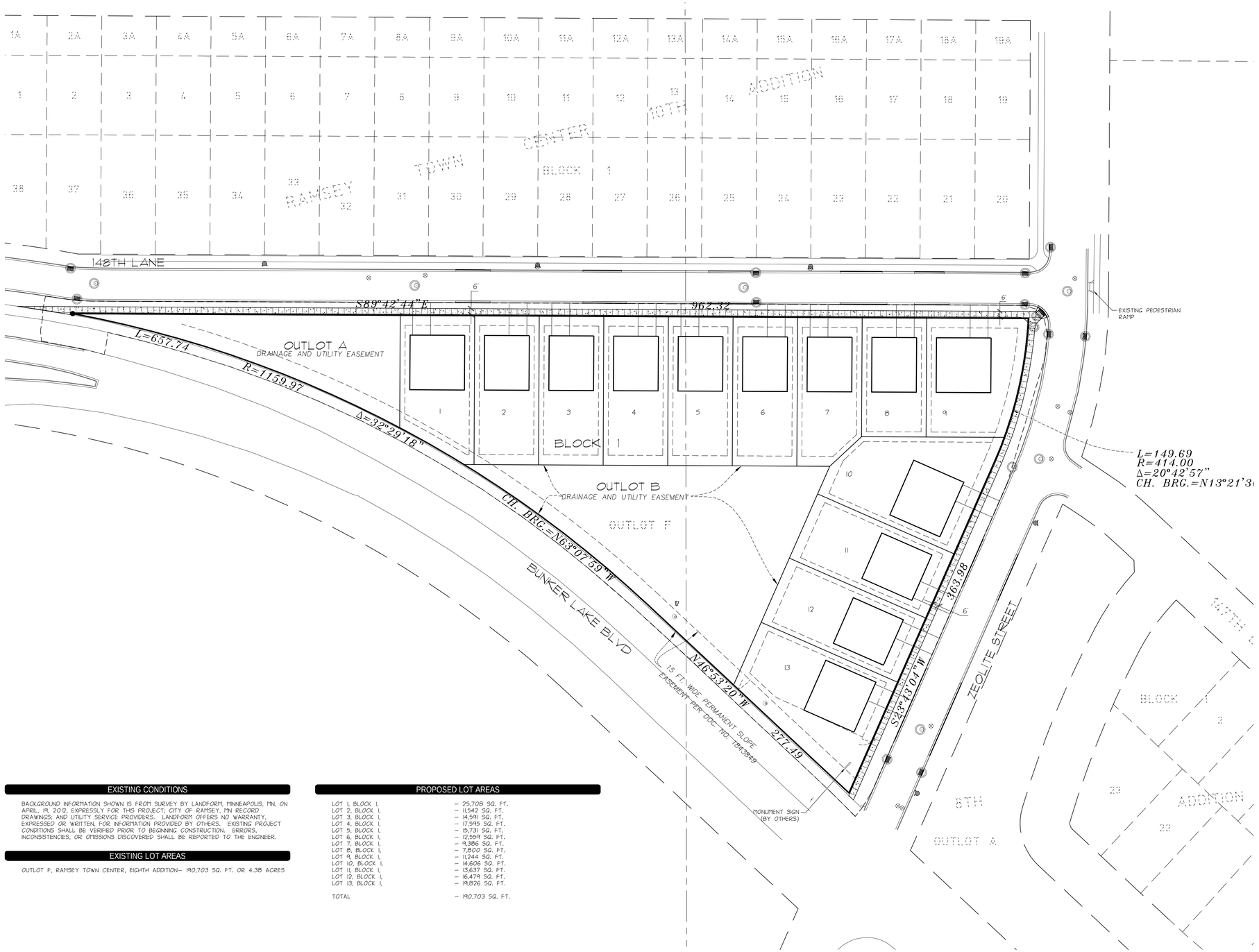

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EXISTING LOT AREAS

OUTLOT F, RAMSEY TOWN CENTER, EIGHTH ADDITION– 190,703 SQ. FT. OR 4.38 ACRES

PROPOSED LOT AREAS

LOT 1, BLOCK 1,	– 25,708 SQ. FT.
LOT 2, BLOCK 1,	– 11,542 SQ. FT.
LOT 3, BLOCK 1,	– 14,591 SQ. FT.
LOT 4, BLOCK 1,	– 17,595 SQ. FT.
LOT 5, BLOCK 1,	– 15,731 SQ. FT.
LOT 6, BLOCK 1,	– 12,559 SQ. FT.
LOT 7, BLOCK 1,	– 9,386 SQ. FT.
LOT 8, BLOCK 1,	– 7,800 SQ. FT.
LOT 9, BLOCK 1,	– 11,244 SQ. FT.
LOT 10, BLOCK 1,	– 14,606 SQ. FT.
LOT 11, BLOCK 1,	– 13,637 SQ. FT.
LOT 12, BLOCK 1,	– 16,479 SQ. FT.
LOT 13, BLOCK 1,	– 19,826 SQ. FT.
TOTAL	– 190,703 SQ. FT.

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SITE PLAN

C2.1

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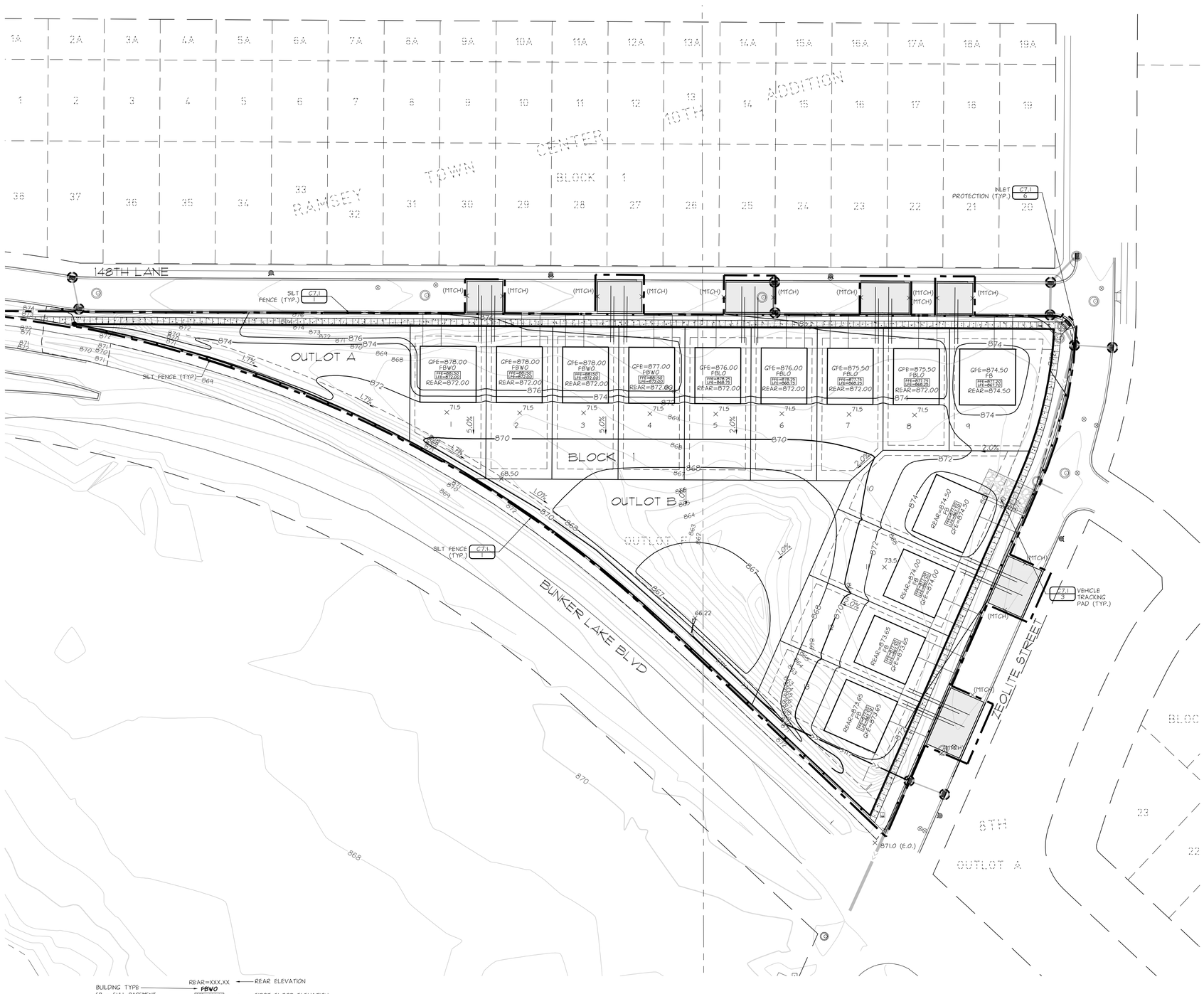

BUILDING TYPE — FBWO
FB = FULL BASEMENT
FBWO = FULL BASEMENT WALK OUT
FBLO = FULL BASEMENT LOOK OUT

REAR=XXX.XX ← REAR ELEVATION
FFE=XXX.XX ← FIRST FLOOR ELEVATION
LFE=XXX.XX ← LOWEST FLOOR ELEVATION
GFE=XXX.XX ← FRONT/GARAGE ELEVATION

NOTES:
1. GARAGE LOCATION INDICATED BY DRIVEWAY.
2. REFER TO DETAIL 6, SHEET C7.2 REGARDING PADS.

1 PAD DETAIL
NO SCALE

GRADING NOTES

1. CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING GRADING.
2. REMOVE TOPSOIL FROM GRADING AREAS AND STOCKPILE SUFFICIENT QUANTITY FOR REUSE. MATERIALS MAY BE MINED FROM LANDSCAPE AREAS FOR USE ON SITE AND REPLACED WITH EXCESS ORGANIC MATERIAL WITH PRIOR CITY APPROVAL.
3. REMOVE SURFACE AND GROUND WATER FROM EXCAVATIONS. PROVIDE INITIAL LIFTS OF STABLE FOUNDATION MATERIAL IF EXPOSED SOILS ARE WET AND UNSTABLE.
4. ROUGH GRADE BUILDING PADS TO ELEVATIONS LISTED ON PLANS AND AS SHOWN ON DETAIL 4/ SHEET C7.3.
5. AN INDEPENDENT TESTING FIRM SHALL VERIFY THE REMOVAL OF ORGANIC AND UNSUITABLE SOILS, SOIL CORRECTION, AND COMPACTION AND PROVIDE PERIODIC REPORTS TO THE OWNER.
6. PLACE AND COMPACT FILL USING LIFT THICKNESSES MATCHED TO SOIL TYPE AND COMPACTION EQUIPMENT TO OBTAIN SPECIFIED COMPACTION THROUGHOUT THE LIFT.
7. COMPACT MATERIAL IN PAVED AREAS TO 95% OF MAXIMUM DRY DENSITY, STANDARD PROCTOR (ASTM D698) EXCEPT THE TOP 3 FEET WHICH SHALL BE COMPACTED TO 100%. COMPACT TO 98% DENSITY WHERE FILL DEPTH EXCEEDS 10 FEET.
8. GROUNDWATER MAY BE ENCOUNTERED WHILE EXCAVATING. DEWATER AS NECESSARY PER STATE AND LOCAL CODES. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND COORDINATION OF DEWATERING ACTIVITIES. THE CITY OF RAMSEY NEEDS TO REVIEW EACH PERMIT PRIOR TO IMPLEMENTATION.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

9. INSTALL PERIMETER SEDIMENT CONTROLS PRIOR TO BEGINNING WORK AND MAINTAIN FOR DURATION OF CONSTRUCTION. REMOVE CONTROLS AFTER AREAS CONTRIBUTING RUN OFF ARE PERMANENTLY STABILIZED AND DISPOSE OF OFF SITE.
10. LIMIT SOIL DISTURBANCE TO THE GRADING LIMITS SHOWN. SCHEDULE OPERATIONS TO MINIMIZE LENGTH OF EXPOSURE OF DISTURBED AREAS.
11. MANAGEMENT PRACTICES SHOWN ARE THE MINIMUM REQUIREMENT. INSTALL AND MAINTAIN ADDITIONAL CONTROLS AS WORK PROCEEDS TO PREVENT EROSION AND CONTROL SEDIMENT CARRIED BY WIND OR WATER.
12. EXCAVATE PONDS EARLY IN THE CONSTRUCTION SEQUENCE. REMOVE SEDIMENT FROM PONDS PERIODICALLY AND AFTER AREAS CONTRIBUTING RUN OFF ARE PERMANENTLY STABILIZED.
13. RESTORE DISTURBED OPEN AREAS WITH TEMPORARY SEED AND MULCH OR SOD WITHIN 72 HOURS OF COMPLETING GRADING IN EACH AREA.
14. SEED, SOD, MULCH AND FERTILIZER SHALL MEET THE FOLLOWING SPECIFICATIONS, AS MODIFIED.

ITEM	SPECIFICATION NUMBER
SOD	MNDOT 3878
SEED	MNDOT 3876
TYPE 50 @ 40 LB/AC	
TYPE 110A @ 60 LB/AC	
MULCH (TYPE 1, DISC ANCHORED)	MNDOT 3882
FERTILIZER	MNDOT 3881
GENERAL PLACEMENT	MNDOT 2575

15. SEE LANDSCAPING SHEETS FOR PERMANENT TURF ESTABLISHMENT.
16. SWEEP ADJACENT STREETS CLEAN DAILY.
17. EXISTING SOILS ARE HUBBARD COARSE SAND AND DUELM LOAMY COARSE SAND IN THE UPLANDS AND MARSH IN THE LOWLANDS.

LEGEND

- SILT FENCE
- INLET PROTECTION
- CONSTRUCTION LIMITS

NPDES AREA SUMMARY

	EXISTING	PROPOSED
PERVIOUS	4.38 ACRES	3.40 ACRES
IMPERVIOUS	0.00 ACRES	0.98 ACRES
TOTAL	4.38 ACRES	4.38 ACRES

*NOTE: EACH LOT HAS BEEN ESTIMATED TO HAVE 3,300 SF OF IMPERVIOUSNESS

Know what's Below. Call before you dig.

NORTH
0 50 100

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DEVELOPER

PURMORT HOMES
4820 170TH AVENUE
ANDOVER, MN 55304
TEL (763) 433-0366

MUNICIPALITY

City of RAMSEY

PROJECT

COR THREE NORTH COMMONS

RAMSEY, MINNESOTA

SHEET INDEX

SHEET	TITLE
C0.1	CIVIL TITLE SHEET
C1.1	EXISTING CONDITIONS
C1.2	DEMOLITION
C2.1	SITE PLAN
C3.1	GRADING, DRAINAGE,& EROSION CONTROL
C3.2	PAVING PLAN & NOTES
C3.3	SWPPP NOTES
C4.1	UTILITIES
C7.1	CIVIL CONSTRUCTION DETAILS
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C7.5	CIVIL CONSTRUCTION DETAILS
C7.6	CIVIL CONSTRUCTION DETAILS
C7.7	CIVIL CONSTRUCTION DETAILS
C7.8	CIVIL CONSTRUCTION DETAILS
L2.1	LANDSCAPE PLAN

REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	REVISION	REVIEW
02 JUN 2016	FINAL PLAT SUBMITTAL	CNC
15 JUN 2016	ADDENDUM #1	CNC
04 AUG 2016	WATERSHED SUBMITTAL	

PROJECT MANAGER REVIEW

BY RTS DATE 06.02.2016

CERTIFICATION

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

NOT FOR CONSTRUCTION

Christopher N. Cea
Registration No. 46224 DATE: 08/04/2016

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WATERSHED SUBMITTAL

04 AUG 2016

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C301RAM021.DWG

PROJECT NO. RAM12021.PUR

GRADING, DRAINAGE, & EROSION CONTROL

C3.1

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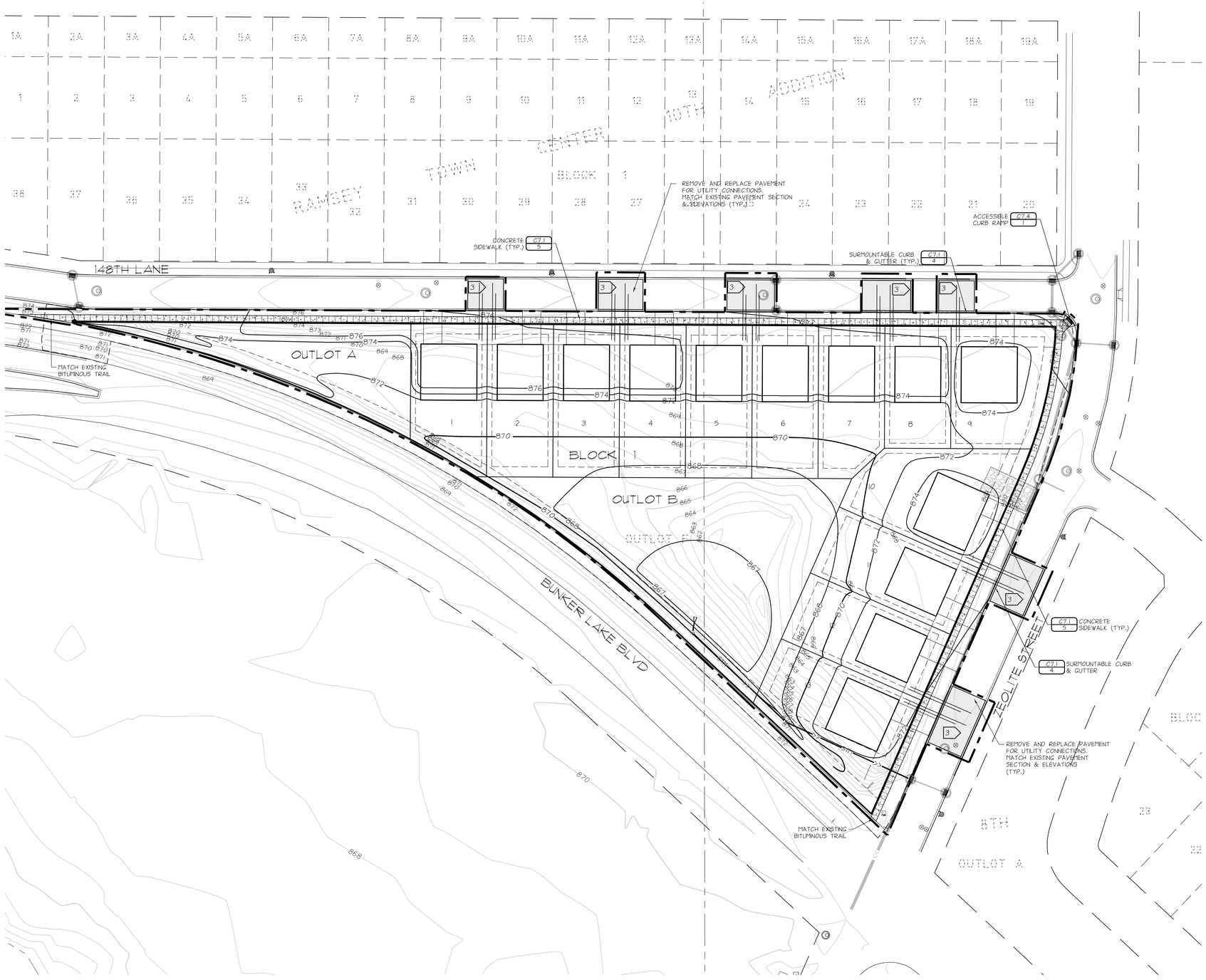
PAVING NOTES

1. SPOT ELEVATIONS AT CURBLINES INDICATE FLOWLINES UNLESS NOTED OTHERWISE. SEE SHEET C4.1 FOR RIM ELEVATIONS OF CATCH BASINS.
2. MEET AND MATCH EXISTING CURB. PROVIDE 2 FOOT TRANSITION.
3. PAVING SECTIONS PER CITY OF RAMSEY DETAILS
4. CONTRACTOR TO NOTIFY NEIGHBORING RESIDENCES AND CITY AT LEAST 48 HOURS IN ADVANCE OF ANY OPEN CUTTING ROADWAYS OR ANY WORK THAT WOULD IMPEDE OR CLOSE TRAFFIC/ROADS.



DEVELOPER

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MUNICIPALITY

City of RAMSEY

PROJECT

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WATERSHED SUBMITTAL
04 AUG 2016

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Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C302RAM021.DWG

PROJECT NO. RAM12021.PUR

PAVING PLAN AND NOTES

C3.2

811 Know what's Below. Call before you dig.

NORTH

0 50 100

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NPDES PERMIT AND SWPPP COMPONENTS

1. **THE CURRENT MN NPDES PERMIT DATED AUGUST 1, 2013 IS REFERENCED IN THIS DOCUMENT AS THE PERMIT.**

   THE SWPPP INCLUDES THE FOLLOWING COMPONENTS:
   - CONSTRUCTION DOCUMENTS PREPARED BY LANDFORM
   - STORMWATER MANAGEMENT PLAN/NARRATIVE

SITE EVALUATION/ASSESSMENT/PLANNING

1. CONTACT INFORMATION/RESPONSIBLE PARTIES
   THE OPERATOR SHALL HAVE PRIMARY RESPONSIBILITY AND SIGNIFICANT AUTHORITY FOR THE DEVELOPMENT, IMPLEMENTATION, MAINTENANCE, INSPECTION AND AMENDMENTS TO THE APPROVED SWPPP. DUTIES INCLUDE BUT ARE NOT LIMITED TO:
   - ENSURING FULL COMPLIANCE WITH THE SWPPP AND THE PERMIT
   - IMPLEMENTING ALL ELEMENTS OF THE SWPPP, INCLUDING BUT NOT LIMITED TO:
     - IMPLEMENTING PROMPT AND EFFECTIVE EROSION AND SEDIMENT CONTROL MEASURES
     - IMPLEMENTING ALL NON-STORM WATER MANAGEMENT, AND GOOD HOUSEKEEPING BMPS ENSURING THAT NO MATERIALS OTHER THAN STORM WATER ARE DISCHARGED IN QUANTITIES, WHICH WILL HAVE AN ADVERSE EFFECT ON RECEIVING WATERS OR STORM DRAIN SYSTEMS, ETC.
   - CONDUCTING ROUTINE INSPECTIONS AND MAINTENANCE
   - ENSURING ELIMINATION OF ALL UNAUTHORIZED DISCHARGES
   - COORDINATING TO ASSURE ALL OF THE NECESSARY CORRECTIONS/REPAIRS ARE MADE IMMEDIATELY, AND THAT THE PROJECT COMPLIES WITH THE SWPPP, THE PERMIT, AND APPROVED PLANS AT ALL TIMES.

STORMWATER POLLUTION PREVENTION MANAGEMENT MEASURES

1. **OWNER/OPERATOR MUST DEVELOP POLLUTION PREVENTION MANAGEMENT MEASURES, IMPLEMENT GOOD HOUSEKEEPING BMPS, MUST FOLLOW ALL APPLICABLE FEDERAL, STATE, AND LOCAL BUILDING CODES, OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA), AND THE GENERAL CONDITIONS AND GENERAL REQUIREMENTS OF THE CONSTRUCTION CONTRACT.**
2. THE OPERATOR SHALL MINIMIZE THE EXPOSURE TO STORMWATER OF ANY OF THE PRODUCTS, MATERIAL, OR WASTES STORED ON SITE.
3. BUILDING PRODUCTS THAT HAVE THE POTENTIAL TO LEACH POLLUTANTS MUST BE UNDER COVER.
4. CHEMICALS AND LANDSCAPE MATERIALS SHALL BE UNDER COVER TO PREVENT THE DISCHARGE OF POLLUTANTS.
5. OPERATOR TO TRACK PROGRESS OF THE FOLLOWING ITEMS ON SITE MAPS:
   - PORTABLE TOILETS
   - MATERIAL STORAGE AREAS
   - VEHICLE AND EQUIPMENT FUELING AND MAINTENANCE AREAS
   - CONCRETE WASHOUTS
   - PAINT AND STUCCO WASHOUTS
   - DUMPSTERS OR OTHER TRASH AND DEBRIS CONTAINERS
   - SPILL KITS
   - STOCKPILES
   - ANY OTHER NON-STRUCTURAL NON-STORM WATER MANAGEMENT BMPS
   - ANY TEMPORARILY REMOVED STRUCTURAL BMPS
   - ANY CHANGES TO THE STRUCTURAL BMPS
6. SOLID WASTE: COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION AND DEMOLITION DEBRIS AND OTHER WASTES MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
7. HAZARDOUS WASTE: OIL, GASOLINE, PAINT AND ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISH. STORAGE AND DISPOSAL OF HAZARDOUS WASTE OR MATERIALS MUST BE IN COMPLIANCE WITH MINN. R. CH. 7045 INCLUDING SECONDARY CONTAINMENT AS APPLICABLE.
8. PORTABLE TOILETS MUST BE POSITIONED SO THAT THEY ARE SECURE AND WILL NOT BE TIPPED OR KNOCKED OVER.
9. CONCRETE AND OTHER WASHOUT WASTE: OPERATOR MUST PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THE CONTAINMENT MUST BE DESIGNED SO THAT IT DOES NOT RESULT IN RUNOFF FROM THE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA RULES. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY THAT REQUIRES SITE PERSONNEL TO UTILIZE THE PROPER FACILITIES FOR DISPOSAL OF CONCRETE AND OTHER WASHOUT WASTES.
10. EXTERNAL VEHICLE WASHING: EXTERNAL WASHING OF TRUCKS AND OTHER CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF. NO ENGINE DEGREASING IS ALLOWED ON SITE.

SWPPP CONTACT AND TRAINING INFORMATION

1. OWNER:
   PURMORT HOMES
   ATTN: TOM PURMORT
   4820 170TH AVENUE N.W.
   ANDOVER, MN 55304
   PHONE# 763-433-0366
2. OPERATOR:
   TO BE DETERMINED. CONTACT OWNER UNTIL CONTRACTOR IS SELECTED.
3. LONG TERM MAINTENANCE AND OPERATION:
   PURMORT HOMES
   4820 170TH AVENUE N.W.
   ANDOVER, MN 55304
   PHONE# 763-433-0366
4. SWPPP DESIGNER:
   CHRIS CALL P.E.
   LANDFORM PROFESSIONAL SERVICES
   105 SOUTH FIFTH AVENUE, SUITE 513
   MINNEAPOLIS, MN 55401
   612-252-9070
   CCALL@LANDFORM.NET
   CERTIFICATION: U OF MN, DESIGN OF CONSTRUCTION SWPPP, EXP. MAY 31, 2019
5. SWPPP INSPECTOR/MANAGER:
   TO BE DETERMINED. CONTACT OWNER UNTIL CONTRACTOR AND SWPPP INSPECTOR/MANAGER IS SELECTED.
   CERTIFICATION: , EXP.
6. BMP INSTALLATION AND REPAIR:
   TO BE DETERMINED. CONTACT OWNER UNTIL BMP INSTALLER AND MAINTAINER IS SELECTED.
   CERTIFICATION: , EXP.

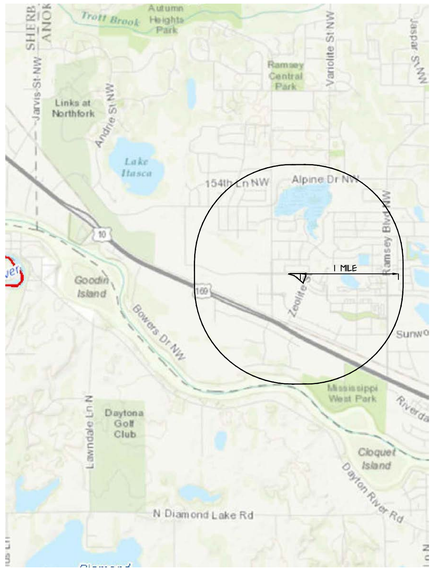
DESCRIPTION OF CONSTRUCTION ACTIVITY

1. CONSTRUCTION ACTIVITY INCLUDES EORSION AND SEDIMENT CONTROL BMPS INSTALLATION, CLEARING AND GRUBBING, SITE GRADING, UTILITY INSTALLATION, BUILDING CONSTRUCTION, PAVING, AND LANDSCAPING.

SCHEDULE OF BMP INSTALLATION AND CONSTRUCTION ACTIVITY

1. INSTALL PERMETER SEDIMENT CONTROL BMPS PRIOR TO START OF OTHER SITE WORK. REFER TO GRADING, DRAINAGE, PAVING AND EROSION CONTROL SHEET(S) FOR INITIAL LOCATIONS OF BMPS.
2. PROTECT INFILTRATION AREAS WITH CONSTRUCTION FENCING.
3. CONSTRUCT TEMPORARY/PERMANENT SEDIMENTATION BASINS PRIOR TO UPLAND DISTURBANCE. INSTALL PERIMETER SEDIMENT CONTROL BMPS AROUND NORMAL WATER LEVEL.
4. STABILIZE OUTLETS FROM TEMPORARY/PERMANENT SEDIMENTATION BASINS.
5. PERFORM WORK IN PHASES TO MINIMIZE DISTURBED AREA AT ANY ONE TIME.
6. STRIP TOPSOIL FROM AREAS TO BE DISTURBED AND STOCKPILE WITH PERIMETER SEDIMENT CONTROL BMPS. PROVIDE STABILIZATION IF LEFT LONGER THAN 14 DAYS.
7. ROUGH GRADE SITE.
8. INSTALL UTILITIES.
9. FINAL GRADE PAVEMENT AREAS AND COMPACT SUBGRADE.
10. LAY DOWN PAVEMENT AGGREGATE AND COMPACT.
11. INSTALL CURB AND GUTTER. BACKFILL AFTER A MINIMUM OF THREE DAYS.
12. CONSTRUCT BUILDING/ADDITION AND SITE FEATURES.
13. CONSTRUCT SITE WALKS.
14. PROVIDE FINAL STABILIZATION.
15. CONNECT INFILTRATION/FILTRATION PRACTICE TO STORM SEWER INLETS.
16. REMOVE TEMPORARY BMPS.

WATERS WITHIN ONE MILE OF SITE



IMPAIRED WATERS - REQUIRED TMDLS

THERE ARE NO IMPAIRED WATERS LOCATED WITHIN 1 MILE OF THE SITE

EROSION PREVENTION AND SEDIMENT CONTROL

1. SEE GRADING, DRAINAGE, PAVING AND EROSION CONTROL SHEETS FOR THE LOCATION AND TYPE OF TEMPORARY EROSION PREVENTION AND SEDIMENT CONTROL BMPS. SEE GRADING AND DRAINAGE, UTILITY, PLANTING, AND LANDSCAPE SHEETS FOR THE LOCATION AND TYPE OF PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BMPS.
2. MINIMIZE DISTURBED AREAS AND PROTECT NATURAL FEATURES AND SOIL

   APPROPRIATE CONSTRUCTION PRACTICES (E.G. CONSTRUCTION PHASING, VEGETATIVE BUFFER STRIPS, HORIZONTAL SLOPE GRADING) SHALL BE USED TO MINIMIZE EROSION. AREAS NOT TO BE DISTURBED WILL BE DELINEATED (E.G. WITH FLAGS, STAKES, SIGNS, SILT FENCE ETC.) BEFORE WORK BEGINS.

   OPERATOR SHALL DEVELOP METHODS TO MINIMIZE SOIL COMPACTION OUTSIDE OF BUILDING PADS, PAVEMENT AREAS AND UTILITY TRENCHES AND SHALL USE TRACKED EQUIPMENT WHEREVER PRACTICABLE.

   TOPSOIL SHALL BE SALVAGED AND REUSED TO THE EXTENT PRACTICABLE.
3. PHASE CONSTRUCTION ACTIVITY

   SEDIMENT CONTROL PRACTICES SHALL BE ESTABLISHED ON ALL DOWN GRADIENT PERIMETERS BEFORE ANY UPGRADIENT LAND DISTURBING ACTIVITIES BEGIN. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED IN ACCORDANCE WITH THE PERMIT.

   THE TIMING OF THE INSTALLATION OF SEDIMENT CONTROL PRACTICES MAY BE ADJUSTED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES. ANY SHORT-TERM ACTIVITY MUST BE COMPLETED AS QUICKLY AS POSSIBLE AND THE SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED. HOWEVER, SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE ACTIVITY IS NOT COMPLETE.
4. CONTROL STORM WATER FLOWING ONTO AND THROUGH THE PROJECT

   THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE THAT DRAINS WATER FROM ANY PORTION OF THE CONSTRUCTION SITE, OR DIVERTS WATER AROUND THE SITE, SHALL BE STABILIZED WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE INTO ANY SURFACE WATER.

   STABILIZATION OF THE LAST 200 LINEAL FEET SHALL BE COMPLETED WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER.

   STABILIZATION OF THE REMAINING PORTIONS OF ANY TEMPORARY OR PERMANENT DITCHES OR SWALES SHALL BE COMPLETE WITHIN 14 DAYS AFTER CONNECTING TO A SURFACE WATER AND CONSTRUCTION IN THAT PORTION OF THE DITCH HAS TEMPORARILY OR PERMANENTLY CEASED.

   TEMPORARY OR PERMANENT DITCHES OR SWALES THAT ARE BEING USED AS A SEDIMENT CONTAINMENT SYSTEM (WITH PROPERLY DESIGNED ROCK DITCH CHECKS, BIO ROLLS, SILT DIKES ETC.) DO NOT NEED TO BE STABILIZED. THESE AREAS SHALL BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM.
5. STABILIZE SOILS

   ALL EXPOSED SOIL AREAS (INCLUDING STOCKPILES) MUST BE STABILIZED IMMEDIATELY TO LIMIT SOIL EROSION WHEN THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED AND WILL NOT RESUME FOR 14 CALENDAR DAYS. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS (E.G., CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES) AND THE CONSTRUCTED BASE COMPONENTS OF ROADS, PARKING LOTS AND SIMILAR SURFACES ARE EXEMPT FROM THIS REQUIREMENT.

   TEMPORARY SOIL STOCKPILES SHALL HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORM WATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES UNLESS THERE IS A BYPASS IN PLACE FOR THE STORM WATER.

   WHEN THE SITE HAS A DISCHARGE POINT WITHIN ONE MILE OF, AND FLOWS TO, A SPECIAL OR IMPAIRED WATERS, ALL EXPOSED SOIL AREAS SHALL BE STABILIZED IMMEDIATELY TO LIMIT SOIL EROSION IN THAT PORTION OF THE SITE WHERE CONSTRUCTION HAS TEMPORARILY OR PERMANENTLY CEASED.
6. PROTECT SLOPES

   OPERATOR SHALL AVOD WORK ON SLOPES WITH A GRADE OF 3:1 OR GREATER WHEN PRACTICABLE. GRADING ON SLOPES WITH A GRADE OF 3:1 OR STEEPER WILL REQUIRE TECHNIQUES SUCH AS PHASING AND STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES (E.G., SLOPE DRAINING AND TERRACING).
7. PROTECT STORM DRAIN INLETS

   ALL STORM DRAIN INLETS SHALL BE PROTECTED BY APPROPRIATE BMPS DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED. INLET PROTECTION MAY BE TEMPORARILY REMOVED IF A SPECIFIC SAFETY CONCERN HAS BEEN IDENTIFIED.
8. ESTABLISH PERIMETER CONTROLS AND SEDIMENT BARRIERS
9. RETAIN SEDIMENT ON-SITE AND CONTROL DEWATERING PRACTICES

   DEWATERING OR BASIN DRAINING OF TURBID OR SEDIMENT LADEN WATER RELATED TO CONSTRUCTION ACTIVITIES SHALL BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN OR TREATED WITH THE APPROPRIATE BMP PRIOR TO ENTERING THE SURFACE WATER.

   DISCHARGE SHALL NOT CAUSE NUISANCE CONDITIONS, EROSION IN RECEIVING CHANNELS, ADVERSELY AFFECT RECEIVING WATER OR IMPACT WETLANDS, OR DOWNSTREAM PROPERTIES. DISCHARGE POINTS SHALL BE ADEQUATELY PROTECTED FROM EROSION AND SCOUR BY ACCEPTED ENERGY DISSIPATION MEASURES.

   DISCHARGE WATER CONTAINING OIL OR GREASE SHALL BE TREATED TO REMOVE OIL OR GREASE PRIOR TO DISCHARGE TO SURFACE WATERS.

   REFER TO PERMIT REQUIREMENTS FOR TEMPORARY OR PERMANENT SEDIMENT BASINS.
10. ESTABLISH STABILIZED CONSTRUCTION EXITS

    VEHICLE TRACKING PADS SHALL BE ESTABLISHED AS SHOWN ON THE GRADING, DRAINAGE, PAVING AND EROSION CONTROL SHEET TO MINIMIZE TRACKING OF SEDIMENT FROM THE CONSTRUCTION SITE ONTO ADJACENT STREETS.

POST CONSTRUCTION BMPS

1. SEE GRADING AND DRAINAGE, UTILITY, AND LANDSCAPE SHEETS FOR POST CONSTRUCTION BMPS.

TEMPORARY SEDIMENTATION BASIN(S)

1. THIS PROJECT DOES NOT HAVE MORE THAN 10 ACRES DRAINING TO A COMMON LOCATION AND THEREFORE A TEMPORARY SEDIMENT BASIN IS NOT REQUIRED.
2. TEMPORARY SEDIMENT BASINS SHALL PROVIDE TREATMENT TO RUNOFF BEFORE IT LEAVES THE CONSTRUCTION SITE OR ENTERS SURFACE WATERS. THE CONTRACTOR SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
   A. SEDIMENTATION BASINS MUST PROVIDE LIVE STORAGE OF RUNOFF RESULTING FROM THE 2-YR 24-HR RAINFALL EVENT FROM EACH ACRE DRAINED TO THE BASIN WITH A MINIMUM OF 1,800 CF/ACRE LIVE STORAGE VOLUME. (WHERE NO CALCULATION HAS BEEN PERFORMED, EACH BASIN SHALL PROVIDE AT LEAST 3,600 CF/ACRE OF LIVE STORAGE.) SEDIMENTATION BASINS MUST INCLUDE A STABILIZED EMERGENCY OVERFLOW TO PREVENT BASIN INTEGRITY FAILURE.
   B. DISCHARGE FROM TEMPORARY SEDIMENTATION BASINS WILL BE WITHDRAWN FROM THE SURFACE IN ORDER TO MINIMIZE THE DISCHARGE OF POLLUTANTS.
3. DISCHARGE FROM BASIN DRAINING SHALL NOT ADVERSELY AFFECT THE RECEIVING WATER OR DOWNSTREAM PROPERTIES. CONTRACTOR WILL VISUALLY CHECK TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED AND THAT NUISANCE CONDITIONS WILL NOT RESULT FROM THE DISCHARGE.
4. ANY DISCHARGE OBSERVED TO BE OCCURRING DURING THE INSPECTION SHALL BE RECORDED, DESCRIBED, AND PHOTOGRAPHED.

INSPECTIONS AND MAINTENANCE

1. INSPECTIONS OF THE CONSTRUCTION SITE SHALL BE CONDUCTED ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS, AND WITHIN SEVEN (7) DAYS AFTER THAT. REFER TO THE PERMIT FOR INSPECTION AND MAINTENANCE REQUIREMENTS.
2. INSPECTIONS SHALL INCLUDE STABILIZED AREAS, EROSION PREVENTION AND SEDIMENT CONTROL BMPS, AND INFILTRATION AREAS.
3. BMP MAINTENANCE:
   - FOLLOW THE DESIGNER'S OR MANUFACTURER'S RECOMMENDED MAINTENANCE PROCEDURES FOR ALL BMPS.
   - REMOVE SEDIMENT FROM BMPS WHEN THE DEPTH OF SEDIMENT HAS REACHED 1/2 THE HEIGHT OF THE BMP AND PROPERLY DISPOSE OF SEDIMENT INTO CONTROLLED AREAS TO PREVENT SOIL FROM RETURNING TO THE BMP DURING SUBSEQUENT RAIN EVENTS.
   - REMOVE SEDIMENT FROM PAVED ROADWAYS AND FROM AROUND BMPS PROTECTING STORM DRAIN INLETS.
   - ENSURE THAT CONSTRUCTION SUPPORT ACTIVITIES, INCLUDING BORROW AREAS, WASTE AREAS, CONTRACTOR WORK AREAS, AND MATERIAL STORAGE AREAS AND DEDICATED CONCRETE AND ASPHALT BATCH PLANTS ARE CLEANED AND MAINTAINED.
   - REPLACE DAMAGED BMPS THAT NO LONGER OPERATE EFFECTIVELY.

RECORDKEEPING/RECORD RETENTION

1. THE SWPPP (ORIGINAL OR COPIES) INCLUDING, ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS SHALL BE KEPT AT THE SITE DURING CONSTRUCTION BY THE OWNER/OPERATOR WHO HAS OPERATIONAL CONTROL OF THAT PORTION OF THE SITE. THE SWPPP CAN BE KEPT IN EITHER THE FIELD OFFICE OR IN AN ON SITE VEHICLE DURING NORMAL WORKING HOURS.
2. ALL OWNER(S) MUST KEEP THE SWPPP, ALONG WITH THE FOLLOWING ADDITIONAL RECORDS, ON FILE FOR THREE (3) YEARS AFTER SUBMITTAL OF THE NOTICE OF TERMINATION (NOT). THIS DOES NOT INCLUDE ANY RECORDS AFTER SUBMITTAL OF THE NOT.
3. THE FOLLOWING IS A LIST OF RECORDS THAT SHALL BE KEPT AT THE PROJECT SITE AVAILABLE FOR INSPECTORS TO REVIEW:
   - COPY OF THE SWPPP, WITH ANY MODIFICATIONS
   - INSPECTION AND MAINTENANCE RECORDS
   - PERMANENT OPERATION AND MAINTENANCE AGREEMENTS
   - CALCULATIONS FOR THE DESIGN OF TEMPORARY AND PERMANENT STORM WATER MANAGEMENT SYSTEMS
   - ANY OTHER PERMITS REQUIRED FOR THE PROJECT
   - RECORDS OF ALL INSPECTION AND MAINTENANCE CONDUCTED DURING CONSTRUCTION
   - ALL PERMANENT OPERATION AND MAINTENANCE AGREEMENTS THAT HAVE BEEN IMPLEMENTED, INCLUDING ALL RIGHT OF WAY, CONTRACTS, COVENANTS AND OTHER BINDING REQUIREMENTS REGARDING PERPETUAL MAINTENANCE; AND
   - ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORM WATER MANAGEMENT SYSTEMS.
   - ALL LOGS MUST BE SUBMITTED TO THE CITY PRIOR TO FINALIZING THE PROJECT OR TERMINATING COVERAGE

LOG OF CHANGES TO THE SWPPP/AMENDMENTS

1. **THE OWNER/OPERATOR(S) MUST AMEND THE SWPPP AS NECESSARY TO INCLUDE ADDITIONAL REQUIREMENTS, SUCH AS ADDITIONAL OR MODIFIED BMPS, DESIGNED TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS AS DETAILED IN THE PERMIT.**

FINAL STABILIZATION

1. **THE OWNER/OPERATOR(S) MUST ENSURE FINAL STABILIZATION OF THE SITE. FINAL STABILIZATION AS DEFINED IN THE PERMIT.**

TERMINATION OF COVERAGE

1. **OWNER/OPERATOR(S) WISHING TO TERMINATE COVERAGE UNDER THIS PERMIT MUST SUBMIT A NOTICE OF TERMINATION (NOT) TO THE MPCA. COMPLIANCE WITH THIS PERMIT IS REQUIRED UNTIL A NOT IS SUBMITTED. REFER TO THE PERMIT FOR DETAILS. CITY MUST APPROVE TERMINATION REQUEST**

PROJECT SCOPE

1. **THE PROJECT WILL CONSIST OF CONSTRUCTION OF A 13 LOT SINGLE FAMILY SUBDIVISION LOCATED IN THE NW QUADRANT OF BUNKER LAKE BLVD. AND ZEOLITE ST, IN THE CITY OF RAMSEY, MN. THE WORK WILL CONSIST OF GRADING, REMOVALS, AND THE INSTALLATION OF STORM SEWER, SANITARY SEWER AND WATERMAIN SERVICES, ALSO WILL INCLUDE THE INSTALLATION OF SIDEWALK AND REPAIR OF EXISTING STREETS DUE TO SERVICE INSTALLATION.**

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DEVELOPER

PURMORT HOMES
4820 170TH AVENUE
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TEL (763) 433-0366

MUNICIPALITY

City of RAMSEY

PROJECT

COR THREE
NORTH COMMONS
RAMSEY, MINNESOTA

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REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	REVISION	REVIEW
02 JUN 2016	FINAL PLAT SUBMITTAL	CNC
15 JUN 2016	ADDENDUM #1	CNC
04 AUG 2016	WATERSHED SUBMITTAL	

PROJECT MANAGER REVIEW

BY RTS DATE 06.02.2016

CERTIFICATION

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

NOT FOR CONSTRUCTION

Christopher N. Call

Registration No. 48224 DATE: 08/04/2016

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04 AUG 2016

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Minneapolis, MN 55401

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Fax: 612-252-9077
Web: landform.net

FILE NAME C303RAM021.DWG

PROJECT NO. RAM12021.PUR

SWPPP NOTES

C3.3

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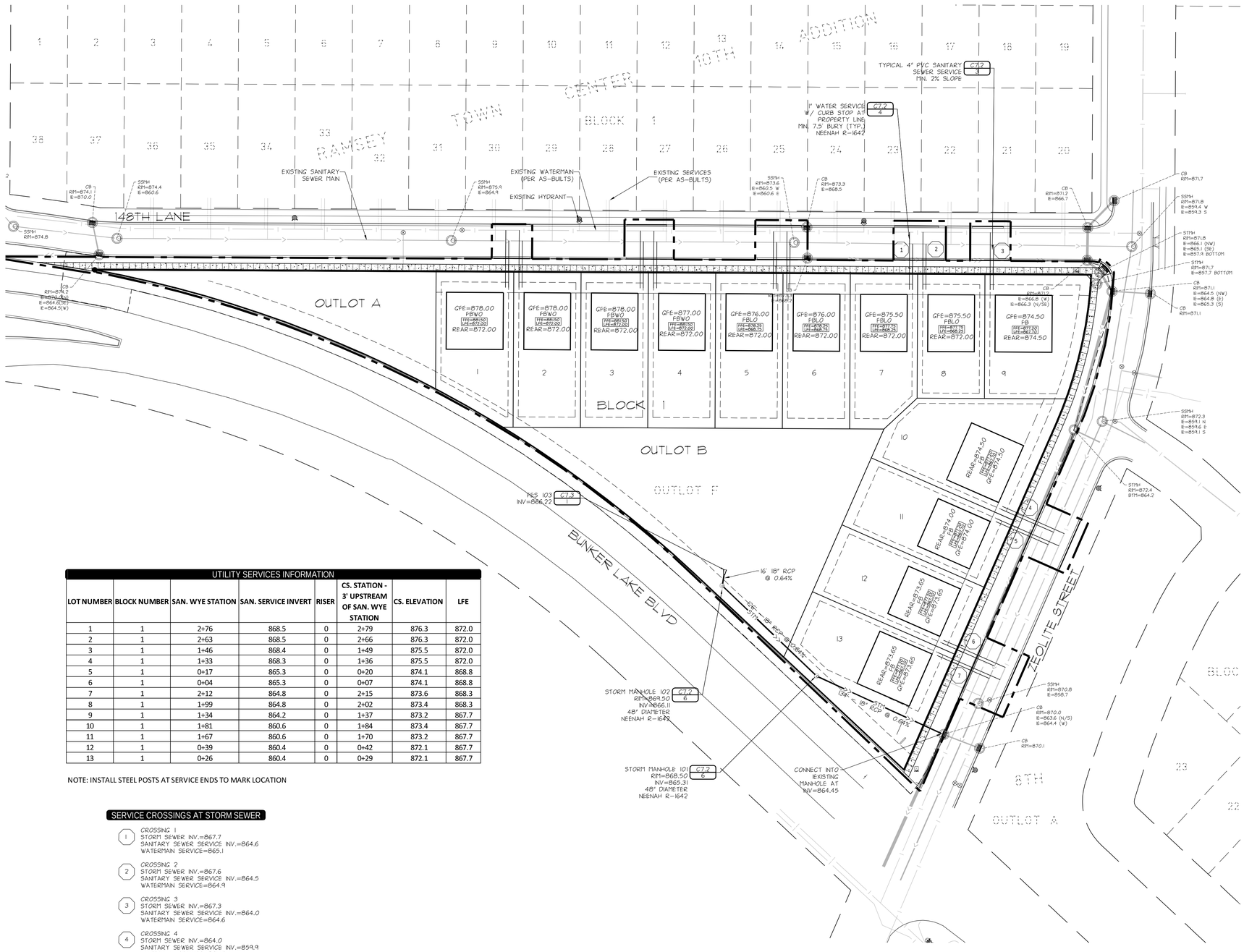

UTILITY SERVICES INFORMATION

LOT NUMBER	BLOCK NUMBER	SAN. WYE STATION	SAN. SERVICE INVERT	RISER	CS. STATION - 3' UPSTREAM OF SAN. WYE STATION	CS. ELEVATION	LFE
1	1	2+76	868.5	0	2+79	876.3	872.0
2	1	2+63	868.5	0	2+66	876.3	872.0
3	1	1+46	868.4	0	1+49	875.5	872.0
4	1	1+33	868.3	0	1+36	875.5	872.0
5	1	0+17	865.3	0	0+20	874.1	868.8
6	1	0+04	865.3	0	0+07	874.1	868.8
7	1	2+12	864.8	0	2+15	873.6	868.3
8	1	1+99	864.8	0	2+02	873.4	868.3
9	1	1+34	864.2	0	1+37	873.2	867.7
10	1	1+81	860.6	0	1+84	873.4	867.7
11	1	1+67	860.6	0	1+70	873.2	867.7
12	1	0+39	860.4	0	0+42	872.1	867.7
13	1	0+26	860.4	0	0+29	872.1	867.7

NOTE: INSTALL STEEL POSTS AT SERVICE ENDS TO MARK LOCATION

SERVICE CROSSINGS AT STORM SEWER

1. CROSSING 1
   STORM SEWER INV.=867.7
   SANITARY SEWER SERVICE INV.=864.6
   WATERMAIN SERVICE=865.1
2. CROSSING 2
   STORM SEWER INV.=867.6
   SANITARY SEWER SERVICE INV.=864.5
   WATERMAIN SERVICE=864.9
3. CROSSING 3
   STORM SEWER INV.=867.3
   SANITARY SEWER SERVICE INV.=864.0
   WATERMAIN SERVICE=864.6
4. CROSSING 4
   STORM SEWER INV.=864.0
   SANITARY SEWER SERVICE INV.=859.9
   WATERMAIN SERVICE=864.5
5. CROSSING 5
   STORM SEWER INV.=863.9
   SANITARY SEWER SERVICE INV.=859.9
   WATERMAIN SERVICE=864.5
6. CROSSING 6
   STORM SEWER INV.=863.8
   SANITARY SEWER SERVICE INV.=859.7
   WATERMAIN SERVICE=863.6
7. CROSSING 7
   STORM SEWER INV.=863.7
   SANITARY SEWER SERVICE INV.=859.7
   WATERMAIN SERVICE=863.4

UTILITY NOTES

1. PIPE MATERIALS
   WATER SERVICE — TYPE K COPPER
   SANITARY SERVICE — PVC SDR 26
   STORM SEWER — RCP CLASS 5
2. CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING.
3. COORDINATE WITH PRIVATE UTILITIES TO PROVIDE ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICES.
4. PROVIDE MEANS AND MEASURES TO PROTECT ADJACENT PROPERTY FROM DAMAGE DURING UTILITY INSTALLATION.
5. PIPE LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE OR END OF END SECTION.
6. ADJUST STRUCTURES TO FINAL GRADE WHERE DISTURBED. COMPLY WITH REQUIREMENTS OF UTILITY. MEET REQUIREMENTS FOR TRAFFIC LOADING IN PAVED AREAS.
7. INSTALL TRACER WIRE WITH UTILITIES ON ALL SERVICES
8. CONNECT TO CITY UTILITIES IN ACCORDANCE WITH CITY OF RAMSEY STANDARDS.
9. MAINTAIN 7.5 FEET OF COVER ON WATER.
10. DEFLECT WATER TO MAINTAIN 18-INCH MINIMUM OUTSIDE SEPARATION AT SEWER CROSSINGS. CENTER PIPE LENGTHS TO PROVIDE GREATEST SEPARATION BETWEEN JOINTS.
11. CONTACT CITY OF RAMSEY ENGINEERING DEPARTMENT FOR FLUSHING AND PRESSURE TEST INSPECTIONS.
12. THE CONTRACTOR IS REQUIRED TO OBTAIN THE APPROPRIATE PERMIT FROM THE MN DNR IF DEWATERING IS REQUIRED TO COMPLETE ANY WORK. THE CITY NEEDS TO REVIEW EACH PERMIT PRIOR TO IMPLEMENTATION.
13. SANITARY AND WATER SERVICES NEED TO EXTEND INTO THE LOT A MIN. OF 15' BEYOND THE PROPOSED SIDEWALK LOCATION.
14. A 4"x8" WYE (148TH LANE) OR A 4" x15" WYE (ZEOLITE STREET) SHALL BE CUT INTO THE EXISTING SANITARY SEWER LINE FOR EACH SERVICE. SADDLE WYES ARE NOT ACCEPTABLE. CONTRACTOR SHALL PROVIDE BULKHEADS AND BYPASS PUMPING WHILE WORKING ON THE SANITARY LINE.
15. PROVIDE BARRICADES, LIGHTS, SIGNS, TRAFFIC CONTROL AND OTHER MEASURES NECESSARY FOR PROTECTION AND SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT CONSTRUCTION.

Know what's **Below.** **Call** before you dig.

NORTH
0 50 100

DEVELOPER

PURMORT HOMES
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MUNICIPALITY

City of RAMSEY

PROJECT

COR THREE NORTH COMMONS
RAMSEY, MINNESOTA

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PROJECT MANAGER REVIEW

BY RTS DATE 06.02.2016

CERTIFICATION

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

NOT FOR CONSTRUCTION

Christopher N. Call
Registration No. 49224 DATE: 08/04/2016

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WATERSHED SUBMITTAL
04 AUG 2016

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Fax: 612-252-9077
Web: landform.net

FILE NAME C401RAM021.DWG
PROJECT NO. RAM12021.PUR

UTILITIES
C4.1

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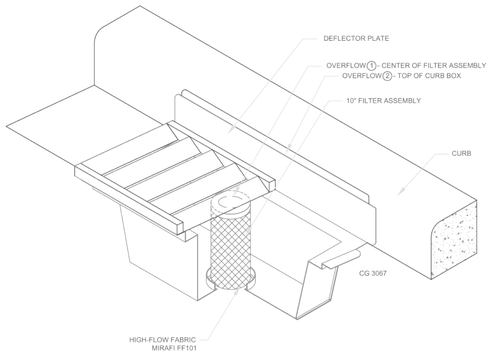


INLET PROTECTION – WIMCO OR EQUAL

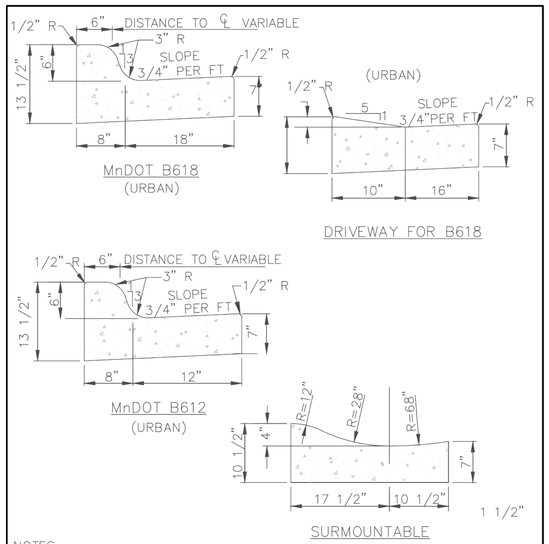
N.T.S.

NOTE:
THIS INLET PROTECTION SHALL BE USED IMMEDIATELY FOLLOWING CURB & GUTTER CONSTRUCTION. INLET PROTECTION SHALL REMAIN INSTALLED AND MAINTAINED UNTIL ALL HOME CONSTRUCTION IS COMPLETE.

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: INLET PROTECTION
		CITY PLATE No. ERO–2

6 INLET PROTECTION

NO SCALE



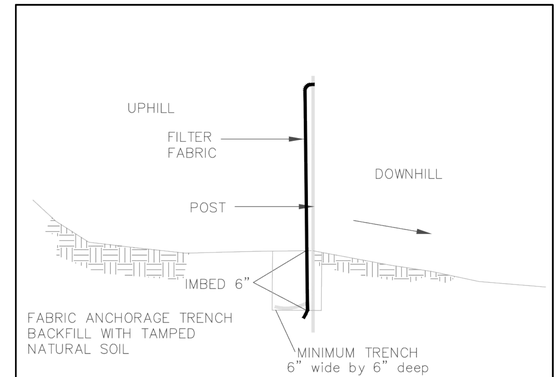
NOTES:

1. ON WEAR COURSE MILL THE EXISTING BITUMINOUS 1.5" BY 24" IN FRONT OF THE REPLACEMENT CURB.
2. ON BASE COURSE SAW CUT AND REMOVE EXISTING BITUMINOUS 18" IN FRONT OF THE REPLACEMENT CURB.

APPROVED: 1 - 2016	City of RAMSEY	STANDARD DETAILS: CURB AND GUTTER
		CITY PLATE No. STR-1

4 CURB AND GUTTER

NO SCALE



INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

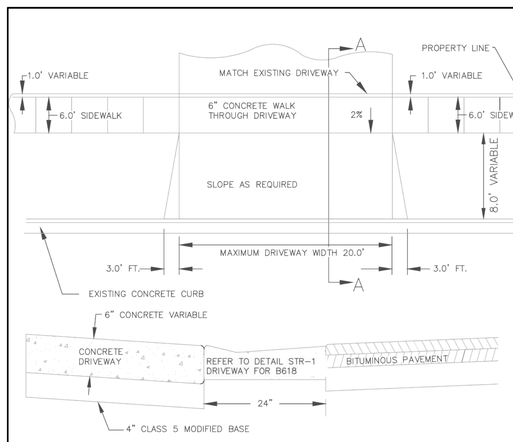
SILT FENCE DETAIL

NO SCALE

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

1 SILT FENCE

NO SCALE



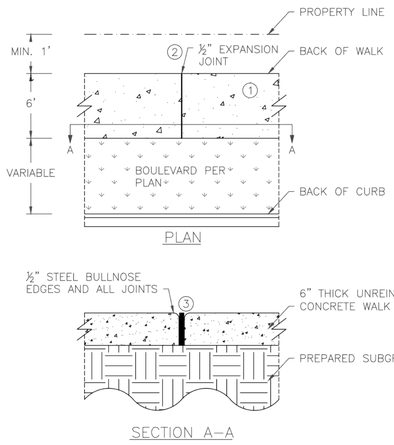
SECTION A–A
CONCRETE DRIVEWAY ENTRANCE

NOTES:
1. PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
2. DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
3. GUTTER TO BE PAVED INTEGRAL WITH DRIVEWAY.
4. 6" THICK FOR RESIDENTIAL. 8" THICK FOR COMMERCIAL DRIVEWAYS AND ALLEYS.
5. 1/2" EXPANSION JOINT, 1/2" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPARATELY.)

APPROVED: 2 - 2004	City of RAMSEY	STANDARD DETAILS: RESIDENTIAL DRIVEWAY
		CITY PLATE No. STR-19

7 CONCRETE DRIVEWAY ENTRANCE

NO SCALE



NOTE:

① BROOM FINISH CONCRETE WALK SURFACE

② MAXIMUM 100 FOOT SPACING BETWEEN EXPANSION JOINTS

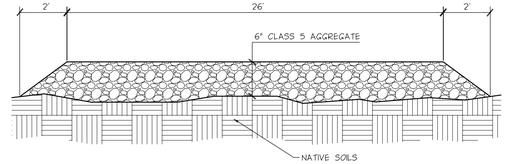
③ 1/2" EXPANION JOINT MEETING MNDOT SPEC 3702. PROVIDE ONE PIECE OF FILLER FOR THE ENTIRE DEPTH AND WIDTH OF THE JOINT

NOT TO SCALE

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

5 CONCRETE SIDEWALK

NO SCALE



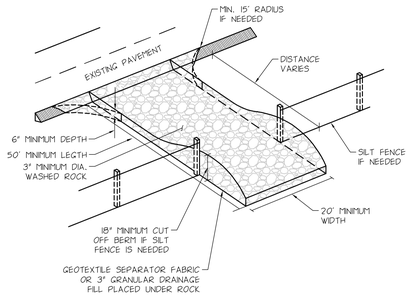
NOTES:

MAINTAIN TEMPORARY ROAD WHILE UTILITIES ARE BEING INSTALLED.

REMOVE TEMPORARY ROAD UPON COMPLETION OF UTILITY INSTALLATION.

2 TEMPORARY ACCESS ROAD

NO SCALE



3 VEHICLE TRACKING PAD

NO SCALE

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Registration No. 46224 DATE: 08/04/2016

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FILE NAME C701RAM021.DWG

PROJECT NO. RAM12021.PUR

CIVIL CONSTRUCTION DETAILS
C7.1

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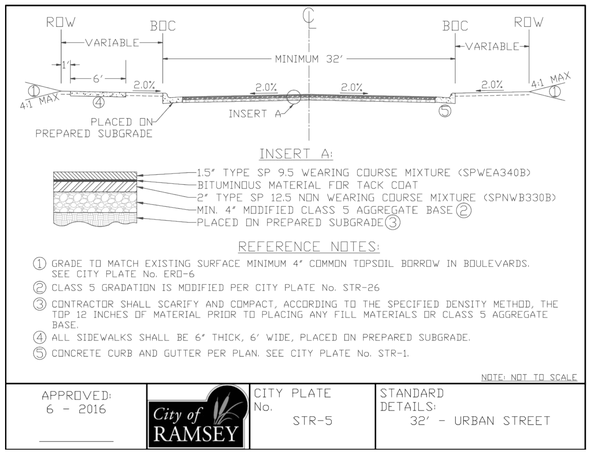


REFERENCE NOTES:

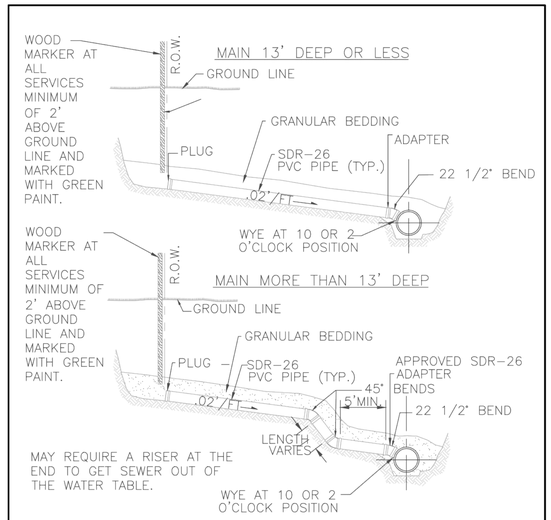
1. GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW IN BOULEVARDS. SEE CITY PLATE No. ERO-6
2. CLASS 5 GRADATION IS MODIFIED PER CITY PLATE No. STR-26
3. CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL PRIOR TO PLACING ANY FILL MATERIALS OR CLASS 5 AGGREGATE BASE.
4. ALL SIDEWALKS SHALL BE 6" THICK, 6' WIDE, PLACED ON PREPARED SUBGRADE.
5. CONCRETE CURB AND GUTTER PER PLAN. SEE CITY PLATE No. STR-1.

NOTE: NOT TO SCALE

APPROVED: 6 - 2016	City of RAMSEY	CITY PLATE No. STR-5	STANDARD DETAILS: 32' - URBAN STREET

5 URBAN STREET

NO SCALE



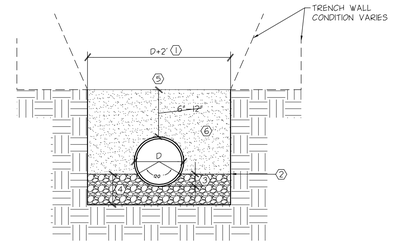
NOTES:

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

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

3 SANITARY SEWER SERVICE

NO SCALE



(1) 2' FOR PIPE 4" OR LESS.

(2) MACHINE EXCAVATION LIMIT FOR RIGID PIPE.

(3) HAND SHAPE BOTTOM FOR SUPPORT OF RIGID PIPE.

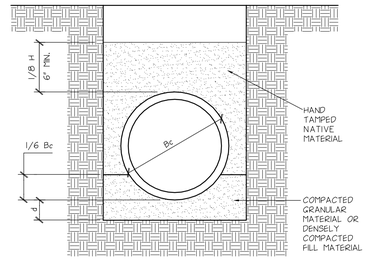
(4) MACHINE EXCAVATION LIMIT FOR FLEXIBLE PIPE, GRANULAR FOUNDATION (IF REQUIRED), OR BEDDING REQUIRED FOR LOCAL CONDITIONS. DEPTH VARIES.

(5) PROVIDE LOCATING/MARKING TAPE MEETING LOCAL REQUIREMENTS

(6) SEE SPECIFICATIONS FOR BEDDING AND ENCASEMENT

1 SITE UTILITY TRENCHING

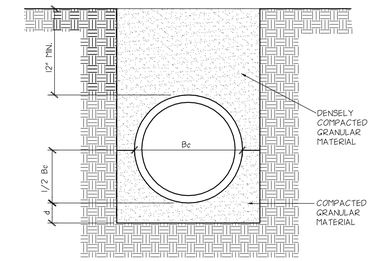
NO SCALE



GRANULAR FOUNDATION
CLASS C (DIP & RCP)

CLASS C BEDDING THE PIPE IS BEDDED IN COMPACTED GRANULAR MATERIAL, OR DENSELY COMPACTED FILL MATERIAL UP TO A HEIGHT EQUAL TO ONE-SIXTH THE OUTSIDE DIAMETER OF THE PIPE. THE DEPTH OF THE BEDDING MATERIAL BELOW THE PIPE IS A MINIMUM OF 3" FOR 27" AND SMALLER PIPE, 6" FOR 66" DIAMETER AND LARGER PIPE, AND 4" FOR INTERMEDIATE SIZES. THE REMAINING SIDEFILL AND BACKFILL MATERIAL IS COMPACTED NATIVE SOILS.

Bc = OUTSIDE DIAMETER
H = BACKFILL COVER ABOVE PIPE
d = DEPTH OF BEDDING MATERIAL UNDER PIPE

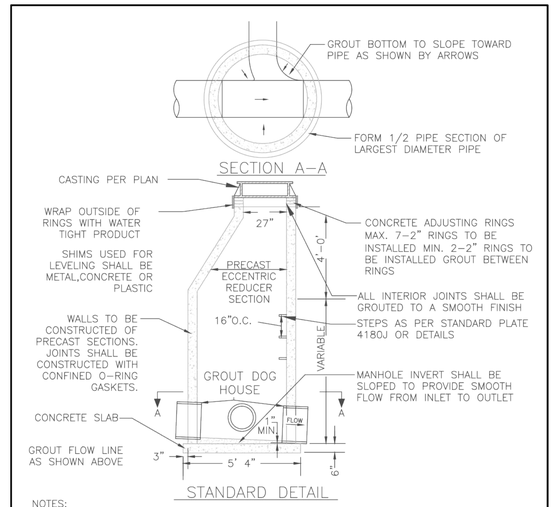


GRANULAR FOUNDATION
CLASS B (PVC & HDPE PIPE)

CLASS B BEDDING THE PIPE IS BEDDED IN COMPACTED GRANULAR MATERIAL PLACED UP TO A HEIGHT EQUAL TO ONE-HALF THE OUTSIDE DIAMETER OF THE PIPE. THE DEPTH OF THE GRANULAR BEDDING BELOW THE PIPE IS A MINIMUM OF 3" FOR 27" DIAMETER AND SMALLER PIPE, 6" FOR 66" DIAMETER AND LARGER PIPE, AND 4" FOR INTERMEDIATE SIZES. THE INITIAL FILL MATERIAL SHALL BE DENSELY COMPACTED GRANULAR UP TO A HEIGHT OF 12" OVER THE TOP OF THE PIPE.

2 PIPE BEDDING

NO SCALE



STANDARD DETAIL

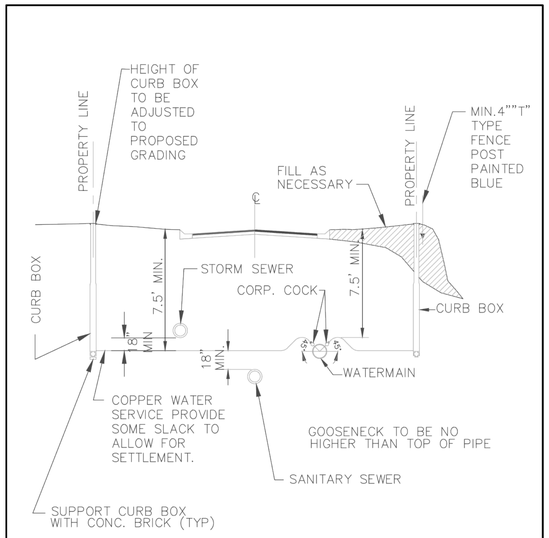
NOTES:

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

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

6 STORM SEWER MANHOLE

NO SCALE



WATER SERVICE

NTS

APPROVED: 4 - 2016	City of RAMSEY	STANDARD DETAILS: WATER SERVICE
		CITY PLATE No. WAT-2

4 WATER SERVICE

NO SCALE

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DEVELOPER

PURMORT HOMES

4820 170TH AVENUE
ANDOVER, MN 55304
TEL (763) 433-0366

MUNICIPALITY

City of RAMSEY

PROJECT

COR THREE
NORTH COMMONS
RAMSEY, MINNESOTA

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REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	REVISION	REVIEW
02 JUN 2016	FINAL PLAT SUBMITTAL	CNC
15 JUN 2016	ADDENDUM #1	CNC
04 AUG 2016	WATERSHED SUBMITTAL	

PROJECT MANAGER REVIEW

BY RTS DATE 06.02.2016

CERTIFICATION

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

NOT FOR CONSTRUCTION

Christopher N. Call
Registration No. 48224 DATE: 08/04/2016

Signature shown is a digital reproduction of original. Wet signed copy of this plan on file at Landform Engineering Company offices and is available upon request.

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WATERSHED SUBMITTAL
04 AUG 2016

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C702RAM021.DWG

PROJECT NO. RAM12021.PUR

CIVIL CONSTRUCTION DETAILS

C7.2

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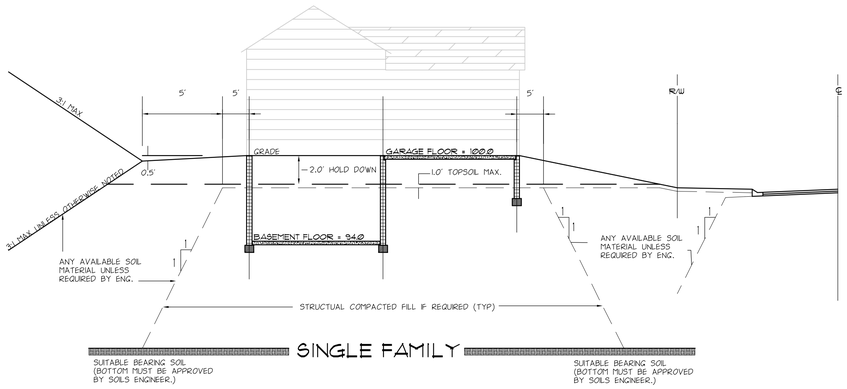
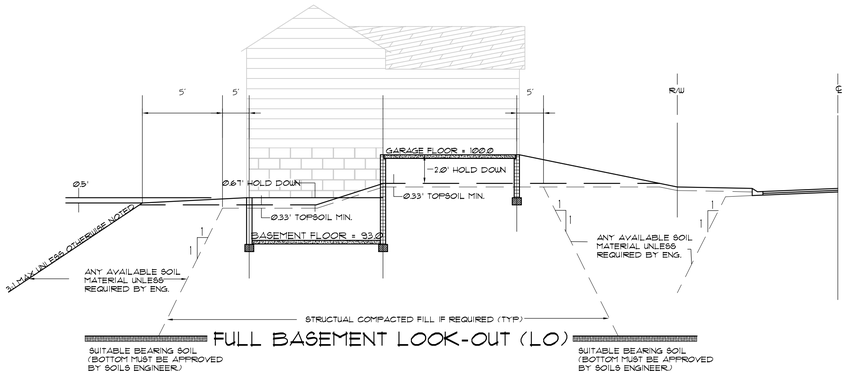
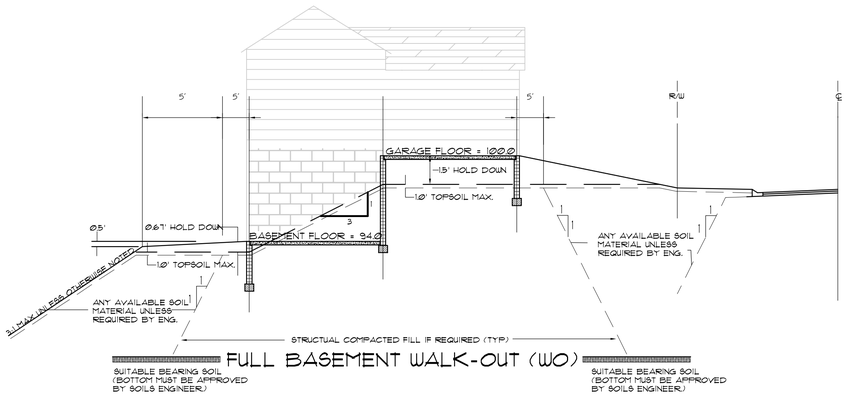
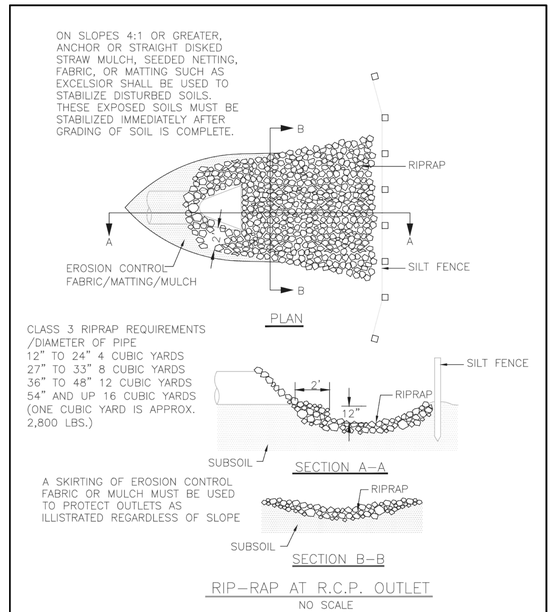






5 HOUSE PADS

NO SCALE



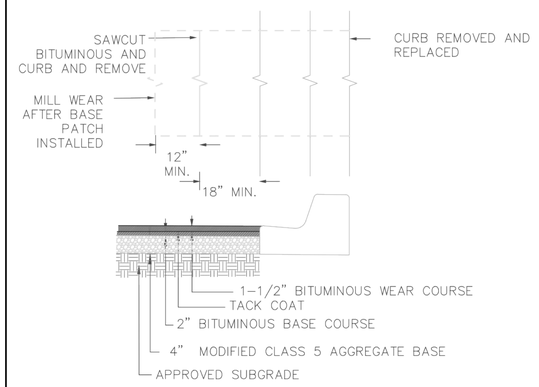
RIP–RAP AT R.C.P. OUTLET

NO SCALE

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: RIP–RAP
		CITY PLATE No. ERO–3

3 RIP-RAP

NO SCALE



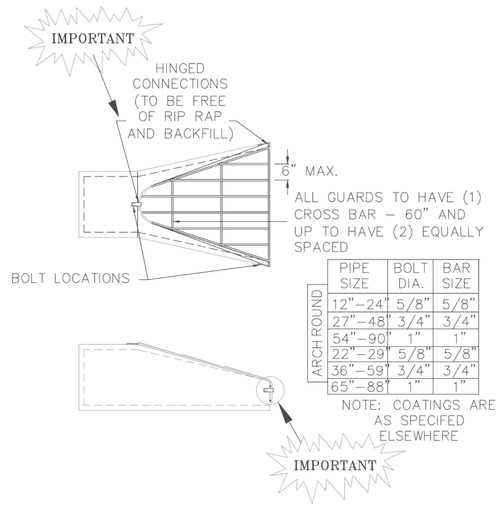
NOTES:
1. BITUMNOUS SHALL BE SAWCUT AND REMOVED AFTER CURB IS REPLACED.
2. CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHNICALLY COMPACTED.
3. SEE CITY PLATE STR–26 FOR MODIFIED CLASS 5 SPECIFICATIONS.

APPROVED: 1 - 2016	City of RAMSEY	STANDARD DETAILS: STREET PATCHING STANDARDS
		CITY PLATE No. STR–25

4 STREET PATCHING STANDARDS

NO SCALE

NOTE:
GUARDS MUST BE INCORPORATED ON ALL INSTALLATIONS EXCEPT WHERE SPECIFICALLY ALLOWED OTHERWISE BY THE CITY ENGINEER.



APPROVED: 2 – 2006	City of RAMSEY	STANDARD DETAILS: TRASH GUARD
		CITY PLATE No. STO–8

1 TRASH GUARD

NO SCALE

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

2 MODIFIED CLASS 5 SCPEIFICATIONS

NO SCALE

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DEVELOPER

PURMORT HOMES

4820 170TH AVENUE
ANDOVER, MN 55304
TEL (763) 433-0366

MUNICIPALITY

City of RAMSEY

PROJECT

COR THREE NORTH COMMONS

RAMSEY, MINNESOTA

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02 JUN 2016	FINAL PLAT SUBMITTAL	CNC
5 JUN 2016	ADDENDUM #1	CNC
04 AUG 2016	WATERSHED SUBMITTAL	CNC

PROJECT MANAGER REVIEW

BY RTS DATE 06.02.2016

CERTIFICATION

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

Christopher N. Cui

Registration No. 46224 DATE: 08/04/2016

NOT FOR CONSTRUCTION

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WATERSHED SUBMITTAL

04 AUG 2016

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C703RAM021.DWG

PROJECT NO. RAM12021.PUR

CIVIL CONSTRUCTION DETAILS

C7.3

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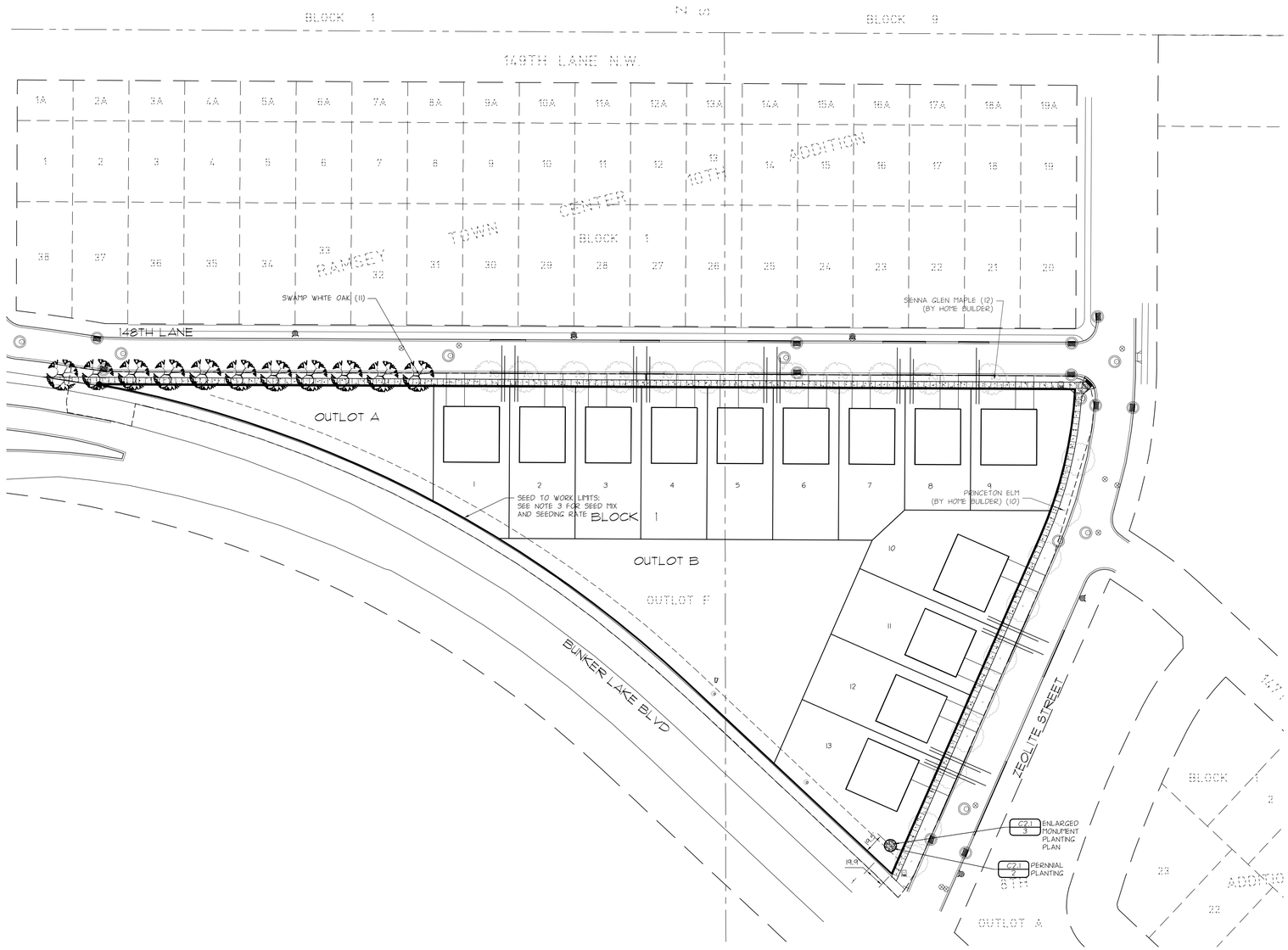
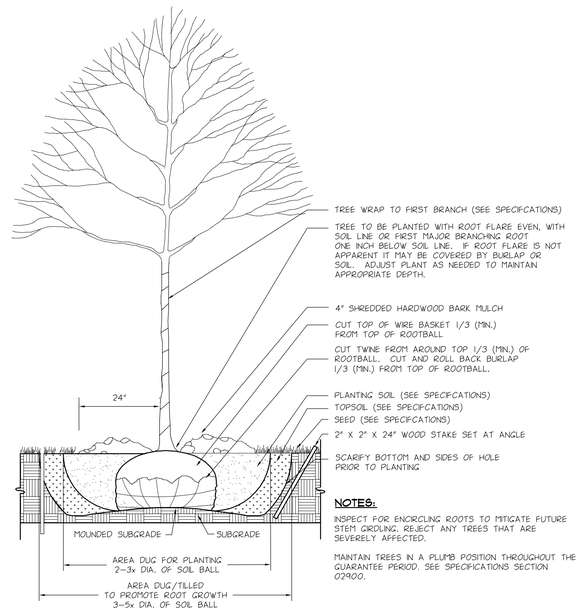




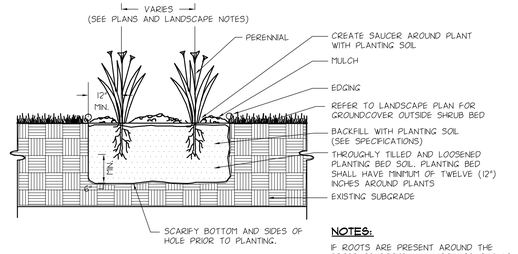
NOTES:

INSPECT FOR ENCIRCLING ROOTS TO MITIGATE FUTURE STEM GIRDLING. REJECT ANY TREES THAT ARE SEVERELY AFFECTED.

MAINTAIN TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD. SEE SPECIFICATIONS SECTION 02900.

1 DECIDUOUS TREE PLANTING

NO SCALE

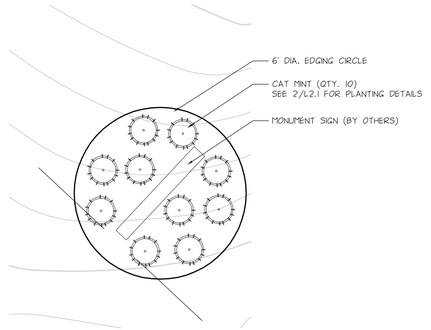


NOTES:

IF ROOTS ARE PRESENT AROUND THE EDGES OF ROOTBALL, UNCOIL OR CUT AS MANY AS POSSIBLE WITHOUT DESTROYING SOIL MASS. (SEE SPECIFICATIONS)

2 PERENNIAL PLANTING

NO SCALE



3 ENLARGED MONUMENT PLANTING PLAN

NO SCALE

LANDSCAPE NOTES

1. CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING.
2. COORDINATE INSTALLATION WITH CONTRACTORS PERFORMING RELATED WORK.
3. SEED MIXTURE MNDOT #190 AS DEFINED IN CURRENT MNDOT SEEDING MANUAL. SEED SHALL BE OF MINNESOTA ORIGIN AND CERTIFIED BY THE MINNESOTA CROP IMPROVEMENT ASSOCIATION (MCIA). PROVIDE VERIFYNG DOCUMENTATION TO THE OWNER 30 DAYS MINIMUM PRIOR TO INSTALLATION.
4. PLANT MATERIAL SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE OF HARDY STOCK, FREE FROM DISEASE, INFESTATION, DAMAGE, AND DISFIGURATION. FOR DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE SCHEDULE AND THE NUMBER SHOWN ON THE DRAWING, THE DRAWING SHALL GOVERN.
5. PLANTING SOIL SHALL CONSIST OF 4 PARTS TOPSOIL TO 1 PART PEAT HUMUS, WITH 3 POUNDS OF COMMERCIAL FERTILIZER ADDED PER CUBIC YARD.
6. SPREAD A MINIMUM OF 4 INCHES OF TOPSOIL AND SEED ALL TURF AREAS DISTURBED BY CONSTRUCTION.
7. FOLLOW MNDOT SEEDING MANUAL FOR PLANTING INSTRUCTIONS FOR ESTABLISHMENT OF SEED AND PROVIDE COORDINATION FOR REQUIRED EROSION PREVENTION AND SEDIMENT CONTROL.
8. PLACE PLANTS ACCORDING TO LAYOUT WITH PROPER NOMINAL SPACING.
9. SEE DETAILS FOR DEPTH OF PLANTING SOIL.
10. INSTALL A 4-FOOT DIAMETER SHREDDED HARDWOOD BARK MULCH DISH AROUND TREES NOT PLACED WITHIN A SHRUB OR PERENNIAL PLANTING BED.

PLANT SCHEDULE

QTY.	SYMBOL	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE	ROOT COND.	SPACING
DECIDUOUS TREES						
11		SWAMP WHITE OAK	QUERCUS BICOLOR	2.5" CAL.	B&B	35' O.C.
–		NORTHERN CATALPA	CATALPA SPECIOSA	2.5" CAL.	B&B	35' O.C.
–		PRINCETON ELM	ULMUS AMERICANA 'PRINCETON'	2.5" CAL.	B&B	35' O.C.
–		SIENNA GLEN MAPLE	ACER X FREEMANII 'SIENNA'	2.5" CAL.	B&B	35' O.C.

QTY.	SYMBOL	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE	ROOT COND.	SPACING
PERENNIALS						
10		CAT MINT	NEPETA 'LITTLE TITCH'	#3 CONT.		2' O.C.

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DEVELOPER

PURMORT HOMES

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MUNICIPALITY

City of RAMSEY

PROJECT

COR THREE NORTH COMMONS

RAMSEY, MINNESOTA

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15 JUN 2016	ADDENDUM #1	CNC
04 AUG 2016	WATERSHED SUBMITTAL	

PROJECT MANAGER REVIEW

BY RTS DATE 06.02.2016

CERTIFICATION

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WATERSHED SUBMITTAL

04 AUG 2016

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Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME L201RAM021.DWG

PROJECT NO. RAM12021.PUR

LANDSCAPE PLAN

L2.1

Know what's Below. Call before you dig.

NORTH

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CONNEXUS® ENERGY
Your Community Energy Partner

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Ramsey, Minnesota 55303
763.323.2600
Fax: 763.323.2603
www.connexusenergy.com
info@connexusenergy.com

your most powerful membership

Outdoor Lighting

Energy and Maintenance Agreement

City of Ramsey
7550 Sunwood Drive, Attn Finance
Ramsey, MN 55303

Account #444931-173704

Location: COR THREE NORTH COMMONS (Service order: SORD000W1704137)

Connexus Energy shall provide the energy and maintenance for the outdoor lighting system as detailed below:

- (4) LED Custom Light fixture installed on an aluminum pole

The current energy and maintenance rate for these fixtures is $7.76 per month, per fixture. This rate adheres to Connexus Energy's published rate schedule, and is subject to change.

Maintenance of the fixtures, including lamp replacement, will be provided by Connexus Energy for a period of 25 years (According to Connexus Energy's Outdoor Lighting Guidelines). If, in Connexus Energy's opinion, after 25 years, the condition of the outdoor lighting system is such that replacement or significant renovation is necessary (due to deterioration from age), the customer will be responsible for the replacement cost.

Please indicate your acceptance of this monthly Energy and Maintenance Agreement by signing on the line below and return in the envelope provided.

Sincerely,

Becky Bergherr
Engineering Services Specialist

November 6, 2017

Bruce Westby
(Accepted By)

11/27/17
(Date)

Bruce Westby
(Print Name)

City Engineer
(Title)

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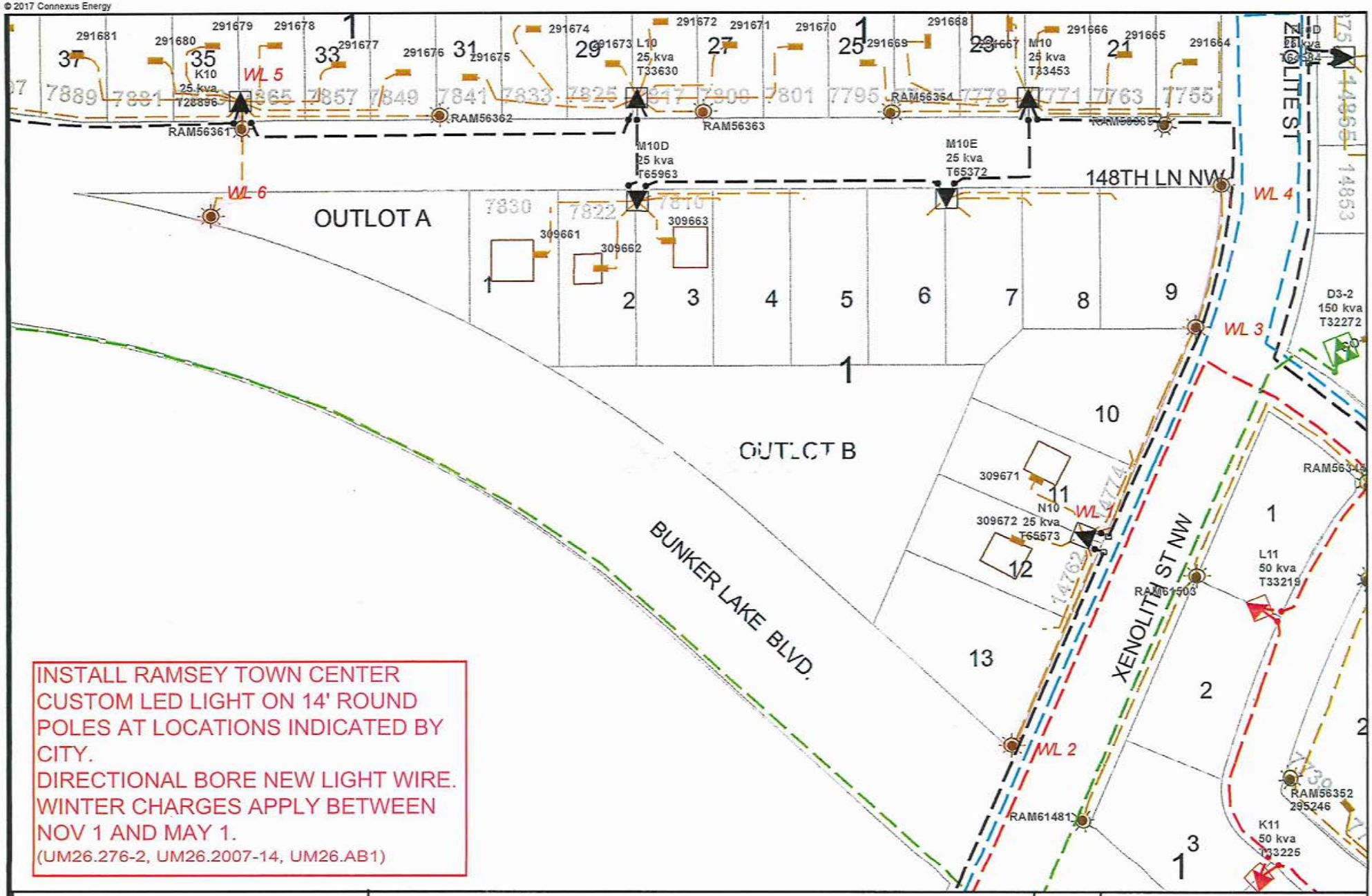


INSTALL RAMSEY TOWN CENTER CUSTOM LED LIGHT ON 14' ROUND POLES AT LOCATIONS INDICATED BY CITY.
DIRECTIONAL BORE NEW LIGHT WIRE.
WINTER CHARGES APPLY BETWEEN NOV 1 AND MAY 1.
(UM26.276-2, UM26.2007-14, UM26.AB1)

CONNEXUS® ENERGY
14601 Ramsey Blvd.
Ramsey, MN 55303

THIS PRINT REPRESENTS THE LOCATION OF ELECTRICAL FACILITIES AS OF THE PRINTED DATE TO THE BEST OF OUR KNOWLEDGE. THIS INFORMATION IS INTENDED FOR GENERAL USE ONLY AND IS NOT TO BE USED FOR EXCAVATION PURPOSES. STATE LAW REQUIRES ANYONE DIGGING, GRADING OR EXCAVATING TO OBTAIN A FIELD LOCATION OF ALL UTILITIES. CALL GOPHER STATE ONE CALL FOR A FIELD LOCATION AT 1-800-252-1166.

COR THREE NORTH COMMONS LIGHTING

Addr: COR THREE NORTH COMMONS
City: RAMSEY
T/R/S: T32 R25 S28
Crew Sign Off: _____ **Date:** _____

1:1,342

WO#: W1704137
Date: 11/3/2017
Designer: DAN JOHNSON
763.323.4265

CONNEXUS® ENERGY
Your Community Energy Partner

14601 Ramsey Boulevard
Ramsey, Minnesota 55303
763.323.2600
www.connexusenergy.com

RECEIVED
NOV 07 2017

Outdoor Lighting New Construction

Bill To: PURMORT HOMES
7830 148TH LN NW

ANOKA MN 55303

Quote Number	LGT0000416
Date	11/6/2017
Customer ID	805521
Service Order	SORD000W1704137
Representative	beckberg
Page	1

Re: Outdoor Lighting System at: COR THREE NORTH COMMONS

This invoice/quote includes the costs of all materials and labor for your outdoor lighting system. If you accept the quote and elect to move forward with this project, full payment is required prior to the installation.

Installation of your outdoor lighting system is subject to the enclosed Conditions of Service. Please review these documents and return your payment, the payment voucher below, and a signed copy of the Conditions of Service.

Do not combine payment for this invoice with electric service payments or application may be delayed.

Quantity	U of M	Unit Price	Description	Ext. Price
4	EA	$2,230.00	COMPLETE LIGHT FIXTURE(S)	$8,920.00
665	EA	$7.75	LIGHTING CONDUCTOR	$5,153.75
665	FT	$10.30	BORING CHARGE	$6,849.50
1	EA	$160.00	PERMIT	$160.00
1	EA	$25.00	PERMIT ADMINISTRATION FEE	$25.00

Vendor # 100117
Date Rec'd: Total Due
Reviewed By:
Dept Approval:

Subtotal:	$21,108.25
Tax:	$0.00
Total:	$21,108.25

Detach Along Line

CONNEXUS® ENERGY
Your Community Energy Partner

Please Remit with Payment!

Customer Number: 805521
Amount Due: $21,108.25

Quote: LGT0000416
Service Order: SORD000W1704137
Due Date: 11/6/2017

Remit To: Connexus Energy
Attn: AR Accounting
14601 Ramsey Blvd
Ramsey, MN 55303

PURMORT HOMES
7830 148TH LN NW

ANOKA MN 55303

EXHIBIT B

Fees Payable to the City

1. Park Dedication. The **PERMITTEE** is responsible for satisfying applicable Park Dedication requirements. The 2016 Park Dedication Fee applicable to the Plat is $2,700.00 per residential unit. **PERMITTEE** must pay a Park Dedication Fee of Thirty Five Thousand One Hundred Dollars and No Cents ($2,700 x 13 units = **$35,100.00**). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

2. Trail Development Fees. The **PERMITTEE** is responsible for satisfying applicable Trail Development Fee requirements. The 2016 Trail Development Fee applicable to the Plat is $725.00 per residential unit. **PERMITTEE** must pay a Trail Development Fee of Nine Thousand Four Hundred Twenty Five Dollars and No Cents ($725 x 13 units = **$9,425.00**). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

3. Sanitary Sewer Connection (Trunk) Fees. The **PERMITTEE** is responsible for satisfying applicable Sanitary Sewer Trunk Fee requirements. The 2016 Sanitary Sewer Trunk applicable to the Plat is $1,126.00 per residential unit. **PERMITTEE** must pay a Sanitary Sewer Trunk Fee of Fourteen Thousand Six Hundred Thirty Eight Dollars and No Cents ($1,126 x 13 units = **$14,638.00**). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

4. Water Connection (Trunk) Fees. The **PERMITTEE** is responsible for satisfying applicable Water Trunk Fee requirements. The 2016 Water Trunk applicable to the Plat is $1,678.00 per residential unit. **PERMITTEE** must pay a Water Trunk Fee of Twenty One Thousand Eight Hundred Fourteen Dollars and No Cents ($1,925 x 13 units = **$21,814.00**). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

5. Sanitary Sewer Lateral Benefit Fees. The **PERMITTEE** is constructing its own lateral service lines; therefore no sanitary sewer lateral benefit fee is due.

6. Water Lateral Fees. The **PERMITTEE** is constructing its own lateral service lines; therefore no water lateral benefit fee is due.

7. Stormwater Management Fee. The **PERMITTEE** is responsible for satisfying applicable Stormwater Trunk Fee requirements. The 2016 Stormwater Management Fee applicable to the Plat is $459 per residential unit. **PERMITTEE** must pay a Stormwater Management Fee of Five Thousand Nine Hundred Sixty Seven Dollars and No Cents ($459 x 13 units = **$5,967.00**). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

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

CC Regular Session **7. 4.**

Meeting Date: 06/12/2018

By: Bruce Westby, Engineering/Public Works

Information

Title:

Adopt Resolution #18-111 Accepting Bids and Approving Joint Powers Agreement for Sunwood Drive and Armstrong Boulevard Flashing Yellow Arrow Improvements, Improvement Project #17-08

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #18-111 accepting bids and approving Joint Powers Agreement for Sunwood Drive and Armstrong Boulevard Flashing Yellow Arrow Improvements, Improvement Project #17-08.

Background:

Flashing yellow arrows (FYA) are gaining momentum as an alternative to a simple green ball light for left-turning motorists. They signal to the motorist that it is safe to turn left so long as they yield to oncoming vehicles, which have the right of way. These permitted left turns are unlike protected left turns, where the left-turning motorist does not need to consider opposing traffic because those vehicles have a red light.

The Anoka County Highway Department constructed FYA modifications to signal systems at eight different intersections across Anoka County in 2017. Three of the signal systems were located in the City of Ramsey along Bunker Lake Boulevard/CSAH 116 at the intersections of Dysprosium Street/Thurston Avenue, Sunfish Lake Boulevard/CSAH 57, and Ramsey Boulevard/CSAH 56. These FYA's are operational during different times of the day at different intersections.

Anoka County annually budgets approximately $100,000 to convert 4 to 10 of their 200 signal systems to FYA operations each year. Typical costs to convert newer signal systems to incorporate FYA operations run between $20,000 and $50,000 per signal system.

Anoka County utilizes SEH, Inc. to study their signal systems for FYA conversions. The County requested that the City also use SEH to study the signal system at the intersection of Armstrong Boulevard/CSAH 83 & Sunwood Drive/147th Avenue for potential FYA modifications when City staff contacted County staff to discuss public requests for adding FYA operations to this signal system. Anoka County uses SEH solely to help ensure that evaluations are performed consistently County-wide for safety and liability purposes.

In 2016, SEH was authorized to study the signal system at Armstrong Boulevard/CSAH 83 & Sunwood Drive/147th Avenue for potential FYA improvements. This analysis was completed and a copy of the SEH Study is attached. SEH's Study generally showed that FYA's could be considered for nearly all times of a typical weekday, as well as the entire weekend. However, initially they recommended that FYA operations not be used on weekdays between the hours of 6 and 9 am, and again between 3 and 7 pm, due to the higher posted speeds and traffic volumes. Anoka County is reviewing operations at this intersection to determine allowable hours of FYA operations, which may then be expanded in the future if there are no safety issues or significant increases in traffic

volumes noted.

Notification:

No notifications are required for this case.

Observations/Alternatives:

Observations:

Anoka County is currently reviewing bids for constructing FYA improvements to their three signal systems, including the signal system at Armstrong Boulevard/CSAH 83 & Bunker Lake Boulevard/CSAH 116 in Ramsey.

Per the attached Joint Powers Agreement, Anoka County cause the FYA conversion of the signal system to be completed as part of the 2018 Anoka County Flashing Yellow Arrow Conversion Improvement Project. This City will therefore not be required to pay for their project administration costs. The City will only be required to pay for construction and construction engineering costs based on actual project costs.

Accepting the low bid of Collins Electrical Construction Co. in the amount of $29,760.00 and approving the attached Joint Powers Agreement will allow construction of the FYA improvements at Sunwood Drive/147th Avenue NW & Armstrong Boulevard/CSAH 83 to be coordinated with Anoka County's FYA improvements at Armstrong Boulevard/CSAH 83 & Bunker Lake Boulevard/CSAH 116.

Alternatives:

Alternative #1 – Motion to adopt Resolution #18-111 accepting bids and approving Joint Powers Agreement for Sunwood Drive and Armstrong Boulevard Flashing Yellow Arrow Improvements, Improvement Project #17-08.

Alternative #2 – Motion to deny adoption of Resolution #18-111 at this time.

Funding Source:

SEH's Study estimated costs to convert the signal system at Armstrong Boulevard/CSAH 83 & Sunwood Drive/147th Avenue to FYA operations at $40,000. This cost was further refined during preparation of plans and specifications to $39,500. The low bid for said improvements as submitted by Collins Electrical Construction Co. is $29,760.00.

Public Improvement Revolving funds would pay for 100% of the FYA modifications. This fund has a projected year-end balance of $3.3M.

Recommendation:

Staff recommends Alternative #1.

The City Attorney has reviewed and approved the attached Joint Powers Agreement.

The Public Works Committee previously recommended that the City Council authorize preparation of plans and specifications for Improvement Project #17-08, Flashing Yellow Arrow Improvements at Sunwood Drive & Armstrong Boulevard. Unfortunately, Staff was not able to request their recommendation for this case due to the timing of the bid opening.

Action:

Adopt Resolution #18-111 accepting bids and approving a Joint Powers Agreement for Sunwood Drive and Armstrong Boulevard Flashing Yellow Arrow Improvements, Improvement Project #17-08.

Attachments

Resolution 18-111

Figure 1
SEH Study
Final Plans
Bid Abstract
JPA

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Bruce Westby	06/07/2018 01:40 PM
Bruce Westby (Originator)	Bruce Westby	06/07/2018 01:42 PM
Kurt Ulrich	Kurt Ulrich	06/07/2018 03:13 PM
Form Started By: Bruce Westby		Started On: 06/05/2018 07:22 AM
Final Approval Date: 06/07/2018		

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

RESOLUTION #18-111

RESOLUTION ACCEPTING BIDS AND APPROVING JOINT POWERS AGREEMENT FOR SUNWOOD DRIVE AND ARMSTRONG BOULEVARD FLASHING YELLOW ARROW IMPROVEMENTS, IMPROVEMENT PROJECT #17-08

WHEREAS, Flashing Yellow Arrow (FYA) improvements have been implemented at numerous Anoka County owned signal systems, including three signal systems within the City of Ramsey in 2017; and

WHEREAS, Anoka County is preparing to implement FYA improvements for the signal system at Armstrong Boulevard/CSAH 83 and Bunker Lake Boulevard/CSAH 116 in 2018; and

WHEREAS, in response to numerous requests from the public, the City of Ramsey contracted with Short Elliott Hendrickson (SEH), Inc. to study the feasibility of incorporating FYA operations to the signal system at Armstrong Boulevard/CSAH 83 and Sunwood Drive/147th Avenue NW; and

WHEREAS, the SEH Feasibility Study concluded that FYA modifications are feasible for the signal system at Armstrong Boulevard/CSAH 83 and Sunwood Drive/147th Avenue NW, and that FYA modifications would not negatively impact driver safety or the overall operations of the signal system; and

WHEREAS, SEH, Inc. submitted a proposal to the City of Ramsey to prepare plans and specifications for the proposed FYA modifications for the signal system at Armstrong Boulevard/CSAH 83 and Sunwood Drive/147th Avenue NW at a not-to-exceed cost of $6,500; and

WHEREAS, pursuant to Ramsey City Council resolution #17-05-105, adopted May 9, 2017, a contract was executed with SEH, Inc. to prepare plans and specifications for construction of the proposed FYA improvements for the signal system at Armstrong Boulevard/CSAH 83 and Sunwood Drive/147th Avenue NW at a cost not-to-exceed $6,500, allowing the plans to be bid in unison with Anoka County's proposed FYA improvement plans for Armstrong Boulevard/CSAH 83 and Bunker Lake Boulevard/CSAH 116 in 2018; and

WHEREAS, Anoka County received, opened, and tabulated bids on May 22, 2018, and the following bids for the proposed FYA improvements for the signal system at Armstrong Boulevard/CSAH 83 and Sunwood Drive/147th Avenue NW (identified as "Revise Signal System D" in bidding documents) were found to comply with the advertisement for bids; and

CONTRACTOR	TOTAL BID
Collins Electrical Construction Co.	$29,760.00
Forest Lake Contracting, Inc.	$36,000.00
Killmer Electric Co., Inc.	$46,275.00
Egan Companies, Inc.	$58,750.00
Engineer's Estimate	*$39,500.00*

WHEREAS, the bid of Collins Electrical Construction Co. in the amount of $29,760.00 for the total bid for construction of said FYA improvements for the signal system at Armstrong Boulevard/CSAH 83 and Sunwood Drive/147th Avenue NW 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, the public will benefit by concurrently activating FYA improvements at the intersections of Armstrong Boulevard/CSAH 83 & Sunwood Drive/147th Avenue NW and Armstrong Boulevard/CSAH 83 & Bunker Lake Boulevard/CSAH 116.

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 Joint Powers Agreement with Anoka County for the construction of said FYA improvements in 2018 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:

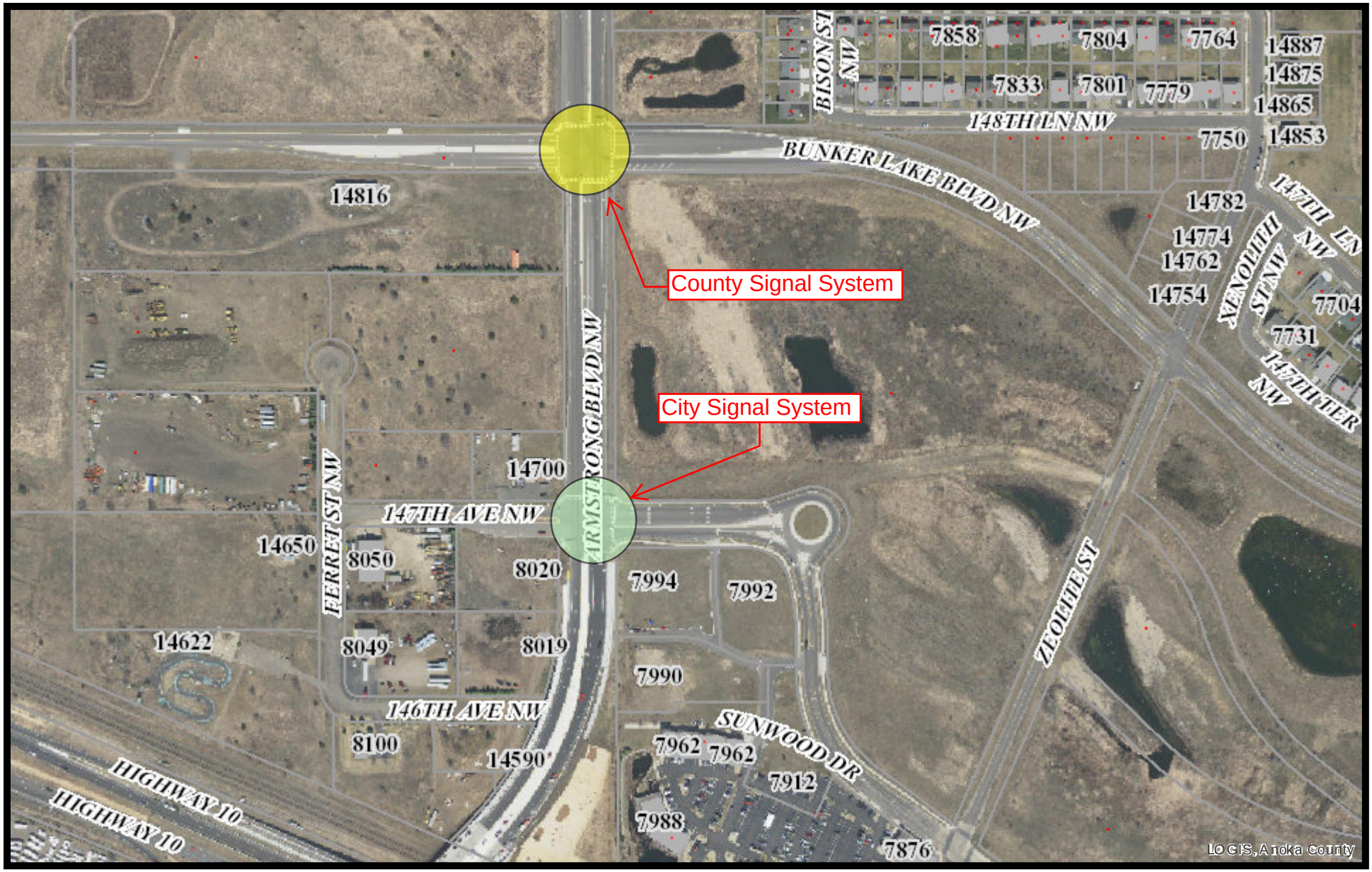
Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 12th day of June, 2018.

_____
Mayor

ATTEST:

_____
City Clerk

FIGURE 1



Print Date: April 13, 2017

0 125 250 500 750 1,000 Feet

SEH

Building a Better World
for All of Us®

March 21, 2017

RE: Ramsey, Minnesota
CSAH 83 at Sunwood Drive/147th Avenue NW Signal System
Flashing Yellow Arrow Considerations
SEH No. RAMSY 141224

Mr. Bruce Westby, PE
City Engineer
City of Ramsey
7550 Sunwood Drive Northwest
Ramsey, Minnesota 55303

Dear Mr. Westby:

As requested, we reviewed the intersection of CSAH 83 (Armstrong Boulevard) and Sunwood Drive/147th Avenue Northwest with regards to proposed modification of the existing intersection traffic signal left turn operations. Recently, the City has received requests to have flashing yellow arrow operation installed and activated at this intersection. In response to these requests, the City had SEH perform an analysis of the intersection to determine if flashing yellow arrow operation can be utilized here. The analysis would include review of the feasibility, cost, and safety of the intersection for flashing yellow arrow operations. Following is the results of our analysis.

This 4-legged intersection was signalized in January 2013 (prior to when the adjacent Trunk Highway 10-CSAH 83 intersection was reconstructed with an interchange), with protected left turn phasing installed for all approaches. The posted speed limit on CSAH 83 is 55 mph, while both Sunwood Drive and 147th Avenue Northwest are posted at 30 mph. The northbound and southbound CSAH 83 approaches and the eastbound 147th Avenue Northwest approaches each have a single left turn lane, while the westbound Sunwood Drive approach has a dual left turn lane. Single through lanes and separate right turn lanes exist on the side street approaches, while each CSAH 83 approach has two separate through lanes and a separate right turn lane approaching the intersection. The intersection is located approximately ¼ mile east of the Trunk Highway 10/CSAH 83 interchange area, with a significant east-to-south horizontal curve for northbound CSAH 83 traffic from the interchange area to where a full left turn lane exists for traffic approaching Sunwood Drive/147th Avenue Northwest.

SEH obtained peak hour turning movement traffic counts on September 29, 2016, several months after the Trunk Highway 10-CSAH 83 interchange area was opened and area traffic patterns were able to stabilize, in order to properly analyze existing traffic conditions. SEH

performed AM peak hour (6-9 am), mid-day (11-1 pm), and PM peak hour (3-7 pm) turning movement traffic counts to determine typical weekday traffic patterns at this intersection.

SEH also obtained crash data for the intersection for the 5 year period of 2011-2015 from the State's crash website. SEH then completed a brief field review of the signal system to confirm that the existing traffic signal plans correspond to the current installation of the signal system and take into account the current intersection geometrics. SEH also reviewed traffic signal cabinet components to determine if additional electrical equipment would be required to be provided in order to allow for flashing yellow arrow operation to be used.

As part of the signal system installation, each intersection approach was set up to operate with protected left turn phasing (3-section RLA-YLA-GLA signals). The intersection has a newer Econolite ASC-3 controller unit and Reno MMU-1600-GE conflict monitor, both of which are fully compatible with upgraded left turn (i.e. flashing yellow arrow) operations. The controller cabinet has sufficient load switch bays available to accommodate flashing yellow arrow operations. Thus, the existing controller and cabinet have the capacity and capability to accommodate future flashing yellow arrow operations for all four intersection approaches without requiring this equipment to be significantly upgraded or revised.

As part of our analysis, SEH utilized the Minnesota Department of Transportation's (MnDOT) flashing yellow arrow installation criteria from their "*Traffic Signal Timing and Coordination Manual*" to analyze extended usage of flashing yellow arrow operations for each intersection approach. A copy of this criteria is attached for your information. Based on comparison of available data with the MnDOT criteria, the following can be inferred:

> The design of this signal system included the initial recommendation of protected left turn phasing for each intersection approach due to the higher posted speed limit of 55 mph on CSAH 83 (as is typical Anoka County practice) and the presence of a dual left turn lane for the westbound Sunwood Drive approach.
>
> With regards to utilizing Flashing Yellow Arrow operations for each left turn movement, the following should be noted:
>
> - According to the current edition of the *AASHTO Geometric Design of Highways and Streets* manual, left-turning drivers "need sufficient sight distance to decide when it is safe to turn left across the lanes used by opposing traffic." This stopping sight distance along CSAH 83 for the design/posted speed of 55 mph is at least 495 feet of clear sight distance to the north and south. For both Sunwood Drive and 147th Avenue Northwest, the recommended stopping sight distance at 30 mph is as least 200 feet to the east and west. Based on a field review of intersection geometrics, the southbound, eastbound, and westbound intersection approaches are straight for several hundred feet in each direction with no impediments to the sight distance (other than possible sun issues for eastbound

traffic in the AM peak hour and for westbound traffic in the PM peak hour during fall-winter months).

For northbound CSAH 83, sight distance is somewhat limited due to a sweeping north-to-west horizontal curve that begins approximately 300 feet north of the intersection. However, there are no impediments to sight distance in the median area and no trees or other topography exist to the north on either side of the roadway that limit sight distance for northbound left turning traffic at the intersection (northbound left turning traffic can see oncoming traffic clearly for at least the minimum stopping sight distance required at the posted 55 mph speed limit).

Based on this information, **available stopping sight distance meets this criteria for each intersection approach**.

- Based on the recent crash history at this intersection, no crashes were reported on the State of Minnesota's crash web site between 2011 and 2015. **Thus, there does not appear to be a safety concern at this intersection with the presence of signalized operation**.

- One of the recommendations from the *MnDOT Traffic Signal Timing and Coordination Manual* is to utilize protected left turn phasing only either for situations where the posted speed limit exceeds 45 mph and the peak hour left turning volume is greater than 240 vehicles per hour, or for when the cross product between left turning traffic volume and opposing through traffic volume exceeds 80,000. With regards to the most recent available traffic counts:

  a. Between the hours of 4:00 pm-5:00 pm of the most recent traffic counts, westbound Sunwood Drive left turn volumes were near 130 vehicles per hour. No other intersection approach exceeded 65 left turning vehicles per hour during the PM peak period.

  b. For the midday and AM peak hour counts, no intersection approach had left turning traffic volumes that exceeded 70 vehicles per hour.

  c. The cross product between left turn traffic volumes and opposing through traffic volumes never exceeded 25,000 for any hour counted in 2016.

Following up against the flashing yellow arrow criteria from the *MnDOT Traffic Signal Timing and Coordination Manual:*

1. Left turn lanes line up well for each intersection approach with sufficient turning room in the intersection so that left turn paths were not conflicting. This was observed specifically for the westbound dual left turn lane/eastbound single left turn

movement, where protected left turn phasing was run together for these movements with no conflicts between either direction's left turn movements. Left turn movements are offset far enough such that no conflicts in left turn paths are occurring.

2. As mentioned, the westbound approach has two left turn lanes. For this approach, the MnDOT Manual suggests that protected operation be utilized during the higher volume periods of the day with Engineering judgment being used to determine if flashing yellow operation could be used for all other times of the day.

3. There are less than 3 opposing lanes of through traffic facing each intersection approach.

4. The intersection does not have a high crash rate and there is no significant history of right angle crashes involving left turning traffic.

In summary, as there is no significant crash history for left turning traffic and traffic volumes are likely lower for the entire intersection (outside of the peak traffic periods), the City should be able to consider using Flashing Yellow Arrow operations at this intersection throughout much of a typical weekday and throughout the weekend. In addition, any changes to the operation of the left turn signal phases are not anticipated to impact overall operations of the intersection in a negative way (and delays for left turning traffic will decrease with flashing yellow arrow operations which will improve the overall operation of the intersection). For peak traffic periods though (and for when sun becomes an issue for eastbound and westbound traffic), protected left turn operation is strongly recommended to be implemented.

Some modifications to the existing signal system installation will be required to revise the operation of this signal system and add flashing yellow arrows for each intersection approach. Both overhead end mounted and far left pole mounted left turn signals for each intersection approach will required having 3-section RLA-YLA-GLA signal heads replaced with 4-section RLA-YLA-FYLA-GLA signal heads. For the westbound approach (due to the dual left turn lane), a 5-foot extension will be required to be added to the mast arm facing this approach so that two 4-section overhead signals can be installed and centered on each left turn lane (requirement that each approaching left turn lane have its own flashing yellow arrow signal centered on each left turn lane). No additional through signal heads will be required to be installed facing any of the four approaches, as there are already separate through (RYG) signal heads centered on each through lane. Some additional cabling (6/c#14) will be required to be installed to operate new flashing yellow arrow signal heads on all four intersection approaches based on a review of the field wiring diagram. No new conduit will be required to be installed to accommodate installation of these new cables.

With regards to left turn lane detection, the *MnDOT Traffic Control Signal Design Manual* recommends that either four loop detectors be installed for proper detection (at 5', 20' 35' and 50' from the stop bar or crosswalk) or that two separately wired loop detectors be installed for

existing signal system retrofits at 10' and 40' from the stop bar or crosswalk. Recent County practice has been to have the four separate loop detectors installed in each left turn lane in order to be able to operate the left turn lanes on non-lock operation. For this signal system, left turn lane detection was installed at 10' and 40' from the stop bar for the northbound, southbound, and westbound approaches (each wired separately), while the eastbound approach has four loop detectors installed in the left turn lane. To meet current County practice, additional loop detectors will be required to be furnished and installed 25 feet and 55 feet from the stop bar in the northbound and southbound left turn lanes as well as in both westbound left turn lanes (for a total of 8 new loop detectors). No additional 2/c#14 cables or controller cabinet loop detector cards will be required to operate these new loop detectors since existing loop detectors are already wired separately in each left turn lane.

To allow for flashing yellow arrow operation, we estimate that these modifications (completed by an electrical signal contractor) will cost approximately $40,000. A detailed preliminary engineer's estimate of costs is attached to this letter for your information.

Overall, we do not see any issues with installation and operation of flashing yellow arrows for each intersection approach. However, should the City and County implement flashing yellow arrow modifications to this signal system, **we recommend that the signal system initially operate with protected left turns during both the AM peak period (6:00-9:00 am) and the PM peak period (3:00-7:00 pm) due to higher traffic volumes, higher posted speeds, and the presence of dual left turn lanes through this area**. For all other hours of the day and for all weekend hours, the City and County should be able to consider using flashing yellow arrow operations.

Note that any changes in the operation of this signal system should be monitored by the City and County, including annual review of crash data to ensure that crash frequency does not increase due to modified left turn signal operations.

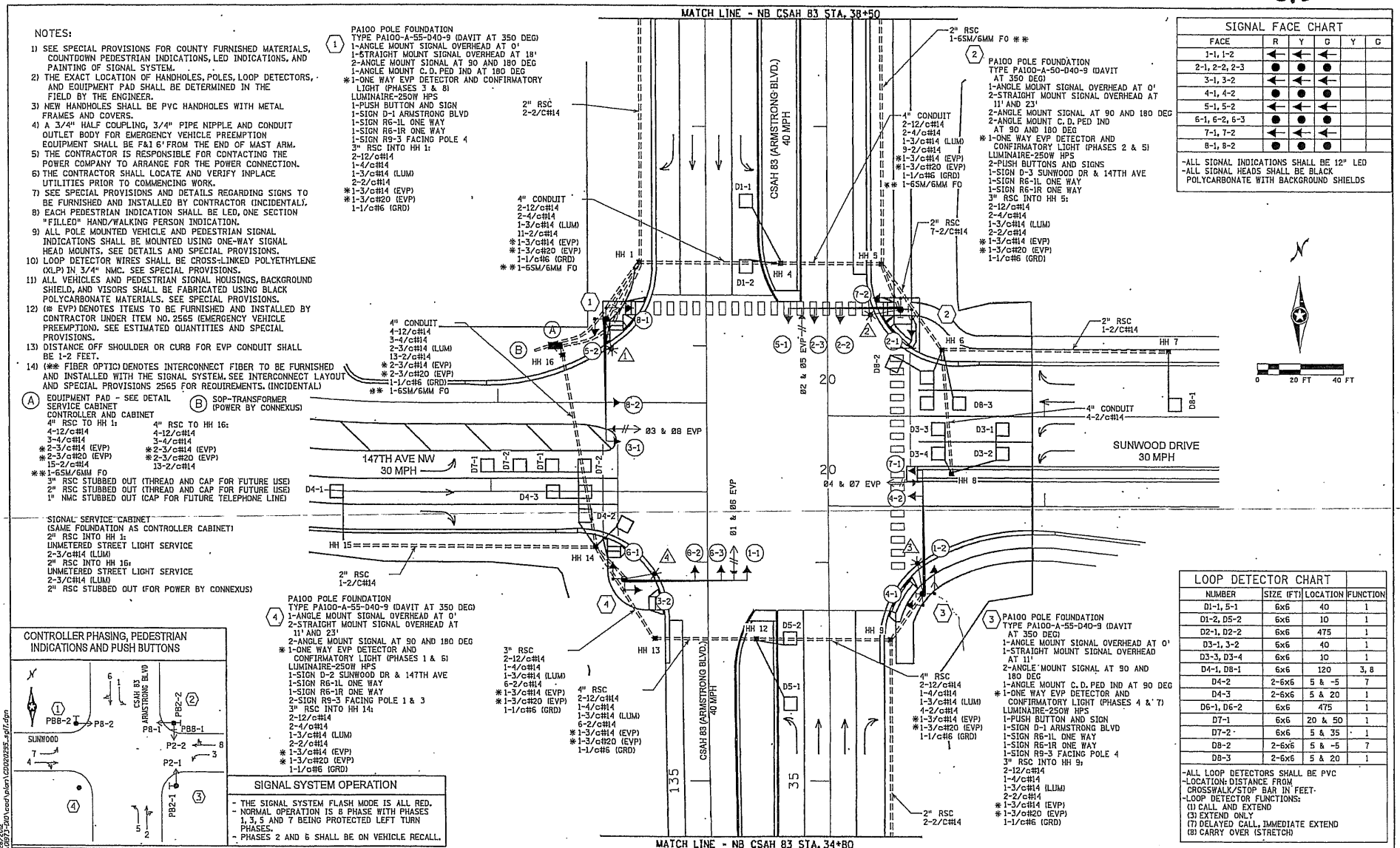
Please review our analysis and feel free to contact me at 651.490.2073 with any questions or concerns that you may have related to our analysis.

We hope that this information provides you with insight needed to help evaluate and implement the appropriate left turn operations for this intersection.

Sincerely,
SHORT ELLIOTT HENDRICKSON INC.

John M. Gray, PE
Project Engineer

Enclosures
c: Jane Rose, Anoka County Highway Department



NOTES:

1) SEE SPECIAL PROVISIONS FOR COUNTY FURNISHED MATERIALS, COUNTDOWN PEDESTRIAN INDICATIONS, LED INDICATIONS, AND PAINTING OF SIGNAL SYSTEM.
2) THE EXACT LOCATION OF HANDHOLES, POLES, LOOP DETECTORS, AND EQUIPMENT PAD SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
3) NEW HANDHOLES SHALL BE PVC HANDHOLES WITH METAL FRAMES AND COVERS.
4) A 3/4" HALF COUPLING, 3/4" PIPE NIPPLE AND CONDUIT OUTLET BODY FOR EMERGENCY VEHICLE PREEMPTION EQUIPMENT SHALL BE F&I 6' FROM THE END OF MAST ARM.
5) THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE POWER COMPANY TO ARRANGE FOR THE POWER CONNECTION.
6) THE CONTRACTOR SHALL LOCATE AND VERIFY INPLACE UTILITIES PRIOR TO COMMENCING WORK.
7) SEE SPECIAL PROVISIONS AND DETAILS REGARDING SIGNS TO BE FURNISHED AND INSTALLED BY CONTRACTOR (INCIDENTAL).
8) EACH PEDESTRIAN INDICATION SHALL BE LED, ONE SECTION "FILLED" HAND/WALKING PERSON INDICATION.
9) ALL POLE MOUNTED VEHICLE AND PEDESTRIAN SIGNAL INDICATIONS SHALL BE MOUNTED USING ONE-WAY SIGNAL HEAD MOUNTS, SEE DETAILS AND SPECIAL PROVISIONS.
10) LOOP DETECTOR WIRES SHALL BE CROSS-LINKED POLYETHYLENE (XLP) IN 3/4" NMC. SEE SPECIAL PROVISIONS.
11) ALL VEHICLES AND PEDESTRIAN SIGNAL HOUSINGS, BACKGROUND SHIELD, AND VISORS SHALL BE FABRICATED USING BLACK POLYCARBONATE MATERIALS. SEE SPECIAL PROVISIONS.
12) (✻ EVP) DENOTES ITEMS TO BE FURNISHED AND INSTALLED BY CONTRACTOR UNDER ITEM NO. 2565 (EMERGENCY VEHICLE PREEMPTION). SEE ESTIMATED QUANTITIES AND SPECIAL PROVISIONS.
13) DISTANCE OFF SHOULDER OR CURB FOR EVP CONDUIT SHALL BE 1-2 FEET.
14) (✻✻ FIBER OPTIC) DENOTES INTERCONNECT FIBER TO BE FURNISHED AND INSTALLED WITH THE SIGNAL SYSTEM. SEE INTERCONNECT LAYOUT AND SPECIAL PROVISIONS 2565 FOR REQUIREMENTS. (INCIDENTAL)

(A) EQUIPMENT PAD - SEE DETAIL
SERVICE CABINET
CONTROLLER AND CABINET
4" RSC TO HH 1:
4-12/c#14
3-4/c#14
✻2-3/c#14 (EVP)
✻2-3/c#20 (EVP)
15-2/c#14
✻✻1-6SM/6MM FO
4" RSC TO HH 16:
4-12/c#14
3-4/c#14
✻2-3/c#14 (EVP)
✻2-3/c#20 (EVP)
13-2/c#14
3" RSC STUBBED OUT (THREAD AND CAP FOR FUTURE USE)
2" RSC STUBBED OUT (THREAD AND CAP FOR FUTURE USE)
1" NMC STUBBED OUT (CAP FOR FUTURE TELEPHONE LINE)

(B) SOP-TRANSFORMER
(POWER BY CONNEXUS)

SIGNAL SERVICE CABINET
(SAME FOUNDATION AS CONTROLLER CABINET)
2" RSC INTO HH 1:
UNMETERED STREET LIGHT SERVICE
2-3/c#14 (LUM)
2" RSC INTO HH 16:
UNMETERED STREET LIGHT SERVICE
2-3/c#14 (LUM)
2" RSC STUBBED OUT (FOR POWER BY CONNEXUS)

(1) PA100 POLE FOUNDATION
TYPE PA100-A-55-D40-9 (DAVIT AT 350 DEG)
1-ANGLE MOUNT SIGNAL OVERHEAD AT 0'
1-STRAIGHT MOUNT SIGNAL OVERHEAD AT 18'
2-ANGLE MOUNT SIGNAL AT 90 AND 180 DEG
1-ANGLE MOUNT C.D.PED IND AT 180 DEG
✻1-ONE WAY EVP DETECTOR AND CONFIRMATORY LIGHT (PHASES 3 & 8)
LUMINAIRE-250W HPS
1-PUSH BUTTON AND SIGN
1-SIGN D-1 ARMSTRONG BLVD
1-SIGN R6-1L ONE WAY
1-SIGN R6-1R ONE WAY
1-SIGN R9-3 FACING POLE 4
3" RSC INTO HH 1:
2-12/c#14
1-4/c#14
1-3/c#14 (LUM)
2-2/c#14
✻1-3/c#14 (EVP)
✻1-3/c#20 (EVP)
1-1/c#6 (GRD)
2" RSC
2-2/C#14
4" CONDUIT
2-12/c#14
2-4/c#14
1-3/c#14 (LUM)
11-2/c#14
✻1-3/c#14 (EVP)
✻1-3/c#20 (EVP)
1-1/c#6 (GRD)
✻✻1-6SM/6MM FO
4" CONDUIT
4-12/c#14
3-4/c#14
2-3/c#14 (LUM)
13-2/c#14
✻2-3/c#14 (EVP)
✻2-3/c#20 (EVP)
1-1/c#6 (GRD)
✻✻ 1-6SM/6MM FO

(2) PA100 POLE FOUNDATION
TYPE PA100-A-50-D40-9 (DAVIT AT 350 DEG)
1-ANGLE MOUNT SIGNAL OVERHEAD AT 0'
2-STRAIGHT MOUNT SIGNAL OVERHEAD AT 11' AND 23'
2-ANGLE MOUNT SIGNAL AT 90 AND 180 DEG
2-ANGLE MOUNT C.D.PED IND AT 90 AND 180 DEG
✻1-ONE WAY EVP DETECTOR AND CONFIRMATORY LIGHT (PHASES 2 & 5)
LUMINAIRE-250W HPS
2-PUSH BUTTONS AND SIGNS
1-SIGN D-3 SUNWOOD DR & 147TH AVE
1-SIGN R6-1L ONE WAY
1-SIGN R6-1R ONE WAY
3" RSC INTO HH 5:
2-12/c#14
2-4/c#14
1-3/c#14 (LUM)
2-2/c#14
✻1-3/c#14 (EVP)
✻1-3/c#20 (EVP)
1-1/c#6 (GRD)
2" RSC
1-6SM/6MM FO ✻✻
4" CONDUIT
2-12/c#14
2-4/c#14
1-3/c#14 (LUM)
9-2/c#14
✻1-3/c#14 (EVP)
✻1-3/c#20 (EVP)
1-1/c#6 (GRD)
✻✻ 1-6SM/6MM FO
2" RSC
7-2/C#14
2" RSC
1-2/C#14

(3) PA100 POLE FOUNDATION
TYPE PA100-A-55-D40-9 (DAVIT AT 350 DEG)
1-ANGLE MOUNT SIGNAL OVERHEAD AT 0'
1-STRAIGHT MOUNT SIGNAL OVERHEAD AT 11'
2-ANGLE MOUNT SIGNAL AT 90 AND 180 DEG
1-ANGLE MOUNT C.D.PED IND AT 90 DEG
✻1-ONE WAY EVP DETECTOR AND CONFIRMATORY LIGHT (PHASES 4 & 7)
LUMINAIRE-250W HPS
1-PUSH BUTTON AND SIGN
1-SIGN D-1 ARMSTRONG BLVD
1-SIGN R6-1L ONE WAY
1-SIGN R6-1R ONE WAY
1-SIGN R9-3 FACING POLE 4
3" RSC INTO HH 9:
2-12/c#14
1-4/c#14
1-3/c#14 (LUM)
2-2/c#14
✻1-3/c#14 (EVP)
✻1-3/c#20 (EVP)
1-1/c#6 (GRD)
4" RSC
2-12/c#14
1-4/c#14
1-3/c#14 (LUM)
4-2/c#14
✻1-3/c#14 (EVP)
✻1-3/c#20 (EVP)
1-1/c#6 (GRD)
2" RSC
2-2/C#14

(4) PA100 POLE FOUNDATION
TYPE PA100-A-55-D40-9 (DAVIT AT 350 DEG)
1-ANGLE MOUNT SIGNAL OVERHEAD AT 0'
2-STRAIGHT MOUNT SIGNAL OVERHEAD AT 11' AND 23'
2-ANGLE MOUNT SIGNAL AT 90 AND 180 DEG
✻1-ONE WAY EVP DETECTOR AND CONFIRMATORY LIGHT (PHASES 1 & 6)
LUMINAIRE-250W HPS
1-SIGN D-2 SUNWOOD DR & 147TH AVE
1-SIGN R6-1L ONE WAY
1-SIGN R6-1R ONE WAY
2-SIGN R9-3 FACING POLE 1 & 3
3" RSC INTO HH 14:
2-12/c#14
2-4/c#14
1-3/c#14 (LUM)
2-2/c#14
✻1-3/c#14 (EVP)
✻1-3/c#20 (EVP)
1-1/c#6 (GRD)
3" RSC
2-12/c#14
1-4/c#14
1-3/c#14 (LUM)
6-2/c#14
✻1-3/c#14 (EVP)
✻1-3/c#20 (EVP)
1-1/c#6 (GRD)
4" RSC
2-12/c#14
1-4/c#14
1-3/c#14 (LUM)
6-2/c#14
✻1-3/c#14 (EVP)
✻1-3/c#20 (EVP)
1-1/c#6 (GRD)

SIGNAL FACE CHART

FACE	R	Y	G	Y	G
1-1, 1-2	←	←	←		
2-1, 2-2, 2-3	●	●	●		
3-1, 3-2	←	←	←		
4-1, 4-2	●	●	●		
5-1, 5-2	←	←	←		
6-1, 6-2, 6-3	●	●	●		
7-1, 7-2	←	←	←		
8-1, 8-2	●	●	●		

-ALL SIGNAL INDICATIONS SHALL BE 12" LED
-ALL SIGNAL HEADS SHALL BE BLACK POLYCARBONATE WITH BACKGROUND SHIELDS

LOOP DETECTOR CHART

NUMBER	SIZE (FT)	LOCATION	FUNCTION
D1-1, 5-1	6x6	40	1
D1-2, D5-2	6x6	10	1
D2-1, D2-2	6x6	475	1
D3-1, 3-2	6x6	40	1
D3-3, D3-4	6x6	10	1
D4-1, D8-1	6x6	120	3, 8
D4-2	2-6x6	5 & -5	7
D4-3	2-6x6	5 & 20	1
D6-1, D6-2	6x6	475	1
D7-1	6x6	20 & 50	1
D7-2	6x6	5 & 35	1
D8-2	2-6x6	5 & -5	7
D8-3	2-6x6	5 & 20	1

-ALL LOOP DETECTORS SHALL BE PVC
-LOCATION: DISTANCE FROM CROSSWALK/STOP BAR IN FEET-
-LOOP DETECTOR FUNCTIONS:
(1) CALL AND EXTEND
(3) EXTEND ONLY
(7) DELAYED CALL, IMMEDIATE EXTEND
(8) CARRY OVER (STRETCH)

CONTROLLER PHASING, PEDESTRIAN INDICATIONS AND PUSH BUTTONS

SIGNAL SYSTEM OPERATION

- THE SIGNAL SYSTEM FLASH MODE IS ALL RED.
- NORMAL OPERATION IS 8 PHASE WITH PHASES 1, 3, 5 AND 7 BEING PROTECTED LEFT TURN PHASES.
- PHASES 2 AND 6 SHALL BE ON VEHICLE RECALL.

NO.	DATE	BY	CHK	REVISIONS

Design By: SD
Plan By: MAS
Checked By: NEH
Approved By: SD

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
SIGNATURE
LYCHEN HARTMAN, PE - SEAN GRAHAM, PE
DATE: 04/03/12 LIC. NO. 40948

WSB & Associates, Inc.
701 Xenia Avenue South, Suite 300
Minneapolis, MN 55416
www.wsbeng.com
763-541-4800 Fax 763-541-1700
INFRASTRUCTURE • ENGINEERING • PLANNING • CONSTRUCTION

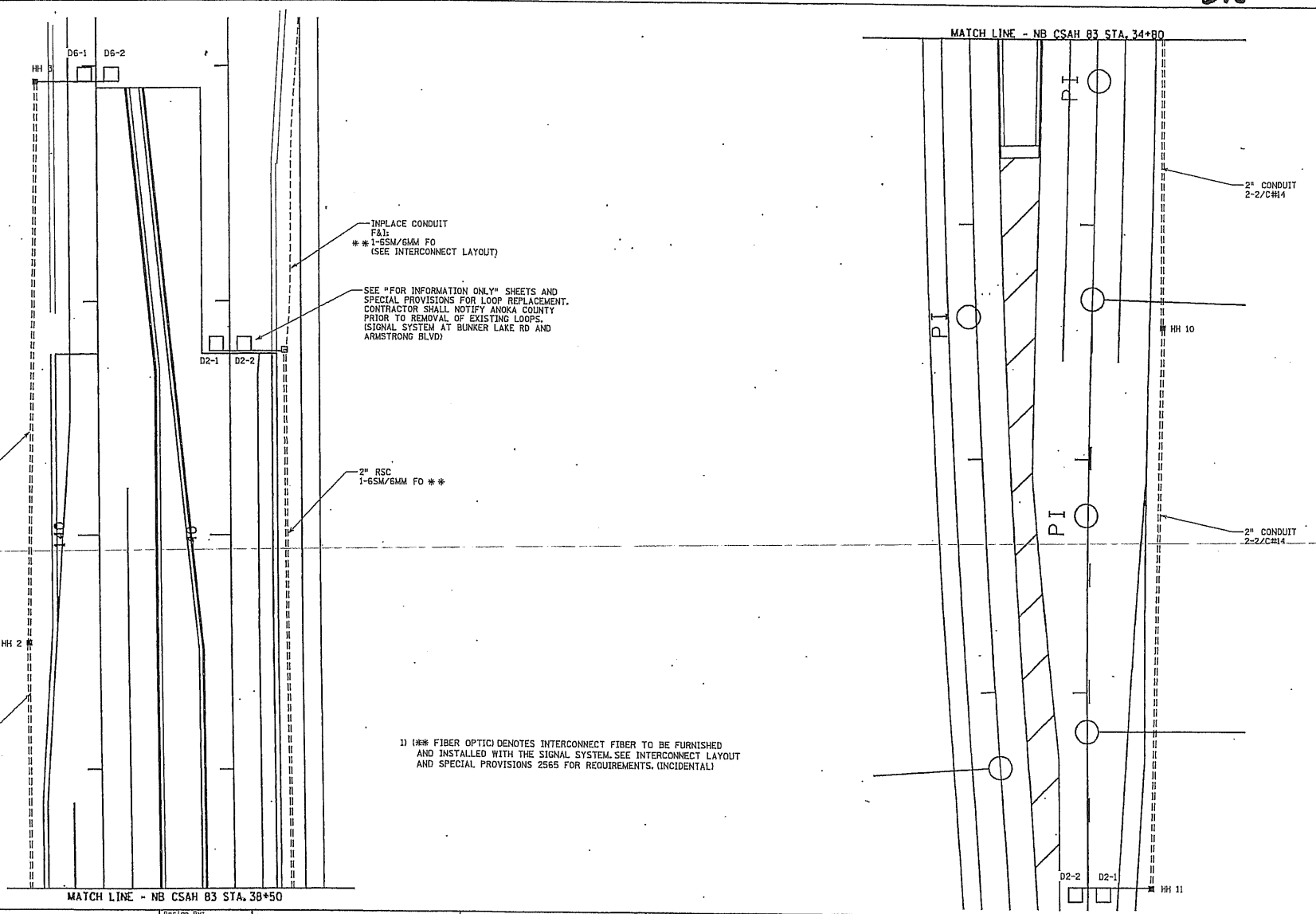
City of RAMSEY

Armstrong Blvd at Sunwood Drive
City of Ramsey, Minnesota

CITY OF RAMSEY, MINNESOTA
TRAFFIC CONTROL SIGNAL SYSTEM INTERSECTION LAYOUT
SIGNAL PLAN
S.A.P. 199-020-010 / C.P. 12-20

SHEET 125 OF 153 SHEETS

Date Printed: 6/26/2012
WSB Filename: N:\08\13-261\cad\plan\CD2012255_sgf1.dgn



1) (** FIBER OPTIC) DENOTES INTERCONNECT FIBER TO BE FURNISHED AND INSTALLED WITH THE SIGNAL SYSTEM. SEE INTERCONNECT LAYOUT AND SPECIAL PROVISIONS 2565 FOR REQUIREMENTS. (INCIDENTAL)

NO.	DATE	BY	CHK	REVISIONS

Design By: SD
Plan By: MAS
Checked By: NEH
Approved By: SD

I HEREBY IDENTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

CERTIFIED BY _____
LICENSED PROFESSIONAL ENGINEER - SEAN DeVOE, PE
DATE: 04/03/18 LIC. NO. 40945

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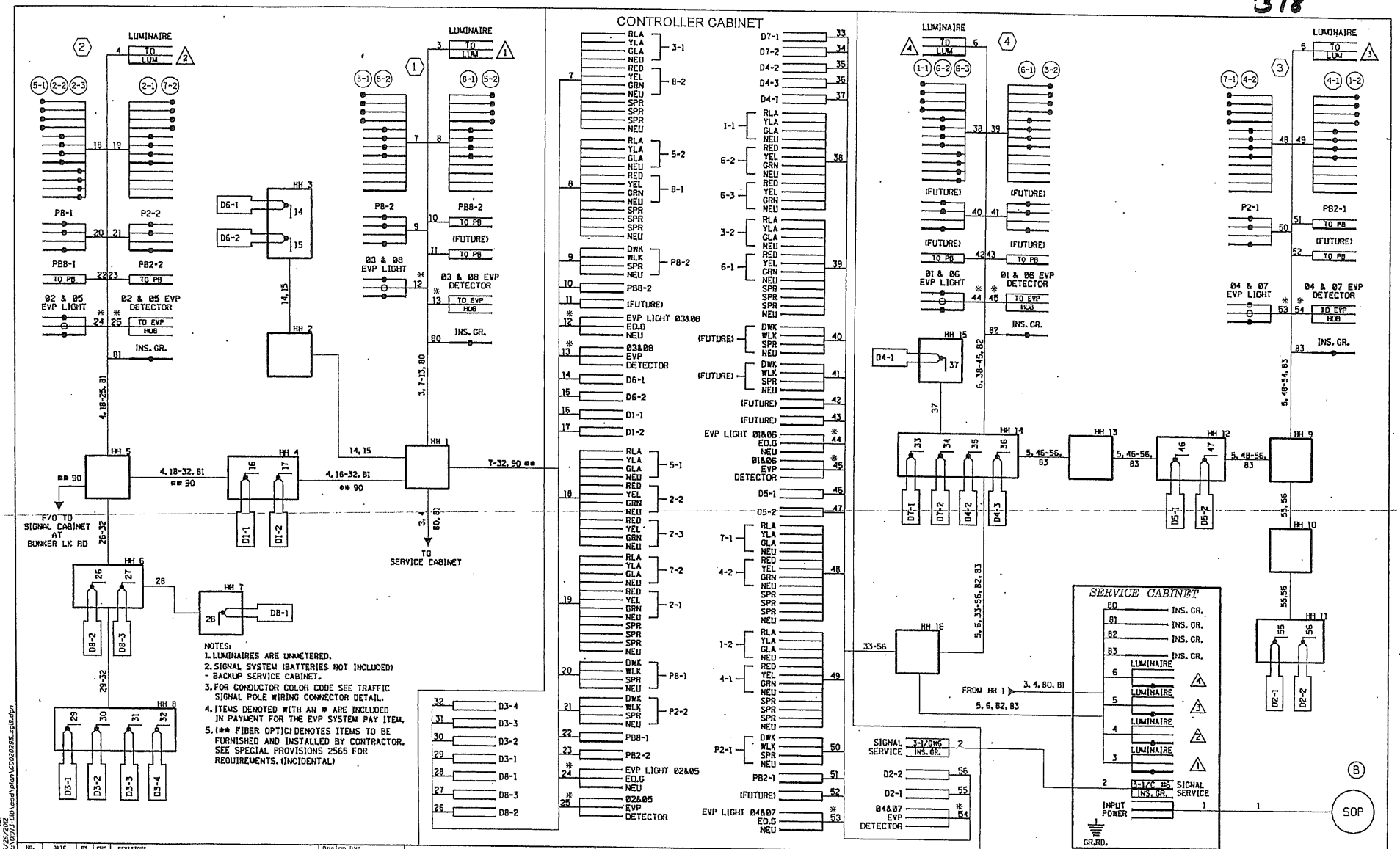
City of RAMSEY
Armstrong Blvd at Sunwood Drive
City of Ramsey, Minnesota

CITY OF RAMSEY, MINNESOTA
TRAFFIC CONTROL SIGNAL SYSTEM MATCH LINE
SIGNAL PLAN
S.A.P. 199-020-010 / C.P. 12-20

SHEET 126 OF 153 SHEETS

Date Printed: 6/26/2018
WSB Filename: K:\0893-001\cad\plan\D0920295_sg18.dgn



NO.	DATE	BY	CHK	REVISIONS

Design By: SD
Plan By: MAS
Checked By: NEH
Approved By: SD

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE: [signature] — LYNDELL NEHRENZ, P.E. — SENIOR ELECTRICAL ENGINEER
DATE: 04/03/13 LIC. NO. 40945

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City of RAMSEY
Armstrong Blvd at Sunwood Drive
City of Ramsey, Minnesota

CITY OF RAMSEY, MINNESOTA
TRAFFIC CONTROL SIGNAL SYSTEM WIRING DIAGRAM
SIGNAL PLAN
S.A.P. 199-020-010 / C.P. 12-20

SHEET 127 OF 153 SHEETS

Date Printed: 4/02/2013
K:\09\199-020\cad\plan\C0020255_sp8.dgn
WSB Filename:

Estimated Costs and Quantities
Revise Signal System (FYA Modifications)
CSAH 83 at Sunwood Drive/147th Avenue NW
Prepared by JMG (SEH) on March 21, 2017

Item	Estimated Quantity	Estimated Unit Cost	Estimated Total Cost
Remove 3-Section Signals	8	$300	$2,400
4-Section Signals (with LED)	9	$900	$8,100
5-Foot Extension	1	$2,500	$2,500
Strap-on Mid Mast Arm Mount	1	$1,000	$1,000
R10-X12 Sign Panels	4	$500	$2,000
Controller Cabinet Modifications	1	$2,000	$2,000
6 x 6 NMC Loop Detectors	8	$1,500	$12,000
6/c#14 Cable (to poles 1, 2, 3, 4)	800'	$2	$1,600
EVP detector modifications	1	$500	$500
Traffic Control	1	$2,500	$2,500
Sub Total			$34,600
Miscellaneous	approx. 15%		$5,400
Total Estimated Revise Signal System Costs			$40,000

Short Elliott Hendrickson Inc.

3535 Vadnais Center Drive
St. Paul, MN, 55110
Building a Better World for All of Us

2016 Anoka County Counts
Armstrong Blvd at Sundown Dr/147th St
AM Peak
Ramsey, MN

File Name : 1-CSAH 83 (Armstrong Blvd) at Sundown Drive_147th Avenue 6AM-9AM.ASF
Site Code :
Start Date : 9/29/2016

Groups Printed- Cars + - Trucks

	Armstrong Blvd From North						Sundown Drive From East						Armstrong Blvd From South						147th Street From West						
Start Time	Right	Thru	Left	UTrn	Peds	App. Total	Right	Thru	Left	UTrn	Peds	App. Total	Right	Thru	Left	UTrn	Peds	App. Total	Right	Thru	Left	UTrn	Peds	App. Total	Int. Total
BREAK																									
06:00 AM	0	74	10	0	0	84	3	0	7	0	0	10	10	11	0	0	0	21	0	0	0	0	0	0	115
06:15 AM	0	64	11	0	0	75	2	0	6	0	0	8	12	19	0	0	0	31	1	0	0	0	0	1	115
06:30 AM	0	77	12	0	0	89	2	1	5	0	0	8	9	21	0	0	0	30	0	0	0	0	0	0	127
06:45 AM	0	50	23	0	0	73	3	0	11	0	1	15	22	25	3	0	0	50	0	0	0	0	0	0	138
Total	0	265	56	0	0	321	10	1	29	0	1	41	53	76	3	0	0	132	1	0	0	0	0	1	495
07:00 AM	0	57	13	0	0	70	4	0	9	0	0	13	20	20	3	0	0	43	3	0	0	0	0	3	129
07:15 AM	0	65	18	0	0	83	5	0	9	0	1	15	40	24	0	0	0	64	0	0	0	0	0	0	162
07:30 AM	1	48	15	0	0	64	4	0	5	0	0	9	47	48	0	0	0	95	0	0	0	0	0	0	168
07:45 AM	1	57	18	0	0	76	3	0	11	0	0	14	38	30	1	0	0	69	0	0	1	0	0	1	160
Total	2	227	64	0	0	293	16	0	34	0	1	51	145	122	4	0	0	271	3	0	1	0	0	4	619
08:00 AM	1	32	19	0	0	52	8	0	13	0	0	21	24	18	0	0	0	42	2	0	0	0	0	2	117
08:15 AM	0	57	9	0	0	66	8	0	11	0	0	19	14	17	2	0	0	33	0	1	1	0	0	2	120
08:30 AM	0	46	15	0	0	61	7	1	12	0	1	21	18	21	1	0	0	40	0	0	0	0	0	0	122
08:45 AM	0	33	13	0	0	46	9	0	7	0	0	16	29	20	2	0	0	51	0	0	0	0	0	0	113
Total	1	168	56	0	0	225	32	1	43	0	1	77	85	76	5	0	0	166	2	1	1	0	0	4	472
Grand Total	3	660	176	0	0	839	58	2	106	0	3	169	283	274	12	0	0	569	6	1	2	0	0	9	1586
Apprch %	0.4	78.7	21	0	0		34.3	1.2	62.7	0	1.8		49.7	48.2	2.1	0	0		66.7	11.1	22.2	0	0		
Total %	0.2	41.6	11.1	0	0	52.9	3.7	0.1	6.7	0	0.2	10.7	17.8	17.3	0.8	0	0	35.9	0.4	0.1	0.1	0	0	0.6	
Cars +	2	650	172	0	0	824	57	2	101	0	2	162	271	258	12	0	0	541	5	1	1	0	0	7	1534
% Cars +	66.7	98.5	97.7	0	0	98.2	98.3	100	95.3	0	66.7	95.9	95.8	94.2	100	0	0	95.1	83.3	100	50	0	0	77.8	96.7
Trucks	1	10	4	0	0	15	1	0	5	0	1	7	12	16	0	0	0	28	1	0	1	0	0	2	52
% Trucks	33.3	1.5	2.3	0	0	1.8	1.7	0	4.7	0	33.3	4.1	4.2	5.8	0	0	0	4.9	16.7	0	50	0	0	22.2	3.3

Short Elliott Hendrickson Inc.

3535 Vadnais Center Drive
St. Paul, MN, 55110
Building a Better World for All of Us

2016 Anoka County Counts
Armstrong Blvd at Sundown Dr/147th St
Mid-Day Peak
Ramsey, MN

File Name : 2-CSAH 83 (Armstrong Blvd) at Sundown Drive_147th Avenue 11AM-1PM.ASF
Site Code :
Start Date : 9/29/2016
Page No : 1

Groups Printed- Cars + - Trucks

	Armstrong Blvd From North						Sundown Drive From East						Armstrong Blvd From South						147th Street From West						
Start Time	Right	Thru	Left	UTrn	Peds	App. Total	Right	Thru	Left	UTrn	Peds	App. Total	Right	Thru	Left	UTrn	Peds	App. Total	Right	Thru	Left	UTrn	Peds	App. Total	Int. Total
BREAK																									
11:00 AM	1	23	8	0	0	32	14	0	11	0	0	25	19	20	0	1	0	40	1	0	0	0	0	1	98
11:15 AM	1	19	11	0	0	31	10	1	17	0	0	28	24	19	1	0	0	44	1	0	0	0	0	1	104
11:30 AM	0	22	8	0	0	30	12	0	15	0	1	28	17	28	0	0	0	45	0	1	0	0	0	1	104
11:45 AM	0	16	12	0	0	28	11	0	8	0	0	19	20	16	1	0	0	37	0	1	0	0	0	1	85
Total	2	80	39	0	0	121	47	1	51	0	1	100	80	83	2	1	0	166	2	2	0	0	0	4	391
12:00 PM	0	27	11	0	0	38	12	0	12	0	0	24	22	31	0	0	0	53	0	0	0	0	0	0	115
12:15 PM	1	17	6	0	0	24	22	2	16	0	0	40	24	34	2	0	0	60	2	1	1	0	0	4	128
12:30 PM	0	24	9	0	0	33	11	0	15	0	0	26	33	18	5	0	0	56	0	1	2	0	0	3	118
12:45 PM	1	22	11	0	0	34	15	0	12	0	0	27	22	28	0	0	0	50	2	0	0	0	0	2	113
Total	2	90	37	0	0	129	60	2	55	0	0	117	101	111	7	0	0	219	4	2	3	0	0	9	474
Grand Total	4	170	76	0	0	250	107	3	106	0	1	217	181	194	9	1	0	385	6	4	3	0	0	13	865
Apprch %	1.6	68	30.4	0	0		49.3	1.4	48.8	0	0.5		47	50.4	2.3	0.3	0		46.2	30.8	23.1	0	0		
Total %	0.5	19.7	8.8	0	0	28.9	12.4	0.3	12.3	0	0.1	25.1	20.9	22.4	1	0.1	0	44.5	0.7	0.5	0.3	0	0	1.5	
Cars +	3	161	75	0	0	239	105	3	102	0	1	211	176	186	8	1	0	371	6	4	3	0	0	13	834
% Cars +	75	94.7	98.7	0	0	95.6	98.1	100	96.2	0	100	97.2	97.2	95.9	88.9	100	0	96.4	100	100	100	0	0	100	96.4
Trucks	1	9	1	0	0	11	2	0	4	0	0	6	5	8	1	0	0	14	0	0	0	0	0	0	31
% Trucks	25	5.3	1.3	0	0	4.4	1.9	0	3.8	0	0	2.8	2.8	4.1	11.1	0	0	3.6	0	0	0	0	0	0	3.6

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3535 Vadnais Center Drive
St. Paul, MN, 55110
Building a Better World for All of Us

2016 Anoka County Counts
Armstrong Blvd at Sundown Dr/147th St
PM Peak
Ramsey, MN

File Name : 3-CSAH 83 (Armstrong Blvd) at Sundown Drive_147th Avenue 3PM-7PM.ASF
Site Code :
Start Date : 9/29/2016

Groups Printed- Cars + - Trucks

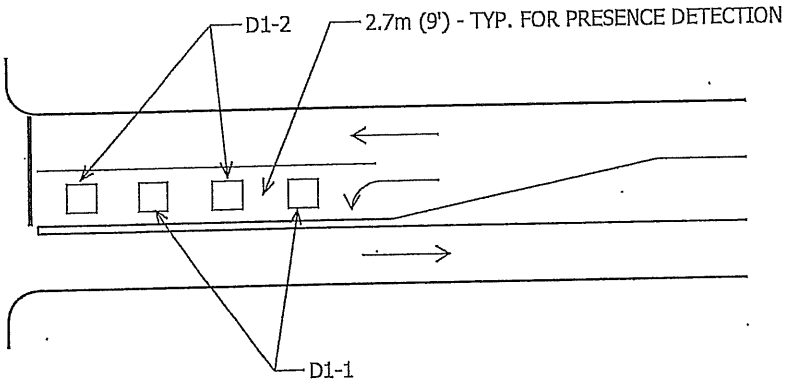
	Armstrong Blvd From North						Sundown Drive From East						Armstrong Blvd From South						147th Street From West						
Start Time	Right	Thru	Left	UTrn	Peds	App. Total	Right	Thru	Left	UTrn	Peds	App. Total	Right	Thru	Left	UTrn	Peds	App. Total	Right	Thru	Left	UTrn	Peds	App. Total	Int. Total
BREAK																									
03:00 PM	0	27	10	0	0	37	23	0	14	0	1	38	29	36	0	1	0	66	0	0	0	0	0	0	141
03:15 PM	0	26	16	0	0	42	20	0	24	0	0	44	17	49	1	0	0	67	5	0	0	0	0	5	158
03:30 PM	0	47	17	0	0	64	31	0	22	0	0	53	30	57	2	0	1	90	0	0	0	0	1	1	208
03:45 PM	0	34	19	0	0	53	26	0	10	0	0	36	41	53	0	2	0	96	1	0	1	0	0	2	187
Total	0	134	62	0	0	196	100	0	70	0	1	171	117	195	3	3	1	319	6	0	1	0	1	8	694
04:00 PM	0	46	7	0	0	53	35	0	30	0	0	65	27	54	0	0	0	81	0	0	0	0	0	0	199
04:15 PM	1	29	22	0	0	52	33	0	29	0	0	62	29	58	0	0	0	87	0	0	1	0	0	1	202
04:30 PM	0	52	10	0	0	62	45	0	41	0	0	86	31	65	0	1	1	98	1	0	0	0	0	1	247
04:45 PM	1	33	18	0	0	52	32	1	29	0	0	62	32	73	1	0	0	106	1	0	0	0	0	1	221
Total	2	160	57	0	0	219	145	1	129	0	0	275	119	250	1	1	1	372	2	0	1	0	0	3	869
05:00 PM	2	38	20	0	0	60	47	0	23	0	0	70	35	73	0	1	0	109	4	0	0	0	0	4	243
05:15 PM	0	45	9	0	0	54	37	0	22	0	0	59	36	64	0	0	0	100	0	0	0	0	0	0	213
05:30 PM	0	49	14	0	0	63	34	0	20	0	2	56	26	56	2	0	0	84	1	0	1	0	0	2	205
05:45 PM	1	38	14	0	0	53	26	0	7	0	1	34	31	68	1	2	0	102	0	0	2	0	0	2	191
Total	3	170	57	0	0	230	144	0	72	0	3	219	128	261	3	3	0	395	5	0	3	0	0	8	852
06:00 PM	0	46	15	0	0	61	41	0	17	0	1	59	32	49	1	1	0	83	0	0	1	0	0	1	204
06:15 PM	0	38	16	0	0	54	34	0	19	0	3	56	24	54	0	1	0	79	0	0	0	0	0	0	189
06:30 PM	0	41	12	0	4	57	20	0	21	0	5	46	25	47	0	0	0	72	1	0	0	0	0	1	176
06:45 PM	0	24	17	0	0	41	25	0	13	0	0	38	26	31	0	0	0	57	0	0	0	0	0	0	136
Total	0	149	60	0	4	213	120	0	70	0	9	199	107	181	1	2	0	291	1	0	1	0	0	2	705
Grand Total	5	613	236	0	4	858	509	1	341	0	13	864	471	887	8	9	2	1377	14	0	6	0	1	21	3120
Apprch %	0.6	71.4	27.5	0	0.5		58.9	0.1	39.5	0	1.5		34.2	64.4	0.6	0.7	0.1		66.7	0	28.6	0	4.8		
Total %	0.2	19.6	7.6	0	0.1	27.5	16.3	0	10.9	0	0.4	27.7	15.1	28.4	0.3	0.3	0.1	44.1	0.4	0	0.2	0	0	0.7	
Cars +	5	602	233	0	0	840	508	1	339	0	2	850	460	866	4	9	1	1340	14	0	6	0	0	20	3050
% Cars +	100	98.2	98.7	0	0	97.9	99.8	100	99.4	0	15.4	98.4	97.7	97.6	50	100	50	97.3	100	0	100	0	0	95.2	97.8
Trucks	0	11	3	0	4	18	1	0	2	0	11	14	11	21	4	0	1	37	0	0	0	0	1	1	70
% Trucks	0	1.8	1.3	0	100	2.1	0.2	0	0.6	0	84.6	1.6	2.3	2.4	50	0	50	2.7	0	0	0	0	100	4.8	2.2

Exhibit 4-6 Protected Permissive and FYA Left Turn – Separate Left Turn Lane

LOOP DETECTOR PLACEMENT

PROTECTED/PERMISSIVE AND FLASHING YELLOW LEFT TURN

SEPARATE LEFT TURN LANE



LOOP DETECTOR FUNCTIONS
1 = CALL AND EXTEND

NUMBER	FUNCTION	SIZE	LOCATION
D1-1	1	2 - 1.7 x 1.7m (6' X 6')	6m (20') & 15m (50')
D1-2	1	2 - 1.7 x 1.7m (6' X 6')	1.5m (5') & 11m (35')

LOCATION = DISTANCE FROM STOP BAR TO LOOP DETECTOR

NOTES:

1) CONTROLLER PHASE AND DETECTOR FUNCTION SHALL BE NON-LOCK MEMORY WITH NO RECALL.
2) USE BACK UP PROTECTION TO PREVENT LEFT TURN TRAP IF THERE ARE OPPOSING LEFT TURNS.
3) DESIGN SPEED IS 25 MPH.
4) EACH NUMBERED LOOP DETECTOR SHALL HAVE A SEPARATE LEAD-IN CABLE AND SEPARATE AMPLIFIER.
5) IF USING NMC LOOPS, A SINGLE LARGER LOOP CAN REPLACE THE DUALS.
6) DETECTOR CROSS SWITCHING MAY BE USED.
7) USE THIS FIGURE IF INSTALLING A FLASHING YELLOW ARROW (FYA).

FIGURE 5

Metric				US Customary			
		Intersection sight distance				Intersection sight distance	
		Passenger cars				Passenger cars	
Design speed (km/h)	Stopping sight distance (m)	Calculated (m)	Design (m)	Design speed (mph)	Stopping sight distance (ft)	Calculated (ft)	Design (ft)
20	20	30.6	35	15	80	121.3	125
30	35	45.9	50	20	115	161.7	165
40	50	61.2	65	25	155	202.1	205
50	65	76.5	80	30	200	242.6	245
60	85	91.7	95	35	250	283.0	285
70	105	107.0	110	40	305	323.4	325
80	130	122.3	125	45	360	363.8	365
90	160	137.6	140	50	425	404.3	405
100	185	152.9	155	55	495	444.7	445
110	220	168.2	170	60	570	485.1	490
120	250	183.5	185	65	645	525.5	530
130	285	198.8	200	70	730	566.0	570
				75	820	606.4	610
				80	910	646.8	650

Note: Intersection sight distance shown is for a passenger car making a left turn from an undivided highway. For other conditions and design vehicles, the time gap should be adjusted and the sight distance recalculated.

Exhibit 9-67. Intersection Sight Distance—Case F—Left Turn from Major Road

If stopping sight distance has been provided continuously along the major road and if sight distance for Case B (stop control) or Case C (yield control) has been provided for each minor-road approach, sight distance will generally be adequate for left turns from the major road. Therefore, no separate check of sight distance for Case F may be needed.

However, at three-leg intersections or driveways located on or near a horizontal curve or crest vertical curve on the major road, the availability of adequate sight distance for left turns from the major road should be checked. In addition, the availability of sight distance for left turns from divided highways should be checked because of the possibility of sight obstructions in the median.

At four-leg intersections on divided highways, opposing vehicles turning left can block a driver's view of oncoming traffic. Exhibit 9-98, presented later in this chapter, illustrates intersection designs that can be used to offset the opposing left-turn lanes and provide left-turning drivers with a better view of oncoming traffic.

Varying Between Protected, Protected/Permissive, and Permissive Operation

As discussed above, the FYA can be considered a variable operation signal indication. Consider the following items:

- ✓ All FYA signals may vary operation between protected, protected/permissive, and permissive operation at various times of the day and night.
- ✓ Each signal approach will need to be analyzed individually to determine the time-of-day FYA operation by considering the following criteria:
  a) Cross-product volumes of left turns and opposing throughs at various times of day
  b) Speed limit
  c) Sight distance limitations
  d) Number of opposing through lanes
  e) Double left turn lanes or single left turn lanes
  f) Opposing left turn lane offset
  g) Cross street or mainline approach
  h) Comprehensive left turn crash analysis of approaches with similar characteristics

Test for Protected Only Operation 24 Hours per Day

In some cases, the left turn indication should run in the most restrictive Protected-Only mode 24 hours per day. Refer to Exhibit 3-13 for the Protected Only Left Turn Operation Guidelines. If the answer to question 1 or 2 is "yes", then protected operation should be used throughout the day.

Exhibit 3-13 Part 1: Protected-Only Left Turn Operation 24 Hours per Day

Part 1: Protected Only Operation - 24 hrs/day Guidelines

Question 1: Conflicting Left Turns

Do the opposing left turn paths conflict?

○ Yes
○ No

> If the answer is Yes, then use Protected Operation 24 hours/day.
> If the answer is No, proceed to the next question.

Question 2: Limited Sight Distance

Does the left turner have very limited sight distance as defined in the current AASHTO "A Policy on Geometric Designs of Highways and Streets"?

○ Yes
○ No

> If the answer is Yes, then use Protected Operation 24 hours/day.
> If the answer is No, proceed to part 2 to check for FYA by TOD.

> If the Answer is Yes to Question 1 or 2, use Protected Operation 24 hours/day
> If the Answer is No to all of the above, proceed to Part 2.

If the answer is "yes" to any of the questions in Part 1, then Protected-Only operation is suggested throughout the day. If the answer to all of the questions is "no", then proceed to Part 2 (Exhibit 3-14) to check for permissive FYA operation by time of day.

Test for FYA Operation by Time of Day

Part 2 (Exhibit 3-14) should be performed for each time of day interval. Typically, the evaluation would be for 4 or more intervals throughout the day (AM Peak, Mid-day Peak, PM Peak and Off Peak). Other intervals can be evaluated as warranted.

For the Cross-Product (Question 6) use the highest hourly cross product during the interval evaluated.

Exhibit 3-14 Part 2: Permissive FYA Operation by Time of Day

Part 2: Time of Day Operation of FYA

_____ Start Time

_____ End Time

Question 3: Number of Left Turn Lanes

Does the left turn have two (2) or more lanes?

○ Yes
> If the answer is **Yes**, Protected Operation is suggested during the high volume times of the day (use Engineering Judgment if Decision to run FYA by TOD).

○ No
> If the answer is **No**, proceed to the next question.

Question 4: Number of Opposing Through Lanes

Does the left turn face three (3) or more opposing through lanes?

○ Yes
> If the answer is **Yes**, Protected Operation is suggested during the high volume times of the day (use Engineering Judgment if Decision to run FYA by TOD).

○ No
> If the answer is **No**, proceed to the next question.

Question 5: Crash History

Is protected/permissive operation in place and is there a high number of left turn related collisions during this time interval over a 3-year period susceptible to correction by protected only phasing?

○ Yes
> If the answer is **Yes**, Protected Operation is suggested for this TOD.

○ No
> If the answer is **No**, proceed to the next question.

Question 6: Speed and Cross Product

Is the Speed 45 MPH or greater and the Peak Hour left turn volume greater than 240 vph or is the peak hour cross product greater than 80,000 (100,000 if 2 opposing lanes)?

○ Yes
> If the answer is **Yes**, Protected Operation is suggested for this TOD.

○ No
> If the answer is **No**, FYA may be possible during this time period.

> If the answer is **Yes** to all Questions, Protected Only Operation is Suggested during this TOD (use Engineering Judgment if Decision to run FYA by TOD).

> If the answer is **No** to all Questions, FYA may be used during this TOD.

If the answer to all of the questions in Part 2 are "yes", protected only operation is suggested. Use engineering judgment if a decision to run FYA for the evaluated time period.

Question 6 does include a threshold volume of 240 vph for the subject left turn. However, if the opposing through volume is low, apply engineering judgment to determine if FYA operation could be used even if the left turn volume exceeds 240 vph.

If permissive FYA operation is allowed, protected/permissive operation may be investigated. The decision to use protected/permissive operation should be based on a capacity analysis.

Definitions

- ✓ **Protected only left turn operation:** signal phasing that allows left turn movements to only be made on an exclusive phase (green arrow).
- ✓ **Conflicting Left Turn Paths:** At some locations geometric constraints at the intersection cause the paths of opposing left turn vehicles to cross as overlap creating a conflict. An example is an approach that crosses a divided roadway with a wide median. In these locations, it may be necessary to operate the left turns in a lead-lag sequence or a split phase sequence, not allowing simultaneous opposing left turns. This operation will require protected left turns.
- ✓ **Opposing through lane (conflict):** The opposing through lanes are the lanes across from, and in conflict with, the left turning vehicle. Multiple lanes make it difficult for a driver to evaluate gaps in oncoming traffic. An opposing separate right turn lane will typically not be counted with opposing through lanes unless engineering judgment indicates that the lane configuration and number of right turns will cause conflicts with the left turn movement.
- ✓ **Limited Sight Distance (Requirements):** The minimum sight distance values necessary for the design vehicle volume to complete the turn movement. Distance should be calculated from the stop bar for the mainline left turning vehicle. Measurement is based on travel path, speed, and acceleration vehicle height. Both the sight distance for passenger vehicles and trucks should be checked using heights and distance requirements per the AASHTO Geometric Design Guide. The current reference at time this manual was prepared is the 2004 Guide, Chapter 9, Exhibit 9-67).
- ✓ **Dual Left Turn Lanes:** Multiple left turn lanes may consist of exclusive left turn lanes or a combination of exclusive left turn lanes and lanes that are shared by through and left turning traffic. Both the dual lane and the left turn lane opposing this operation are suggested to operate with protected phasing. Left turn lanes without opposing traffic, such as left turns off of a one- way street, does not require protected only phasing based upon this criteria. It might also be possible to run the FYA in permissive mode during low volume times of the day.
- ✓ **Protected/permissive left turn operation:** signal phasing that provides an exclusive phase (green arrow) followed by a permissive phase (flashing yellow arrow), time during the signal cycle where left turning traffic may make a left turn after yielding to oncoming traffic.
- ✓ **Left Turn Related Collisions:** These are Collisions that could be corrected by protected only phasing, such as those between those involving a left turning vehicle and an opposing through vehicle. At higher speeds the accidents collisions are likely to be more severe. Therefore, a lower number of collisions might be used as the parameter for consideration for high-speed approaches. Because of the variations in collisions overtime, an average number of collisions per year over a 3- year period should be used if the data is available.
- ✓ **Speed:** Because it can be difficult for a driver to accurately judge available gaps in traffic approaching at high speeds, the engineer must exercise discretion when considering permissive or protected permissive left turn phasing with opposing speeds of 45 MPH or above.

Use of posted speed limit is recommended. Non-arterial approaches may have lower speeds than the posted speed limit because they are often in a stop condition upon the arrival of traffic. Grades affect the acceleration rate of the left turner and the stopping distance and speed of the opposing through traffic and are therefore considered in conjunction with speeds.

✓ **Cross Product:** The left turn volume multiplied by the opposing through volume. The cross product values used are taken from the Wisconsin Department of Transportation (WisDOT) Traffic Signal Design Manual discussion on left turn conflicts analysis, Chapter 2, Section 3, Subject 4. Cross product used represents a high frequency of conflicts for left turners looking for gaps in through traffic.

FYA during Free Operation

With the variable-phasing operation of the FYA head, free operation will no longer have an assigned fixed phasing operation. Therefore, standard free operation will need to be set up in the signal controller so technicians can put signals quickly to FREE with a standard phasing operation desired at the specific time. Here is an example of the standard FREE operations that will need to be set up in the signal controller:

1. All left turns protected
2. All left turns protected/permissive
3. All left turns permissive
4. Mainline protected, cross street protected permissive
5. Mainline protected, cross street permissive
6. Mainline protected/permissive, cross street protected
7. Mainline protected/permissive, cross street permissive
8. Mainline permissive, cross street protected
9. Mainline permissive, cross street protected/permissive Minimum Green Times

Minimum Green Times

Mn/DOT currently sets the minimum green time based on the type of phasing operation where protected lefts have a 7 second minimum green and protected/permissive lefts have a 5 second minimum green. Given the FYA head is a variable phasing operation head, a decision will need to be made as to if there should be more than one minimum green value that changes with the phasing operation; or if a universal minimum green should apply to all phasing operations.

If one minimum green is used, and if a left turn phase will ever run protected, the left turn minimum green should be set at 7 seconds. If a left turn will never run protected (i.e. only run protected/permissive or permissive), then the left turn minimum green should be set at 5 seconds.

EVP Preemption Operation under FYA

A. Protected-only Operation

✓ When the FYA is not allowed (protected only), the pre-emption will bring up the protected left turn and the adjacent through phase. The opposing FYA will not be allowed during preemption (refer to Exhibit 3-15).

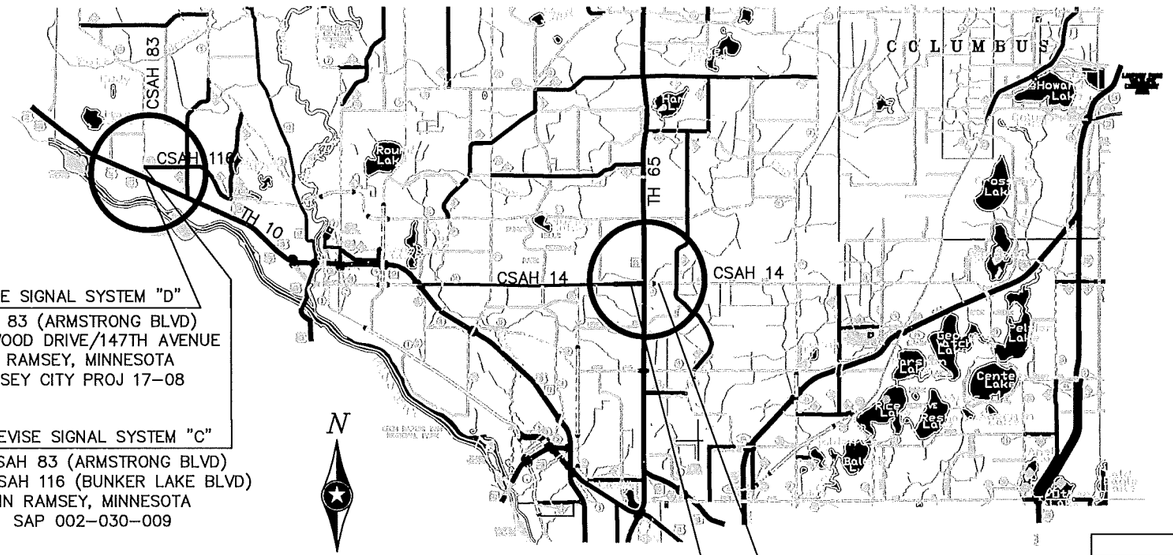
MINNESOTA DEPARTMENT OF TRANSPORTATION

ANOKA COUNTY, MINNESOTA
CITIES OF BLAINE AND RAMSEY

CONSTRUCTION PLAN FOR: FOUR (4 REVISE SIGNAL SYSTEMS (FLASHING YELLOW ARROW MODIFICATIONS)

REVISE SIGNAL SYSTEM "A" - CSAH 14 (125TH AVENUE) AT ABERDEEN STREET/CENTRAL AVENUE
REVISE SIGNAL SYSTEM "B" - CSAH 14 (125TH AVENUE) AT ULYSSES STREET
REVISE SIGNAL SYSTEM "C" - CSAH 83 (ARMSTRONG BLVD) AT CSAH 116 (BUNKER LAKE BLVD)
REVISE SIGNAL SYSTEM "D" -- CSAH 83 (ARMSTRONG BLVD) AT SUNWOOD DRIVE/147TH AVENUE

STATE AID PROJECT NO. 002-030-009
RAMSEY CITY PROJECT NO. 17-08



REVISE SIGNAL SYSTEM "D"
CSAH 83 (ARMSTRONG BLVD)
AT SUNWOOD DRIVE/147TH AVENUE
IN RAMSEY, MINNESOTA
RAMSEY CITY PROJ 17-08

REVISE SIGNAL SYSTEM "C"
CSAH 83 (ARMSTRONG BLVD)
AT CSAH 116 (BUNKER LAKE BLVD)
IN RAMSEY, MINNESOTA
SAP 002-030-009

REVISE SIGNAL SYSTEM "B"
CSAH 14 (125TH AVENUE)
AT ULYSSES STREET
IN BLAINE, MINNESOTA
SAP 002-030-009

REVISE SIGNAL SYSTEM "A"
CSAH 14 (125TH AVENUE)
AT ABERDEEN STREET/CENTRAL AVENUE
IN BLAINE, MINNESOTA
SAP 002-030-009

THE EXACT LOCATION OF UNDERGROUND UTILITIES SUCH AS GAS, TELEPHONE, FIBEROPTIC, ELECTRIC, CABLE TV AND PIPE LINES ARE UNKNOWN. THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL BEFORE COMMENCING EXCAVATION.
GOPHER STATE ONE CALL SYSTEM – 1-800-252-1166

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 3802, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

ALL TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM AND BE INSTALLED IN ACCORDANCE WITH THE MnMUTCD AND PART VI "FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS." (CURRENT EDITION).

GEOMETRICS DESIGN DESCRIPTION	CSAH 14 (125TH AVE)	ABERDEEN STREET/ CENTRAL AVENUE	ULYSSES ST	CSAH 83 (ARMSTRONG BLVD)	CSAH 116 (BUNKER LAKE BLVD)	SUNWOOD DR/ 147TH AVENUE
EXISTING A.D.T. (2018)	20,900	7,100	7,100	6,200	2,700	3,950
PROJECTED A.D.T. (2038)	31,000	8,600	8,600	9,200	4,000	4,800
NO. OF TRAFFIC LANES	4	2	2	4	4	2
NO. OF PARKING LANES	0	0	0	0	0	0
DESIGN SPEED (MPH)	40	30	30	55	40/55	30
POSTED SPEED (MPH)	40	30	30	55	40/55	30
ROADWAY CLASSIFICATION	ARTERIAL	COLLECTOR	COLLECTOR	ARTERIAL	ARTERIAL	COLLECTOR

PROJECT LOCATION
. ANOKA..... COUNTY
. METRO..... DISTRICT

PLAN SYMBOLS

STATE LINE
COUNTY LINE
TOWNSHIP OR RANGE LINE
SECTION LINE
QUARTER LINE
SIXTEENTH LINE
RIGHT-OF-WAY LINE
PRESENT RIGHT-OF-WAY LINE
CONTROL OF ACCESS LINE
PROPERTY LINE (Except Land Lines)
VACATED PLATTED PROPERTY
CORPORATE OR CITY LIMITS
TRUNK HIGHWAY CENTER LINE
RETAINING WALL
RAILROAD
RAILROAD RIGHT-OF-WAY LINE
RIVER OR CREEK
DRY RUN
DRAINAGE DITCH
DRAIN TILE
CULVERT
DROP INLET
GUARD RAIL
BARBED WIRE FENCE
WOVEN WIRE FENCE
CHAIN LINK FENCE
WOODEN FENCE
STONE WALL OR FENCE
HEDGE
RAILROAD CROSSING SIGN
RAILROAD CROSSING BELL
ELECTRIC WARNING SIGN
CROSSING GATE
MEANDER CORNER
SPRINGS
MARSH
TIMBER / ORCHARD / BRUSH / NURSERY
CATCH BASIN
FIRE HYDRANT
CATTLE GUARD
OVERPASS (Highway Over)
UNDERPASS (Highway Under)
BRIDGE
BUILDING (One Story Frame)
F-FRAME C-CONCRETE
S-STONE T-TILE
B-BRICK ST-STUCCO
IRON PIPE OR ROD
MONUMENT (STONE, CONCRETE, OR METAL)
WOODEN HUB
GRAVEL PIT
SAND PIT
BORROW PIT
ROCK QUARRY

UTILITY SYMBOLS

POWER POLE LINE
TELEPHONE OR TELEGRAPH POLE LINE
JOINT TELEPHONE AND POWER ON POWER POLES / ON TELEPHONE POLES
ANCHOR
STEEL TOWER
STREET LIGHT
PEDESTAL (TELEPHONE CABLE TERMINAL)
GAS MAIN
WATER MAIN
CONDUIT
TELEPHONE CABLE IN CONDUIT
ELECTRIC CABLE IN CONDUIT
TELEPHONE MANHOLE
ELECTRIC MANHOLE
BURIED COMMUNICATION CABLE
BURIED TELEPHONE CABLE
BURIED ELECTRIC CABLE
SEWER, (SANITARY)
SEWER, (STORM)
SEWER MANHOLE
HANDHOLE
CATCH BASIN

SCALE
INDEX MAP
GENERAL LAYOUT 20'

GOVERNING SPECIFICATIONS

THE 2018 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN.

INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	STANDARD PLATES/STATEMENT OF ESTIMATED QUANTITIES
3-4	TRAFFIC SIGNAL DETAILS
5-9	REVISE SIGNAL SYSTEM "A"
10-14	REVISE SIGNAL SYSTEM "B"
15-19	REVISE SIGNAL SYSTEM "C"
20-24	REVISE SIGNAL SYSTEM "D"

THIS PLAN CONTAINS 24 SHEETS.

DESIGN ENGINEER: 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.

SIGNATURE: _____ DATE: 3-7-18

PRINTED NAME: JOHN M. GRAY LIC.NO. 22457

SIGNAL DESIGN ENGINEER: I HEREBY CERTIFY THAT THESE SIGNAL PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, THAT THIS PLAN CONFORMS TO THE MMUTCD (EXCEPT WHERE A VARIANCE HAS BEEN GRANTED), AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE: _____ DATE: 3-7-18

PRINTED NAME: JOHN M. GRAY LIC.NO. 22457

APPROVED _____ DATE _____
ANOKA COUNTY ENGINEER

APPROVED _____ DATE _____
CITY OF BLAINE ENGINEER

APPROVED _____ DATE _____
CITY OF RAMSEY ENGINEER

APPROVED _____ DATE _____
DISTRICT STATE AID ENGINEER: REVIEWED FOR COMPLIANCE WITH STATE AID RULES/POLICY

APPROVED _____ DATE _____
APPROVED FOR STATE AID FUNDING: STATE AID ENGINEER

PLAN REVISIONS		
DATE	SHEET NO.	APPROVED BY

ANOKA COUNTY, MINNESOTA
CITIES OF BLAINE AND RAMSEY

TITLE SHEET

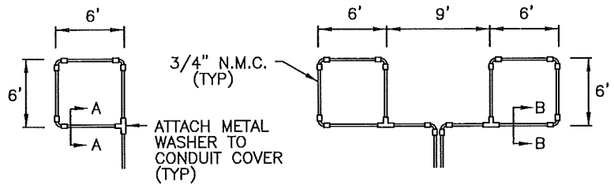
SEH
PHONE: (651) 490-2000
3535 VADNAIS CENTER DR.
ST. PAUL, MN 55110

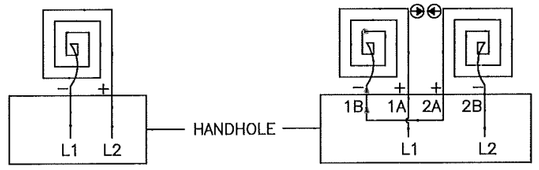
FOUR (4) REVISE SIGNAL SYSTEMS
(FLASHING YELLOW ARROW MODIFICATIONS)

FILE NO.
ANOKC 142726
RAMSY 142728

STATE AID PROJ. NO: 002-030-009
RAMSEY PROJECT NO: 17-08

1
24



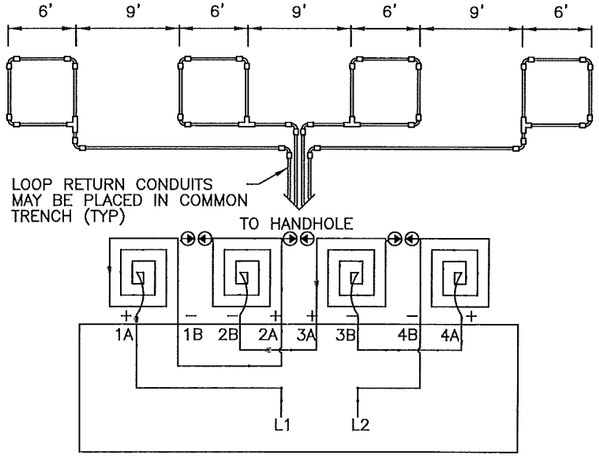


LOOP DETECTOR DETAIL 'A'
(LOOP PHASING FOR SINGLE CONNECTION)

LOOP CONNECTIONS SHALL BE LABELED AND SPLICED IN THE HANDHOLE AS FOLLOWS:

L1 TO 1A
1B TO 2A
2B TO L2

LOOP DETECTOR DETAIL 'B'
(LOOP PHASING FOR SERIES CONNECTION)

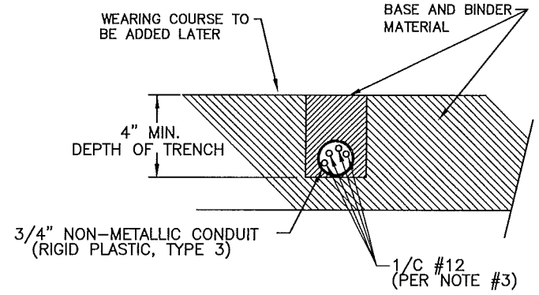


LOOP CONNECTIONS SHALL BE LABELED AND SPLICED IN THE HANDHOLE AS FOLLOWS:

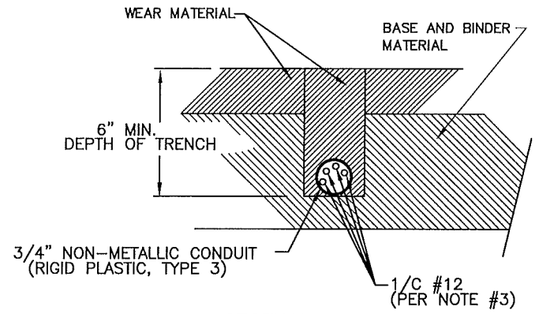
L1 TO 1A	3B TO 4A
1B TO 2A	4B TO L2
2B TO 3A	

SPLICE CONTROL CABLE TO L1 & L2 IN HANDHOLE. ALL CONDUCTORS SHALL BE TAGGED IN HANDHOLE (1A, 1B, ECT)

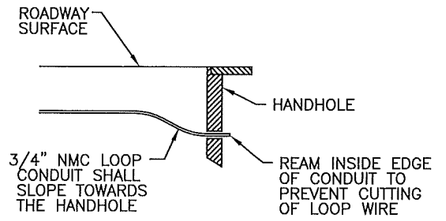
LOOP DETECTOR DETAIL 'C'
(LOOP PHASING FOR SERIES CONNECTION)



SECTION A–A
DETAIL FOR LOOP INSTALLATION IN NEW ROADWAY



SECTION B–B
DETAIL FOR LOOP INSTALLATION IN EXISTING ROADWAY



DRAINAGE DETAIL

LOOP DETECTOR WIRING

1) ALL CORNERS SHALL BE 90° CONDUIT BENDS.
2) CONNECT WIRES IN HANDHOLES USING SPLICE KIT METHOD DESCRIBED IN THE SPECIAL PROVISIONS.
3) LOOP DETECTOR WIRES SHALL BE #12 AWG CROSSED LINKED POLYETHYLENE (XLP). SEE SPECIAL PROVISIONS.
4) LOOP LEAD IN WIRES SHALL BE TWISTED A MIN. OF (5) TURNS PER FOOT THROUGH THE CONDUIT TO THE HANDHOLE.
5) NMC DESIGNATES NON-METALLIC CONDUIT (SPEC. 3803)
6) LOOPS 6' x 6' THRU 6' x 14' SHALL HAVE (4) TURNS.
7) LOOPS 6' x 15' AND LARGER SHALL HAVE (2) TURNS.

LEGEND OF SYMBOLS

CONTROLLER AND SERVICE EQUIP. NO's
SIGNAL BASE NO.
SIGNAL FACE NO.
LUMINAIRE NO.
CONTROLLER AND CABINET
CONTROLLER AND CABINET – IN PLACE
HANDHOLE
HANDHOLE – IN PLACE
RIGID STEEL CONDUIT (RSC)
RIGID STEEL CONDUIT (RSC) – IN PLACE
SIGNAL FACE WITH BACKGROUND SHIELD
SIGNAL FACE W/O BACKGROUND SHIELD
SIGNAL FACE – IN PLACE
PEDESTRIAN INDICATORS
PEDESTRIAN INDICATORS – IN PLACE
PEDESTRIAN PUSH BUTTONS ON PEDESTAL OR POLE
PEDESTRIAN PUSH BUTTON STATION
TRAFFIC SIGNAL PEDESTAL
TRAFFIC SIGNAL PEDESTAL – INPLACE
TRAFFIC SIGNAL POLE AND MAST ARM
TRAFFIC SIGNAL POLE AND MAST ARM – IN PLACE
STREET LIGHT POLE AND LUMINAIRE
STREET LIGHT POLE AND LUMINAIRE – IN PLACE
MAST ARM AND LUMINAIRE
MAST ARM AND LUMINAIRE – INPLACE
WOOD POLE
WOOD POLE – IN PLACE
SOURCE OF POWER
RAILROAD SIGNAL – IN PLACE
RIGHT OF WAY LINE
CENTERLINE
EDGE OF ROADWAY
SHOULDERLINE
CURB LINE
STOP BAR
EMERGENCY VEHICLE PREEMPTION DETECTOR

ABBREVIATIONS

3–1(EG)	SIGNAL HEAD PHASE "3" – NO "1"	P2–1(EG)	PED INDICATION PHASE "2" – NO. "1"
BR. GR.	BARE GROUND	PB	PUSH BUTTON
CH. SW.	CHECK SWITCH	PB2–1(EG)	PUSH BUTTON PHASE "2" – NO. "1"
CLR	CLEAR	PEC	PHOTOELECTRIC CELL
D2–1(EG)	DETECTOR PHASE "2" – NO. "1"	PED	PEDESTRIAN
DWK	DON'T WALK	R	RED
EQG	EQUIPMENT GROUND	R&S	REMOVE AND SALVAGE
EVP	EMERGENCY VEHICLE PRE–EMPTION	RLTA	RED LEFT TURN ARROW
F&I	FURNISH AND INSTALL	RRTA	RED RIGHT TURN ARROW
FL	FLASH/FLASHING	RSC	RIGID STEEL CONDUIT
G	GREEN	SOP	SOURCE OF POWER
GLTA	GREEN LEFT TURN ARROW	SPR	SPARE
GRN	GREEN	ST. LHT	STREET LIGHT
GR. R	GROUND ROD	STA	STATION
GRTA	GREEN RIGHT TURN ARROW	SW	SWITCH
GTHA	GREEN THRU ARROW	SWD	SWITCHED
HH	HANDHOLE	S&R	SALVAGE AND REINSTALL
HPS	HIGH PRESSURE SODIUM	TDW	TELEPHONE DROP WIRE
JB	JUNCTION BOX	WLK	WALK
LUM	LUMINAIRE	YEL	YELLOW
NEU	NEUTRAL	YLTA	YELLOW LEFT TURN ARROW
NMC	NONMETALLIC CONDUIT	YRTA	YELLOW RIGHT TURN ARROW
		YTHA	YELLOW THRU ARROW

CONDUCTOR COLOR CODE

R	RED
O	ORANGE
BL	BLUE
WH	WHITE
R/BLK	RED WITH BLACK TRACER
O/BLK	ORANGE WITH BLACK TRACER
BL/BLK	BLUE WITH BLACK TRACER
WH/BLK	WHITE WITH BLACK TRACER
BLK	BLACK
BLK/WH	BLACK WITH WHITE TRACER
G/BLK	GREEN WITH BLACK TRACER
G	GREEN

STATEMENT OF ESTIMATED QUANTITIES

ITEM NO	ITEM	UNIT	TOTAL ESTIMATED QUANTITY	PARTICIPATION	
				SAP 002–030–009	CP 17–08
2563.610	POLICE OFFICER	HOUR	12	9	3
2565.616	REVISE SIGNAL SYSTEM A	SYSTEM	1	1	
2565.616	REVISE SIGNAL SYSTEM B	SYSTEM	1	1	
2565.616	REVISE SIGNAL SYSTEM C	SYSTEM	1	1	
2565.616	REVISE SIGNAL SYSTEM D	SYSTEM	1		1

TRAFFIC SIGNAL STANDARD PLATES

THE FOLLOWING STANDARD PLATES, APPROVED BY THE FEDERAL HIGHWAY ADMINISTRATION, SHALL APPLY ON THIS PROJECT

PLATE NO.	DESCRIPTION
* 8000J	CHANNELIZERS – TYPE A, B, C (3 SHEETS)
* 8120Q	POLE FOUNDATION (PA85)
* 8121H	TRANSFORMER BASE AND POLE BASE PLATE (2 SHEETS)
* 8122F	PEDESTAL AND PEDESTAL BASE (FOR TRAFFIC CONTROL SIGNALS SUPPORT) (2 SHEETS)
* 8123G	POLE & MAST ARM–LUMINAIRES & TRAFFIC LIGHTS ASSEMBLY (2 SHEETS)
* 8129A	SHIM AND WASHER (TRAFFIC CONTROL SIGNALS AND ROADWAY LIGHTING)

* – STANDARD PLATES APPLICABLE TO THIS PROJECT

STATE AID PROJ. 002–030–009
RAMSEY CITY PROJECT NO. 17–08

2017FYA–BASE.DWG

DRAWN BY: JMG
DESIGNER: JMG
CHECKED BY: JMG
DESIGN TEAM

NO.	BY	DATE	REVISIONS

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.
Name: John M. Gray, PE
Date: March 7, 2018 Lic. No. 22457

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PHONE: (651) 490–2000
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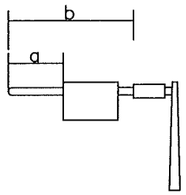
ANOKA COUNTY
CITIES OF BLAINE, RAMSEY

REVISE SIGNAL SYSTEMS "A-D"
DETAILS, STANDARD PLATES AND STATEMENT OF ESTIMATED QUANTITIES
FLASHING YELLOW ARROW MODIFICATIONS

FILE NO.
ANOKC 142726
RAMSY 142728

SIGNS FOR TRAFFIC SIGNAL SYSTEM SIGN PANELS – TYPE C (FURNISH AND INSTALL)										
SIGNAL SYSTEM	SIGN PANEL	POLE NO.	a (FT)	b (FT)	SIZE (IN)	MOUNTING BRACKET QUANTITY	MOUNTING BRACKET SPACING (1)	AREA/SIGN (SQ. FT.)	NO. REQ.	PANEL LEGEND
A	R9–3	1,2,3,4	–	–	18 x 18	①	---	2.25	6	NO PEDESTRIAN CROSSING (SYMBOL)
B	R9–3	1,5,6	–	–	18 x 18	①	---	2.25	4	NO PEDESTRIAN CROSSING (SYMBOL)
A	R10–3e	1,4,6	–	–	9 x 15	①	---	0.94	4	PEDESTRIAN INSTRUCTION SIGN (METAL)
B	R10–3e	1,2,4,5	–	–	9 x 15	①	---	0.94	6	PEDESTRIAN INSTRUCTION SIGN (METAL)
C	R10–3e	1,2,4,6	–	–	9 x 15	①	---	0.94	8	PEDESTRIAN INSTRUCTION SIGN (METAL)
A	R10–X12	1,4,5	1'	–	42 x 48	2	---	14.00	3	LEFT TURN YIELD ON FLASHING YELLOW ARROW
A	R10–X12	2	–	–	42 x 48	①	---	14.00	2	LEFT TURN YIELD ON FLASHING YELLOW ARROW
B	R10–X12	2,3,5,6	1'	–	42 x 48	2	---	14.00	4	LEFT TURN YIELD ON FLASHING YELLOW ARROW
C	R10–X12	1,2,4,6	1'	–	42 x 48	2	---	14.00	4	LEFT TURN YIELD ON FLASHING YELLOW ARROW
D	R10–X12	1,2,3,4	1'	–	42 x 48	2	---	14.00	4	LEFT TURN YIELD ON FLASHING YELLOW ARROW
TOTAL QUANTITIES								277.42	45	

SIGNS FOR TRAFFIC SIGNAL SYSTEM SIGN PANELS – TYPE C (SALVAGE AND INSTALL)						
SIGNAL SYSTEM	SIGN PANEL	POLE NO.	SIZE (IN)	MOUNTING QUANTITY	NO. REQ.	PANEL LEGEND
A	R4–7	5	24 x 30	②	1	KEEP RIGHT
A	R5–1	–	30 x 30	③	1	DO NOT ENTER
A	X4–2	5	18 x 18	②	1	HAZARD MARKER
TOTAL QUANTITIES					3	



SIGNS FOR TRAFFIC SIGNAL SYSTEM SIGN PANELS – TYPE D (SALVAGE AND INSTALL)									
SIGNAL SYSTEM	SIGN PANEL	POLE NO.	a (FT)	b (FT)	APPROX SIZE (IN)	MOUNTING BRACKET QUANTITY	MOUNTING BRACKET SPACING (1)	NO. REQ.	PANEL LEGEND
A	D–1	1	–	15'	42 x 48	2	---	1	CSAH 14 WITH DOUBLE ARROW
A	D–2	4	–	15'	42 x 48	2	---	1	CSAH 14 WITH DOUBLE ARROW
B	D–3	2	–	15'	42 x 48	2	---	1	CSAH 14 WITH DOUBLE ARROW
B	D–4	5	–	15'	42 x 48	2	---	1	CSAH 14 WITH DOUBLE ARROW
TOTAL QUANTITIES								4	

GENERAL SIGNING NOTES:

1) DIRECTIONAL ARROWS FOR ALL NEW R10–3e PEDESTRIAN PUSH BUTTON INSTRUCTION SIGNS SHALL BE DETERMINED BY CONTRACTOR BASED ON LOCATION OF PUSH BUTTONS AT THE TIME OF CONSTRUTION.
2) CORNERS EXTENDING BEYOND THE BORDER SHALL NOT BE TRIMMED.
3) FOR STRUCTURAL DETAILS OF MAST ARM MOUNTED SIGNS, SEE STANDARD SIGNS MANUAL, PAGE 105A (REVISION DATE: 7/06/07), AND SPECIAL PROVISIONS.
4) SEE STANDARD SIGNS MANUAL FOR DETAILED DRAWINGS OF TYPE C SIGN PANELS.
5) FURNISHING AND INSTALLING TYPE C SIGNS (AND SALVAGING AND REINSTALLING TYPE C AND TYPE D SIGNS) SHALL BE INCLUDED UNDER THE PAY ITEMS FOR ITEM NO. 2565 (REVISE SIGNAL SYSTEMS "A–D"). SEE SPECIAL PROVISIONS.
6) ALL NEW TYPE C SIGN PANELS SHALL BE FABRICATED USING DG3 SHEETING.
7) ① = INSTALL SIGN PANEL ON TRAFFIC SIGNAL MAST ARM POLE OR TRAFFIC SIGNAL PEDESTAL POLE.
8) ② = SALVAGE R4–7/X4–2 SIGNS FROM SIGN POST ON EAST MEDIAN AT REVISE SIGNAL SYSTEM "A" AND REINSTALL ON NEW MAST ARM POLE 5 (FACING EB TRAFFIC) (PROVIDE & INSTALL ALL REQUIRED MOUNTING HARDWARE TO MOUNT ON MAST ARM POLE) (INCIDENTAL).
9) ③ = SALVAGE AND REINSTALL R5–1 SIGN ON NEW 1–U CHANNEL POST ON EAST MEDIAN AT REVISE SIGNAL SYSTEM "A" (PROVIDE & INSTALL ALL REQUIRED SIDEWALK MOUNTING HARDWARE, SIGN PANEL AND POST MOUNTING HARDWARE, AND REMOVE AND DISPOSE OF EXISTING POST) (INCIDENTAL).
10) WHEN SALVAGING AND REINSTALLING TYPE D SIGN PANELS ON MAST ARMS AT SYSTEMS "A" AND "B", PROVIDE AND INSTALL ALL NEW MAST ARM MOUNTING HARDWARE AND BRACKETING TO ATTACH TO EACH MAST ARM (INCIDENTAL).

TRAFFIC CONTROL NOTES:

1) ITEM NO. 2565.616 FOR EACH REVISE SIGNAL SYSTEM SHALL INCLUDE ALL LABOR AND MATERIALS REQUIRED TO MAINTAIN VEHICULAR AND PEDESTRIAN TRAFFIC THROUGH EACH INTERSECTION DURING THE ENTIRE CONSTRUCTION PERIOD. THIS INCLUDES BUT IS NOT LIMITED TO: ALL REQUIRED SIGNS AND SIGN SUPPORTS ("STOP", "STOP AHEAD", "ROAD WORK AHEAD", ETC.), CONES, BARRELS, STANDARD BARRICADES, ETC. AS WELL AS SAND BAGS NEEDED TO KEEP SIGNS UPRIGHT AND VISIBLE TO ONCOMING TRAFFIC AND PEDESTRIANS AT ALL TIMES.
2) ALL TRAFFIC CONTROL DEVICES MUST CONFORM TO AND BE INSTALLED IN ACCORDANCE WITH THE "FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS" (CURRENT EDITION).
3) ALL TRAFFIC LANES MUST BE KEPT OPEN TO TRAFFIC AT ALL TIMES, EXCEPT FOR ALLOWABLE SHORT TERM LANE CLOSURES TO COMPLETE INSTALLATION OF OVERHEAD MAST ARM MOUNTED SIGNALS AND SIGNS AND FOR LOOP DETECTOR INSTALLATION WORK. SHORT TERM LANE CLOSURES ARE LIMITED TO THE HOURS OF 9:00 AM TO 3:00 PM, MONDAY THROUGH THURSDAY, UNLESS OTHERWISE APPROVED BY ENGINEER FOR THESE TIME LIMITS TO BE EXTENDED TO ACCOMMODATE IMMEDIATE WORK AT THE INTERSECTION. LONG TERM LANE CLOSURES WILL NOT BE ALLOWED.
4) CONTRACTOR MUST PROVIDE, MAINTAIN, COVER (WHEN NOT IN USE) OR TURN AWAY FROM TRAFFIC ALL REQUIRED TRAFFIC CONTROL DEVICES AT ALL TIMES. NOTE THAT ENGINEER WILL SUSPEND WORK IF REQUIRED TRAFFIC CONTROL DEVICES ARE NOT INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE FIELD MANUAL FOR THE APPROPRIATE TRAFFIC CONTROL SITUATIONS.
5) A SIGNAL SYSTEM MUST BE IN OPERATION AT EACH INTERSECTION AT ALL TIMES, EXCEPT THAT AN EXISTING SIGNAL SYSTEM MAY BE PUT IN RED FLASH (AND AN ALL–WAY STOP PROVIDED AND INSTALLED) DURING THE HOURS OF 9:00 AM TO 3:00 PM ONLY IN ORDER TO COMPLETE TRAFFIC SIGNAL REVISION WORK REQUIRING THE SIGNAL SYSTEM TO BE PLACED IN RED FLASH TO EXPEDITE CONSTRUCTION.
6) DURING ANY SIGNAL DOWN TIME, CONTRACTOR MUST PROVIDE, INSTALL, AND MAINTAIN AN ALL–WAY STOP AT THE INTERSECTION (TWO 48" STOP SIGNS AND TWO 48" STOP AHEAD SIGNS ON EACH APPROACH).
7) CONTRACTOR MUST PROVIDE TO THE ENGINEER, FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION, A DETAILED TRAFFIC CONTROL AND STAGING PLAN NOTING TRAFFIC CONTROL DEVICES TO BE USED AND THEIR PLACEMENT, DETAILS SHOWING HOW TRAFFIC WILL BE MAINTAINED DURING CONSTRUCTION, AND ESTIMATED MILESTONE DATES FOR EACH STAGE OF CONSTRUCTION. NO WORK WILL BE ALLOWED ON THE PROJECT UNTIL TRAFFIC CONTROL AND STAGING PLAN IS APPROVED BY THE ENGINEER.
8) SEE SPECIAL PROVISIONS FOR FURTHER INFORMATION REGARDING TRAFFIC CONTROL TO BE PROVIDED, INSTALLED, MAINTAINED AND REMOVED BY THE CONTRACTOR DURING THE ENTIRE PROJECT.
9) ITEM NO. 2563.610 SHALL INCLUDE ALL COSTS TO PROVIDE A POLICE OFFICER TO DIRECT TRAFFIC DURING PEAK TRAFFIC PERIODS WHERE A SIGNAL SYSTEM IS NOT YET ABLE TO BE MADE OPERATIONAL DUE TO CONTROLLER CABINET REPLACEMENT WORK THAT EXTENDS OUTSIDE OF THE ALLOWABLE 9:00 AM–3:00 PM ALL RED FLASH PERIOD, OR AT LOCATIONS WHERE OVERHEAD SIGNAL REPLACEMENT WORK IS BEING COMPLETED DURING HEAVY NON–PEAK TRAFFIC PERIODS AND THE ENGINEER DETERMINES THAT A POLICE OFFICER IS NEEDED TO SAFELY DIRECT TRAFFIC DURING THE ALL RED FLASH PERIOD.

STATE AID PROJ. 002–030–009
RAMSEY CITY PROJECT NO. 17–08

2017FYA–BASE.DWG

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DESIGNER: JMG
CHECKED BY: JMG
DESIGN TEAM

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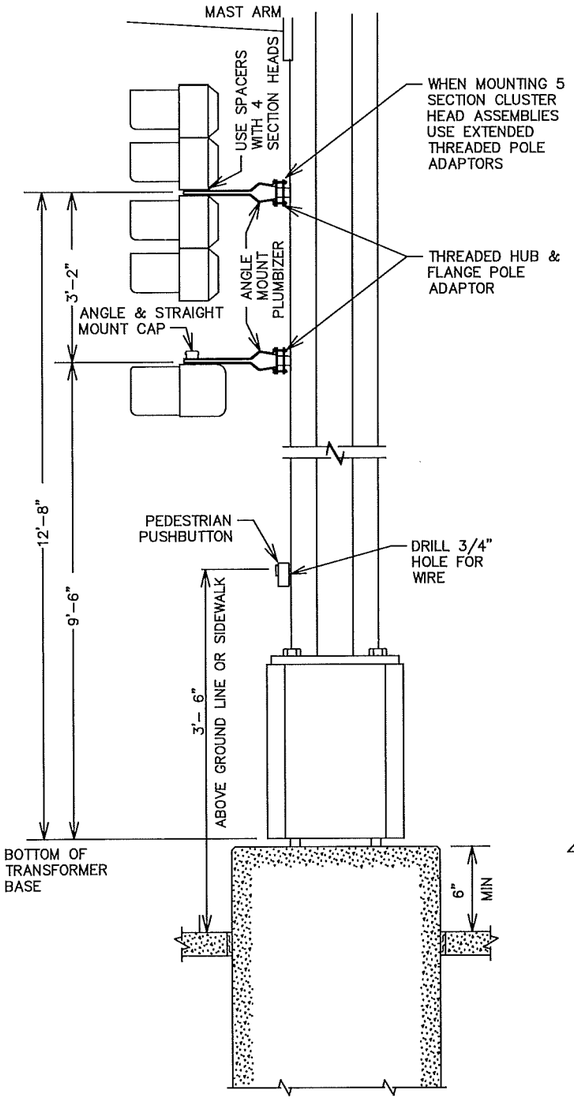
ANOKA COUNTY
CITIES OF BLAINE, RAMSEY

REVISE SIGNAL SYSTEMS 'A-D'
SIGNING AND TRAFFIC CONTROL
FLASHING YELLOW ARROW MODIFICATIONS

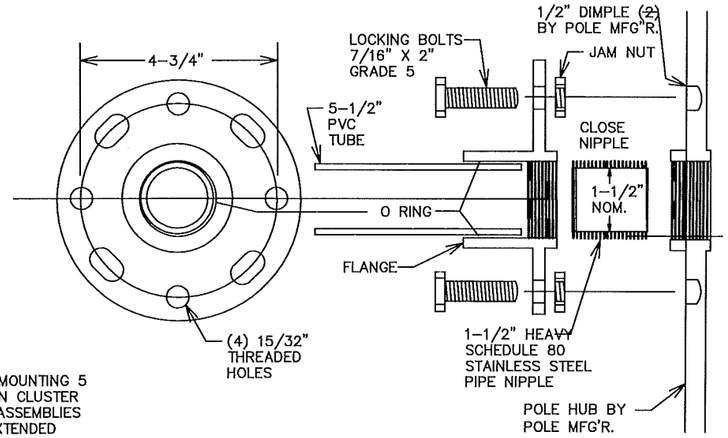
FILE NO.
ANOKC 142726
RAMSY 142728

3
24

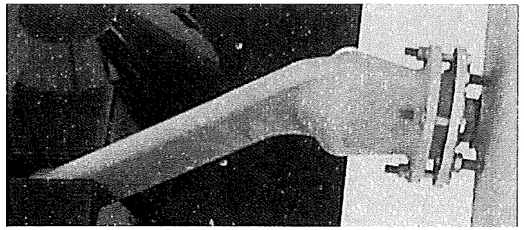


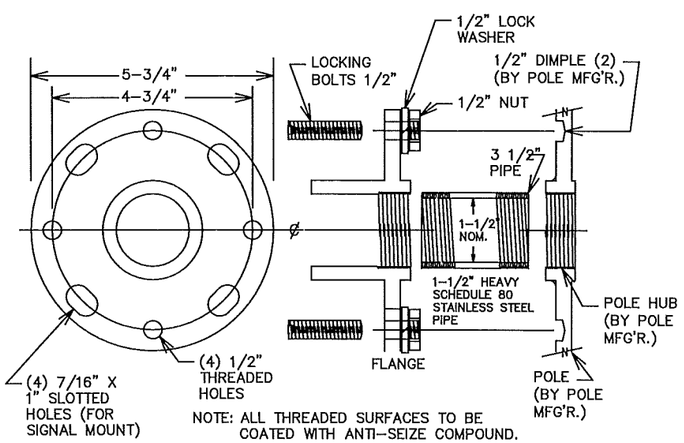
TYPICAL SIGNAL POLE MOUNTING

NOT TO SCALE



THREADED HUB AND FLANGE POLE ADAPTOR

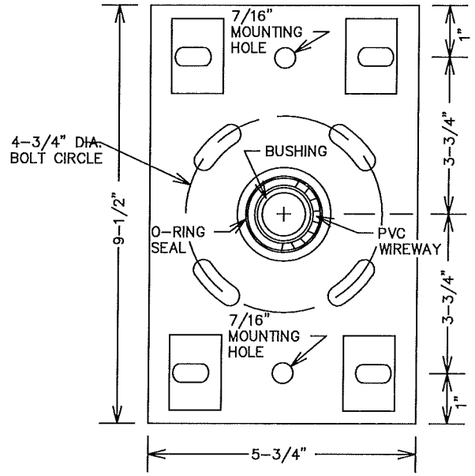




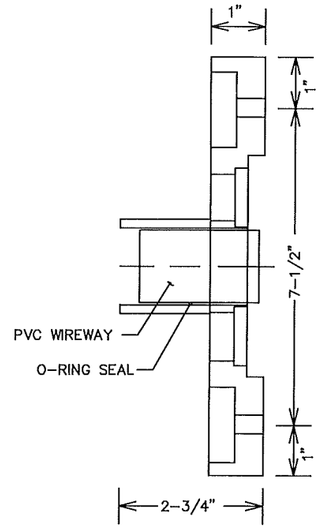
NOTE: ALL THREADED SURFACES TO BE COATED WITH ANTI-SEIZE COMPOUND.

EXTENDED THREADED POLE ADAPTER

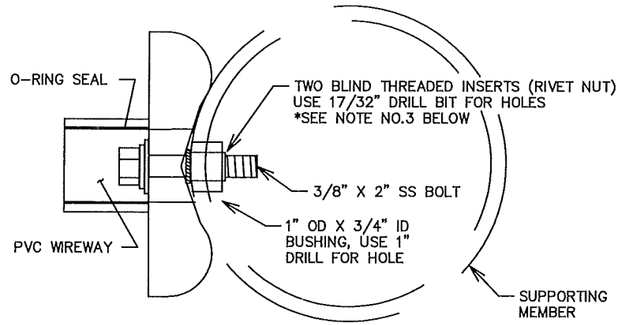
NOTES:
1. ALL THREADED SURFACES TO BE COATED WITH ANTI-SEIZE COMPOUND.
2. USE SIGNAL HEAD MOUNTED SPACERS FOR 4 SECTION POLY HEADS.
3. SEE STANDARD PLATE NUMBER 8123 FOR ADDITIONAL SIGNAL POLE DETAILS.
4. EXTENDED THREADED POLE ADAPTOR ONLY USED WITH 5 SECTION CLUSTER HEADS.



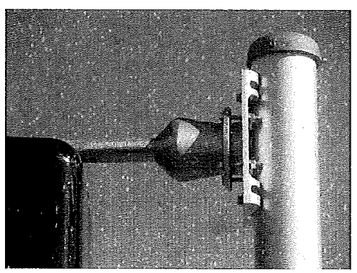
BOLT ON HUB & FLANGE



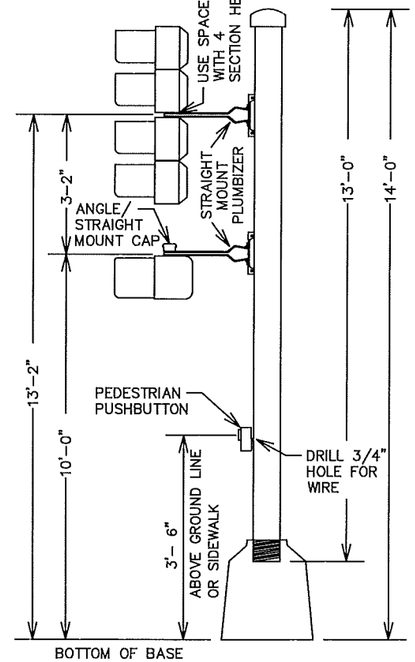
SIDE VIEW



TOP VIEW



NOTES:
1. ALL THREADED SURFACES TO BE COATED WITH ANTI-SEIZE COMPOUND.
2. USE SIGNAL HEAD MOUNTED SPACERS FOR 4 SECTION POLY HEADS.
3. BLIND THREADED INSERTS (RIVET NUT) MUST BE INSERTED USING MANUFACTURERS SPECIFIC INSERTION TOOL. NO OTHER METHOD IS ACCEPTABLE.
4. SEE STANDARD PLATE NUMBER 8122 FOR ADDITIONAL PEDESTAL POLE DETAILS.



TYPICAL PEDESTAL MOUNTING

NOT TO SCALE

STATE AID PROJ. 002-030-009
RAMSEY CITY PROJECT NO. 17-08

2017FYA-BASE.DWG

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DESIGNER: JMG
CHECKED BY: JMG
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ANOKA COUNTY
CITIES OF BLAINE, RAMSEY

REVISE SIGNAL SYSTEMS 'A-D'
ONE-WAY POLE MOUNT DETAILS
FLASHING YELLOW ARROW MODIFICATIONS

FILE NO.
ANOKC 142726
RAMSY 142728

4
24

PVC LOOP DETECTORS				
NUMBER	SIZE (FT.)	LOCATION	FUNCTION	STATUS
D1–1	2–6x6	10' & 40'	1	1
D1–2	2–6x6	–5' & 25'	1	2
D2–1, D2–2, D2–3	6x6	250'	1	INPLACE
D3–1, D7–1	2–6x6	20' & 50'	1	3
D3–2, D7–2	2–6x6	5' & 35'	7	4
D4–1, D4–2	6x6	120'	3,8	INPLACE
D4–3, D8–3	6x6	5'	7	INPLACE
D4–4, D8–4	2–6x6	5' & 20'	1	INPLACE
D5–1, D5–2	2–6x6	10' & 40'	1	1
D5–3, D5–4	2–6x6	–5' & 25'	1	2
D6–1, D6–2	6x6	250'	1	INPLACE
D8–1, D8–2	6x6	120'	3,8	INPLACE

LOCATION = DISTANCE FROM STOP BAR TO FRONT OF DETECTOR.

NOTE: WHEN INSTALLING NEW LOOP DETECTORS D1–2, D3–1, D3–2, D5–3, D5–4, D7–1 AND D7–2, ENSURE THAT ALL EXISTING LOOP DETECTOR ROADWAY CONDUITS (TO D1–1, D3–1, D3–2, D4–3, D4–4, D5–1, D5–2, D7–1, D7–2, D8–3 AND D8–4) ARE EXACTLY LOCATED & PROTECTED DURING NEW LOOP INSTALLATION. ANY DAMAGE TO THESE EXISTING LOOP DETECTORS (ALL CONDUITS, WIRING, SPLICE KITS) DUE TO CONTRACTOR LOOP DETECTOR INSTALLATION WORK WILL REQUIRE THE CONTRACTOR TO FULLY REPLACE THE DAMAGED PVC LOOP DETECTORS ALL AT NO EXPENSE TO THE COUNTY.

LOOP DETECTORS FUNCTIONS:

1) CALL AND EXTEND
3) EXTEND ONLY
7) DELAYED CALL, IMMEDIATE EXTEND
8) CARRY OVER (STRETCH)

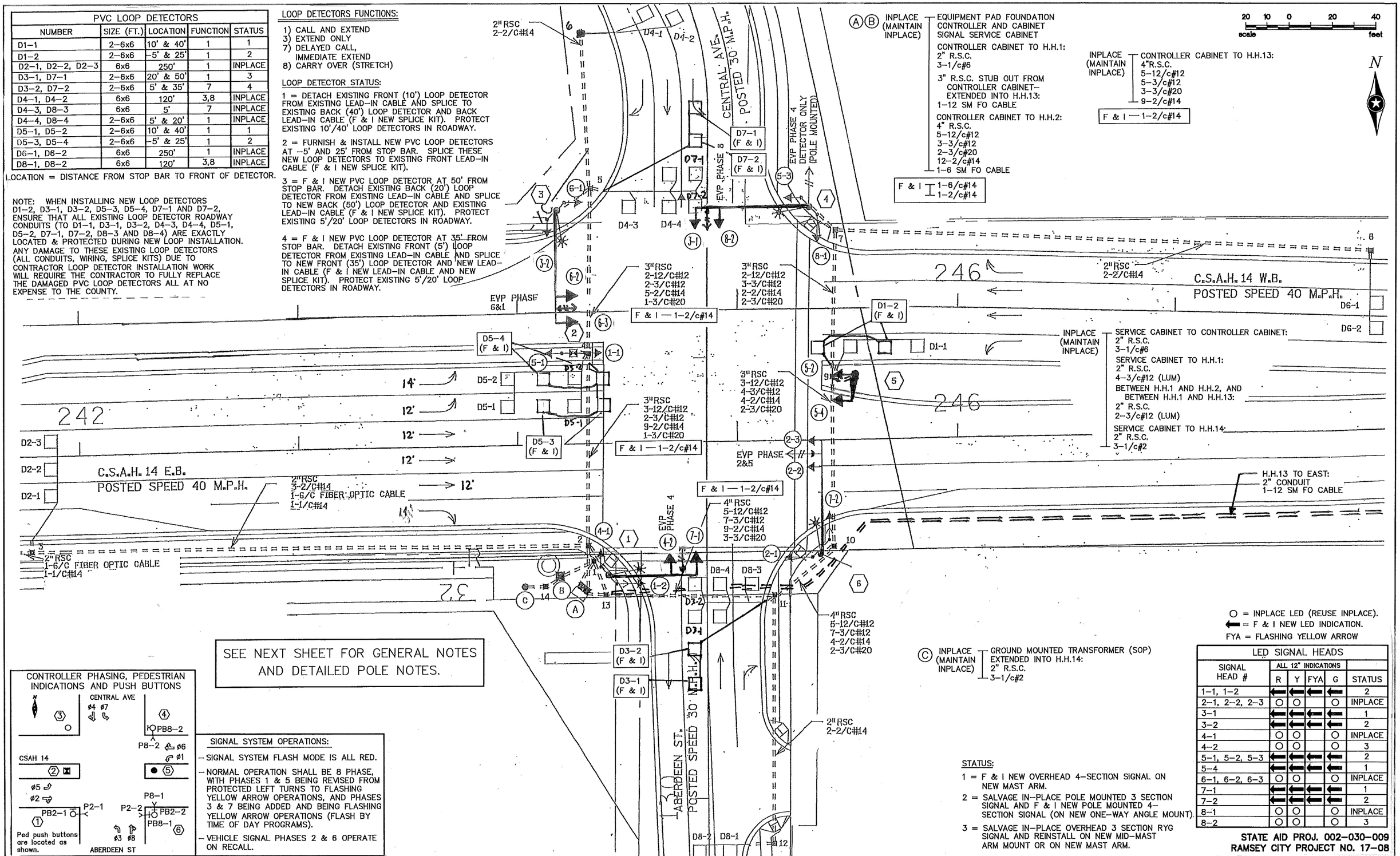
LOOP DETECTOR STATUS:

1 = DETACH EXISTING FRONT (10') LOOP DETECTOR FROM EXISTING LEAD–IN CABLE AND SPLICE TO EXISTING BACK (40') LOOP DETECTOR AND BACK LEAD–IN CABLE (F & I NEW SPLICE KIT). PROTECT EXISTING 10'/40' LOOP DETECTORS IN ROADWAY.

2 = FURNISH & INSTALL NEW PVC LOOP DETECTORS AT –5' AND 25' FROM STOP BAR. SPLICE THESE NEW LOOP DETECTORS TO EXISTING FRONT LEAD–IN CABLE (F & I NEW SPLICE KIT).

3 = F & I NEW PVC LOOP DETECTOR AT 50' FROM STOP BAR. DETACH EXISTING BACK (20') LOOP DETECTOR FROM EXISTING LEAD–IN CABLE AND SPLICE TO NEW BACK (50') LOOP DETECTOR AND EXISTING LEAD–IN CABLE (F & I NEW SPLICE KIT). PROTECT EXISTING 5'/20' LOOP DETECTORS IN ROADWAY.

4 = F & I NEW PVC LOOP DETECTOR AT 35' FROM STOP BAR. DETACH EXISTING FRONT (5') LOOP DETECTOR FROM EXISTING LEAD–IN CABLE AND SPLICE TO NEW FRONT (35') LOOP DETECTOR AND NEW LEAD–IN CABLE (F & I NEW LEAD–IN CABLE AND NEW SPLICE KIT). PROTECT EXISTING 5'/20' LOOP DETECTORS IN ROADWAY.



SEE NEXT SHEET FOR GENERAL NOTES AND DETAILED POLE NOTES.

CONTROLLER PHASING, PEDESTRIAN INDICATIONS AND PUSH BUTTONS

SIGNAL SYSTEM OPERATIONS:

– SIGNAL SYSTEM FLASH MODE IS ALL RED.

– NORMAL OPERATION SHALL BE 8 PHASE, WITH PHASES 1 & 5 BEING REVISED FROM PROTECTED LEFT TURNS TO FLASHING YELLOW ARROW OPERATIONS, AND PHASES 3 & 7 BEING ADDED AND BEING FLASHING YELLOW ARROW OPERATIONS (FLASH BY TIME OF DAY PROGRAMS).

– VEHICLE SIGNAL PHASES 2 & 6 OPERATE ON RECALL.

○ = INPLACE LED (REUSE INPLACE).
⬅ = F & I NEW LED INDICATION.
FYA = FLASHING YELLOW ARROW

LED SIGNAL HEADS					
SIGNAL HEAD #	ALL 12" INDICATIONS R	Y	FYA	G	STATUS
1–1, 1–2	⬅	⬅	⬅	⬅	2
2–1, 2–2, 2–3	○	○		○	INPLACE
3–1	⬅	⬅	⬅	⬅	1
3–2	⬅	⬅	⬅	⬅	2
4–1	○	○		○	INPLACE
4–2	○	○		○	3
5–1, 5–2, 5–3	⬅	⬅	⬅	⬅	2
5–4	⬅	⬅	⬅	⬅	1
6–1, 6–2, 6–3	○	○		○	INPLACE
7–1	⬅	⬅	⬅	⬅	1
7–2	⬅	⬅	⬅	⬅	2
8–1	○	○		○	INPLACE
8–2	○	○		○	3

STATUS:

1 = F & I NEW OVERHEAD 4–SECTION SIGNAL ON NEW MAST ARM.

2 = SALVAGE IN–PLACE POLE MOUNTED 3 SECTION SIGNAL AND F & I NEW POLE MOUNTED 4–SECTION SIGNAL (ON NEW ONE–WAY ANGLE MOUNT).

3 = SALVAGE IN–PLACE OVERHEAD 3 SECTION RYG SIGNAL AND REINSTALL ON NEW MID–MAST ARM MOUNT OR ON NEW MAST ARM.

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RAMSEY CITY PROJECT NO. 17–08

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ANOKA COUNTY
CITY OF BLAINE

REVISE SIGNAL SYSTEM "A"
INTERSECTION LAYOUT
CSAH 14 (125TH AVE) AT ABERDEEN ST/CENTRAL AVE

FILE NO. ANOKC 142726

5/24

NOTES:

1) ALL ITEMS OF THIS SIGNAL SYSTEM ARE INPLACE AND SHALL BE REUSED AND MAINTAINED INPLACE, UNLESS OTHERWISE NOTED ON PLANS.
2) ALL HANDHOLES ARE PVC HANDHOLES WITH METAL FRAMES AND COVERS AND ARE INPLACE (REUSE AND MAINTAIN INPLACE).
3) ALL PEDESTRIAN SIGNAL HEADS ARE ONE-SECTION LED "HAND/WALKING PERSON" COUNTDOWN TIMER INDICATIONS AND ARE INPLACE (REUSE AND MAINTAIN INPLACE).
4) ALL LOOP DETECTORS ARE INPLACE AND SHALL BE REUSED AND MAINTAINED INPLACE AND OPERATIONAL, EXCEPT AS FOLLOWS: CONTRACTOR SHALL FURNISH AND INSTALL NEW LOOP DETECTORS D1-2, D3-1, D3-2, D5-3, D5-4, D7-1, AND D7-2 IN PVC PER DETAILS INCLUDED ELSEWHERE IN THESE PLANS. LOOP DETECTOR WIRES FOR NEW LOOP DETECTORS SHALL BE CROSS-LINKED POLY-ETHYLENE (XLP) #12 AWG IN 3/4" NMC. SEE SPECIAL PROVISIONS.
5) ANY DAMAGE TO INPLACE TRAFFIC SIGNAL FACILITIES (CONDUIT, CABLES, HANDHOLES, SIGNAL POLES, ETC.), DUE TO TRAFFIC SIGNAL REVISION WORK, SHALL BE REPAIRED BY CONTRACTOR TO SATISFACTION OF THE ENGINEER, AT NO EXPENSE TO THE COUNTY.
6) CONTRACTOR SHALL MAINTAIN OPERATION OF THE SIGNAL SYSTEM AT ALL TIMES, EXCEPT AS OTHERWISE APPROVED BY ENGINEER.
7) ALL NEW VEHICULAR SIGNAL HEADS SHALL HAVE BACKGROUND SHIELDS FURNISHED & INSTALLED BY CONTRACTOR. ALL INPLACE VEHICULAR SIGNAL HEADS BEING REUSED AS PART OF REVISE SIGNAL SYSTEM "A" HAVE BACKGROUND SHIELDS (REUSE AND MAINTAIN INPLACE).
8) LOCATION OF NEW FOUNDATION AND LOOP DETECTORS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
9) F & I = NEW, FURNISH AND INSTALL.
   S & I = INPLACE, SALVAGE AND INSTALL.
10) SEE SPECIAL PROVISIONS FOR COUNTY FURNISHED MATERIALS TO BE INSTALLED AND MADE OPERATIONAL BY CONTRACTOR.
11) ALL NEW VEHICULAR SIGNAL HOUSINGS, BACKGROUND SHIELDS AND VISORS SHALL BE FABRICATED USING BLACK POLYCARBONATE MATERIALS. SEE SPECIAL PROVISIONS.
12) SEE SPECIAL PROVISIONS REGARDING NEW TYPE C SIGN PANELS TO BE FURNISHED AND INSTALLED BY CONTRACTOR (INCLUDED AS PART OF PAY ITEM FOR "REVISE SIGNAL SYSTEM A").
13) ALL MEDIAN CONCRETE REMOVAL AND REINSTALLATION (ESTIMATED TO INCLUDE APPROXIMATELY 180 SQ.FT. OF 4" CONCRETE), AND SIGN/POST RELOCATION WORK (2 SETS OF SIGNS) REQUIRED TO BE COMPLETED BY CONTRACTOR TO ACCOMMODATE NEW MAST ARM POLE FOUNDATION INSTALLATION & PEDESTAL FOUNDATION REMOVAL WORK ON EAST MEDIAN IS INCIDENTAL.

(1)

INPLACE (MAINTAIN INPLACE)
- PA90 POLE FOUNDATION
- TYPE PA90-A-D40-9 MAST ARM POLE (DAVIT AT 350 DEG)
- LUMINAIRE-250 W HPS
- 1-ONE WAY SIGNAL-POLE MOUNTED 225 DEG (4-1)
- 1-SET CD PED SIGNALS-POLE MOUNTED 45 DEG (P2-1)
- 1-PEDESTRIAN PUSH BUTTON (PB2-1)
- EXTENDED INTO H.H.2:
- 3" R.S.C.
- 2-12/c#12
- 2-3/c#12
- 1-3/c#20
- 1-3/c#12 (LUM)

INPLACE (REMOVE)
- 30-FOOT MAST ARM
- ONE WAY SIGNAL AND MOUNT-POLE MOUNTED 45 DEG (OLD 1-2)
- 1-PED PB INSTRUCTION SIGN (R10-4b)
- 1-R9-3 SIGN-FACING POLE 2
- R10-12 SIGN PANEL-OVERHEAD

INPLACE (S & I)
- ONE WAY SIGNAL-OVERHEAD AT 10' (4-2)
- ONE WAY EVP DETECTOR AND LIGHT-OVERHEAD AT 6' (ø4,7)
- TYPE D SIGN PANEL-OVERHEAD AT 15' (D-1)

F & I
- 40-FOOT MAST ARM (WITH MID-MAST ARM MOUNT AT 10')
- 1-ONE WAY SIGNAL AND ANGLE MOUNT-OVERHEAD AT 0' (NEW 7-1)
- 1-STRAIGHT MOUNT-OVERHEAD AT 10' (FOR 4-2)
- 1-ONE WAY SIGNAL AND ANGLE MOUNT-POLE MOUNTED 45 DEG (NEW 1-2)
- 1-PED PB INSTRUCTION SIGN (R10-3e)
- 1-R9-3 (NO PED XING) SIGN-FACING POLE 2
- R10-X12 SIGN PANEL-ADJACENT TO 7-1
- 1-6/c#14

(2)

INPLACE (MAINTAIN INPLACE)
- PEDESTAL FOUNDATION
- EXTENDED INTO H.H.4:
- 3" R.S.C.
- 1-12/c#12

INPLACE (REMOVE)
- 13' PEDESTAL POLE, BASE, AND WIND COLLAR
- 2-ONE WAY SIGNALS-POLE MOUNTED (OLD 1-1, 5-1)
- 2-R9-3 SIGNS-POLE MOUNTED

F & I
- 15' PEDESTAL POLE, BASE, AND WIND COLLAR
- 2-ONE WAY SIGNALS AND STRAIGHT MOUNTS (NEW 1-1, 5-1)
- 2-R9-3 (NO PED XING) SIGNS-FACING POLES 1 AND 3
- 2-R10-X12 SIGN PANELS-POLE MOUNTED (BELOW 1-1, 5-1)

(3)

INPLACE (MAINTAIN INPLACE)
- PA100 POLE FOUNDATION
- TYPE PA100-A-50-D40-9 (DAVIT AT 350 DEG)
- LUMINAIRE-250 W HPS
- 2-ONE WAY SIGNALS-OVERHEAD AT 0' (6-3) AND 12' (6-2)
- 1-ONE WAY SIGNAL-POLE MOUNTED 225 DEG (6-1)
- TYPE D SIGN PANEL-OVERHEAD AT 15'
- ONE WAY EVP DETECTOR AND LIGHT AT 6' (ø6,1)
- EXTENDED INTO H.H.5:
- 3" R.S.C.
- 2-12/c#12
- 1-3/c#12
- 1-3/c#20
- 1-3/c#12 (LUM)

INPLACE (REMOVE)
- ONE WAY SIGNAL AND MOUNT-POLE MOUNTED 45 DEG (OLD 8-4)
- 2-R9-3 SIGNS-POLE MOUNTED

F & I
- 1-ONE WAY SIGNAL AND ANGLE MOUNT-POLE MOUNTED 45 DEG (NEW 3-2)
- 2-R9-3 (NO PED XING) SIGNS-FACING POLES 2 AND 4

(4)

INPLACE (MAINTAIN INPLACE)
- PA100 POLE FOUNDATION
- TYPE PA100-A-D40-9 MAST ARM POLE (DAVIT AT 350 DEG)
- LUMINAIRE-250 W HPS
- 1-ONE WAY SIGNAL-POLE MOUNTED 225 DEG (8-1)
- 1-SET CD PED SIGNALS-POLE MOUNTED 225 DEG (P8-2)
- 1-PEDESTRIAN PUSH BUTTON
- ONE WAY EVP DETECTOR-POLE MOUNTED 135 DEG (ø4,7)
- EXTENDED INTO H.H.7:
- 3" R.S.C.
- 2-12/c#12
- 2-3/c#12
- 2-3/c#20
- 1-3/c#12 (LUM)

INPLACE (REMOVE)
- 45-FOOT MAST ARM
- ONE WAY SIGNAL AND MOUNT-OVERHEAD AT 0' (OLD 8-3)
- ONE WAY SIGNAL AND MOUNT-POLE MOUNTED 45 DEG (OLD 5-3)
- 1-PED PB INSTRUCTION SIGN (R10-4b)
- 1-R9-3 SIGN-FACING POLE 3
- R10-12 SIGN PANEL-OVERHEAD

INPLACE (S & I)
- ONE WAY SIGNAL-OVERHEAD AT 11' (8-2)
- ONE WAY EVP DETECTOR AND LIGHT-OVERHEAD AT 6' (ø8,3)
- TYPE D SIGN PANEL-OVERHEAD AT 15' (D-2)

F & I
- 50-FOOT MAST ARM (WITH MID-MAST ARM MOUNT AT 11')
- 1-ONE WAY SIGNAL AND ANGLE MOUNT-OVERHEAD AT 0' (NEW 3-1)
- 1-STRAIGHT MOUNT-OVERHEAD AT 11' (FOR 8-2)
- 1-ONE WAY SIGNAL AND ANGLE MOUNT-POLE MOUNTED 45 DEG (NEW 5-3)
- 1-PED PB INSTRUCTION SIGN (R10-3e)
- 1-R9-3 (NO PED XING) SIGN-FACING POLE 3
- R10-X12 SIGN PANEL-ADJACENT TO 3-1

(5)

INPLACE (REMOVE)
- PEDESTAL FOUNDATION
- PEDESTAL POLE AND BASE
- 1-ONE WAY SIGNAL-POLE MOUNTED (OLD 5-2)
- 3"R.S.C. INTO H.H.9

INPLACE (S & I)
- R4-7 (24"x30") AND X4-2 (18"x18") SIGN PANELS- REMOVE FROM MEDIAN MOUNTED SIGN POST AND REINSTALL ON MAST ARM POLE (FACING EB TRAFFIC) (REMOVE SIGN POST)
- 1-12/c#12
- 1-3/c#12

F & I
- PA85 POLE FOUNDATION
- TYPE PA85-A-10
- 1-ONE WAY SIGNAL AND ANGLE MOUNT-OVERHEAD AT 0' (NEW 5-4)
- 1-ONE WAY SIGNAL AND ANGLE MOUNT-POLE MOUNTED 90 DEG (FACING EB TRAFFIC) (NEW 5-2)
- R10-X12 SIGN PANEL-ADJACENT TO 5-4
- 3" R.S.C. INTO H.H.9

(6)

INPLACE (MAINTAIN INPLACE)
- PA100 POLE FOUNDATION
- TYPE PA100-A-50-D40-9 (DAVIT AT 350 DEG)
- LUMINAIRE-250 W HPS
- 2-ONE WAY SIGNALS-OVERHEAD AT 0' (2-3) AND 12' (2-2)
- 1-ONE WAY SIGNAL--POLE MOUNTED 225 DEG (2-1)
- 2-SETS CD PED SIGNALS-POLE MOUNTED 45 DEG (P8-1) AND 225 DEG (P2-2)
- 2-PEDESTRIAN PUSH BUTTONS
- TYPE D SIGN PANEL-OVERHEAD AT 15'
- ONE WAY EVP DETECTOR AND LIGHT AT 6' (ø2,5)
- EXTENDED INTO H.H.10:
- 3" R.S.C.
- 2-12/c#12
- 2-3/c#12
- 1-3/c#20
- 1-3/c#12 (LUM)

INPLACE (REMOVE)
- ONE WAY SIGNAL AND MOUNT-POLE MOUNTED 45 DEG (OLD 4-3)
- 2-PED INSTRUCTION SIGNS (R10-4b)

F & I
- 1-ONE WAY SIGNAL AND ANGLE MOUNT-POLE MOUNTED 45 DEG (NEW 7-2)
- 2-PED INSTRUCTION SIGNS (R10-3e)

STATE AID PROJ. 002-030-009
RAMSEY CITY PROJECT NO. 17-08

2017FYA-BASE.DWG

DRAWN BY: JMG
DESIGNER: JMG
CHECKED BY: JMG
DESIGN TEAM

NO.	BY	DATE	REVISIONS

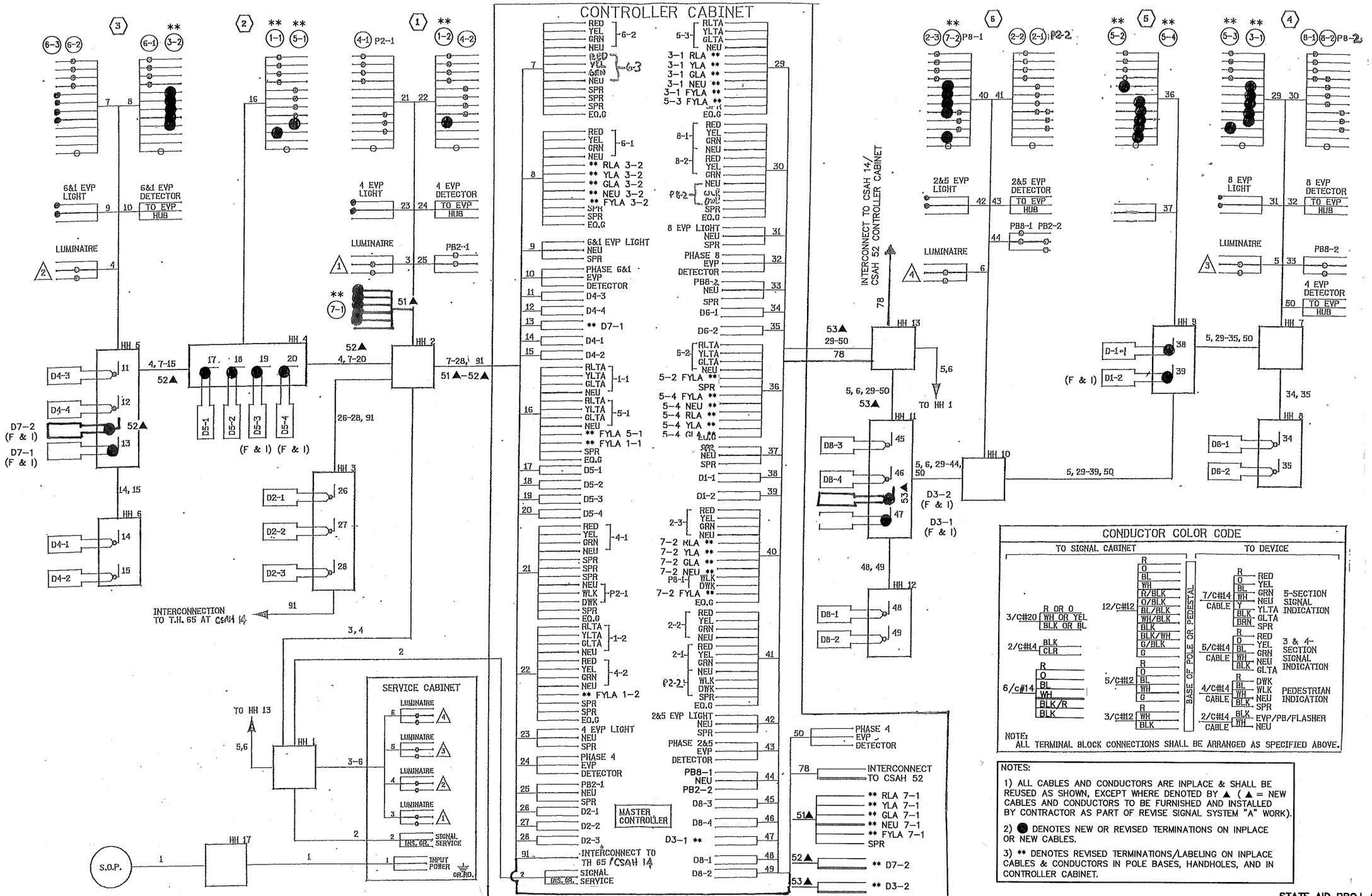
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
Name: John M. Gray, PE
Date: March 7, 2018 Lic. No. 22457

SEH
PHONE: (651) 490-2000
3535 VADNAIS CENTER DR.
ST. PAUL, MN 55110

ANOKA COUNTY
CITY OF BLAINE

REVISE SIGNAL SYSTEM "A"
POLE, CABINET AND GENERAL NOTES
CSAH 14 (125TH AVE) AT ABERDEEN ST/CENTRAL AVE

FILE NO. ANOKC 142726



CONDUCTOR COLOR CODE

TO SIGNAL CABINET		TO DEVICE	
3/C#20	R OR O / WH OR YEL / BLK OR BL	12/C#12	R, O, BL, WH, G/BLK, O/BLK, BL/BLK, WH/BLK, BLK, BLK/WH, G/BLK, O
2/C#14	BLK / CLR	5/C#12	R, O, BL, WH, G
6/c#14	R, O, BL, WH, BLK/R, BLK	3/C#12	R, WH, BLK
BASE OF POLE OR PEDESTAL			
7/C#14 CABLE		R RED; O YEL; BL GRN; WH NEU; Y YLTA; BLK GLTA; BRN SPR	5-SECTION SIGNAL INDICATION
5/C#14 CABLE		R RED; O YEL; BL GRN; WH NEU; BLK GLTA	3 & 4-SECTION SIGNAL INDICATION
4/C#14 CABLE		R DWK; BL WLK; WH NEU; BLK SPR	PEDESTRIAN INDICATION
2/C#14 CABLE	BLK WH	NEU	EVP/PB/FLASHER

NOTE:
ALL TERMINAL BLOCK CONNECTIONS SHALL BE ARRANGED AS SPECIFIED ABOVE.

NOTES:

1) ALL CABLES AND CONDUCTORS ARE INPLACE & SHALL BE REUSED AS SHOWN, EXCEPT WHERE DENOTED BY ▲ (▲ = NEW CABLES AND CONDUCTORS TO BE FURNISHED AND INSTALLED BY CONTRACTOR AS PART OF REVISE SIGNAL SYSTEM "A" WORK).

2) ● DENOTES NEW OR REVISED TERMINATIONS ON INPLACE OR NEW CABLES.

3) ** DENOTES REVISED TERMINATIONS/LABELING ON INPLACE CABLES & CONDUCTORS IN POLE BASES, HANDHOLES, AND IN CONTROLLER CABINET.

STATE AID PROJ. 002-030-009
RAMSEY CITY PROJECT NO. 17-08

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Date: March 7, 2018
Name: John M. Gray, PE
Lic. No. 22457

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ANOKA COUNTY
CITY OF BLAINE

REVISE SIGNAL SYSTEM "A"
FIELD WIRING DIAGRAM
CSAH 14 (125TH AVE) AT ABERDEEN ST/CENTRAL AVE

FILE NO. ANOKC 142726

7/24

LOOP DETECTOR CHART

NUMBER	SIZE (FT)	LOCATION	FUNCTION
D1-1,D1-2	6X6	10'&40'	1
D2-1,D2-2,D2-3	6X6	250'	1
D4-1,D4-2	6X6	120'	3,8
D4-3	6X6	5'	7
D4-4,D4-5	2-6X6	5'&20'	1
D5-1,D5-2	6X6	40'	1
D5-3,D5-4	6X6	10'	1
D6-1,D6-2	6X6	250'	1
D8-1, D8-2	6X6	120'	3,8
D8-3	6X6	5'	7
D8-4, D8-5	2-6X6	5'&20'	1

-LOCATION IS DISTANCE FROM STOP LINE TO FRONT OF LOOP DETECTOR IN FEET.
-ALL LOOP DETECTORS SHALL BE N.M.C.

LOOP DETECTORS FUNCTIONS:
1. CALL AND EXTEND.
2. CALL ONLY.
3. EXTEND ONLY.
4. CALL ONLY DENSITY.
5. DELAYED CALL ONLY.
6. DELAYED CALL ONLY DENSITY
7. DELAYED CALL-IMMEDIATE EXTEND.
8. CARRY OVER (STRETCH).
9. ADVISORY DETECTOR.
10. SAMPLING DETECTOR
11. SPECIAL DETECTOR.

(B) SERVICE CABINET
CABINET FOUNDATION
EXTEND INTO HH 14:
2" RSC
3-1/C#2
EXTEND INTO HH 1:
2" RSC
METERED SIGNAL SERVICE
3-1/C#6
METERED LUMINAIRE SERVICE
4-3/C#12
BETWEEN HH 1 AND HH 2:
2" RSC
2-3/C#12
BETWEEN HH 1 AND HH 13:
2" RSC
2-3/C#12

(1) PA90 POLE FOUNDATION
TYPE PA90-A-30-D40-9 (DAVIT AT 350°)
1-ONE WAY SIGNAL OVERHEAD
(0' FROM THE END OF MASTARM)
2-ONE WAY SIGNALS POLE MOUNTED AT 45/225°
1-PEDESTRIAN INDICATION POLE MOUNTED AT 45°
ONE WAY EVP DETECTOR AND CONFIRMATORY LIGHT
LUMINAIRE 250W HPS
TYPE D SIGN
1-PEDESTRIAN PUSH BUTTON AND SIGN
(R10-4b) (1EA. LEFT)
1-(R9-3a) SIGN FACING POLE 2
EXTEND INTO HH 2:
3"RSC
2-12/C#12
3-3/C#12
1-3/C#20

(2) 13' PEDESTAL AND BASE
PEDESTAL FOUNDATION
2-ONE WAY SIGNALS POLE MOUNTED
AT 0° AND 180°
2-(R9-3a) SIGNS FACING POLES 1&3
EXTEND INTO HH 4:
3"RSC
1-12/C#12

(3) PA100 POLE FOUNDATION
TYPE PA100-A-50-D40-9 (DAVIT AT 350°)
2-ONE WAY SIGNALS OVERHEAD (0'/11'
FROM THE END OF MASTARM)
2-ONE WAY SIGNALS POLE MOUNTED AT 45/225°
ONE WAY EVP DETECTOR AND CONFIRMATORY LIGHT
LUMINAIRE 250W HPS
TYPE D SIGN
2-(R9-3a) SIGNS FACING POLES 2&4
EXTEND INTO HH 5:
3"RSC
3-12/C#12
2-3/C#12
1-3/C#20

(4) PA100 POLE FOUNDATION
TYPE PA100-A-45-D40-9 (DAVIT AT 350°)
2-ONE WAY SIGNALS OVERHEAD
(0' & 11' FROM THE END OF MASTARM)
2-ONE WAY SIGNALS POLE MOUNTED AT 45° AND 225°
1-PEDESTRIAN INDICATION POLE MOUNTED AT 225°
ONE WAY EVP DETECTOR AND CONFIRMATORY LIGHT
ONE WAY EVP DETECTOR ONLY PHASE 4 (POLE MOUNTED 135°)
LUMINAIRE 250W HPS
TYPE D SIGN
1-PEDESTRIAN PUSH BUTTONS AND SIGNS
(R10-4b) (1EA. RIGHT)
1-(R9-3a) SIGN FACING POLE 3
EXTEND INTO HH 7:
3"RSC
2-12/C#12
3-3/C#12
2-3/C#20

(5) 13' PEDESTAL AND BASE
PEDESTAL FOUNDATION
1-ONE WAY SIGNAL POLE MOUNTED AT 0°
EXTEND INTO HH 9:
3"RSC
1-12/C#12
1-3/C#12

(6) PA100 POLE FOUNDATION
TYPE PA100-A-50-D40-9 (DAVIT AT 350°)
2-ONE WAY SIGNALS OVERHEAD
(0' AND 11' FROM THE END OF MASTARM)
2-ONE WAY SIGNALS POLE MOUNTED AT 45° AND 225°
2-PEDESTRIAN INDICATIONS POLE MOUNTED AT 45/225°
ONE WAY EVP DETECTOR AND CONFIRMATORY LIGHT
LUMINAIRE 250W HPS
TYPE D SIGN
2-PEDESTRAIN PUSH BUTTONS AND SIGNS
2 (R10-4b)(1 EA. LEFT AND RIGHT)
EXTEND INTO HH 10:
3"RSC
2-12/C#12
3-3/C#12
1-3/C#20

(A) CONTROLLER CABINET, CONTROLLER AND MASTER CONTROLLER
CABINET FOUNDATION
3/4" PVC CONDUIT STUBBED OUT (CAPPED AT BOTH ENDS
2-3" RSC STUBBED OUT (THREADED AND CAPPED BOTH ENDS)
EXTEND INTO HH 1:
METERED SIGNAL SERVICE
2" RSC
3-1/C#6
EXTEND INTO HH 2:
4"RSC
5-12/C#12
3-3/C#12
12-2/C#14
2-3/C#20
1-6/C FIBER OPTIC CABLE
1-1/C#14
EXTEND INTO HH 13:
4"RSC
5-12/C#12
5-3/C#12
9-2/C#14
3-3/C#20

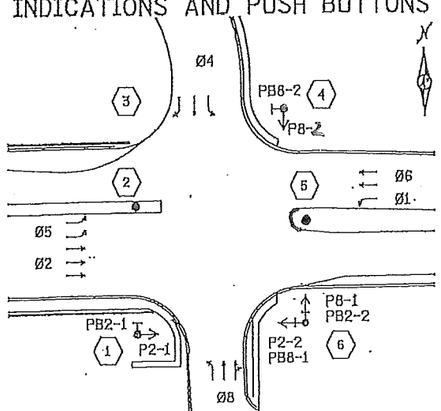
(B) SERVICE CABINET
CABINET FOUNDATION
EXTEND INTO HH 14:
2"RSC
3-1/C#2

(C) S.O.P. GROUND MOUNTED TRANSFORMER
CONNEXUS ENERGY
EXTEND INTO HH 14:
2"RSC
3-1/C#2

CABINET TO H.H.13:
3" R.S.C. (USED STUB OUT)
1-12 SM FO CABLE

H.H.13 TO EAST:
2" CONDUIT
1-12 SM FO CABLE

CONTROLLER PHASING, PEDESTRIAN INDICATIONS AND PUSH BUTTONS



PEDESTRIAN PUSH BUTTONS SHALL BE LOCATED AS SHOWN ABOVE

SIGNAL SYSTEM OPERATION

- THE SIGNAL SYSTEM FLASH MODE IS ALL RED.
- NORMAL OPERATION IS 6 PHASE, WITH PHASES 1 AND 5 BEING PROTECTED LEFT TURN PHASES.

SIGNAL FACES

FACE	R	Y	G
1-1,1-2	◀	◀	◀
2-1,2-2,2-3	●	●	●
4-1,4-2,4-3	●	●	●
5-1,5-2,5-3	◀	◀	◀
6-1,6-2, 6-3	●	●	●
8-1,8-2,8-3,8-4	●	●	●

-ALL SIGNAL INDICATIONS SHALL BE 12"
-ALL SIGNAL INDICATIONS SHALL BE LED
-ALL SIGNAL FACES SHALL HAVE A BACKGROUND SHIELD

NOTE: THIS PLAN SHEET IS BEING PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

STATE AID PROJ. 002-030-009
RAMSEY CITY PROJECT NO. 17-08

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scale feet

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DRAWN BY: JMG				
DESIGNER: JMG				
CHECKED BY: JMG				
DESIGN TEAM	NO.	BY	DATE	REVISIONS

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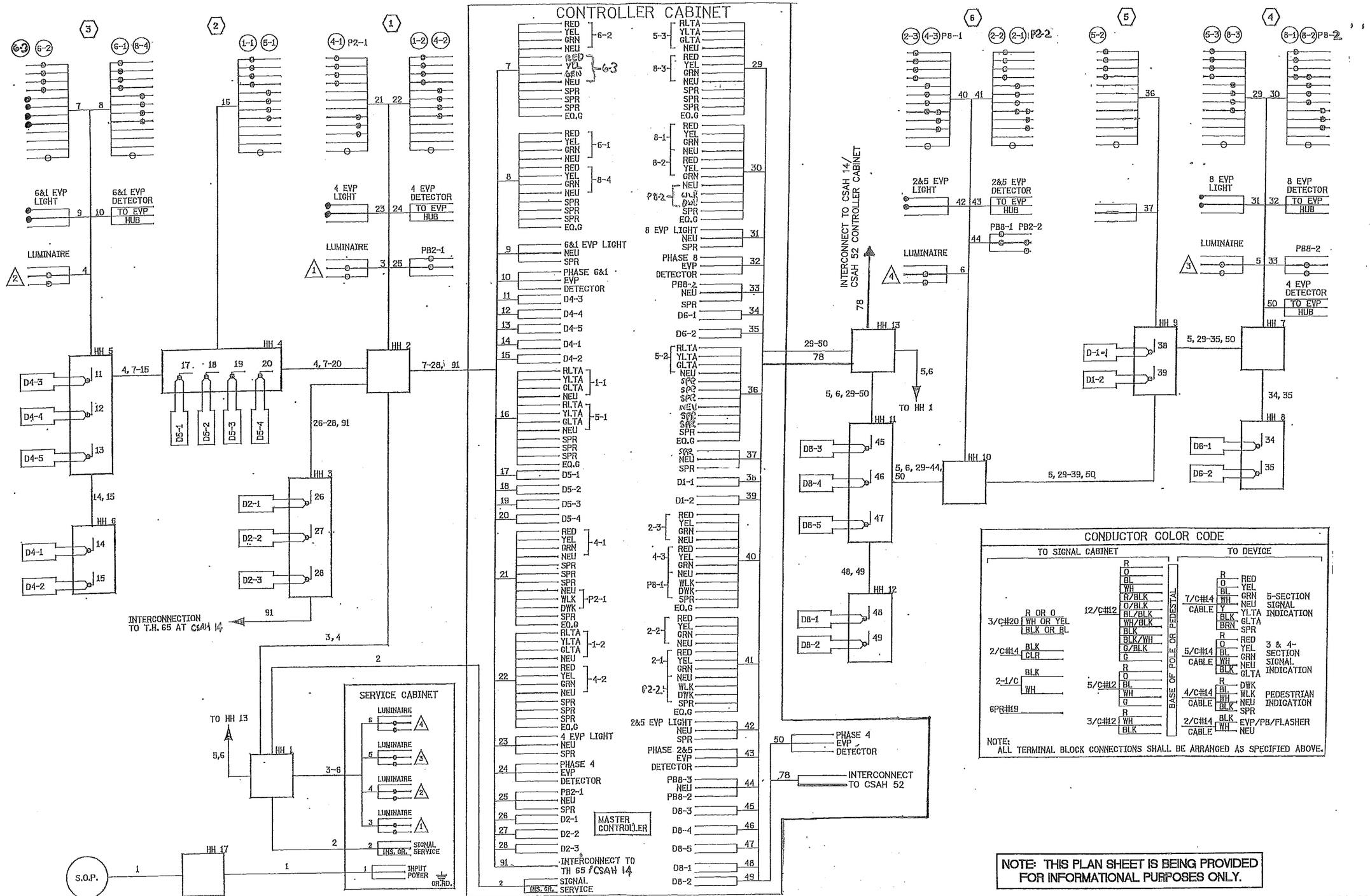
ANOKA COUNTY
CITY OF BLAINE

INPLACE SIGNAL SYSTEM 'A'
FOR INFORMATION ONLY
C8AH 14 (125TH AVE) AT ABERDEEN ST/CENTRAL AVE

FILE NO.
ANOKC 142726

8
24



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ANOKA COUNTY
CITY OF BLAINE

INPLACE SIGNAL SYSTEM "A"
FOR INFORMATION ONLY
CSAH 14 (125TH AVE) AT ABERDEEN ST/CENTRAL AVE

FILE NO.
ANOKC 142726

9
24

PVC LOOP DETECTORS				
NUMBER	SIZE (FT.)	LOCATION	FUNCTION	STATUS
D1–1	2–6x6	10' & 40'	1	1
D1–2	2–6x6	–5' & 25'	1	2
D2–1, D2–2	6x6	250'	1	INPLACE
D3–1, D7–1	2–6x6	20' & 50'	1	3
D3–2, D7–2	2–6x6	5' & 35'	7	4
D4–1, D4–2	6x6	120'	3,8	INPLACE
D4–3, D8–3	6x6	5'	7	INPLACE
D4–4, D8–4	2–6x6	5' & 20'	1	INPLACE
D5–1	2–6x6	10' & 40'	1	1
D5–2	2–6x6	–5' & 25'	1	2
D6–1, D6–2, D6–3	6x6	250'	1	INPLACE
D8–1, D8–2	6x6	120'	3,8	INPLACE

LOCATION = DISTANCE FROM STOP BAR TO FRONT OF DETECTOR.

NOTE: WHEN INSTALLING NEW LOOP DETECTORS D1–2, D3–1, D3–2, D5–2, D7–1 AND D7–2, ENSURE THAT ALL EXISTING LOOP DETECTOR ROADWAY CONDUITS (TO D1–1, D3–1, D3–2, D4–3, D4–4, D5–1, D7–1, D7–2, D8–3 AND D8–4) ARE EXACTLY LOCATED AND PROTECTED DURING NEW LOOP INSTALLATION. ANY DAMAGE TO THESE EXISTING LOOP DETECTORS (ALL CONDUITS, WIRING, SPLICE KITS) DUE TO CONTRACTOR LOOP DETECTOR INSTALLATION WORK WILL REQUIRE THE CONTRACTOR TO FULLY REPLACE THE DAMAGED PVC LOOP DETECTORS ALL AT NO EXPENSE TO THE COUNTY.

LOOP DETECTORS FUNCTIONS:

1) CALL AND EXTEND
3) EXTEND ONLY
7) DELAYED CALL, IMMEDIATE EXTEND
8) CARRY OVER (STRETCH)

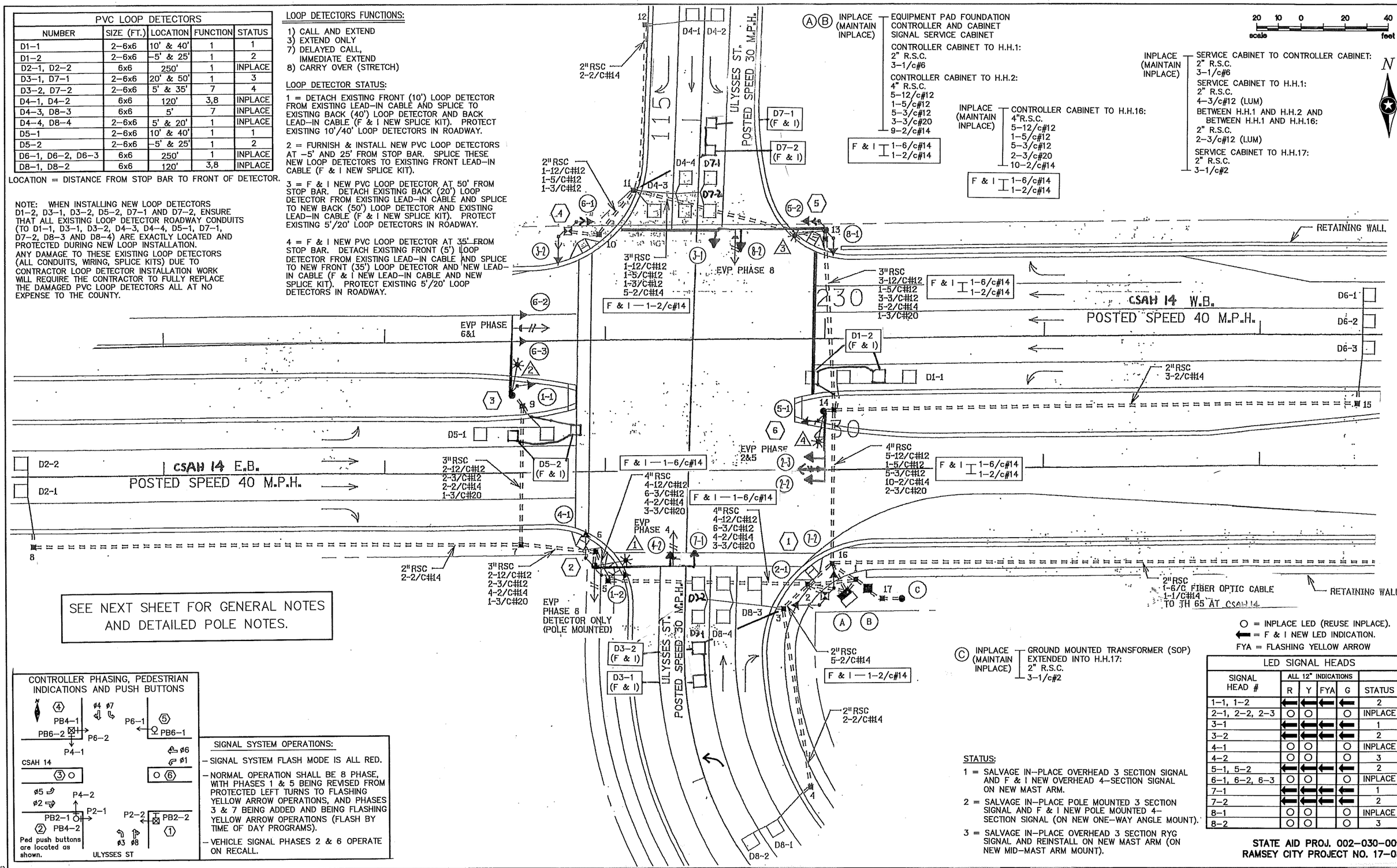
LOOP DETECTOR STATUS:

1 = DETACH EXISTING FRONT (10') LOOP DETECTOR FROM EXISTING LEAD–IN CABLE AND SPLICE TO EXISTING BACK (40') LOOP DETECTOR AND BACK LEAD–IN CABLE (F & I NEW SPLICE KIT). PROTECT EXISTING 10'/40' LOOP DETECTORS IN ROADWAY.

2 = FURNISH & INSTALL NEW PVC LOOP DETECTORS AT –5' AND 25' FROM STOP BAR. SPLICE THESE NEW LOOP DETECTORS TO EXISTING FRONT LEAD–IN CABLE (F & I NEW SPLICE KIT).

3 = F & I NEW PVC LOOP DETECTOR AT 50' FROM STOP BAR. DETACH EXISTING BACK (20') LOOP DETECTOR FROM EXISTING LEAD–IN CABLE AND SPLICE TO NEW BACK (50') LOOP DETECTOR AND EXISTING LEAD–IN CABLE (F & I NEW SPLICE KIT). PROTECT EXISTING 5'/20' LOOP DETECTORS IN ROADWAY.

4 = F & I NEW PVC LOOP DETECTOR AT 35' FROM STOP BAR. DETACH EXISTING FRONT (5') LOOP DETECTOR FROM EXISTING LEAD–IN CABLE AND SPLICE TO NEW FRONT (35') LOOP DETECTOR AND NEW LEAD–IN CABLE (F & I NEW LEAD–IN CABLE AND NEW SPLICE KIT). PROTECT EXISTING 5'/20' LOOP DETECTORS IN ROADWAY.



SEE NEXT SHEET FOR GENERAL NOTES AND DETAILED POLE NOTES.

CONTROLLER PHASING, PEDESTRIAN INDICATIONS AND PUSH BUTTONS

SIGNAL SYSTEM OPERATIONS:

- SIGNAL SYSTEM FLASH MODE IS ALL RED.
- NORMAL OPERATION SHALL BE 8 PHASE, WITH PHASES 1 & 5 BEING REVISED FROM PROTECTED LEFT TURNS TO FLASHING YELLOW ARROW OPERATIONS, AND PHASES 3 & 7 BEING ADDED AND BEING FLASHING YELLOW ARROW OPERATIONS (FLASH BY TIME OF DAY PROGRAMS).
- VEHICLE SIGNAL PHASES 2 & 6 OPERATE ON RECALL.

STATUS:

1 = SALVAGE IN–PLACE OVERHEAD 3 SECTION SIGNAL AND F & I NEW OVERHEAD 4–SECTION SIGNAL ON NEW MAST ARM.

2 = SALVAGE IN–PLACE POLE MOUNTED 3 SECTION SIGNAL AND F & I NEW POLE MOUNTED 4–SECTION SIGNAL (ON NEW ONE–WAY ANGLE MOUNT).

3 = SALVAGE IN–PLACE OVERHEAD 3 SECTION RYG SIGNAL AND REINSTALL ON NEW MAST ARM (ON NEW MID–MAST ARM MOUNT).

O = INPLACE LED (REUSE INPLACE).
⬅ = F & I NEW LED INDICATION.
FYA = FLASHING YELLOW ARROW

LED SIGNAL HEADS					
SIGNAL HEAD #	ALL 12" INDICATIONS R	Y	FYA	G	STATUS
1–1, 1–2	⬅	⬅	⬅	⬅	2
2–1, 2–2, 2–3	O	O		O	INPLACE
3–1	⬅	⬅	⬅	⬅	1
3–2	⬅	⬅	⬅	⬅	2
4–1	O	O		O	INPLACE
4–2	O	O		O	3
5–1, 5–2	⬅	⬅	⬅	⬅	2
6–1, 6–2, 6–3	O	O		O	INPLACE
7–1	⬅	⬅	⬅	⬅	1
7–2	⬅	⬅	⬅	⬅	2
8–1	O	O		O	INPLACE
8–2	O	O		O	3

STATE AID PROJ. 002–030–009
RAMSEY CITY PROJECT NO. 17–08

DRAWN BY: JMG
DESIGNER: JMG
CHECKED BY: JMG
DESIGN TEAM

NO.	BY	DATE	REVISIONS

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.
Name: John M. Gray, PE
Date: March 7, 2018 Lic. No. 22457

SEH
PHONE: (651) 490–2000
3535 VADNAIS CENTER DR.
ST. PAUL, MN 55110

ANOKA COUNTY
CITY OF BLAINE

REVISE SIGNAL SYSTEM 'B'
INTERSECTION LAYOUT
CSAH 14 (125TH AVE) AT ULYSSES STREET

FILE NO. ANOKC 142726

10/24

2017FYA–BASE.DWG

NOTES:

1) ALL ITEMS OF THIS SIGNAL SYSTEM ARE INPLACE AND SHALL BE REUSED AND MAINTAINED INPLACE, UNLESS OTHERWISE NOTED ON PLANS.
2) ALL HANDHOLES ARE PVC HANDHOLES WITH METAL FRAMES AND COVERS AND ARE INPLACE (REUSE AND MAINTAIN INPLACE).
3) CONTRACTOR SHALL REMOVE ALL INPLACE "HAND/WALKING PERSON" LENSES FROM EXISTING ONE-SECTION McCAIN PEDESTRIAN SIGNAL HOUSINGS, AND SHALL FURNISH AND INSTALL NEW COUNTDOWN TIMER LED "HAND/WALKING PERSON" LENSES IN THEIR PLACE (REUSE HOUSINGS AND VISORS AS DENOTED IN THE PLANS). SEE SPECIAL PROVISIONS.
4) ALL LOOP DETECTORS ARE INPLACE AND SHALL BE REUSED AND MAINTAINED INPLACE AND OPERATIONAL, EXCEPT AS FOLLOWS: CONTRACTOR SHALL FURNISH AND INSTALL NEW LOOP DETECTORS D1-2, D3-1, D3-2, D5-2, D7-1, AND D7-2 IN PVC PER DETAILS INCLUDED ELSEWHERE IN THESE PLANS. LOOP DETECTOR WIRES FOR NEW LOOP DETECTORS SHALL BE CROSS-LINKED POLY-ETHYLENE (XLP) #12 AWG IN 3/4" NMC. SEE SPECIAL PROVISIONS.
5) ANY DAMAGE TO INPLACE TRAFFIC SIGNAL FACILITIES (CONDUIT, CABLES, HANDHOLES, SIGNAL POLES, ETC.), DUE TO TRAFFIC SIGNAL REVISION WORK, SHALL BE REPAIRED BY CONTRACTOR TO SATISFACTION OF THE ENGINEER, AT NO EXPENSE TO THE COUNTY.
6) CONTRACTOR SHALL MAINTAIN OPERATION OF THE SIGNAL SYSTEM AT ALL TIMES, EXCEPT AS OTHERWISE APPROVED BY ENGINEER.
7) ALL NEW VEHICULAR SIGNAL HEADS SHALL HAVE BACKGROUND SHIELDS FURNISHED & INSTALLED BY CONTRACTOR. ALL INPLACE VEHICULAR SIGNAL HEADS BEING REUSED AS PART OF REVISE SIGNAL SYSTEM "B" HAVE BACKGROUND SHIELDS (REUSE AND MAINTAIN INPLACE).
8) LOCATION OF NEW LOOP DETECTORS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
9) F & I = NEW, FURNISH AND INSTALL.
   S & I = INPLACE, SALVAGE AND INSTALL.
10) SEE SPECIAL PROVISIONS FOR COUNTY FURNISHED MATERIALS TO BE INSTALLED AND MADE OPERATIONAL BY CONTRACTOR.
11) ALL NEW VEHICULAR SIGNAL HOUSINGS, BACKGROUND SHIELDS AND VISORS SHALL BE FABRICATED USING BLACK POLYCARBONATE MATERIALS. SEE SPECIAL PROVISIONS.
12) SEE SPECIAL PROVISIONS REGARDING NEW TYPE C SIGN PANELS TO BE FURNISHED AND INSTALLED BY CONTRACTOR (INCLUDED AS PART OF PAY ITEM FOR "REVISE SIGNAL SYSTEM B").

⟨1⟩ INPLACE (MAINTAIN INPLACE)
- PEDESTAL FOUNDATION
- 13' PEDESTAL POLE, BASE, WIND COLLAR
- 1-ONE WAY SIGNAL-POLE MOUNTED (2-1)
- 1-SET CD PED SIGNALS-POLE MOUNTED (P2-2)
- 1-PEDESTRIAN PUSH BUTTON
- 2-R6-1 SIGN PANELS-POLE MOUNTED
- EXTENDED INTO H.H.2:
- 3" R.S.C.
- 1-12/c#12
- 1-5/c#12
- 1-3/c#12

INPLACE (REMOVE)
- ONE WAY SIGNAL AND MOUNT-POLE MOUNTED (OLD 4-3)
- 1-"HAND/WALKING PERSON" LENS
- 1-PED PB INSTRUCTION SIGN (R10-4b)
- 1-R9-3 SIGN-FACING POLE 6

F & I
- 1-ONE WAY SIGNAL AND STRAIGHT MOUNT-POLE MOUNTED (NEW 7-2)
- 1-SET LED CD "HAND/WALKING PERSON" LENS (FOR P2-2)
- 1-PED PB INSTRUCTION SIGN (R10-3e)
- 1-R9-3 (NO PED XING) SIGN-FACING POLE 6

⟨2⟩ INPLACE (MAINTAIN INPLACE)
- PA100 POLE FOUNDATION
- TYPE PA100-A-D40-9 MAST ARM POLE (DAVIT AT 350 DEG)
- LUMINAIRE-250 W HPS
- 1-ONE WAY SIGNAL-POLE MOUNTED 225 DEG (4-1)
- 2-SETS CD PED SIGNALS-POLE MOUNTED 45/225 DEG (P2-1, P4-2)
- 2-PEDESTRIAN PUSH BUTTONS
- ONE WAY EVP DETECTOR-POLE MOUNTED 135 DEG (ø8,3)
- EXTENDED INTO H.H.6:
- 3" R.S.C.
- 2-12/c#12
- 3-3/c#12
- 2-3/c#20
- 1-3/c#12 (LUM)

INPLACE (REMOVE)
- 40-FOOT MAST ARM
- ONE WAY SIGNAL AND MOUNT-POLE MOUNTED 45 DEG (OLD 1-2)
- 2-"HAND/WALKING PERSON" LENSES
- 2-PED PB INSTRUCTION SIGNS (R10-4b)
- R10-12 SIGN PANEL-OVERHEAD

INPLACE (S & I)
- ONE WAY SIGNAL-OVERHEAD AT 11' (4-2)
- ONE WAY EVP DETECTOR AND LIGHT-OVERHEAD AT 6' (ø4,7)
- TYPE D SIGN PANEL-OVERHEAD AT 15' (D-3)

F & I
- 45-FOOT MAST ARM (WITH MID-MAST ARM MOUNT AT 11')
- 1-ONE WAY SIGNAL AND ANGLE MOUNT-OVERHEAD AT 0' (NEW 7-1)
- 1-STRAIGHT MOUNT-OVERHEAD AT 11' (FOR 4-2)
- 1-ONE WAY SIGNAL AND ANGLE MOUNT-POLE MOUNTED 45 DEG (NEW 1-2)
- 2-SETS LED CD "HAND/WALKING PERSON" LENSES (FOR P2-1, P4-2)
- 2-PED PB INSTRUCTION SIGNS (R10-3e)
- R10-X12 SIGN PANEL-ADJACENT TO 7-1
- 1-6/c#14

⟨3⟩ INPLACE (MAINTAIN INPLACE)
- PA90 POLE FOUNDATION
- TYPE PA90-A-35-D40-9 (DAVIT AT 10 DEG)
- LUMINAIRE-250 W HPS
- 2-ONE WAY SIGNALS-OVERHEAD AT 0' AND 11' (6-2, 6-3)
- LUMINAIRE-250 W HPS
- ONE WAY EVP DETECTOR AND LIGHT AT 6' (ø6,1)
- TYPE D SIGN PANEL-OVERHEAD AT 20'
- EXTENDED INTO H.H.9:
- 3" R.S.C.
- 2-12/c#12
- 1-3/c#12
- 1-3/c#20
- 1-3/c#12 (LUM)

INPLACE (REMOVE) — ONE WAY SIGNAL AND MOUNT-POLE MOUNTED 45 DEG (OLD 1-1)

F & I
- 1-ONE WAY SIGNAL AND ANGLE MOUNT-POLE MOUNTED 45 DEG (NEW 1-1) (MOUNT SIGNAL HEAD SO THAT MOUNT IS BETWEEN YELLOW AND FYLA INDICATIONS, SO THAT POST MOUNTED "KEEP RIGHT" SIGN DOES NOT BLOCK SIGNAL INDICATIONS)
- R10-X12 SIGN PANEL - INSTALL EITHER ABOVE SIGNAL HEAD 1-1 OR ON MAST ARM CLOSE TO POLE

⟨4⟩ INPLACE (MAINTAIN INPLACE)
- PEDESTAL FOUNDATION
- 13' PEDESTAL POLE, BASE, WIND COLLAR
- 1-ONE WAY SIGNAL-POLE MOUNTED (6-1)
- 2-SETS CD PED SIGNALS-POLE MOUNTED (P4-1, P6-2)
- 2-PEDESTRIAN PUSH BUTTONS
- 2-R6-1 SIGN PANELS-POLE MOUNTED
- EXTENDED INTO H.H.10:
- 3" R.S.C.
- 1-12/c#12
- 1-5/c#12
- 2-3/c#12

INPLACE (REMOVE)
- ONE WAY SIGNAL AND MOUNT-POLE MOUNTED (OLD 8-3)
- 2-"HAND/WALKING PERSON" LENSES
- 2-PED PB INSTRUCTION SIGNS (R10-4b)

F & I
- 1-ONE WAY SIGNAL AND STRAIGHT MOUNT-POLE MOUNTED (NEW 3-2) (MOUNT SIGNAL HEAD SO THAT MOUNT IS BETWEEN YELLOW AND FYLA INDICATIONS, SO THAT PED SIGNAL HEAD P4-1 IS NOT IMPACTED)
- 2-SETS LED CD "HAND/WALKING PERSON" LENSES (FOR P4-1, P6-2)
- 2-PED PB INSTRUCTION SIGNS (R10-3e)

⟨5⟩ INPLACE (MAINTAIN INPLACE)
- PA100 POLE FOUNDATION
- TYPE PA100-A-D40-9 MAST ARM POLE (DAVIT AT 350 DEG)
- LUMINAIRE-250 W HPS
- 1-ONE WAY SIGNAL-POLE MOUNTED 225 DEG (8-1)
- 1-SET CD PED SIGNALS-POLE MOUNTED 45 DEG (P6-1)
- 1-PEDESTRIAN PUSH BUTTON
- EXTENDED INTO H.H.13:
- 3" R.S.C.
- 2-12/c#12
- 2-3/c#12
- 1-3/c#20
- 1-3/c#12 (LUM)

INPLACE (REMOVE)
- 45-FOOT MAST ARM
- ONE WAY SIGNAL AND MOUNT-POLE MOUNTED 45 DEG (OLD 5-2)
- 1-"HAND/WALKING PERSON" LENS
- 1-PED PB INSTRUCTION SIGN (R10-4b)
- 1-R9-3 SIGN-FACING POLE 6
- R10-12 SIGN PANEL-OVERHEAD

INPLACE (S & I)
- ONE WAY SIGNAL-OVERHEAD AT 11' (8-2)
- ONE WAY EVP DETECTOR AND LIGHT-OVERHEAD AT 6' (ø8,3)
- TYPE D SIGN PANEL-OVERHEAD AT 15' (D-4)

F & I
- 50-FOOT MAST ARM (WITH MID-MAST ARM MOUNT AT 11')
- 1-ONE WAY SIGNAL AND ANGLE MOUNT-OVERHEAD AT 0' (NEW 3-1)
- 1-STRAIGHT MOUNT-OVERHEAD AT 11' (FOR 8-2)
- 1-ONE WAY SIGNAL AND ANGLE MOUNT-POLE MOUNTED 45 DEG (NEW 5-2)
- 1-SET LED CD "HAND/WALKING PERSON" LENSES (FOR P6-1)
- 1-PED PB INSTRUCTION SIGN (R10-3e)
- 1-R9-3 (NO PED XING) SIGN-FACING POLE 6
- R10-X12 SIGN PANEL-ADJACENT TO 3-1
- 1-6/c#14

⟨6⟩ INPLACE (MAINTAIN INPLACE)
- PA85 POLE FOUNDATION
- TYPE PA85-A-30-D40-9 (DAVIT AT 10 DEG)
- LUMINAIRE-250 W HPS
- 2-ONE WAY SIGNALS-OVERHEAD AT 0' AND 11' (2-2, 2-3)
- LUMINAIRE-250 W HPS
- ONE WAY EVP DETECTOR AND LIGHT AT 6' (ø2,5)
- TYPE D SIGN PANEL-OVERHEAD AT 15'
- EXTENDED INTO H.H.14:
- 3" R.S.C.
- 2-12/c#12
- 1-3/c#12
- 1-3/c#20
- 1-3/c#12 (LUM)

INPLACE (REMOVE)
- ONE WAY SIGNAL AND MOUNT-POLE MOUNTED 45 DEG (OLD 5-1)
- 2-R9-3 SIGNS-FACING POLES 1 AND 5

F & I
- 1-ONE WAY SIGNAL AND ANGLE MOUNT-POLE MOUNTED 45 DEG (NEW 5-1) (MOUNT SIGNAL HEAD SO THAT MOUNT IS BETWEEN YELLOW AND FYLA INDICATIONS, SO THAT POST MOUNTED "KEEP RIGHT" SIGN DOES NOT BLOCK SIGNAL INDICATIONS)
- 2-R9-3 (NO PED XING) SIGNS-FACING POLES 1 AND 5
- R10-X12 SIGN PANEL - INSTALL EITHER ABOVE SIGNAL HEAD 5-1 OR ON MAST ARM CLOSE TO POLE

STATE AID PROJ. 002-030-009
RAMSEY CITY PROJECT NO. 17-08

2017FYA-BASE.DWG

DRAWN BY: JMG
DESIGNER: JMG
CHECKED BY: JMG
DESIGN TEAM

NO.	BY	DATE	REVISIONS

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.
Date: March 7, 2018 Name: John M. Gray, PE Lic. No. 22457

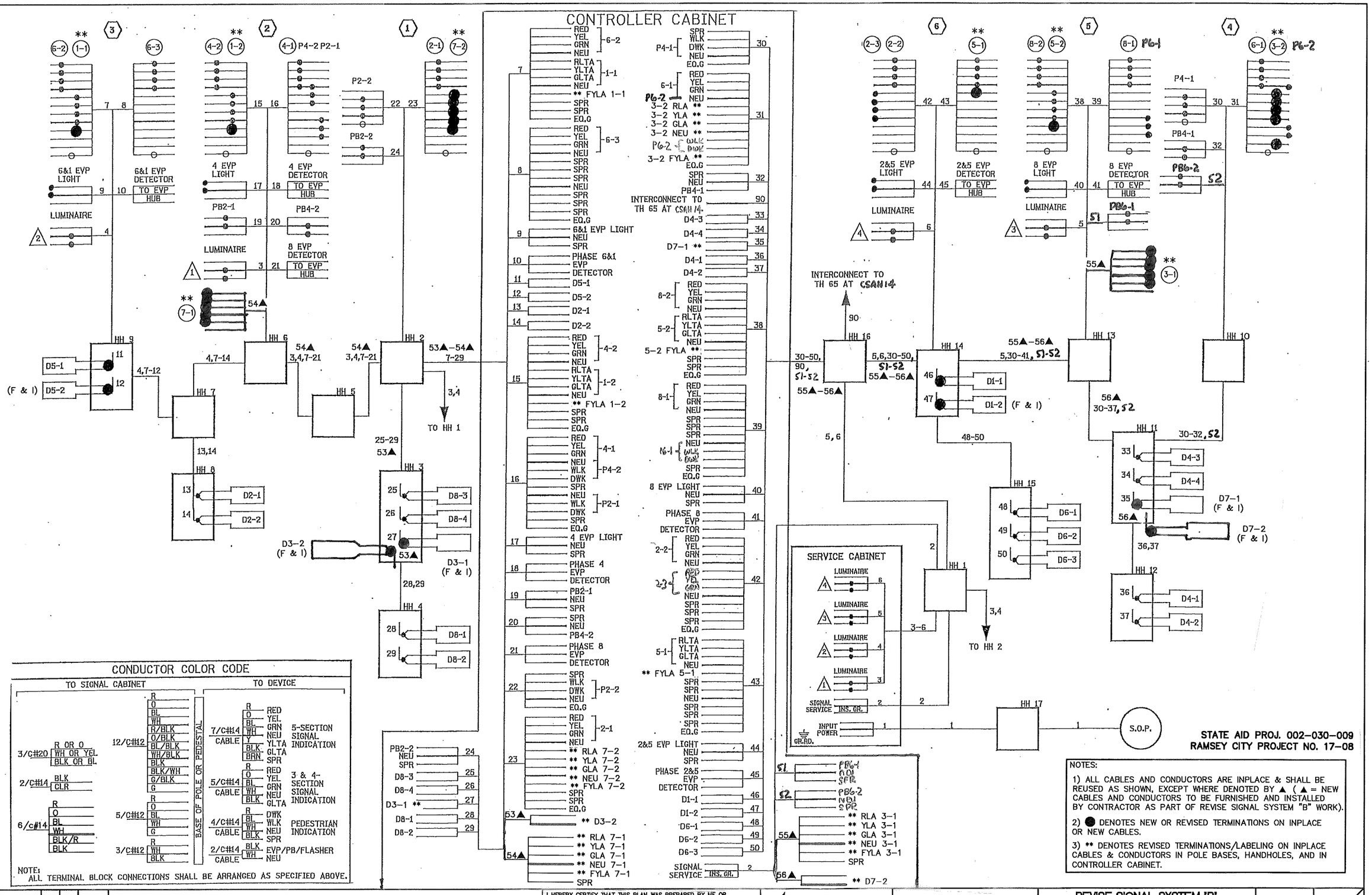
SEH
PHONE: (651) 490-2000
3535 VADNAIS CENTER DR.
ST. PAUL, MN 55110

ANOKA COUNTY
CITY OF BLAINE

REVISE SIGNAL SYSTEM "B"
POLE, CABINET AND GENERAL NOTES
CSAH 14 (125TH AVE) AT ULYSSES STREET

FILE NO. ANOKC 142726

11/24



CONDUCTOR COLOR CODE

TO SIGNAL CABINET / TO DEVICE

TO SIGNAL CABINET		TO DEVICE		
3/C#20 R OR O / WH OR YEL / BLK OR BL	12/C#12	7/C#14 CABLE	R RED, O YEL, BL GRN, WH NEU, Y YLTA, BLK GLTA, BRN SPR	5-SECTION SIGNAL INDICATION
2/C#14 BLK / CLR	5/C#12	5/C#14 CABLE	R RED, O YEL, BL GRN, WH NEU, BLK GLTA	3 & 4-SECTION SIGNAL INDICATION
6/C#14 R, O, BL, WH, BLK/R, BLK	5/C#12	4/C#14 CABLE	R DWK, BL WLK, WH NEU, BLK SPR	PEDESTRIAN INDICATION
	3/C#12	2/C#14 CABLE	BLK EVP/PB/FLASHER, WH NEU	

BASE OF POLE OR PEDESTAL

NOTE:
ALL TERMINAL BLOCK CONNECTIONS SHALL BE ARRANGED AS SPECIFIED ABOVE.

NOTES:

1) ALL CABLES AND CONDUCTORS ARE INPLACE & SHALL BE REUSED AS SHOWN, EXCEPT WHERE DENOTED BY ▲ (▲ = NEW CABLES AND CONDUCTORS TO BE FURNISHED AND INSTALLED BY CONTRACTOR AS PART OF REVISE SIGNAL SYSTEM "B" WORK).

2) ● DENOTES NEW OR REVISED TERMINATIONS ON INPLACE OR NEW CABLES.

3) ** DENOTES REVISED TERMINATIONS/LABELING ON INPLACE CABLES & CONDUCTORS IN POLE BASES, HANDHOLES, AND IN CONTROLLER CABINET.

STATE AID PROJ. 002-030-009
RAMSEY CITY PROJECT NO. 17-08

DRAWN BY: JMG
DESIGNER: JMG
CHECKED BY: JMG
DESIGN TEAM

NO.	BY	DATE	REVISIONS

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Date: March 7, 2018
Name: John M. Gray, PE
Lic. No. 22457

SEH
PHONE: (651) 490-2000
3535 VADNAIS CENTER DR.
ST. PAUL, MN 55110

ANOKA COUNTY
CITY OF BLAINE

REVISE SIGNAL SYSTEM "B"
FIELD WIRING DIAGRAM
CSAH 14 (125TH AVE) AT ULYSSES STREET

FILE NO. ANOKC 142726

12/24

2017FYA-BASE.DWG

LOOP DETECTOR CHART

NUMBER	SIZE (FT)	LOCATION	FUNCTION
D1-1,D1-2	6X6	10'&40'	1
D2-1,D2-2	6X6	250'	1
D4-1,D4-2	6X6	120'	3,8
D4-3	6X6	5'	7
D4-4,D4-5	2-6X6	5'&20'	1
D5-1,D5-2	6X6	10'&40'	1
D6-1,D6-2,D6-3	6X6	250'	1
D8-1, D8-2	6X6	120'	3,8
D8-3	6X6	5'	7
D8-4, D8-5	2-6X6	5'&20'	1

-LOCATION IS DISTANCE FROM STOP LINE TO FRONT OF LOOP DETECTOR IN FEET.
-ALL LOOP DETECTORS SHALL BE N.M.C.

LOOP DETECTORS FUNCTIONS:

1) CALL AND EXTEND
2) CALL ONLY
3) EXTEND ONLY
4) CALL ONLY DENSITY
5) DELAYED CALL ONLY
6) DELAYED CALL ONLY DENSITY
7) DELAYED CALL- IMMEDIATE EXTEND
8) CARRY OVER (STRETCH)
9) ADVISORY DETECTOR
10) SAMPLING DETECTOR
11) SPECIAL DETECTOR

(4) 13' PEDESTAL AND BASE
PEDESTAL FOUNDATION
2-ONE WAY SIGNALS POLE MOUNTED
2-PEDESTRIAN INDICATION POLE MOUNTED
2-PEDESTRIAN PUSHBUTTONS AND SIGNS
EXTEND INTO HH 10:
3"RSC
1-12/C#12
1-5/C#12
1-3/C#12

(3) PA90 POLE FOUNDATION
TYPE PA90-A-35-D40-9 (DAVIT AT 10°)
2-ONE WAY SIGNALS OVERHEAD
(0' AND 11' FROM THE END OF MASTARM)
1-ONE WAY SIGNAL POLE MOUNTED AT 45°
ONE WAY EVP DETECTOR AND CONFIRMATORY LIGHT
LUMINAIRE 250W HPS
TYPE D SIGN
EXTEND INTO HH 9:
3"RSC
2-12/C#12
2-3/C#12
1-3/C#20

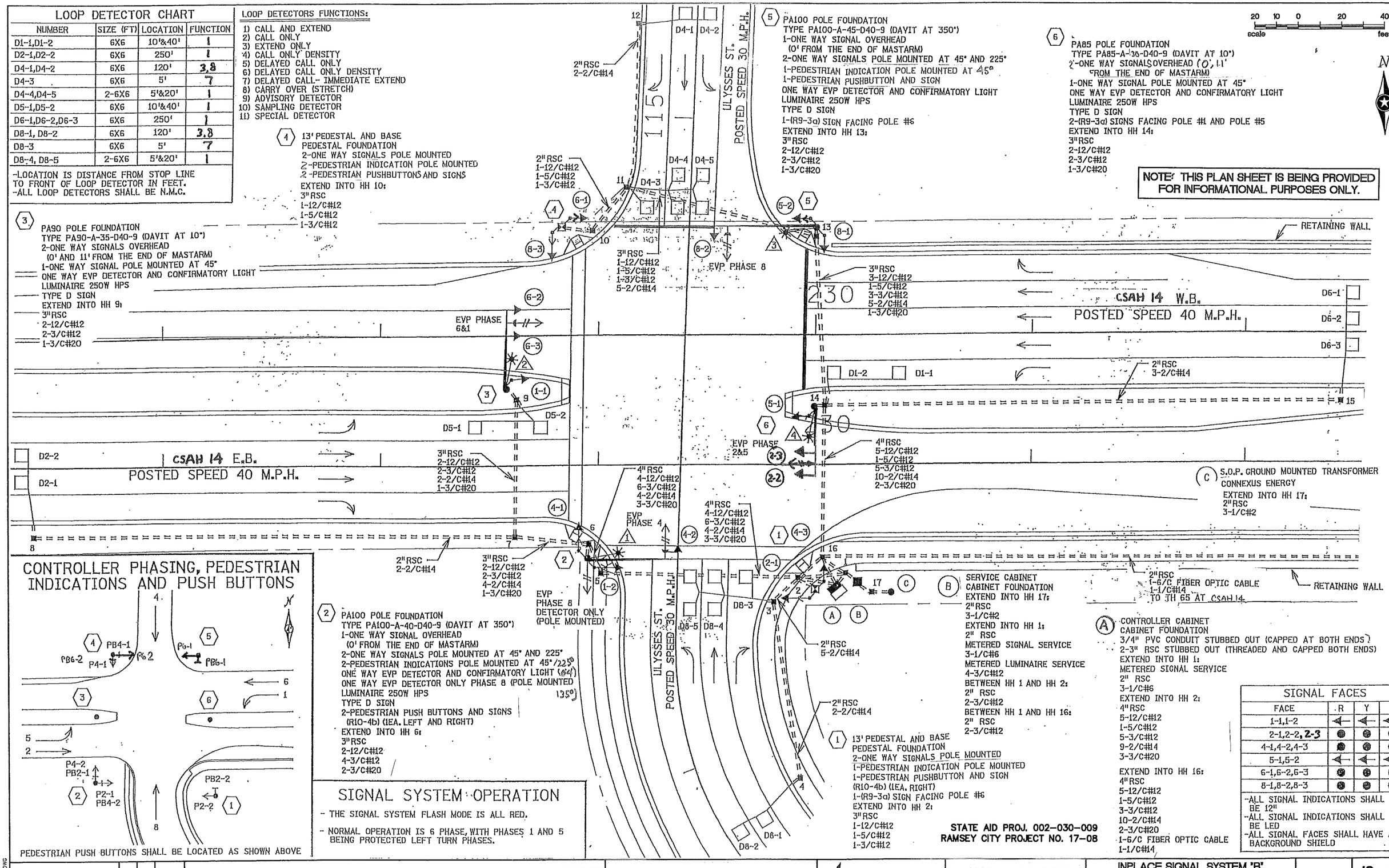
(5) PA100 POLE FOUNDATION
TYPE PA100-A-45-D40-9 (DAVIT AT 350°)
1-ONE WAY SIGNAL OVERHEAD
(0' FROM THE END OF MASTARM)
2-ONE WAY SIGNALS POLE MOUNTED AT 45° AND 225°
1-PEDESTRIAN INDICATION POLE MOUNTED AT 45°
1-PEDESTRIAN PUSHBUTTON AND SIGN
ONE WAY EVP DETECTOR AND CONFIRMATORY LIGHT
LUMINAIRE 250W HPS
TYPE D SIGN
1-(R9-3a) SIGN FACING POLE #6
EXTEND INTO HH 13:
3"RSC
2-12/C#12
2-3/C#12
1-3/C#20

(6) PA85 POLE FOUNDATION
TYPE PA85-A-36-D40-9 (DAVIT AT 10°)
2-ONE WAY SIGNALS OVERHEAD (0', 11' FROM THE END OF MASTARM)
1-ONE WAY SIGNAL POLE MOUNTED AT 45°
ONE WAY EVP DETECTOR AND CONFIRMATORY LIGHT
LUMINAIRE 250W HPS
TYPE D SIGN
2-(R9-3a) SIGNS FACING POLE #4 AND POLE #5
EXTEND INTO HH 14:
3"RSC
2-12/C#12
2-3/C#12
1-3/C#20

20 10 0 20 40
scale feet

N

NOTE: THIS PLAN SHEET IS BEING PROVIDED FOR INFORMATIONAL PURPOSES ONLY.



CONTROLLER PHASING, PEDESTRIAN INDICATIONS AND PUSH BUTTONS

PEDESTRIAN PUSH BUTTONS SHALL BE LOCATED AS SHOWN ABOVE

SIGNAL SYSTEM OPERATION

- THE SIGNAL SYSTEM FLASH MODE IS ALL RED.
- NORMAL OPERATION IS 6 PHASE, WITH PHASES 1 AND 5 BEING PROTECTED LEFT TURN PHASES.

SIGNAL FACES

FACE	R	Y	G
1-1,1-2	◀	◀	◀
2-1,2-2, 2-3	●	●	●
4-1,4-2,4-3	●	●	●
5-1,5-2	◀	◀	◀
6-1,6-2,6-3	●	●	●
8-1,8-2,8-3	●	●	●

-ALL SIGNAL INDICATIONS SHALL BE 12"
-ALL SIGNAL INDICATIONS SHALL BE LED
-ALL SIGNAL FACES SHALL HAVE A BACKGROUND SHIELD

STATE AID PROJ. 002-030-009
RAMSEY CITY PROJECT NO. 17-08

2017TYA-BASE.DWG

DRAWN BY:	JMG		
DESIGNER:	JMG		
CHECKED BY:	JMG		
DESIGN TEAM			

NO.	BY	DATE	REVISIONS

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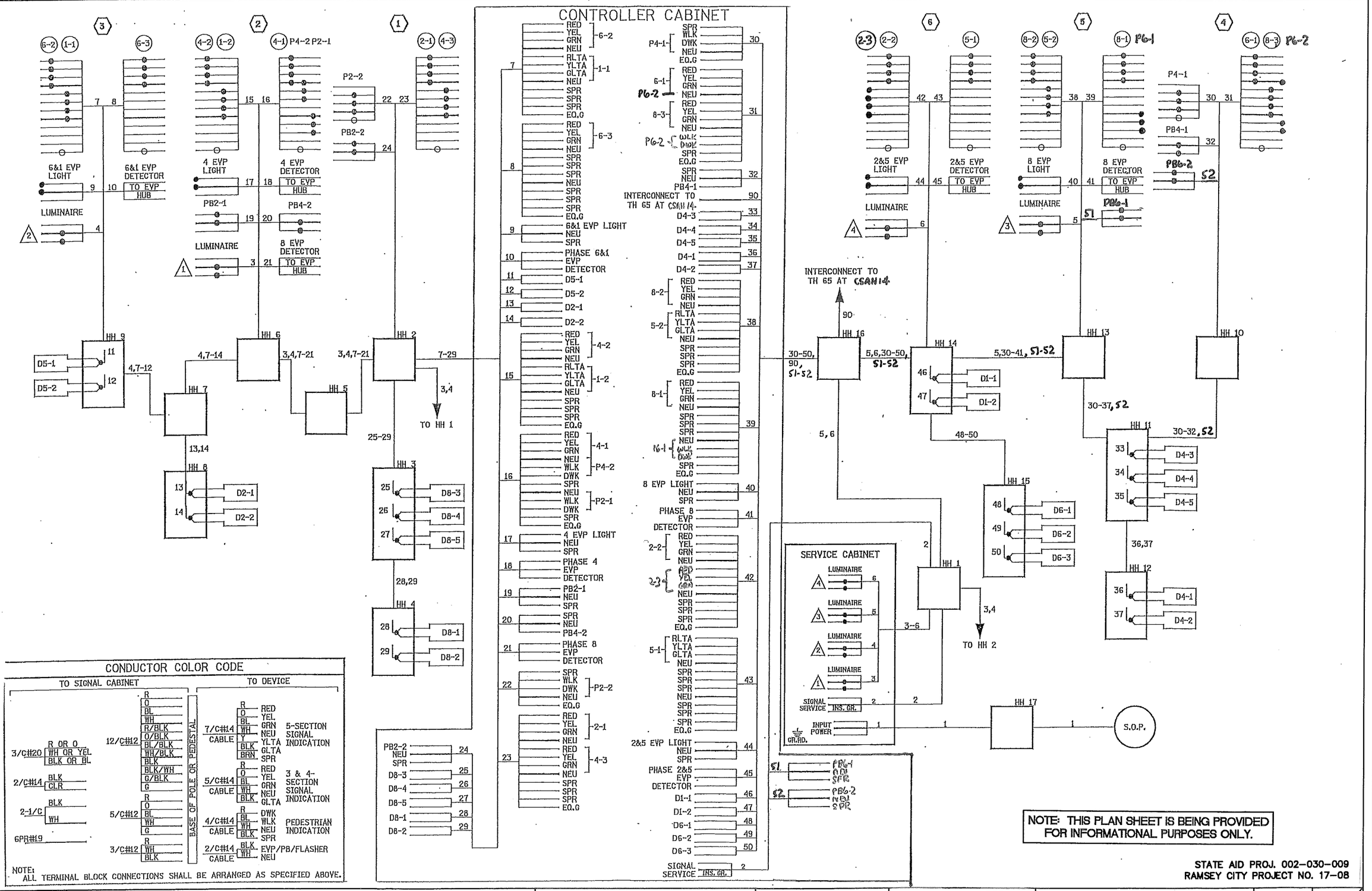
ST. PAUL, MN 55110

ANOKA COUNTY
CITY OF BLAINE

INPLACE SIGNAL SYSTEM 'B'
FOR INFORMATION ONLY
CSAH 14 (125TH AVE) AT ULYSSES STREET

FILE NO.
ANOKC 142726

13
24



CONDUCTOR COLOR CODE

TO SIGNAL CABINET — TO DEVICE

BASE OF POLE OR PEDESTAL

TO SIGNAL CABINET		TO DEVICE	
3/C#20	R OR O, WH OR YEL, BLK OR BL		
2/C#14	BLK, CLR		
2-1/C	BLK, WH		
6PR#19			
12/C#12	R, O, BL, WH, R/BLK, O/BLK, BL/BLK, WH/BLK, BLK, BLK/WH, G/BLK, G		
5/C#12	R, O, BL, WH, G		
3/C#12	R, WH, BLK		
7/C#14 CABLE	R, O, BL, WH, G, Y, BLK, BRN	RED, YEL, GRN, NEU, YLTA, GLTA, SPR	5-SECTION SIGNAL INDICATION
5/C#14 CABLE	R, O, BL, WH, BLK	RED, YEL, GRN, NEU, SPR	3 & 4-SECTION SIGNAL INDICATION
4/C#14 CABLE	R, BL, WH, BLK	DWK, WLK, NEU, SPR	PEDESTRIAN INDICATION
2/C#14 CABLE	BLK, WH	EVP/PB/FLASHER NEU	

NOTE:
ALL TERMINAL BLOCK CONNECTIONS SHALL BE ARRANGED AS SPECIFIED ABOVE.

NOTE: THIS PLAN SHEET IS BEING PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

STATE AID PROJ. 002-030-009
RAMSEY CITY PROJECT NO. 17-08

2017TYA-BASE.DWG

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ST. PAUL, MN 55110

ANOKA COUNTY
CITY OF BLAINE

INPLACE SIGNAL SYSTEM "B"
FOR INFORMATION ONLY
CSAH 14 (125TH AVE) AT ULYSSES STREET

FILE NO.
ANOKC 142726

14/24

PVC LOOP DETECTORS 1				
NUMBER	SIZE (FT.)	LOCATION	FUNCTION	STATUS
D1–1, D1–2	2–6x6	10' & 40'	1	1
D1–3, D1–4	2–6x6	–5' & 25'	1	2
D2–1, D2–2	6x6	475'	1	INPLACE
D2–3, D2–4	2–6x6	5' & 20'	1	INPLACE
D3–1, D3–2	2–6x6	10' & 40'	1	1
D3–3, D3–4	2–6x6	–5' & 25'	1	2
D4–1, D4–2	6x6	250'	3,8	INPLACE
D4–3, D8–3	2–6x6	–5' & 5'	7	INPLACE
D4–4, D4–5	2–6x6	5' & 20'	1	INPLACE
D5–1, D5–2	2–6x6	10' & 40'	1	1
D5–3, D5–4	2–6x6	–5' & 25'	1	2
D6–1, D6–2	6x6	475'	1	INPLACE
D6–3, D6–4	2–6x6	5' & 20'	1	INPLACE
D7–1	2–6x6	10' & 40'	1	1
D7–2	2–6x6	–5' & 25'	1	2
D8–1, D8–2	6x6	475'	3,8	INPLACE
D8–4, D8–5	2–6x6	5' & 20'	1	INPLACE

LOCATION = DISTANCE FROM STOP BAR TO FRONT OF DETECTOR.

NOTE: WHEN INSTALLING NEW LOOP DETECTORS D1–3, D1–4, D3–3, D3–4, D5–3, D5–4, AND D7–2, ENSURE THAT ALL EXISTING LOOP DETECTOR ROADWAY CONDUITS (TO D1–1, D1–2, D3–1, D3–2, D5–1, D5–2, AND D7–1) ARE EXACTLY LOCATED AND PROTECTED DURING NEW LOOP INSTALLATION. ANY DAMAGE TO THESE EXISTING LOOP DETECTORS (ALL CONDUITS, WIRING, SPLICE KITS) DUE TO CONTRACTOR LOOP DETECTOR INSTALLATION WORK WILL REQUIRE THE CONTRACTOR TO FULLY REPLACE THE DAMAGED PVC LOOP DETECTORS ALL AT NO EXPENSE TO COUNTY.

LOOP DETECTOR STATUS:

1 = DETACH EXISTING FRONT (10') LOOP DETECTOR FROM EXISTING LEAD–IN CABLE AND SPLICE TO EXISTING BACK (40') LOOP DETECTOR AND BACK LEAD–IN CABLE (F & I NEW SPLICE KIT). PROTECT EXISTING 10'/40' LOOP DETECTORS IN ROADWAY.

2 = FURNISH & INSTALL NEW PVC LOOP DETECTORS AT –5' AND 25' FROM STOP BAR. SPLICE THESE NEW LOOP DETECTORS TO EXISTING FRONT LEAD–IN CABLE (F & I NEW SPLICE KIT).

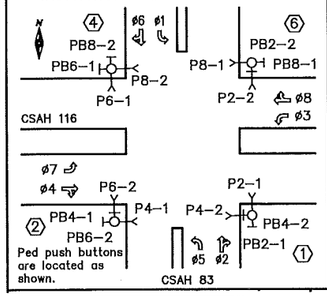
(A) INPLACE — CONTROLLER AND CABINET (SALVAGE)
INSTALL — CONTROLLER AND CABINET (FURNISHED BY COUNTY)

INPLACE (MAINTAIN INPLACE)
- EQUIPMENT PAD FOUNDATION
- SIGNAL SERVICE CABINET
- CONTROLLER CABINET TO H.H.1:
  - 4" R.S.C.
  - 4–12/c#14
  - 4–4/c#14
  - 2–3/c#14
  - 2–3/c#20
  - 19–2/c#14
  - 1–FO CABLE
- CONTROLLER CABINET TO H.H.19:
  - 4"R.S.C.
  - 4–12/c#14
  - 2–5/c#14
  - 4–4/c#14
  - 2–3/c#14
  - 3–3/c#20
  - 21–2/c#14

F & I
- 3" R.S.C. STUB OUT FROM CONTROLLER CABINET– EXTEND INTO H.H.1:
  - 1–12/c#14
  - 2–6/c#14
- H.H.1 TO H.H.19:
  - 3" CONDUIT–F & I
  - 2–6/c#14

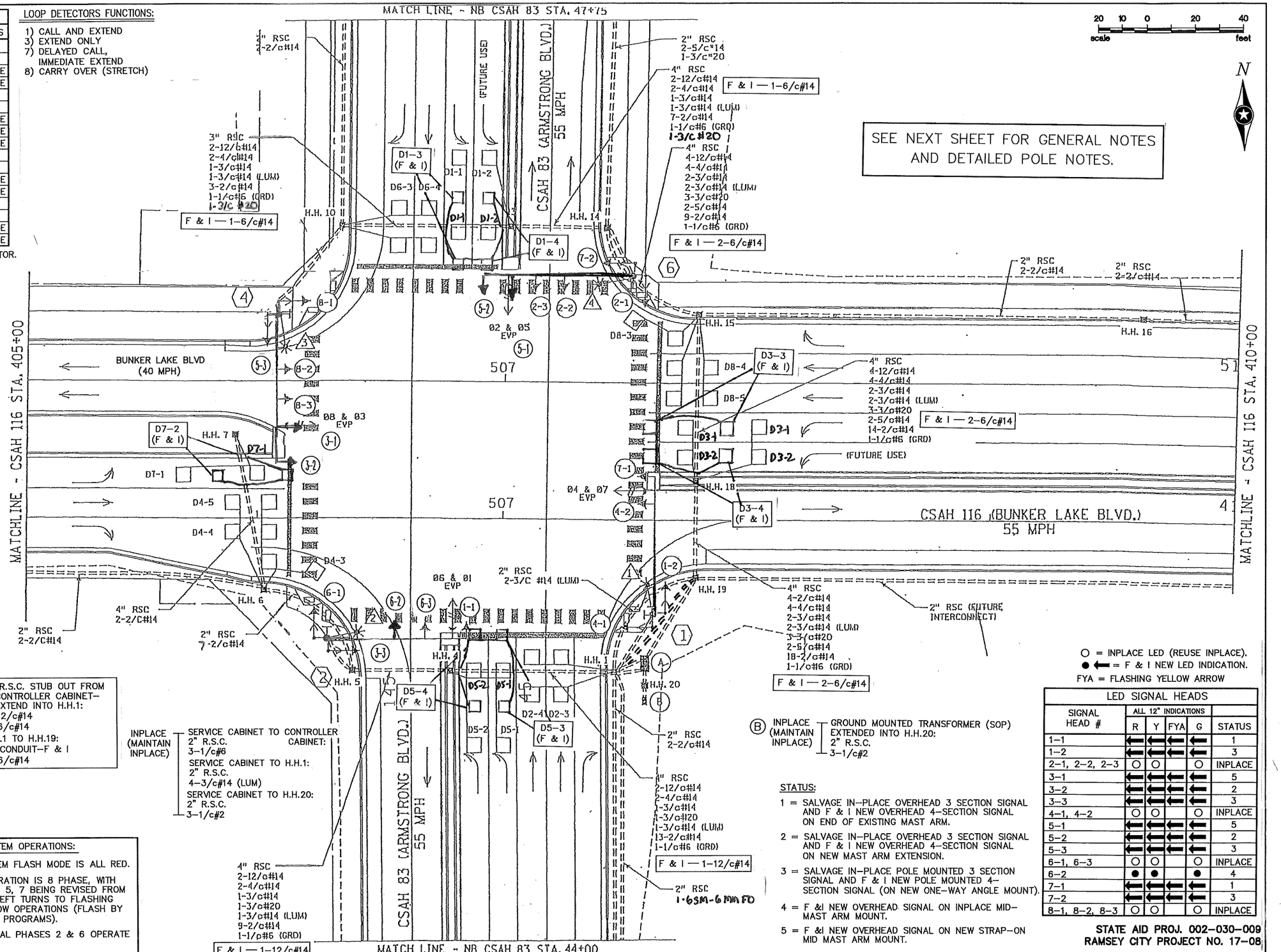
INPLACE (MAINTAIN INPLACE)
- SERVICE CABINET TO CONTROLLER CABINET:
  - 2" R.S.C.
  - 3–1/c#6
- SERVICE CABINET TO H.H.1:
  - 2" R.S.C.
  - 4–3/c#14 (LUM)
- SERVICE CABINET TO H.H.20:
  - 2" R.S.C.
  - 3–1/c#2

CONTROLLER PHASING, PEDESTRIAN INDICATIONS AND PUSH BUTTONS



SIGNAL SYSTEM OPERATIONS:
- SIGNAL SYSTEM FLASH MODE IS ALL RED.
- NORMAL OPERATION IS 8 PHASE, WITH PHASES 1, 3, 5, 7 BEING REVISED FROM PROTECTED LEFT TURNS TO FLASHING YELLOW ARROW OPERATIONS (FLASH BY TIME OF DAY PROGRAMS).
- VEHICLE SIGNAL PHASES 2 & 6 OPERATE ON RECALL.

LOOP DETECTORS FUNCTIONS:
1) CALL AND EXTEND
3) EXTEND ONLY
7) DELAYED CALL, IMMEDIATE EXTEND
8) CARRY OVER (STRETCH)



○ = INPLACE LED (REUSE INPLACE).
● ⟵ = F & I NEW LED INDICATION.
FYA = FLASHING YELLOW ARROW

LED SIGNAL HEADS					
SIGNAL HEAD #	ALL 12" INDICATIONS R	Y	FYA	G	STATUS
1–1	⟵	⟵	⟵	⟵	1
1–2	⟵	⟵	⟵	⟵	3
2–1, 2–2, 2–3	○	○		○	INPLACE
3–1	⟵	⟵	⟵	⟵	5
3–2	⟵	⟵	⟵	⟵	2
3–3	⟵	⟵	⟵	⟵	3
4–1, 4–2	○	○		○	INPLACE
5–1	⟵	⟵	⟵	⟵	5
5–2	⟵	⟵	⟵	⟵	2
5–3	⟵	⟵	⟵	⟵	3
6–1, 6–3	○	○		○	INPLACE
6–2	●	●		●	4
7–1	⟵	⟵	⟵	⟵	1
7–2	⟵	⟵	⟵	⟵	3
8–1, 8–2, 8–3	○	○		○	INPLACE

(B) INPLACE (MAINTAIN INPLACE)
- GROUND MOUNTED TRANSFORMER (SOP) EXTENDED INTO H.H.20:
  - 2" R.S.C.
  - 3–1/c#2

STATUS:
1 = SALVAGE IN–PLACE OVERHEAD 3 SECTION SIGNAL AND F & I NEW OVERHEAD 4–SECTION SIGNAL ON END OF EXISTING MAST ARM.
2 = SALVAGE IN–PLACE OVERHEAD 3 SECTION SIGNAL AND F & I NEW OVERHEAD 4–SECTION SIGNAL ON NEW MAST ARM EXTENSION.
3 = SALVAGE IN–PLACE POLE MOUNTED 3 SECTION SIGNAL AND F & I NEW POLE MOUNTED 4–SECTION SIGNAL (ON NEW ONE–WAY ANGLE MOUNT).
4 = F &I NEW OVERHEAD SIGNAL ON INPLACE MID–MAST ARM MOUNT.
5 = F &I NEW OVERHEAD SIGNAL ON NEW STRAP–ON MID MAST ARM MOUNT.

STATE AID PROJ. 002–030–009
RAMSEY CITY PROJECT NO. 17–08

DRAWN BY: JMG
DESIGNER: JMG
CHECKED BY: JMG
DESIGN TEAM

NO.	BY	DATE	REVISIONS

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.
Date: March 7, 2018
Name: John M. Gray, PE
Lic. No. 22457

SEH
PHONE: (651) 490–2000
3535 VADNAIS CENTER DR.
ST. PAUL, MN 55110

ANOKA COUNTY
CITY OF RAMSEY

REVISE SIGNAL SYSTEM 'C' INTERSECTION LAYOUT
CSAH 83 (ARMSTRONG BLVD) AT CSAH 116 (BUNKER LAKE BLVD)

FILE NO. ANOKC 142726

15 / 24

2017FYA–BASE.DWG

NOTES:

1) ALL ITEMS OF THIS SIGNAL SYSTEM ARE INPLACE AND SHALL BE REUSED AND MAINTAINED INPLACE, UNLESS OTHERWISE NOTED ON PLANS.
2) ALL HANDHOLES ARE PVC HANDHOLES WITH METAL FRAMES AND COVERS AND ARE INPLACE (REUSE AND MAINTAIN INPLACE).
3) ALL PEDESTRIAN SIGNAL HEADS ARE ONE-SECTION LED "HAND/WALKING PERSON" COUNTDOWN TIMER INDICATIONS AND ARE INPLACE (REUSE AND MAINTAIN INPLACE).
4) ALL LOOP DETECTORS ARE INPLACE AND SHALL BE REUSED AND MAINTAINED INPLACE AND OPERATIONAL, EXCEPT AS FOLLOWS: CONTRACTOR SHALL FURNISH AND INSTALL NEW LOOP DETECTORS D1-3, D1-4, D3-3, D3-4, D5-3, D5-4, AND D7-2 IN PVC PER DETAILS INCLUDED ELSEWHERE IN THESE PLANS. LOOP DETECTOR WIRES FOR NEW LOOP DETECTORS SHALL BE CROSS-LINKED POLY-ETHYLENE (XLP) #12 AWG IN 3/4" NMC. SEE SPECIAL PROVISIONS.
5) ANY DAMAGE TO INPLACE TRAFFIC SIGNAL FACILITIES (CONDUIT, CABLES, HANDHOLES, SIGNAL POLES, ETC.), DUE TO TRAFFIC SIGNAL REVISION WORK, SHALL BE REPAIRED BY CONTRACTOR TO SATISFACTION OF THE ENGINEER, AT NO EXPENSE TO THE COUNTY.
6) CONTRACTOR SHALL MAINTAIN OPERATION OF THE SIGNAL SYSTEM AT ALL TIMES, EXCEPT AS OTHERWISE APPROVED BY ENGINEER.
7) ALL NEW VEHICULAR SIGNAL HEADS SHALL HAVE BACKGROUND SHIELDS FURNISHED & INSTALLED BY CONTRACTOR. ALL INPLACE VEHICULAR SIGNAL HEADS BEING REUSED AS PART OF REVISE SIGNAL SYSTEM "C" HAVE BACKGROUND SHIELDS (REUSE AND MAINTAIN INPLACE).
8) LOCATION OF NEW LOOP DETECTORS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
9) F & I = NEW, FURNISH AND INSTALL.
   S & I = INPLACE, SALVAGE AND INSTALL.
10) SEE SPECIAL PROVISIONS FOR COUNTY FURNISHED MATERIALS TO BE INSTALLED AND MADE OPERATIONAL BY CONTRACTOR.
11) ALL NEW VEHICULAR SIGNAL HOUSINGS, BACKGROUND SHIELDS AND VISORS SHALL BE FABRICATED USING BLACK POLYCARBONATE MATERIALS. SEE SPECIAL PROVISIONS.
12) SEE SPECIAL PROVISIONS REGARDING NEW TYPE C SIGN PANELS TO BE FURNISHED AND INSTALLED BY CONTRACTOR (INCLUDED AS PART OF PAY ITEM FOR "REVISE SIGNAL SYSTEM C").
13) CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAKING OPERATIONAL A NEW COUNTY FURNISHED CONTROLLER CABINET COMPLETE WITH NEW CONTROL EQUIPMENT ON THE INPLACE CABINET FOUNDATION & FOR SALVAGING THE EXISTING CONTROLLER AND CABINET TO THE COUNTY. SEE SPECIAL PROVISIONS (INCIDENTAL).

(1) INPLACE (MAINTAIN INPLACE)
- PA100 POLE FOUNDATION
- TYPE PA100-A-55-D40-9 (DAVIT AT 350 DEG)
- LUMINAIRE-250 W HPS
- 1-ONE WAY SIGNAL-OVERHEAD AT 11' (4-2)
- CAPPED MID-MOUNT AT 23' (FOR FUTURE USE)
- 1-ONE WAY SIGNAL-POLE MOUNTED 180 DEG (4-1)
- 2-SETS CD PED SIGNALS-POLE MOUNTED 90/180 DEG (P2-1, P4-2)
- 2-PEDESTRIAN PUSH BUTTONS
- TYPE D SIGN PANEL-OVERHEAD AT 24'
- ONE WAY EVP DETECTOR AND LIGHT AT 6' (ø4,7)
- 2-R6-1 SIGN PANELS-POLE MOUNTED 0/180 DEG
- EXTENDED INTO H.H.1:
- 3" R.S.C.
- 2-12/c#14
- 2-4/c#14
- 1-3/c#14
- 1-3/c#20
- 2-2/c#14
- 1-3/c#14 (LUM)
- 1-1/c#6 (GRD)

INPLACE (REMOVE)
- ONE WAY SIGNAL AND MOUNT-OVERHEAD AT 0' (OLD 7-1)
- ONE WAY SIGNAL AND MOUNT-POLE MOUNTED 90 DEG (OLD 1-2)
- 2-PED PB INSTRUCTION SIGNS (R10-4b)

F & I
- 1-ONE WAY SIGNAL AND ANGLE MOUNT-OVERHEAD AT 0' (NEW 7-1)
- 1-ONE WAY SIGNAL AND ANGLE MOUNT-POLE MOUNTED 90 DEG (NEW 1-2)
- 2-PED PB INSTRUCTION SIGNS (R10-3e)
- R10-X12 SIGN PANEL-ADJACENT TO 7-1

(2) INPLACE (MAINTAIN INPLACE)
- PA100 POLE FOUNDATION
- TYPE PA100-A-55-D40-9 (DAVIT AT 350 DEG)
- LUMINAIRE-250 W HPS
- 1-ONE WAY SIGNAL-OVERHEAD AT 17' (6-3)
- CAPPED MID-MOUNT AT 29'
- 1-ONE WAY SIGNAL-POLE MOUNTED 180 DEG (6-1)
- 2-SETS CD PED SIGNALS-POLE MOUNTED 90/180 DEG (P4-1, P6-2)
- 2-PEDESTRIAN PUSH BUTTONS
- TYPE D SIGN PANEL-OVERHEAD AT 33'
- ONE WAY EVP DETECTOR AND LIGHT AT 6' (ø6,1)
- 2-R6-1 SIGN PANELS-POLE MOUNTED 0/180 DEG
- EXTENDED INTO H.H.5:
- 3" R.S.C.
- 2-12/c#14
- 2-4/c#14
- 1-3/c#14
- 1-3/c#20
- 2-2/c#14
- 1-3/c#14 (LUM)
- 1-1/c#6 (GRD)

INPLACE (REMOVE)
- ONE WAY SIGNAL AND MOUNT-OVERHEAD AT 0' (OLD 1-1)
- ONE WAY SIGNAL AND MOUNT-POLE MOUNTED 90 DEG (OLD 3-2)
- 2-PED PB INSTRUCTION SIGNS (R10-4b)

F & I
- 1-ONE WAY SIGNAL AND ANGLE MOUNT-OVERHEAD AT 0' (NEW 1-1)
- 1-ONE WAY SIGNAL AND STRAIGHT MOUNT-OVERHEAD AT 29' (NEW 6-2)
- 1-ONE WAY SIGNAL AND ANGLE MOUNT-POLE MOUNTED 90 DEG (NEW 3-3)
- 2-PED PB INSTRUCTION SIGNS (R10-3e)
- R10-X12 SIGN PANEL-ADJACENT TO 1-1
- 1-12/c#14

(4) INPLACE (MAINTAIN INPLACE)
- PA100 POLE FOUNDATION
- TYPE PA100-A-55-D40-9 (DAVIT AT 350 DEG)
- LUMINAIRE-250 W HPS
- 2-ONE WAY SIGNALS-OVERHEAD AT 17'/29' (8-3, 8-2)
- 1-ONE WAY SIGNAL-POLE MOUNTED 180 DEG (8-1)
- 2-SETS CD PED SIGNALS-POLE MOUNTED 90/180 DEG (P6-1, P8-2)
- 2-PEDESTRIAN PUSH BUTTONS
- TYPE D SIGN PANEL-OVERHEAD AT 32'
- 2-R6-1 SIGN PANELS-POLE MOUNTED 0/180 DEG
- EXTENDED INTO H.H.9:
- 3" R.S.C.
- 2-12/c#14
- 2-4/c#14
- 1-3/c#14
- 1-3/c#20
- 2-2/c#14
- 1-3/c#14 (LUM)
- 1-1/c#6 (GRD)

INPLACE (REMOVE)
- ONE WAY SIGNAL AND MOUNT-OVERHEAD AT 0' (OLD 3-1)
- ONE WAY SIGNAL AND MOUNT-POLE MOUNTED 90 DEG (OLD 5-2)
- 2-PED PB INSTRUCTION SIGNS (R10-4b)

INPLACE (S & I)
- ONE WAY EVP DETECTOR AND LIGHT-OVERHEAD AT 6' (ø8,3)
- (F & I 3/4" R.S.C. EXTENSION OVER SIGNAL HEAD 3-1)

F & I
- 5 FOOT MAST ARM EXTENSION
- 1-ONE WAY SIGNAL AND ANGLE MOUNT-OVERHEAD AT -5' (NEW 3-2)
- 1-ONE WAY SIGNAL AND STRAIGHT MOUNT-OVERHEAD AT 6' (NEW 3-1)
- STRAP-ON MID-MAST ARM MOUNT AT 6' (FOR 3-1)
- 1-ONE WAY SIGNAL AND ANGLE MOUNT-POLE MOUNTED 90 DEG (NEW 5-3)
- 2-PED PB INSTRUCTION SIGNS (R10-3e)
- R10-X12 SIGN PANEL-ADJACENT TO 3-2
- 1-6/c#14

(6) INPLACE (MAINTAIN INPLACE)
- PA100 POLE FOUNDATION
- TYPE PA100-A-55-D40-9 (DAVIT AT 350 DEG)
- LUMINAIRE-250 W HPS
- 2-ONE WAY SIGNALS-OVERHEAD AT 17'/29' (2-3, 2-2)
- 1-ONE WAY SIGNAL-POLE MOUNTED 180 DEG (2-1)
- 2-SETS CD PED SIGNALS-POLE MOUNTED 90/180 DEG (P2-2, P8-1)
- 2-PEDESTRIAN PUSH BUTTONS
- TYPE D SIGN PANEL-OVERHEAD AT 32'
- 2-R6-1 SIGN PANELS-POLE MOUNTED 0/180 DEG
- EXTENDED INTO H.H.14:
- 3" R.S.C.
- 2-12/c#14
- 2-4/c#14
- 1-3/c#14
- 1-3/c#20
- 2-2/c#14
- 1-3/c#14 (LUM)
- 1-1/c#6 (GRD)

INPLACE (REMOVE)
- ONE WAY SIGNAL AND MOUNT-OVERHEAD AT 0' (OLD 5-1)
- ONE WAY SIGNAL AND MOUNT-POLE MOUNTED 90 DEG (OLD 7-2)
- 2-PED PB INSTRUCTION SIGNS (R10-4b)

INPLACE (S & I)
- ONE WAY EVP DETECTOR AND LIGHT-OVERHEAD AT 6' (ø2,5)
- (F & I 3/4" R.S.C. EXTENSION OVER SIGNAL HEAD 5-1)

F & I
- 5 FOOT MAST ARM EXTENSION
- 1-ONE WAY SIGNAL AND ANGLE MOUNT-OVERHEAD AT -5' (NEW 5-2)
- 1-ONE WAY SIGNAL AND STRAIGHT MOUNT-OVERHEAD AT 6' (NEW 5-1)
- STRAP-ON MID-MAST ARM MOUNT AT 6' (FOR 5-1)
- 1-ONE WAY SIGNAL AND ANGLE MOUNT-POLE MOUNTED 90 DEG (NEW 7-2)
- 2-PED PB INSTRUCTION SIGNS (R10-3e)
- R10-X12 SIGN PANEL-ADJACENT TO 5-2
- 1-6/c#14

STATE AID PROJ. 002-030-009
RAMSEY CITY PROJECT NO. 17-08

2017FYA-BASE.DWG

DRAWN BY: JMG
DESIGNER: JMG
CHECKED BY: JMG
DESIGN TEAM

NO.	BY	DATE	REVISIONS

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.
Name: John M. Gray, PE
Date: March 7, 2018 Lic. No. 22457

SEH
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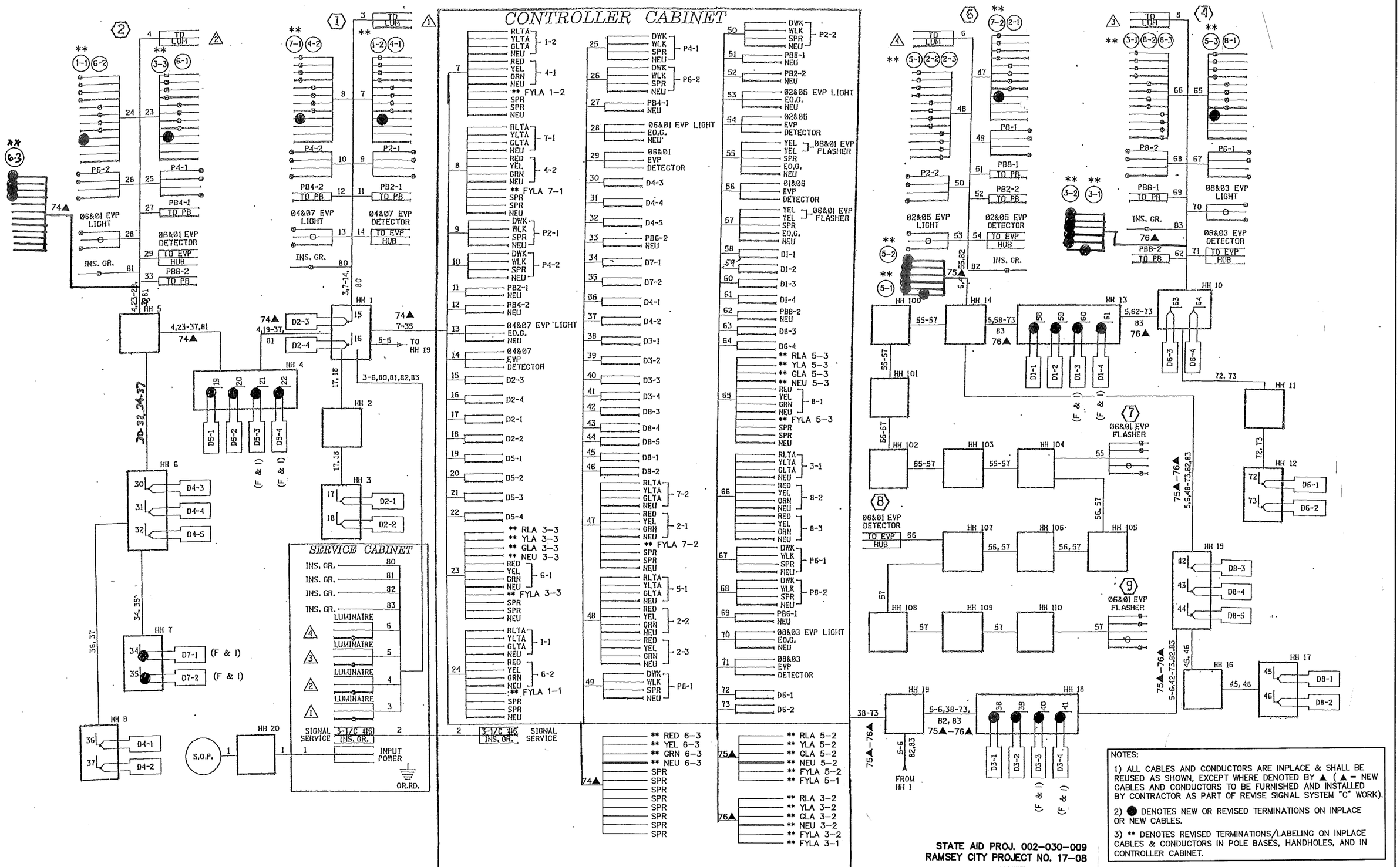
ANOKA COUNTY
CITY OF RAMSEY

REVISE SIGNAL SYSTEM "C"
POLE, CABINET AND GENERAL NOTES
CSAH 83 (ARMSTRONG BLVD)
AT CSAH 116 (BUNKER LAKE BLVD)

FILE NO. ANOKC 142726

16/24



NOTES:

1) ALL CABLES AND CONDUCTORS ARE INPLACE & SHALL BE REUSED AS SHOWN, EXCEPT WHERE DENOTED BY ▲ (▲ = NEW CABLES AND CONDUCTORS TO BE FURNISHED AND INSTALLED BY CONTRACTOR AS PART OF REVISE SIGNAL SYSTEM "C" WORK).

2) ● DENOTES NEW OR REVISED TERMINATIONS ON INPLACE OR NEW CABLES.

3) ** DENOTES REVISED TERMINATIONS/LABELING ON INPLACE CABLES & CONDUCTORS IN POLE BASES, HANDHOLES, AND IN CONTROLLER CABINET.

STATE AID PROJ. 002-030-009
RAMSEY CITY PROJECT NO. 17-08

2017FYA-BASE.DWG

DRAWN BY: JMG
DESIGNER: JMG
CHECKED BY: JMG
DESIGN TEAM

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ANOKA COUNTY
CITY OF RAMSEY

REVISE SIGNAL SYSTEM "C"
FIELD WIRING DIAGRAM
CSAH 83 (ARMSTRONG BLVD)
AT CSAH 116 (BUNKER LAKE BLVD)

FILE NO. ANOKC 142726

17/24

NEW HANDHOLES SHALL BE PVC HANDHOLES WITH METAL FRAMES AND COVERS.

EACH PEDESTRIAN INDICATION SHALL BE LED, ONE SECTION "FILLED". HAND/WALKING PERSON INDICATION.

ALL POLE MOUNTED VEHICLE AND PEDESTRIAN SIGNAL INDICATIONS SHALL BE MOUNTED USING ONE-WAY SIGNAL HEAD MOUNTS.

LOOP DETECTOR WIRES SHALL BE CROSS-LINKED POLYETHYLENE (XLP) IN 3/4" NMC. SEE SPECIAL PROVISIONS.

ALL VEHICLES AND PEDESTRIAN SIGNAL HOUSINGS, BACKGROUND SHIELD, AND VISORS SHALL BE FABRICATED USING BLACK POLYCARBONATE MATERIALS.

DISTANCE OFF SHOULDER OR CURB FOR EVP CONDUIT SHALL BE 1-2 FEET.

COIL AN ADDITIONAL 15' OF CABLE FOR DETECTORS D4-1 AND D4-2 FOR FUTURE EXTENSION OF HH 8 (TO THE SOUTH).

SIGNAL INDICATIONS

FACE	R	Y	G	Y	G
1-1,1-2	←	←	←		
2-1,2-2,2-3	↺	↓	↻		
3-1,3-2	←	←	←		
4-1,4-2	↓	↓	↓		
5-1,5-2	←	←	←		
6-1,6-2	↓	↓	↓		
7-1,7-2	←	←	←		
8-1,8-2,8-3	↓	↓	↓		

- ALL SIGNAL INDICATIONS SHALL BE 12".
- ALL SIGNAL INDICATIONS SHALL BE LED.
- ALL SIGNAL FACES SHALL HAVE A BACKGROUND SHIELD.

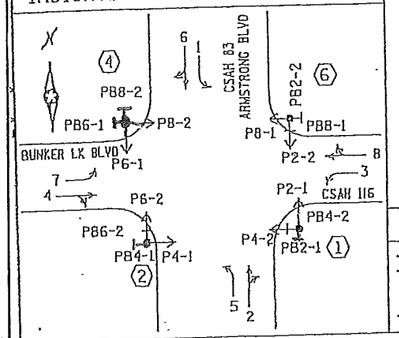
(A)

EQUIPMENT PAD FOUNDATION
CONTROLLER AND CABINET (
BETWEEN CONTROLLER CABINET AND SERVICE CABINET:
METERED SIGNAL SERVICE
2" RSC
2-1/c#6
1-1/c#6 INS. GRD.
4" RSC INTO HH 1:
4-12/c#14
4-4/c#14
2-3/c#14 (EVP)
17-3/c#14
2-3/c#20 (EVP)
4" RSC INTO HH 19:
4-12/c#14
4-4/c#14
2-3/c#14 (EVP)
3-3/c#20 (EVP)
2-5/c#14 (EVP)
18-2/c#14
3" RSC STUBBED OUT (THREAD AND CAP FOR FUTURE USE)
2" RSC STUBBED OUT (THREAD AND CAP FOR FUTURE USE)
1" NMC STUBBED OUT AND CAP FOR FUTURE TELEPHONE LINE)

SIGNAL SERVICE CABINET
(SAME FOUNDATION AS CONTROLLER CABINET)
2" RSC INTO HH 1:
UNMETERED STREET LIGHT SERVICE
4-3/c#14 (LUM)
2" RSC STUB OUT TO HH 20:
3-1/C#2
(FOR POWER BY CONNEXUS)

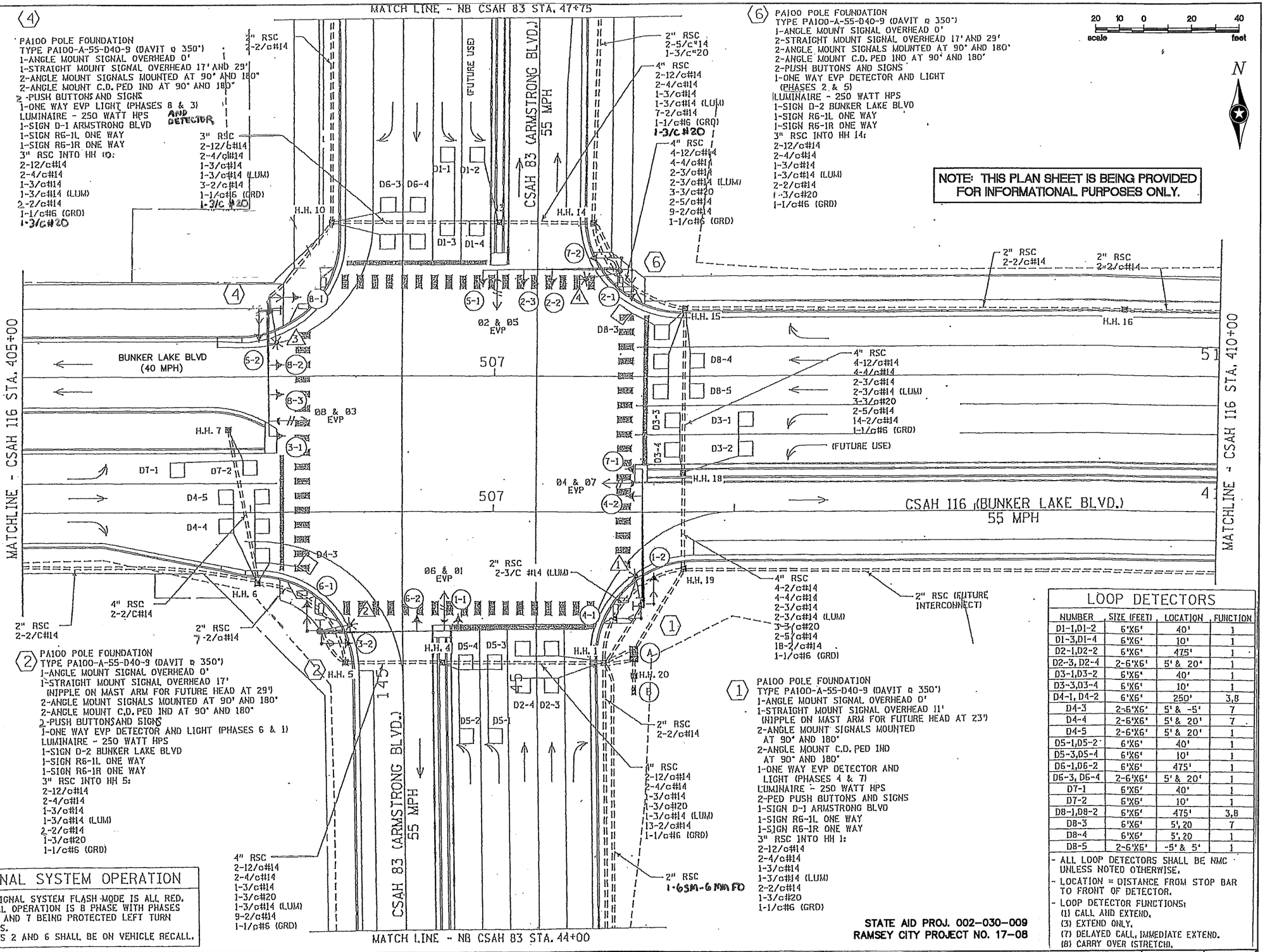
(B) SOP-TRANSFORMER
(POWER BY CONNEXUS).

CONTROLLER PHASING, PEDESTRIAN INDICATIONS AND PUSH BUTTONS



SIGNAL SYSTEM OPERATION

- THE SIGNAL SYSTEM FLASH MODE IS ALL RED.
- NORMAL OPERATION IS 8 PHASE WITH PHASES 1, 3, 5 AND 7 BEING PROTECTED LEFT TURN PHASES.
- PHASES 2 AND 6 SHALL BE ON VEHICLE RECALL.



(4)
PA100 POLE FOUNDATION
TYPE PA100-A-55-D40-9 (DAVIT @ 350°)
1-ANGLE MOUNT SIGNAL OVERHEAD 0'
1-STRAIGHT MOUNT SIGNAL OVERHEAD 17' AND 29'
2-ANGLE MOUNT SIGNALS MOUNTED AT 90° AND 180°
2-ANGLE MOUNT C.D. PED IND AT 90° AND 180°
2-PUSH BUTTONS AND SIGNS
1-ONE WAY EVP LIGHT (PHASES 8 & 3) AND DETECTOR
LUMINAIRE - 250 WATT HPS
1-SIGN D-1 ARMSTRONG BLVD
1-SIGN R6-1L ONE WAY
1-SIGN R6-1R ONE WAY
3" RSC INTO HH 10:
2-12/c#14
2-4/c#14
1-3/c#14
1-3/c#14 (LUM)
3-2/c#14
1-1/c#6 (GRD)
1-3/C #20
2" RSC
2-2/c#14
3" RSC
2-12/c#14
2-4/c#14
1-3/c#14
1-3/c#14 (LUM)
1-3/c#14
3-2/c#14
1-1/c#6 (GRD)
1-3/C #20

(6)
PA100 POLE FOUNDATION
TYPE PA100-A-55-D40-9 (DAVIT @ 350°)
1-ANGLE MOUNT SIGNAL OVERHEAD 0'
2-STRAIGHT MOUNT SIGNAL OVERHEAD 17' AND 29'
2-ANGLE MOUNT SIGNALS MOUNTED AT 90° AND 180°
2-ANGLE MOUNT C.D. PED IND AT 90° AND 180°
2-PUSH BUTTONS AND SIGNS
1-ONE WAY EVP DETECTOR AND LIGHT (PHASES 2 & 5)
LUMINAIRE - 250 WATT HPS
1-SIGN D-2 BUNKER LAKE BLVD
1-SIGN R6-1L ONE WAY
1-SIGN R6-1R ONE WAY
3" RSC INTO HH 14:
2-12/c#14
2-4/c#14
1-3/c#14
1-3/c#14 (LUM)
2-2/c#14
1-3/c#20
1-1/c#6 (GRD)
2" RSC
2-5/c#14
1-3/c#20
4" RSC
2-12/c#14
2-4/c#14
1-3/c#14
1-3/c#14 (LUM)
7-2/c#14
1-1/c#6 (GRD)
1-3/C #20
4" RSC
4-12/c#14
4-4/c#14
2-3/c#14
2-3/c#14 (LUM)
3-3/c#20
2-5/c#14
9-2/c#14
1-1/c#6 (GRD)

NOTE: THIS PLAN SHEET IS BEING PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

(2)
PA100 POLE FOUNDATION
TYPE PA100-A-55-D40-9 (DAVIT @ 350°)
1-ANGLE MOUNT SIGNAL OVERHEAD 0'
1-STRAIGHT MOUNT SIGNAL OVERHEAD 17'
(NIPPLE ON MAST ARM FOR FUTURE HEAD AT 29')
2-ANGLE MOUNT SIGNALS MOUNTED AT 90° AND 180°
2-ANGLE MOUNT C.D. PED IND AT 90° AND 180°
2-PUSH BUTTONS AND SIGNS
1-ONE WAY EVP DETECTOR AND LIGHT (PHASES 6 & 1)
LUMINAIRE - 250 WATT HPS
1-SIGN D-2 BUNKER LAKE BLVD
1-SIGN R6-1L ONE WAY
1-SIGN R6-1R ONE WAY
3" RSC INTO HH 5:
2-12/c#14
2-4/c#14
1-3/c#14
1-3/c#14 (LUM)
2-2/c#14
1-3/c#20
1-1/c#6 (GRD)
4" RSC
2-12/c#14
2-4/c#14
1-3/c#14
1-3/c#20
1-3/c#14 (LUM)
9-2/c#14
1-1/c#6 (GRD)
2" RSC
2-2/c#14
4" RSC
2-2/c#14
2" RSC
2-3/C #14 (LUM)
2" RSC
2-2/c#14
1" RSC
2-12/c#14
2-4/c#14
1-3/c#14
1-3/c#20
1-3/c#14 (LUM)
13-2/c#14
1-1/c#6 (GRD)
2" RSC
1-6SM-6 MM FO

(1)
PA100 POLE FOUNDATION
TYPE PA100-A-55-D40-9 (DAVIT @ 350°)
1-ANGLE MOUNT SIGNAL OVERHEAD 0'
1-STRAIGHT MOUNT SIGNAL OVERHEAD 11'
(NIPPLE ON MAST ARM FOR FUTURE HEAD AT 23')
2-ANGLE MOUNT SIGNALS MOUNTED
AT 90° AND 180°
2-ANGLE MOUNT C.D. PED IND
AT 90° AND 180°
1-ONE WAY EVP DETECTOR AND
LIGHT (PHASES 4 & 7)
LUMINAIRE - 250 WATT HPS
2-PED PUSH BUTTONS AND SIGNS
1-SIGN D-1 ARMSTRONG BLVD
1-SIGN R6-1L ONE WAY
1-SIGN R6-1R ONE WAY
3" RSC INTO HH 1:
2-12/c#14
2-4/c#14
1-3/c#14
1-3/c#14 (LUM)
2-2/c#14
1-3/c#20
1-1/c#6 (GRD)
4" RSC
4-12/c#14
4-4/c#14
2-3/c#14
2-3/c#14 (LUM)
3-3/c#20
2-5/c#14
18-2/c#14
1-1/c#6 (GRD)
2" RSC (FUTURE INTERCONNECT)

LOOP DETECTORS

NUMBER	SIZE (FEET)	LOCATION	FUNCTION
D1-1,D1-2	6'X6'	40'	1
D1-3,D1-4	6'X6'	10'	1
D2-1,D2-2	6'X6'	475'	1
D2-3, D2-4	2-6'X6'	5' & 20'	1
D3-1,D3-2	6'X6'	40'	1
D3-3,D3-4	6'X6'	10'	1
D4-1, D4-2	6'X6'	250'	3,8
D4-3	2-6'X6'	5' & -5'	7
D4-4	2-6'X6'	5' & 20'	7
D4-5	2-6'X6'	5' & 20'	1
D5-1,D5-2	6'X6'	40'	1
D5-3,D5-4	6'X6'	10'	1
D6-1,D6-2	6'X6'	475'	1
D6-3, D6-4	2-6'X6'	5' & 20'	1
D7-1	6'X6'	40'	1
D7-2	6'X6'	10'	1
D8-1,D8-2	6'X6'	475'	3,8
D8-3	6'X6'	5',20	7
D8-4	6'X6'	5',20	1
D8-5	2-6'X6'	-5' & 5'	1

- ALL LOOP DETECTORS SHALL BE NMC UNLESS NOTED OTHERWISE.
- LOCATION = DISTANCE FROM STOP BAR TO FRONT OF DETECTOR.
- LOOP DETECTOR FUNCTIONS:
(1) CALL AND EXTEND.
(3) EXTEND ONLY.
(7) DELAYED CALL, IMMEDIATE EXTEND.
(8) CARRY OVER (STRETCH).

STATE AID PROJ. 002-030-009
RAMSEY CITY PROJECT NO. 17-08

2017FYA-BASE.DWG

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DESIGNER:	JMG
CHECKED BY:	JMG
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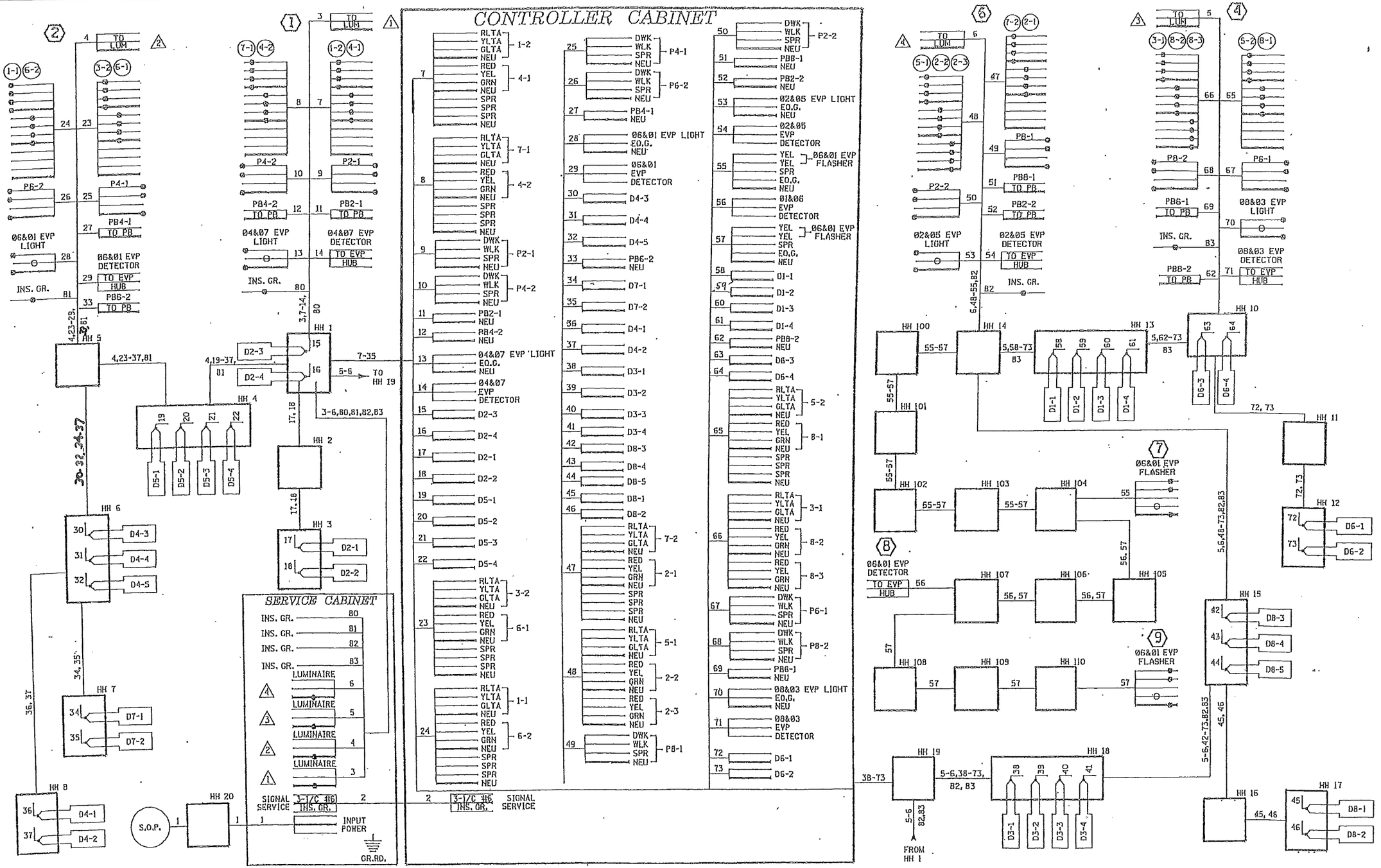
ANOKA COUNTY
CITY OF RAMSEY

INPLACE SIGNAL SYSTEM 'C'
FOR INFORMATION ONLY
CSAH 83 (ARMSTRONG BLVD)
AT CSAH 116 (BUNKER LAKE BLVD)

FILE NO.
ANOKC 142726



NOTES:
1. LUMINAIRES ARE UNMETERED.
2. SIGNAL SERVICE INCLUDES BATTERY- BACKUP SERVICE CABINET (NO BATTERIES).
3. FOR CONDUCTOR COLOR CODE SEE TRAFFIC SIGNAL POLE WIRING CONNECTOR DETAIL.

NOTE: THIS PLAN SHEET IS BEING PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

STATE AID PROJ. 002-030-009
RAMSEY CITY PROJECT NO. 17-08

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ANOKA COUNTY
CITY OF RAMSEY

INPLACE SIGNAL SYSTEM 'C'
FOR INFORMATION ONLY
CSAH 83 (ARMSTRONG BLVD)
AT CSAH 116 (BUNKER LAKE BLVD)

FILE NO.
ANOKC 142726

PVC LOOP DETECTORS				
NUMBER	SIZE (FT.)	LOCATION	FUNCTION	STATUS
D1–1, D5–1	2–6x6	10' & 40'	1	1
D1–2, D5–2	2–6x6	–5' & 25'	1	2
D2–1, D2–2	6x6	475'	1	INPLACE
D3–1, D3–2	2–6x6	10' & 40'	1	1
D3–3, D3–4	2–6x6	–5' & 25'	1	2
D4–1, D8–1	6x6	120'	3,8	INPLACE
D4–2, D8–2	2–6x6	–5' & 5'	7	INPLACE
D4–3, D8–3	2–6x6	5' & 20'	1	INPLACE
D6–1, D6–2	6x6	475'	1	INPLACE
D7–1	2–6x6	20' & 50'	1	INPLACE
D7–2	2–6x6	5' & 35'	1	INPLACE

LOCATION = DISTANCE FROM STOP BAR TO FRONT OF DETECTOR.

NOTE: WHEN INSTALLING NEW LOOP DETECTORS D1–2, D3–3, D3–4, AND D5–2, ENSURE THAT ALL EXISTING LOOP DETECTOR ROADWAY CONDUITS (TO D1–1, D3–1, D3–2, AND D5–1) ARE EXACTLY LOCATED AND PROTECTED DURING NEW LOOP INSTALLATION. ANY DAMAGE TO THESE EXISTING LOOP DETECTORS (ALL CONDUITS, WIRING, SPLICE KITS) DUE TO CONTRACTOR LOOP DETECTOR INSTALLATION WORK WILL REQUIRE THE CONTRACTOR TO FULLY REPLACE THE DAMAGED PVC LOOP DETECTORS ALL AT NO EXPENSE TO COUNTY.

LOOP DETECTORS FUNCTIONS:

1) CALL AND EXTEND
3) EXTEND ONLY
7) DELAYED CALL, IMMEDIATE EXTEND
8) CARRY OVER (STRETCH)

LOOP DETECTOR STATUS:

1 = DETACH EXISTING FRONT (10') LOOP DETECTOR FROM EXISTING LEAD–IN CABLE AND SPLICE TO EXISTING BACK (40') LOOP DETECTOR AND BACK LEAD–IN CABLE (F & I NEW SPLICE KIT). PROTECT EXISTING 10'/40' LOOP DETECTORS IN ROADWAY.

2 = FURNISH & INSTALL NEW PVC LOOP DETECTORS AT –5' AND 25' FROM STOP BAR. SPLICE THESE NEW LOOP DETECTORS TO EXISTING FRONT LEAD–IN CABLE (F & I NEW SPLICE KIT).

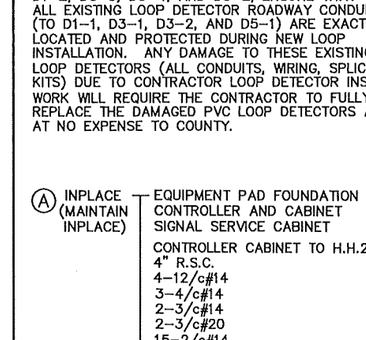
Ⓐ INPLACE (MAINTAIN INPLACE)
- EQUIPMENT PAD FOUNDATION
- CONTROLLER AND CABINET
- SIGNAL SERVICE CABINET
- CONTROLLER CABINET TO H.H.2:
  - 4" R.S.C.
  - 4–12/c#14
  - 3–4/c#14
  - 2–3/c#14
  - 2–3/c#20
  - 15–2/c#14
  - 1–6 SM/6 MM FO CABLE

F & I — 1–6/c#14

INPLACE (MAINTAIN INPLACE)
- CONTROLLER CABINET TO H.H.16:
  - 4"R.S.C.
  - 4–12/c#14
  - 3–4/c#14
  - 2–3/c#14
  - 2–3/c#20
  - 13–2/c#14

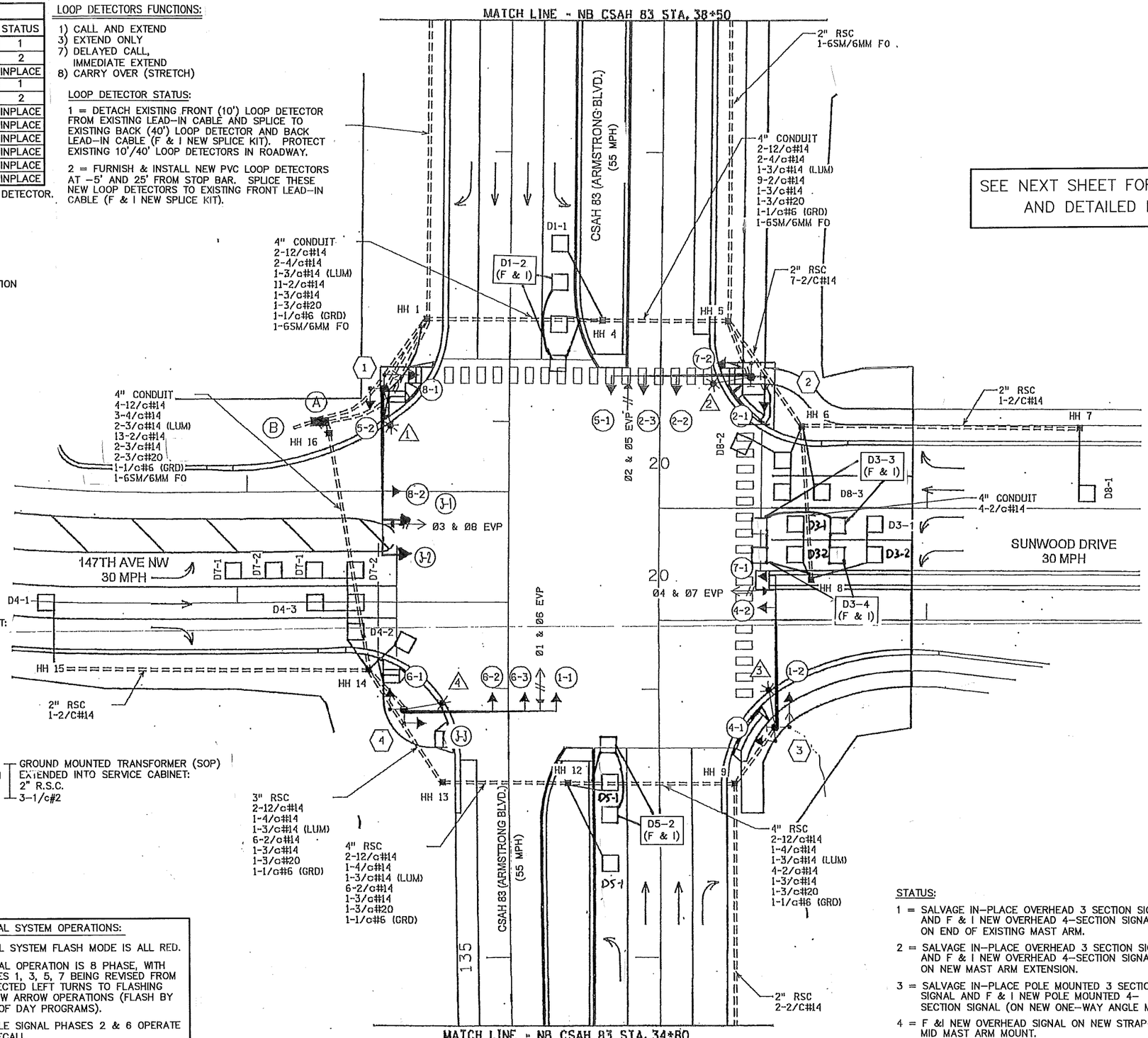
INPLACE (MAINTAIN INPLACE)
- SERVICE CABINET TO CONTROLLER CABINET:
  - 2" R.S.C.
  - 3–1/c#6
- SERVICE CABINET TO H.H.1:
  - 2" R.S.C.
  - 2–3/c#14 (LUM)
- SERVICE CABINET TO H.H.16:
  - 2" R.S.C.
  - 2–3/c#14 (LUM)
- SERVICE CABINET TO SOP:
  - 2" R.S.C.
  - 3–1/c#2

Ⓑ INPLACE (MAINTAIN INPLACE)
- GROUND MOUNTED TRANSFORMER (SOP) EXTENDED INTO SERVICE CABINET:
  - 2" R.S.C.
  - 3–1/c#2



SIGNAL SYSTEM OPERATIONS:

- SIGNAL SYSTEM FLASH MODE IS ALL RED.
- NORMAL OPERATION IS 8 PHASE, WITH PHASES 1, 3, 5, 7 BEING REVISED FROM PROTECTED LEFT TURNS TO FLASHING YELLOW ARROW OPERATIONS (FLASH BY TIME OF DAY PROGRAMS).
- VEHICLE SIGNAL PHASES 2 & 6 OPERATE ON RECALL.



SEE NEXT SHEET FOR GENERAL NOTES AND DETAILED POLE NOTES.

○ = INPLACE LED (REUSE INPLACE).
⬅ = F & I NEW LED INDICATION.
FYA = FLASHING YELLOW ARROW

LED SIGNAL HEADS					
SIGNAL HEAD #	ALL 12" INDICATIONS R	Y	FYA	G	STATUS
1–1, 5–1	⬅	⬅	⬅	⬅	1
1–2, 5–2	⬅	⬅	⬅	⬅	3
2–1, 2–2, 2–3	○	○		○	INPLACE
3–1	⬅	⬅	⬅	⬅	4
3–2	⬅	⬅	⬅	⬅	2
3–3	⬅	⬅	⬅	⬅	3
4–1, 4–2	○	○		○	INPLACE
6–1, 6–2, 6–3	○	○		○	INPLACE
7–1	⬅	⬅	⬅	⬅	1
7–2	⬅	⬅	⬅	⬅	3
8–1, 8–2	○	○		○	INPLACE

STATUS:

1 = SALVAGE IN–PLACE OVERHEAD 3 SECTION SIGNAL AND F & I NEW OVERHEAD 4–SECTION SIGNAL ON END OF EXISTING MAST ARM.

2 = SALVAGE IN–PLACE OVERHEAD 3 SECTION SIGNAL AND F & I NEW OVERHEAD 4–SECTION SIGNAL ON NEW MAST ARM EXTENSION.

3 = SALVAGE IN–PLACE POLE MOUNTED 3 SECTION SIGNAL AND F & I NEW POLE MOUNTED 4–SECTION SIGNAL (ON NEW ONE–WAY ANGLE MOUNT).

4 = F &I NEW OVERHEAD SIGNAL ON NEW STRAP–ON MID MAST ARM MOUNT.

STATE AID PROJ. 002–030–009
RAMSEY CITY PROJECT NO. 17–08

2017FYA–BASE.DWG

DRAWN BY: JMG
DESIGNER: JMG
CHECKED BY: JMG
DESIGN TEAM

NO.	BY	DATE	REVISIONS

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.
Date: March 7, 2018
Name: John M. Gray, PE
Lic. No. 22457

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ANOKA COUNTY
CITY OF RAMSEY

REVISE SIGNAL SYSTEM 'D' INTERSECTION LAYOUT
CSAH 83 (ARMSTRONG BLVD) AT SUNWOOD DRIVE–147TH AVENUE NW

FILE NO. RAMSY 142728

20/24

NOTES:

1) ALL ITEMS OF THIS SIGNAL SYSTEM ARE INPLACE AND SHALL BE REUSED AND MAINTAINED INPLACE, UNLESS OTHERWISE NOTED ON PLANS.
2) ALL HANDHOLES ARE PVC HANDHOLES WITH METAL FRAMES AND COVERS AND ARE INPLACE (REUSE AND MAINTAIN INPLACE).
3) ALL PEDESTRIAN SIGNAL HEADS ARE ONE-SECTION LED "HAND/WALKING PERSON" COUNTDOWN TIMER INDICATIONS AND ARE INPLACE (REUSE AND MAINTAIN INPLACE).
4) ALL LOOP DETECTORS ARE INPLACE AND SHALL BE REUSED AND MAINTAINED INPLACE AND OPERATIONAL, EXCEPT AS FOLLOWS: CONTRACTOR SHALL FURNISH AND INSTALL NEW LOOP DETECTORS D1-2, D3-3, D3-4, AND D5-2 IN PVC PER DETAILS INCLUDED ELSEWHERE IN THESE PLANS. LOOP DETECTOR WIRES FOR NEW LOOP DETECTORS SHALL BE CROSS-LINKED POLYETHYLENE (XLP) #12 AWG IN 3/4" NMC. SEE SPECIAL PROVISIONS.
5) ANY DAMAGE TO INPLACE TRAFFIC SIGNAL FACILITIES (CONDUIT, CABLES, HANDHOLES, SIGNAL POLES, ETC.), DUE TO TRAFFIC SIGNAL REVISION WORK, SHALL BE REPAIRED BY CONTRACTOR TO SATISFACTION OF THE ENGINEER, AT NO EXPENSE TO THE COUNTY.
6) CONTRACTOR SHALL MAINTAIN OPERATION OF THE SIGNAL SYSTEM AT ALL TIMES, EXCEPT AS OTHERWISE APPROVED BY ENGINEER.
7) ALL NEW VEHICULAR SIGNAL HEADS SHALL HAVE BACKGROUND SHIELDS FURNISHED & INSTALLED BY CONTRACTOR. ALL INPLACE VEHICULAR SIGNAL HEADS BEING REUSED AS PART OF REVISE SIGNAL SYSTEM "D" HAVE BACKGROUND SHIELDS (REUSE AND MAINTAIN INPLACE).
8) LOCATION OF NEW LOOP DETECTORS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
9) F & I = NEW, FURNISH AND INSTALL.
   S & I = INPLACE, SALVAGE AND INSTALL.
10) SEE SPECIAL PROVISIONS FOR COUNTY FURNISHED MATERIALS TO BE INSTALLED AND MADE OPERATIONAL BY CONTRACTOR.
11) ALL NEW VEHICULAR SIGNAL HOUSINGS, BACKGROUND SHIELDS AND VISORS SHALL BE FABRICATED USING BLACK POLYCARBONATE MATERIALS. SEE SPECIAL PROVISIONS.
12) SEE SPECIAL PROVISIONS REGARDING NEW TYPE C SIGN PANELS TO BE FURNISHED AND INSTALLED BY CONTRACTOR (INCLUDED AS PART OF PAY ITEM FOR "REVISE SIGNAL SYSTEM D").

(1) INPLACE (MAINTAIN INPLACE)
- PA100 POLE FOUNDATION
- TYPE PA100-A-55-D40-9 (DAVIT AT 350 DEG)
- LUMINAIRE-250 W HPS
- 1-ONE WAY SIGNAL-OVERHEAD AT 17' (8-2)
- 1-ONE WAY SIGNAL-POLE MOUNTED 180 DEG (8-1)
- 1-SET CD PED SIGNALS-POLE MOUNTED 180 DEG (P8-2)
- 1-PEDESTRIAN PUSH BUTTON & SIGN (R10-3e)
- TYPE D SIGN PANEL-OVERHEAD AT 23'
- 1-R9-3 (NO PED XING) SIGN-FACING POLE 4
- 2-R6-1 SIGN PANELS-POLE MOUNTED 0/180 DEG
- EXTENDED INTO H.H.1:
- 3" R.S.C.
- 2-12/c#14
- 1-4/c#14
- 1-3/c#14
- 1-3/c#20
- 2-2/c#14
- 1-3/c#14 (LUM)
- 1-1/c#6 (GRD)

INPLACE (REMOVE)
- ONE WAY SIGNAL AND MOUNT-OVERHEAD AT 0' (OLD 3-1)
- ONE WAY SIGNAL AND MOUNT-POLE MOUNTED 90 DEG (OLD 5-2)

INPLACE (S & I)
- ONE WAY EVP DETECTOR AND LIGHT-OVERHEAD AT 6' (ø8,3)
- (F & I 3/4" R.S.C. EXTENSION OVER SIGNAL HEAD 3-1)

F & I
- 5 FOOT MAST ARM EXTENSION
- 1-ONE WAY SIGNAL AND ANGLE MOUNT-OVERHEAD AT -5' (NEW 3-2)
- 1-ONE WAY SIGNAL AND STRAIGHT MOUNT-OVERHEAD AT 6' (NEW 3-1)
- STRAP-ON MID-MAST ARM MOUNT AT 6' (FOR 3-1)
- 1-ONE WAY SIGNAL AND ANGLE MOUNT-POLE MOUNTED 90 DEG (NEW 5-2)
- R10-X12 SIGN PANEL-ADJACENT TO 3-2
- 1-6/c#14

(2) INPLACE (MAINTAIN INPLACE)
- PA100 POLE FOUNDATION
- TYPE PA100-A-50-D40-9 (DAVIT AT 350 DEG)
- LUMINAIRE-250 W HPS
- 2-ONE WAY SIGNALS-OVERHEAD AT 11'/23' (2-3, 2-2)
- 1-ONE WAY SIGNAL-POLE MOUNTED 180 DEG (2-1)
- 2-SETS CD PED SIGNALS-POLE MOUNTED 90/180 DEG (P4-1, P2-2)
- 2-PEDESTRIAN PUSH BUTTONS & SIGNS (R10-3e)
- TYPE D SIGN PANEL-OVERHEAD AT 28'
- ONE WAY EVP DETECTOR AND LIGHT AT 6' (ø2,5)
- 2-R6-1 SIGN PANELS-POLE MOUNTED 0/180 DEG
- EXTENDED INTO H.H.5:
- 3" R.S.C.
- 2-12/c#14
- 2-4/c#14
- 1-3/c#14
- 1-3/c#20
- 2-2/c#14
- 1-3/c#14 (LUM)
- 1-1/c#6 (GRD)

INPLACE (REMOVE)
- ONE WAY SIGNAL AND MOUNT-OVERHEAD AT 0' (OLD 5-1)
- ONE WAY SIGNAL AND MOUNT-POLE MOUNTED 90 DEG (OLD 7-2)

F & I
- 1-ONE WAY SIGNAL AND ANGLE MOUNT-OVERHEAD AT 0' (NEW 5-1)
- 1-ONE WAY SIGNAL AND ANGLE MOUNT-POLE MOUNTED 90 DEG (NEW 7-2)
- R10-X12 SIGN PANEL-ADJACENT TO 5-1

(3) INPLACE (MAINTAIN INPLACE)
- PA100 POLE FOUNDATION
- TYPE PA100-A-55-D40-9 (DAVIT AT 350 DEG)
- LUMINAIRE-250 W HPS
- 1-ONE WAY SIGNAL-OVERHEAD AT 11' (4-2)
- 1-ONE WAY SIGNAL-POLE MOUNTED 180 DEG (4-1)
- 1-SET CD PED SIGNALS-POLE MOUNTED 90 DEG (P2-1)
- 1-PEDESTRIAN PUSH BUTTON & SIGN (R10-3e)
- TYPE D SIGN PANEL-OVERHEAD AT 21'
- 1-R9-3 (NO PED XING) SIGN-FACING POLE 4
- 2-R6-1 SIGN PANELS-POLE MOUNTED 0/180 DEG
- EXTENDED INTO H.H.9:
- 3" R.S.C.
- 2-12/c#14
- 1-4/c#14
- 1-3/c#14
- 1-3/c#20
- 2-2/c#14
- 1-3/c#14 (LUM)
- 1-1/c#6 (GRD)

INPLACE (REMOVE)
- ONE WAY SIGNAL AND MOUNT-OVERHEAD AT 0' (OLD 7-1)
- ONE WAY SIGNAL AND MOUNT-POLE MOUNTED 90 DEG (OLD 1-2)

F & I
- 1-ONE WAY SIGNAL AND ANGLE MOUNT-OVERHEAD AT 0' (NEW 7-1)
- 1-ONE WAY SIGNAL AND ANGLE MOUNT-POLE MOUNTED 90 DEG (NEW 1-2)
- R10-X12 SIGN PANEL-ADJACENT TO 7-1

(4) INPLACE (MAINTAIN INPLACE)
- PA100 POLE FOUNDATION
- TYPE PA100-A-55-D40-9 (DAVIT AT 350 DEG)
- LUMINAIRE-250 W HPS
- 2-ONE WAY SIGNALS-OVERHEAD AT 11'/23' (6-3, 6-2)
- 1-ONE WAY SIGNAL-POLE MOUNTED 180 DEG (6-1)
- TYPE D SIGN PANEL-OVERHEAD AT 29'
- 2-R9-3 (NO PED XING) SIGNS-FACING POLES 1 AND 3
- 2-R6-1 SIGN PANELS-POLE MOUNTED 0/180 DEG
- EXTENDED INTO H.H.14:
- 3" R.S.C.
- 2-12/c#14
- 2-4/c#14
- 1-3/c#14
- 1-3/c#20
- 2-2/c#14
- 1-3/c#14 (LUM)
- 1-1/c#6 (GRD)

INPLACE (REMOVE)
- ONE WAY SIGNAL AND MOUNT-OVERHEAD AT 0' (OLD 1-1)
- ONE WAY SIGNAL AND MOUNT-POLE MOUNTED 90 DEG (OLD 3-2)

F & I
- 1-ONE WAY SIGNAL AND ANGLE MOUNT-OVERHEAD AT 0' (NEW 1-1)
- 1-ONE WAY SIGNAL AND ANGLE MOUNT-POLE MOUNTED 90 DEG (NEW 3-3)
- R10-X12 SIGN PANEL-ADJACENT TO 1-1

STATE AID PROJ. 002-030-009
RAMSEY CITY PROJECT NO. 17-08

2017FYA-BASE.DWG

DRAWN BY: JMG
DESIGNER: JMG
CHECKED BY: JMG
DESIGN TEAM

NO.	BY	DATE	REVISIONS

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.
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Date: March 7, 2018 Lic. No. 22457

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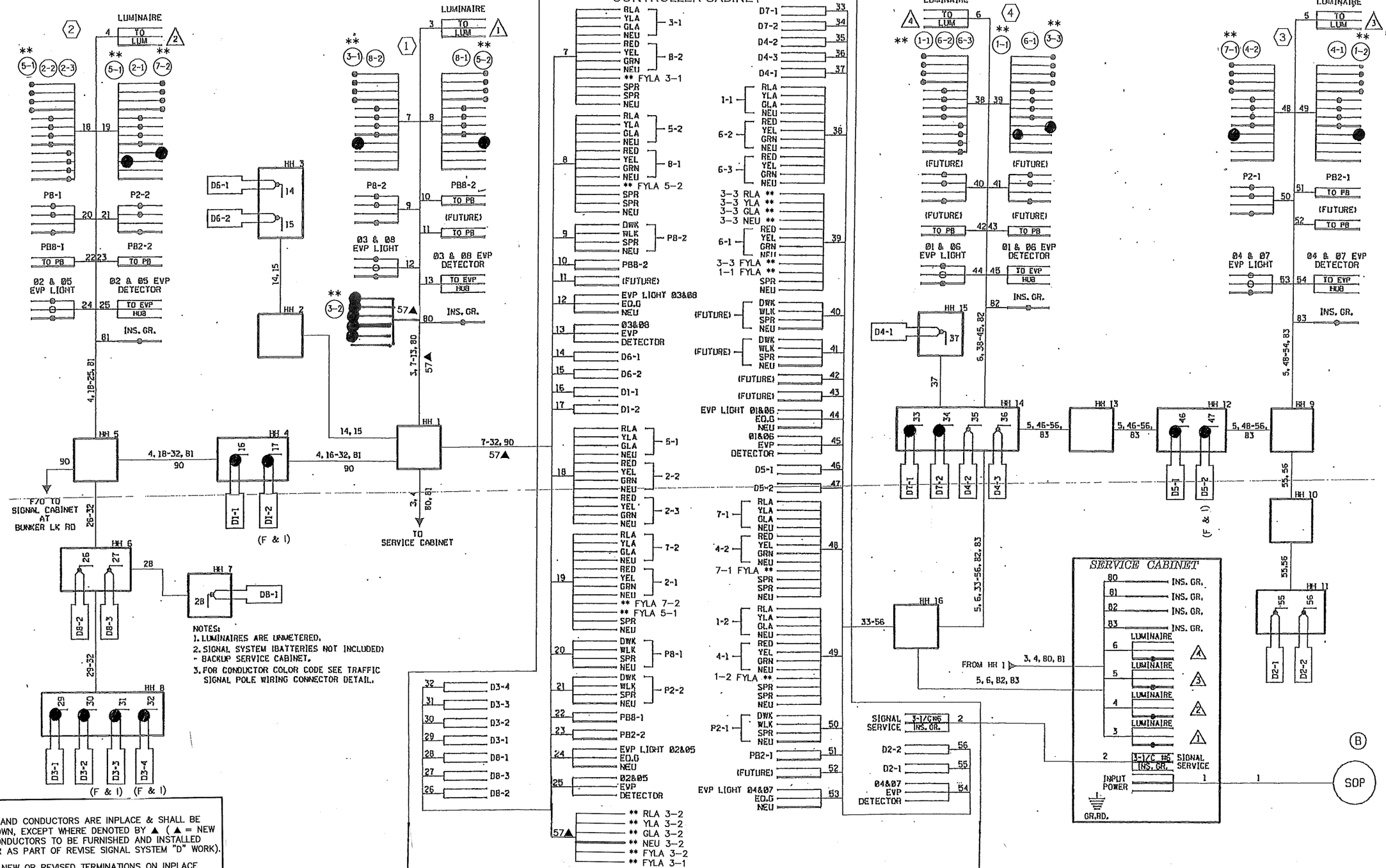
ANOKA COUNTY
CITY OF RAMSEY

REVISE SIGNAL SYSTEM 'D'
POLE, CABINET AND GENERAL NOTES
CSAH 83 (ARMSTRONG BLVD)
AT SUNWOOD DRIVE-147TH AVENUE NW

FILE NO. RAMSY 142728



STATE AID PROJ. 002-030-009
RAMSEY CITY PROJECT NO. 17-08

2017FYA-BASE.DWG

DRAWN BY: JMG	NO.	BY	DATE	REVISIONS
DESIGNER: JMG				
CHECKED BY: JMG				
DESIGN TEAM				

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.
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ANOKA COUNTY
CITY OF RAMSEY

REVISE SIGNAL SYSTEM "D"
FIELD WIRING DIAGRAM
CSAH 83 (ARMSTRONG BLVD)
AT SUNWOOD DRIVE-147TH AVENUE NW

FILE NO. RAMSY 142728

22/24

NEW HANDHOLES SHALL BE PVC HANDHOLES WITH METAL FRAMES AND COVERS.

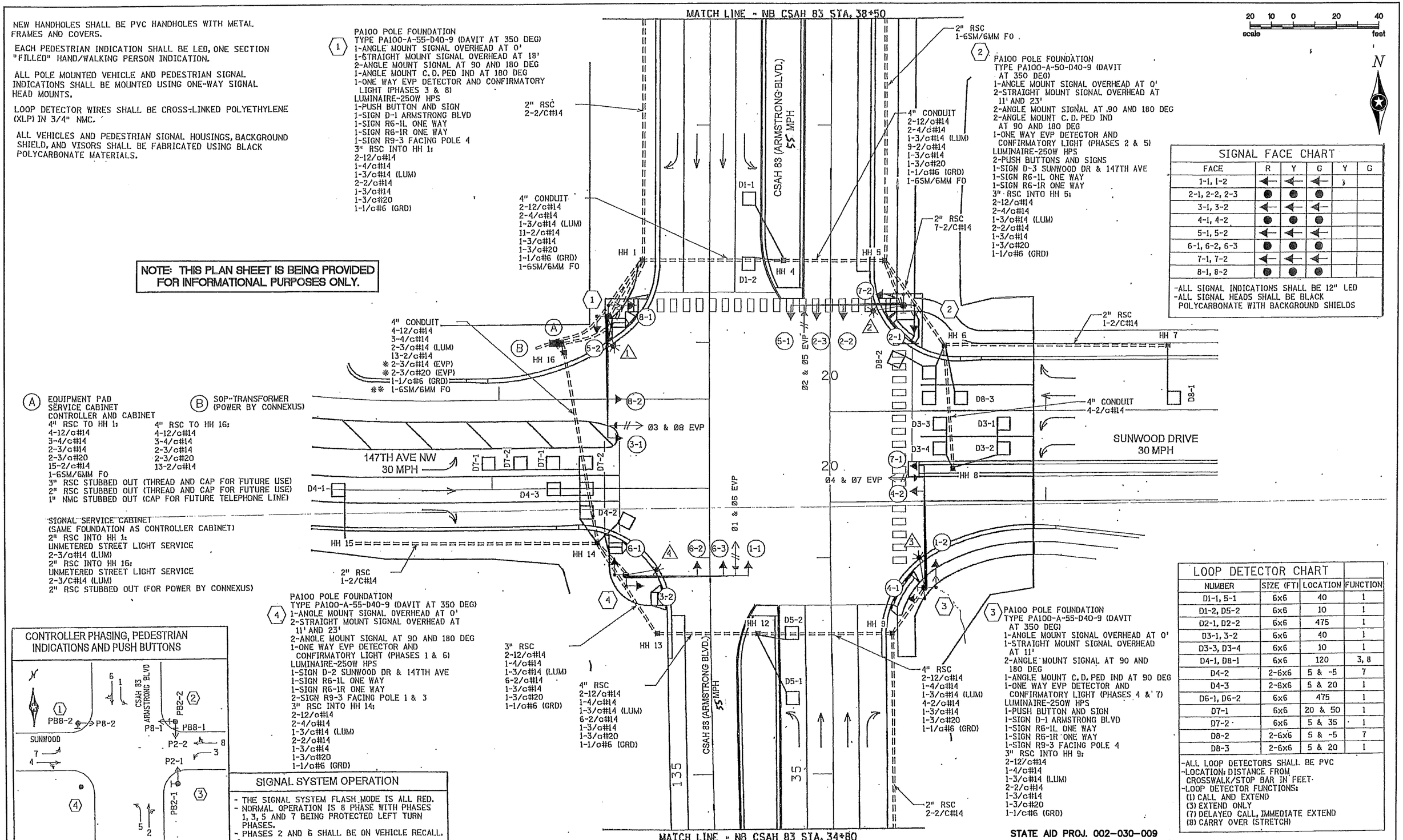
EACH PEDESTRIAN INDICATION SHALL BE LED, ONE SECTION "FILLED" HAND/WALKING PERSON INDICATION.

ALL POLE MOUNTED VEHICLE AND PEDESTRIAN SIGNAL INDICATIONS SHALL BE MOUNTED USING ONE-WAY SIGNAL HEAD MOUNTS.

LOOP DETECTOR WIRES SHALL BE CROSS-LINKED POLYETHYLENE (XLP) IN 3/4" NMC.

ALL VEHICLES AND PEDESTRIAN SIGNAL HOUSINGS, BACKGROUND SHIELD, AND VISORS SHALL BE FABRICATED USING BLACK POLYCARBONATE MATERIALS.

NOTE: THIS PLAN SHEET IS BEING PROVIDED FOR INFORMATIONAL PURPOSES ONLY.



1 PA100 POLE FOUNDATION
TYPE PA100-A-55-D40-9 (DAVIT AT 350 DEG)
1-ANGLE MOUNT SIGNAL OVERHEAD AT 0'
1-STRAIGHT MOUNT SIGNAL OVERHEAD AT 18'
2-ANGLE MOUNT SIGNAL AT 90 AND 180 DEG
1-ANGLE MOUNT C.D. PED IND AT 180 DEG
1-ONE WAY EVP DETECTOR AND CONFIRMATORY LIGHT (PHASES 3 & 8)
LUMINAIRE-250W HPS
1-PUSH BUTTON AND SIGN
1-SIGN D-1 ARMSTRONG BLVD
1-SIGN R6-1L ONE WAY
1-SIGN R6-1R ONE WAY
1-SIGN R9-3 FACING POLE 4
3" RSC INTO HH 1:
2-12/c#14
1-4/c#14
1-3/c#14 (LUM)
2-2/c#14
1-3/c#14
1-3/c#20
1-1/c#6 (GRD)

2" RSC
2-2/C#14

4" CONDUIT
2-12/c#14
2-4/c#14
1-3/c#14 (LUM)
11-2/c#14
1-3/c#14
1-3/c#20
1-1/c#6 (GRD)
1-6SM/6MM FO

2" RSC
1-6SM/6MM FO

2 PA100 POLE FOUNDATION
TYPE PA100-A-50-D40-9 (DAVIT AT 350 DEG)
1-ANGLE MOUNT SIGNAL OVERHEAD AT 0'
2-STRAIGHT MOUNT SIGNAL OVERHEAD AT 11' AND 23'
2-ANGLE MOUNT SIGNAL AT 90 AND 180 DEG
2-ANGLE MOUNT C.D. PED IND AT 90 AND 180 DEG
1-ONE WAY EVP DETECTOR AND CONFIRMATORY LIGHT (PHASES 2 & 5)
LUMINAIRE-250W HPS
2-PUSH BUTTONS AND SIGNS
1-SIGN D-3 SUNWOOD DR & 147TH AVE
1-SIGN R6-1L ONE WAY
1-SIGN R6-1R ONE WAY
3" RSC INTO HH 5:
2-12/c#14
2-4/c#14
1-3/c#14 (LUM)
2-2/c#14
1-3/c#14
1-3/c#20
1-1/c#6 (GRD)

4" CONDUIT
2-12/c#14
2-4/c#14
1-3/c#14 (LUM)
9-2/c#14
1-3/c#14
1-3/c#20
1-1/c#6 (GRD)
1-6SM/6MM FO

2" RSC
7-2/C#14

4" CONDUIT
4-12/c#14
3-4/c#14
2-3/c#14 (LUM)
13-2/c#14
* 2-3/c#14 (EVP)
* 2-3/c#20 (EVP)
1-1/c#6 (GRD)
** 1-6SM/6MM FO

2" RSC
1-2/C#14

4" CONDUIT
4-2/c#14

(A) EQUIPMENT PAD
SERVICE CABINET
CONTROLLER AND CABINET
4" RSC TO HH 1:
4-12/c#14
3-4/c#14
2-3/c#14
2-3/c#20
15-2/c#14
1-6SM/6MM FO
3" RSC STUBBED OUT (THREAD AND CAP FOR FUTURE USE)
2" RSC STUBBED OUT (THREAD AND CAP FOR FUTURE USE)
1" NMC STUBBED OUT (CAP FOR FUTURE TELEPHONE LINE)

(B) SOP-TRANSFORMER (POWER BY CONNEXUS)
4" RSC TO HH 16:
4-12/c#14
3-4/c#14
2-3/c#14
2-3/c#20
13-2/c#14

SIGNAL SERVICE CABINET
(SAME FOUNDATION AS CONTROLLER CABINET)
2" RSC INTO HH 1:
UNMETERED STREET LIGHT SERVICE
2-3/c#14 (LUM)
2" RSC INTO HH 16:
UNMETERED STREET LIGHT SERVICE
2-3/C#14 (LUM)
2" RSC STUBBED OUT (FOR POWER BY CONNEXUS)

4 PA100 POLE FOUNDATION
TYPE PA100-A-55-D40-9 (DAVIT AT 350 DEG)
1-ANGLE MOUNT SIGNAL OVERHEAD AT 0'
2-STRAIGHT MOUNT SIGNAL OVERHEAD AT 11' AND 23'
2-ANGLE MOUNT SIGNAL AT 90 AND 180 DEG
1-ONE WAY EVP DETECTOR AND CONFIRMATORY LIGHT (PHASES 1 & 6)
LUMINAIRE-250W HPS
1-SIGN D-2 SUNWOOD DR & 147TH AVE
1-SIGN R6-1L ONE WAY
1-SIGN R6-1R ONE WAY
2-SIGN R9-3 FACING POLE 1 & 3
3" RSC INTO HH 14:
2-12/c#14
2-4/c#14
1-3/c#14 (LUM)
2-2/c#14
1-3/c#14
1-3/c#20
1-1/c#6 (GRD)

3" RSC
2-12/c#14
1-4/c#14
1-3/c#14 (LUM)
6-2/c#14
1-3/c#14
1-3/c#20
1-1/c#6 (GRD)

4" RSC
2-12/c#14
1-4/c#14
1-3/c#14 (LUM)
6-2/c#14
1-3/c#14
1-3/c#20
1-1/c#6 (GRD)

3 PA100 POLE FOUNDATION
TYPE PA100-A-55-D40-9 (DAVIT AT 350 DEG)
1-ANGLE MOUNT SIGNAL OVERHEAD AT 0'
1-STRAIGHT MOUNT SIGNAL OVERHEAD AT 11'
2-ANGLE MOUNT SIGNAL AT 90 AND 180 DEG
1-ANGLE MOUNT C.D. PED IND AT 90 DEG
1-ONE WAY EVP DETECTOR AND CONFIRMATORY LIGHT (PHASES 4 & 7)
LUMINAIRE-250W HPS
1-PUSH BUTTON AND SIGN
1-SIGN D-1 ARMSTRONG BLVD
1-SIGN R6-1L ONE WAY
1-SIGN R6-1R ONE WAY
1-SIGN R9-3 FACING POLE 4
3" RSC INTO HH 9:
2-12/c#14
1-4/c#14
1-3/c#14 (LUM)
2-2/c#14
1-3/c#14
1-3/c#20
1-1/c#6 (GRD)

4" RSC
2-12/c#14
1-4/c#14
1-3/c#14 (LUM)
4-2/c#14
1-3/c#14
1-3/c#20
1-1/c#6 (GRD)

2" RSC
2-2/C#14

SIGNAL FACE CHART					
FACE	R	Y	G	Y	G
1-1, 1-2	←	←	←		
2-1, 2-2, 2-3	●	●	●		
3-1, 3-2	←	←	←		
4-1, 4-2	●	●	●		
5-1, 5-2	←	←	←		
6-1, 6-2, 6-3	●	●	●		
7-1, 7-2	←	←	←		
8-1, 8-2	●	●	●		

-ALL SIGNAL INDICATIONS SHALL BE 12" LED
-ALL SIGNAL HEADS SHALL BE BLACK POLYCARBONATE WITH BACKGROUND SHIELDS

LOOP DETECTOR CHART			
NUMBER	SIZE (FT)	LOCATION	FUNCTION
D1-1, 5-1	6x6	40	1
D1-2, D5-2	6x6	10	1
D2-1, D2-2	6x6	475	1
D3-1, 3-2	6x6	40	1
D3-3, D3-4	6x6	10	1
D4-1, D8-1	6x6	120	3, 8
D4-2	2-6x6	5 & -5	7
D4-3	2-6x6	5 & 20	1
D6-1, D6-2	6x6	475	1
D7-1	6x6	20 & 50	1
D7-2	6x6	5 & 35	1
D8-2	2-6x6	5 & -5	7
D8-3	2-6x6	5 & 20	1

-ALL LOOP DETECTORS SHALL BE PVC
-LOCATION: DISTANCE FROM CROSSWALK/STOP BAR IN FEET.
-LOOP DETECTOR FUNCTIONS:
(1) CALL AND EXTEND
(3) EXTEND ONLY
(7) DELAYED CALL, IMMEDIATE EXTEND
(8) CARRY OVER (STRETCH)

CONTROLLER PHASING, PEDESTRIAN INDICATIONS AND PUSH BUTTONS

SIGNAL SYSTEM OPERATION

- THE SIGNAL SYSTEM FLASH MODE IS ALL RED.
- NORMAL OPERATION IS 8 PHASE WITH PHASES 1, 3, 5 AND 7 BEING PROTECTED LEFT TURN PHASES.
- PHASES 2 AND 6 SHALL BE ON VEHICLE RECALL.

STATE AID PROJ. 002-030-009
RAMSEY CITY PROJECT NO. 17-08

2017FYA-BASE.DWG

DRAWN BY: JMG
DESIGNER: JMG
CHECKED BY: JMG
DESIGN TEAM

NO.	BY	DATE	REVISIONS

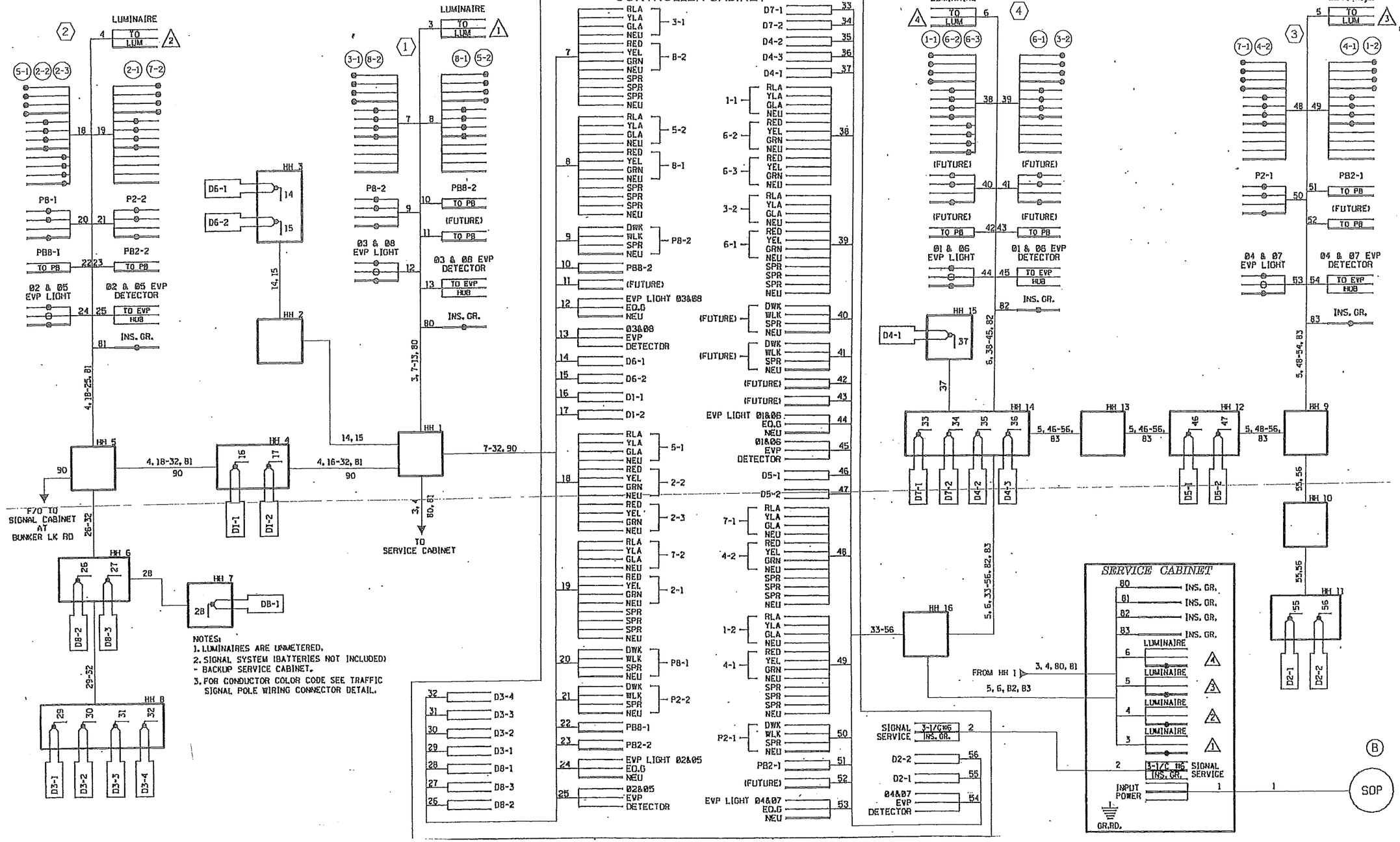
SEH
PHONE: (651) 490-2000
3535 VADNAIS CENTER DR.
ST. PAUL, MN 55110

ANOKA COUNTY
CITY OF RAMSEY

INPLACE SIGNAL SYSTEM 'D'
FOR INFORMATION ONLY
CSAH 83 (ARMSTRONG BLVD)
AT SUNWOOD DRIVE-147TH AVENUE NW

FILE NO.
RAMSY 142728

23
24



NOTES:
1. LUMINAIRES ARE UNMETERED.
2. SIGNAL SYSTEM (BATTERIES NOT INCLUDED) - BACKUP SERVICE CABINET.
3. FOR CONDUCTOR COLOR CODE SEE TRAFFIC SIGNAL POLE WIRING CONNECTOR DETAIL.

NOTE: THIS PLAN SHEET IS BEING PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

STATE AID PROJ. 002-030-009
RAMSEY CITY PROJECT NO. 17-08

2017FYA-BASE.DWG

DRAWN BY: JMG	NO.	BY	DATE	REVISIONS
DESIGNER: JMG				
CHECKED BY: JMG				
DESIGN TEAM				

SEH
PHONE: (651) 490-2000
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ANOKA COUNTY
CITY OF RAMSEY

INPLACE SIGNAL SYSTEM 'D'
FOR INFORMATION ONLY
CSAH 83 (ARMSTRONG BLVD)
AT SUNWOOD DRIVE-147TH AVENUE NW

FILE NO.
RAMSY 142728

SAP 002-030-009 2018 FYA Conversions (#5684547)

BID ABSTRACT

05/22/2018 01:00 PM CDT

						Engineer Estimate		Collins Electrical Construction Co.		Forest Lake Contracting, Inc.		Killmer Electric Co., Inc.		Egan Companies, Inc.	
	Line Item	Item Code	Item Description	UofM	Quantity	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
SAP 002-030-009							$258,200.00		$204,380.00		$226,260.00		$297,960.00		$352,655.00
	1	2563.610/00020	Police Officer	Hour	12	$100.00	$1,200.00	$120.00	$1,440.00	$105.00	$1,260.00	$205.00	$2,460.00	$135.00	$1,620.00
	2	2565.616/00101	Revise Signal System A	System	1	$90,000.00	$90,000.00	$74,360.00	$74,360.00	$75,000.00	$75,000.00	$99,975.00	$99,975.00	$122,250.00	$122,250.00
	3	2565.616/00102	Revise Signal System B	System	1	$67,000.00	$67,000.00	$56,770.00	$56,770.00	$58,000.00	$58,000.00	$69,745.00	$69,745.00	$93,350.00	$93,350.00
	4	2565.616/00103	Revise Signal System C	System	1	$60,500.00	$60,500.00	$42,050.00	$42,050.00	$56,000.00	$56,000.00	$79,505.00	$79,505.00	$76,685.00	$76,685.00
	5	2565.616/00104	Revise Signal System D	System	1	$39,500.00	$39,500.00	$29,760.00	$29,760.00	$36,000.00	$36,000.00	$46,275.00	$46,275.00	$58,750.00	$58,750.00
						TOTAL:	**$258,200.00**		**$204,380.00**		**$226,260.00**		**$297,960.00**		**$352,655.00**

Entered By: Cindy Kvetil Certified By: Verified By:

Date: 5/22/18 Date: 5-22-18 Date: 5/22/18

JOINT POWERS AGREEMENT FOR THE FLASHING YELLOW ARROW CONVERSION AT THE INTERSECTION OF CSAH 83 AND SUNWOOD DR/147TH AVE IN THE CITY OF RAMSEY, MN (Project SAP 002-030-009)

This Agreement made and entered into this __ day of _____, 2018, by and between the County of Anoka, State of Minnesota, a political subdivision of the State of Minnesota, 2100 Third Avenue North, Anoka, Minnesota, 55303, hereinafter referred to as "County", and The City of Ramsey, a municipal corporation of the State of Minnesota, 7550 Sunwood Drive NW, Ramsey, MN 55303, hereinafter referred to as the "City".

WITNESSETH

WHEREAS, said parties are mutually agreed that the flashing yellow arrow (FYA) conversion of the existing traffic signal system at CSAH 83 and Sunwood Dr/147th Ave should be completed as soon as possible; and,

WHEREAS, the parties to this agreement consider it mutually desirable to make the necessary improvements to the existing traffic signal system; and,

WHEREAS, the parties agree that the County shall cause the FYA conversion of the signal system to be completed as part of the 2018 Anoka County Flashing Yellow Arrow Conversion Improvement Project; and,

WHEREAS, the Anoka County Highway Department prepared plans and specifications for Project No. SAP 002-030-009, which plans and specifications are on file in the office of the County Engineer; and,

WHEREAS, the parties agree that it is in their best interest that the cost of said project be the responsibility of the City of Ramsey as per Anoka County Contract #2005-0516; and,

WHEREAS, Minnesota Statute 471.59 authorizes political subdivisions of the State to enter into joint powers agreements for the joint exercise of powers common to each.

NOW, THEREFORE, IT IS MUTUALLY STIPULATED AND AGREED:

I. PURPOSE

Each year, Anoka County evaluates the operational characteristics and functionality of its traffic signal systems. Realizing the operational benefits FYA conversions can have when appropriately designed and managed, Anoka County has incorporated FYA conversion improvements into its capital improvement program. For 2018, Anoka County has incorporated the following signal systems into its signal maintenance/improvement program:

- Signal System A (CSAH 14 at Aberdeen Street in Blaine)
- Signal System B (CSAH 14 at Ulysses Street in Blaine)
- Signal System C (CSAH 83 at CSAH 116 in Ramsey)
- Signal System D (CSAH 83 at Sunwood Drive/147th Avenue)

Per the request of the City, the parties have joined together for the purpose of making the required FYA improvements at Signal System D in the City of Ramsey; as described per the plans and specifications for Project No. SAP 002-030-009, on file in the office of the Anoka County Highway Department and incorporated herein by reference.

II. METHOD

The County shall provide all engineering services and shall cause the construction of Anoka County Project No. SAP 002-030-009 in conformance with said plans and specifications. The County shall do the calling for all bids and the acceptance of all bid proposals.

III. COSTS

The contract costs of the work, or if the work is not contracted, the cost of all labor, materials, normal engineering costs and equipment rental required to complete the work, shall constitute the actual "construction costs" and shall be so referred to herein. "Estimated costs" are good faith projections of the costs, which will be incurred for this project. Actual costs may vary and those will be the costs for which the relevant parties will be responsible. The construction cost, as bid, for the total project (including all four signal systems) is $204,380.00. Participation in the construction cost is as follows:

The City shall pay for one hundred percent (100%) of the FYA conversion for Signal System D, at a cost of $29,760.00.

Upon award of the contract, the City shall pay to the County, upon written demand by the County, ninety five percent (95%) of its portion of the cost of the project at $28,272.00. The City's share of the cost of the project shall include only construction and construction engineering expense and does not include administrative expenses incurred by the County.

Upon final completion of the project, the City's share of the construction cost will be based upon actual construction costs. If necessary, adjustments to the initial ninety five percent (95%) charged will be made in the form of credit or additional charges to the City's share. Also, the remaining five percent (5%) of the City's portion of the construction costs shall be paid.

IV. TERM

This Agreement shall continue until terminated as provided hereinafter.

V. DISBURSEMENT OF FUNDS

All funds disbursed by the County or City pursuant to this Agreement shall be disbursed by each entity pursuant to the method provided by law.

VI. CONTRACTS AND PURCHASES

All contracts let and purchases made pursuant to this Agreement shall be made by the County in conformance to the State laws.

VII. STRICT ACCOUNTABILITY

A strict accounting shall be made of all funds and report of all receipts and disbursements shall be made upon request by either party.

VIII. TERMINATION

This Agreement may be terminated by either party at any time, with or without cause, upon not less than thirty (30) days written notice delivered by mail or in person to the other party. If notice is delivered by mail, it shall be deemed to be received two (2) days after mailing. Such termination shall not be effective with respect to any solicitation of bids or any purchases of services or goods, which occurred prior to such notice of termination. The City shall pay its pro rata share of costs, which the County incurred prior to such notice of termination.

IX. MAINTENANCE

Maintenance of the existing signal system, and all improvements completed under this project, shall continue to follow the terms and conditions included in the existing maintenance agreement between the City and County.

X. NOTICE

For purposes of delivery of any notices hereunder, the notice shall be effective if delivered to the County Administrator of Anoka County 2100 Third Avenue North, Anoka, Minnesota 55303, on behalf of the County, and The City of Ramsey, 7550 Sunwood Drive NW, Ramsey, MN 55303, on behalf of the City.

XI. INDEMNIFICATION

To the extent allowed by law, the City and the County mutually agree to indemnify and hold harmless each other from any claims, losses, costs, expenses or damages resulting from the acts or omissions of the respective officers, agents, or employees relating to activities conducted by either party under this Agreement.

XII. ENTIRE AGREEMENT REQUIREMENT OF A WRITING

It is understood and agreed that the entire agreement of the parties is contained herein and that this Agreement supersedes all oral agreements and all negotiations between the parties relating to the subject matter thereof, as well as any previous agreement presently in effect between the parties to the subject matter thereof. Any alterations, variations, or modifications of the provisions of this Agreement shall be valid only when they have been reduced to writing and duly signed by the parties.

IN WITNESS WHEREOF, the parties of this Agreement have hereunto set their hands on the dates written below:

COUNTY OF ANOKA

By: _____
Rhonda Sivarajah, Chair
Board of Commissioners

Dated: _____

ATTEST:

By: _____
Jerry Soma
County Administrator

Dated: _____

RECOMMENDED FOR APPROVAL:

By: _____
Douglas Fischer, P.E.
County Engineer

Dated: _____

APPROVED AS TO FORM AND EXECUTION:

By: _____
Dan Klint
Assistant County Attorney

Dated: _____

CITY OF RAMSEY

By: _____
John Le Tourneau
Acting Mayor

Dated: _____

By: _____
Kurt Ulrich
City Administrator

Dated: _____

By: _____
Bruce Westby, P.E.
City Engineer

Dated: _____

By: _____
Joseph J. Langel
City Attorney

Dated: _____

CC Regular Session **7. 5.**

Meeting Date: 06/12/2018

By: JoAnn Shaw, Community Development

Information

Title

Approve Licenses

Purpose/Background:

The purpose of this case is to approve various 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 contingent upon compeletion of background checks.

Action:

Motion to approve the attached license applications contingent upon completion of background checks.

Attachments

License Applications

Form Review

Inbox	Reviewed By	Date
Chris Anderson	Chris Anderson	06/07/2018 02:22 PM
Tim Gladhill	Tim Gladhill	06/07/2018 04:09 PM
Kurt Ulrich	Kurt Ulrich	06/07/2018 04:35 PM
Form Started By: JoAnn Shaw		Started On: 06/04/2018 09:19 AM
Final Approval Date: 06/07/2018		

City of Ramsey
License Report - License Types

Company	Location	Complex	Exp. Date	Council Date	Statu
Rental					
Danielle Kiger	14667 Rhinestone St NW		6/12/2021	6/12/2018	A
Chris Riley	15120 Ute St NW		6/12/2021	6/12/2018	A
Sabra Ramsey TRS, LLC	14401 Nowthen Blvd NW	Stoney River Assisted Living and M	6/12/2021	6/12/2018	A
CB Ramsey Housing Limited Partn	7750 Sunwood Dr NW	Sunwood VIllage	6/12/2021	6/12/2018	A
				Rental License Count:	**4**
Therapeutic Massage Therapist					
Kayla M Nebelung	14245 St Francis Blvd NW #104	Rum River Chiropractic	12/31/2018	6/12/2018	A
				Therapeutic Massage Therapist License Count:	**1**
Transient Merchant/Peddler/Solic					
Aptive Environmental, LLC			12/31/2018	6/12/2018	A
				Transient Merchant/Peddler/Solicitor License Count:	**1**
				Total Licenses:	**6**