City of Ramsey
Agenda (Revised June 22, 2018)
Regular City Council
Tuesday, June 26, 2018
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

1. Call to Order

2. Presentation

1. Introduce Megan Thorstad, Communications & Events Coordinator

3. Citizen Input

4. Consent Agenda

1. Receive May 2018 Financial Reports - General Fund and Enterprise Funds

2. Note the Following Boards and Commissions Meeting Minutes:
- Planning Commission Meeting Minutes Dated May 3, 2018
- Economic Development Authority Meeting Minutes Dated May 10, 2018
- Environmental Policy Board Meeting Minutes Dated May 21, 2018

3. Approve Rescheduling of First Council Meeting in August to August 6, 2018

4. Approve the Following Meeting Minutes:
1. City Council Work Session dated 6/12/2018
2. City Council Regular dated 6/12/2018

5. Approve Licenses

6. Adopt Resolution #18-131 Approving Multiple Actions for Affinity at Ramsey

7. Adopt Resolution #18-126 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of June 7, 2018 through June 20, 2018

8. Adopt Resolution #18-129 Approving Amendment to the Northwestern Anoka County Community Consortium (NWACCC) Joint Powers Agreement

9. Adopt Resolution #18-117 Authorizing Partial Payment to North Valley, Inc. for IP 17-00, Sunwood Drive Reconstruction.

10. Adopt Resolution #18-118 Authorizing Partial Payment to North Valley, Inc. for IP 17-02, Rivers Bend Street Reconstruction.

11. Adopt Resolution #18-120 Hiring a Seasonal Public Works Maintenance Worker

12. Adopt Resolution #18-124 Authorizing Partial Payment to North Valley, Inc. for IP 18-00, Stanhope Terrace Street Reconstruction.

13. Adopt Resolution #18-125 Approving Change Order #1 for 2018 Crackseal and Sealcoat Improvements, Improvement Project #18-04

14. Adopt Resolution #18-128 Authorizing Partial Payment to North Valley, Inc. for IP #17-01, Alpine Drive Reconstruction.

15. Adopt Resolution #18-122 Approving an Adjustment to the Hours Worked by Two Employees in the Community Development Department.

5. Approve Agenda

6. Public Hearing

7. Council Business

1. Adopt Resolution Resolution #18-119 Approving Conditional Use Permit for Commercial Kennel (Project #18-119); Case of Rebecca Bader

2. Adopt Resolution #18-116 Approving Preliminary Plat for Cottages at the COR (Project 17-162); Case of Centra Homes, LLC

3. REVISED [June 22, 2018]: Adopt Resolution #18-130 Approving Revised Preliminary Plat for Riverstone; Case of Capstone Homes

4. Adopt Resolution #18-132 Granting Final Plat Approval for Riverstone 2nd Addition; Case of Capstone Homes

5. Adopt Resolution #18-121 Providing for the Issuance and Sale of $1,210,000 GO Street Reconstruction Bonds, Series 2018A, Pledging Special Assessments and Levying a Tax for the Payment Thereof

8. Mayor/Council/Staff Input

9. Adjournment

CC Regular Session **2. 1.**

Meeting Date: 06/26/2018

Information

Title:

Introduce Megan Thorstad, Communications & Events Coordinator

Purpose/Background:

Megan Thorstad has joined Staff as the Communications & Events Coordinator. This appointment replaces an existing vacancy. This is not a new position. Megan comes with experience working for a local newspaper organization, ECM Publishers. She reported for the cities of New Hope, Golden Valley, Champlin and Dayton. We would like to formally introduce Megan and welcome her to the team.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kathy Schmitz	06/21/2018 01:35 PM
Tim Gladhill	Tim Gladhill	06/21/2018 02:53 PM
Form Started By: Jo Thieling		Started On: 06/19/2018 07:07 PM
Final Approval Date: 06/21/2018		

CC Regular Session **4. 1.**

Meeting Date: 06/26/2018

By: Diana Lund, Finance

Information

Title

Receive May 2018 Financial Reports - General Fund and Enterprise Funds

Purpose/Background:

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

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

Action:

No action required. Informational only.

Attachments

May 2018 General Fund Financial Report - Budget to Actual

May 2018 Enterprise Funds Financial Reports - Budget to Actual

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kathy Schmitz	06/21/2018 01:33 PM
Tim Gladhill	Tim Gladhill	06/21/2018 02:52 PM
Form Started By: Diana Lund		Started On: 06/18/2018 08:25 AM
Final Approval Date: 06/21/2018		

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2018 THROUGH PERIOD ENDING: May 31, 2018

GENERAL FUND EXPENDITURES - BY DEPARTMENT -

Dept	-CURRENT YEAR ADOPTED BUDGET-	CURRENT YTD GENERAL LEDGER
Admin	2,077,782.00	774,068.93
Com Dev	928,529.00	363,245.07
Contingency	176,455.00	61,853.00
Council	151,651.00	69,888.59
Finance	492,154.00	189,835.77
Fire	1,005,890.00	307,653.26
Legal	128,400.00	30,078.95
Police	3,517,438.00	1,322,334.97
Public Works	3,644,985.00	1,066,152.89
Grand Total	**12,123,284.00**	**4,185,111.43**

GENERAL FUND EXPENDITURES - BY CATEGORY -

Category	-CURRENT YEAR ADOPTED BUDGET-	-CURRENT YTD GENERAL LEDGER-
Capital Outlay	710,510.00	113,659.35
Debt Service	119,455.00	61,853.00
Other Services & Charges	2,716,162.00	638,875.08
Personal Services	7,728,382.00	3,068,642.72
Supplies	848,775.00	302,081.28
Grand Total	**12,123,284.00**	**4,185,111.43**

GENERAL FUND REVENUES - BY CATEGORY -

Category	-CURRENT YEAR ADOPTED BUDGET-	-CURRENT YTD GENERAL LEDGER-
Taxes	9,400,242.00	49,425.67
Charges for Services	710,244.00	205,187.36
Business Licenses/Permits	33,750.00	30,906.30
Fines and Forfeits	68,700.00	16,757.94
Federal Intergovernmental	8,000.00	-
State Intergovernmental	351,750.00	73,809.00
Interest	70,000.00	-
Miscellaneous	31,000.00	9,720.86
Non-Business Licenses/Permits	479,000.00	237,235.72
Transfers in	970,598.00	237,500.00
Grand Total	**12,123,284.00**	**860,542.85**

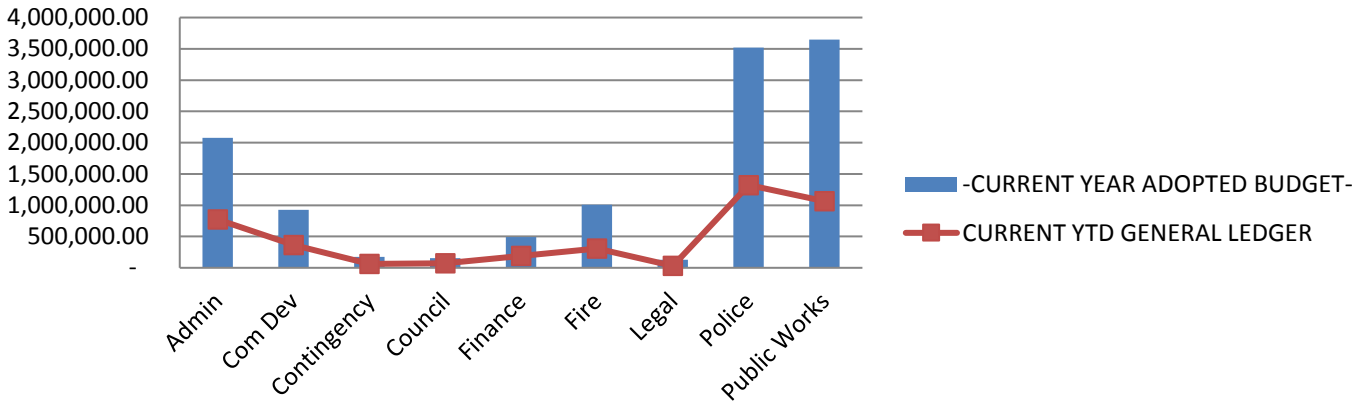
This report reflects year to date revenue and expenditures as compared to annual budget.
It does not reflect fund balance.

PREPARED BY: FINANCE DEPARTMENT

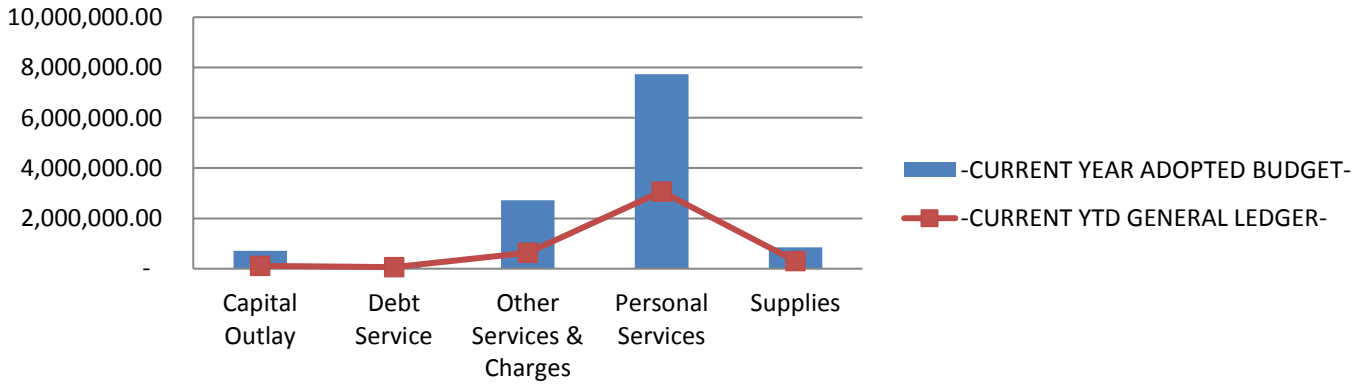
CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2018 THROUGH PERIOD ENDING: May 31, 2018

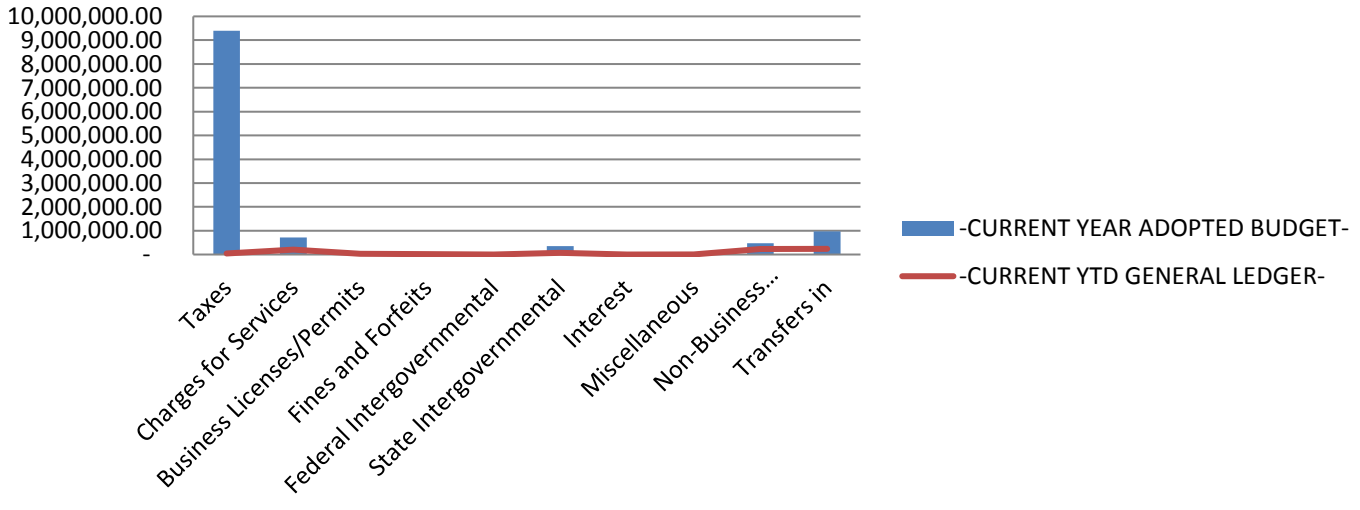
GENERAL FUND EXPENDITURES - BY DEPARTMENT



GENERAL FUND EXPENDITURES - BY CATEGORY



GENERAL FUND REVENUES



This report reflects year to date revenue and expenditures as compared to annual budget.
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PREPARED BY: FINANCE DEPARTMENT

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2018 THROUGH PERIOD ENDING: May 31, 2018

REVENUES

BUSINESS UNIT 9601 WATER UTILITY

GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4140	CREDIT CARD PROCESSING FEES	(12,000.00)	(2,877.09)	23.98%
4609	OTHER MISCELLANEOUS REVENUES	62,000.00	61,767.06	99.62%
4651	WATER REVENUE		4,034.61	0.00%
4652	WATER SALES - RESIDENTIAL	1,120,202.00	221,320.63	19.76%
4653	WATER SALES-COMMERCIAL	653,131.00	63,602.64	9.74%
4654	WATER PENALTIES	35,859.00	8,208.37	22.89%
4655	WATER METER INSTALLATION	15,000.00	7,840.00	52.27%
4656	WATER METERS	32,000.00	17,620.00	55.06%
4657	CONNECTION/RECONNECTION FEES	500.00	(100.00)	-20.00%
4701	INTEREST ON INVESTMENTS	120,000.00	-	0.00%
4702	MISCELLANEOUS INTEREST	-	8,891.23	0.00%
4606	DEVELOPER FEES (WAC)		241,773.00	0.00%
4601	MISCELLANEOUS REVENUE		594.89	0.00%
Grand Total		**2,026,692.00**	**632,675.34**	

EXPENSES

BUSINESS UNIT 9601 WATER UTILITY

GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6102	F.T. REGULAR-WAGES & SALARIES	236,198.00	66,394.34	28.11%
6103	FULL TIME-REGULAR-OVERTIME	13,500.00	6,366.19	47.16%
6105	TEMPORARY-WAGES & SALARIES	17,066.00	2,391.54	14.01%
6121	PERA CONTRIBUTIONS	47,422.00	5,978.32	12.61%
6122	FICA/MEDICARE CONTRIBUTIONS	19,523.00	6,479.19	33.19%
6131	GROUP INSURANCE	33,177.00	11,062.17	33.34%
6133	WORKERS COMP INSURANCE PREMIUM	9,160.00	-	0.00%
6208	MISCELLANEOUS OFFICE SUPPLIES	600.00	22.48	3.75%
6223	GASOLINE	2,500.00	1,370.35	54.81%
6225	DIESEL FUEL	4,000.00	1,303.47	32.59%
6229	SHOP MATERIALS	500.00	12.19	2.44%
6231	UNIFORMS & TURN-OUT GEAR	2,900.00	2,495.83	86.06%
6249	MISCELLANEOUS OPERATING SUPPLY	18,000.00	9,668.45	53.71%
6257	OTHER VEHICLE PARTS	7,000.00	78.42	1.12%
6273	UTILITY SYSTEM MAINT SUPPLIES	75,000.00	17,509.04	23.35%
6281	SMALL TOOLS & MINOR EQUIPMENT	6,000.00	537.40	8.96%
6292	WATER METERS FOR RESALE	55,000.00	9,440.72	17.16%
6315	MISCELLANEOUS PROFESSIONAL SER	150,000.00	53,730.50	35.82%
6322	POSTAGE	2,600.00	52.63	2.02%
6323	CELLULAR PHONES	2,900.00	1,463.70	50.47%
6335	TRAINING	1,500.00	768.00	51.20%
6352	GENERAL NOTICE & PUBLIC INFOR	300.00	-	0.00%
6361	GENERAL LIABILITY/PROPERTY INS	28,000.00	-	0.00%
6371	ELECTRIC UTILITIES	125,000.00	29,328.82	23.46%
6373	GAS	3,000.00	1,318.61	43.95%
6374	REFUSE/RECYCLING	700.00	235.16	33.59%
6381	BUILDING & STRUCTURE REPAIR	3,000.00	2,290.00	76.33%
6439	OTHER MISCELLANEOUS	58,000.00	-	0.00%
6451	MEMBERSHIP DUES	500.00	965.00	193.00%
6489	OTHER CONTRACTED SERVICES	74,000.00	5,934.48	8.02%
6722	DEPRECIATION	750,000.00	-	0.00%
6820	OPERATING TRANSFERS TO OTHER F	41,000.00	41,000.00	100.00%
Grand Total		**1,788,046.00**	**278,197.00**	

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

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2018 THROUGH PERIOD ENDING: May 31, 2018

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

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

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2018 THROUGH PERIOD ENDING: May 31, 2018

REVENUES

BUSINESS UNIT	9602	SEWER UTILITY		
GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4140	CREDIT CARD PROCESSING FEES	(11,000.00)	(3,025.58)	27.51%
4356	SEWER AVAILABILITY CHARGE-ADM	3,000.00	1,118.25	37.28%
4609	OTHER MISCELLANEOUS REVENUES	5,000.00	-	0.00%
4661	RESIDENTIAL-SEWER CHARGES	1,161,216.00	298,551.24	25.71%
4662	COMMERCIAL-SEWER CHARGES	360,000.00	90,970.48	25.27%
4663	SEWER PENALTIES	42,030.00	13,493.18	32.10%
4701	INTEREST ON INVESTMENTS	80,000.00	-	0.00%
4702	MISCELLANEOUS INTEREST	15,581.00	-	0.00%
4606	DEVELOPER FEES (WAC)	2,000.00	161,875.00	8093.75%
4601	MISCELLANEOUS REVENUE		594.89	0.00%
Grand Total		**1,657,827.00**	**563,577.46**	

EXPENSES

BUSINESS UNIT	9602	SEWER UTILITY		
GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6102	F.T. REGULAR-WAGES & SALARIES	155,382.00	27,941.18	17.98%
6103	FULL TIME-REGULAR-OVERTIME	-	428.13	0.00%
6105	TEMPORARY-WAGES & SALARIES	-	2,079.60	0.00%
6121	PERA CONTRIBUTIONS	24,361.00	2,325.80	9.55%
6122	FICA/MEDICARE CONTRIBUTIONS	11,988.00	2,470.72	20.61%
6131	GROUP INSURANCE	11,396.00	-	0.00%
6133	WORKERS COMP INSURANCE PREMIUM	5,013.00	-	0.00%
6223	GASOLINE	3,500.00	1,176.72	33.62%
6225	DIESEL FUEL	2,500.00	178.75	7.15%
6249	MISCELLANEOUS OPERATING SUPPLY	17,000.00	211.33	1.24%
6275	OTHER EQUIPMENT PARTS	5,000.00	344.28	6.89%
6281	SMALL TOOLS & MINOR EQUIPMENT		289.94	0.00%
6315	MISCELLANEOUS PROFESSIONAL SER	70,000.00	-	0.00%
6335	TRAINING	1,500.00	1,193.00	79.53%
6361	GENERAL LIABILITY/PROPERTY INS	18,540.00	-	0.00%
6371	ELECTRIC UTILITIES	17,000.00	3,721.71	21.89%
6373	GAS	3,000.00	1,262.98	42.10%
6374	REFUSE/RECYCLING	700.00	235.16	33.59%
6377	SEWER SERVICE CHARGE	757,216.00	378,607.74	50.00%
6489	OTHER CONTRACTED SERVICES	24,000.00	2,517.83	10.49%
6722	DEPRECIATION	510,000.00	-	0.00%
6820	OPERATING TRANSFERS TO OTHER F	35,000.00	35,000.00	100.00%
Grand Total		**1,673,096.00**	**459,984.87**	

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

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2018 THROUGH PERIOD ENDING: May 31, 2018

REVENUES

BUSINESS UNIT	9603	STREET LIGHT UTILITY	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4140 CREDIT CARD PROCESSING FEES	(2,500.00)	(962.08)	38.48%
4681 CHARGES FOR STREET LIGHTS	146,800.00	37,524.37	25.56%
4683 STREET LIGHTING PENALTIES	6,968.00	2,232.41	32.04%
4701 INTEREST ON INVESTMENTS	10,000.00	-	0.00%
4684 PRIORITY STREET LIGHT	50,680.00	12,795.59	25.25%
Grand Total	**211,948.00**	**51,590.29**	

EXPENSES

BUSINESS UNIT	9603	STREET LIGHT UTILITY	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6371 ELECTRIC UTILITIES	130,000.00	38,971.74	29.98%
6489 OTHER CONTRACTED SERVICES	14,000.00	2,429.97	17.36%
6722 DEPRECIATION	46,000.00	-	0.00%
6820 OPERATING TRANSFERS TO OTHER F	20,000.00	20,000.00	100.00%
Grand Total	**210,000.00**	**61,401.71**	

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CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2018 THROUGH PERIOD ENDING: **May 31, 2018**

REVENUES

BUSINESS UNIT	9604	RECYCLING UTILITY	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4140 CREDIT CARD PROCESSING FEES	(3,000.00)	(1,107.34)	36.91%
4287 OTHER LOCAL GOVERNMENT GRANTS	69,000.00	-	0.00%
4609 OTHER MISCELLANEOUS REVENUES	-	634.30	0.00%
4671 RECYCLING CHARGES	302,000.00	77,246.31	25.58%
4672 RECYCLING PENALTIES	8,000.00	3,302.82	41.29%
4701 INTEREST ON INVESTMENTS	2,000.00	-	0.00%
Grand Total	**378,000.00**	**80,076.09**	

EXPENSES

BUSINESS UNIT	9604	RECYCLING UTILITY	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6102 F.T. REGULAR-WAGES & SALARIES	20,906.00	5,340.80	25.55%
6103 FULL TIME-REGULAR-OVERTIME	-	487.72	0.00%
6104 PART TIME-WAGES & SALARIES	7,280.00	-	0.00%
6121 PERA CONTRIBUTIONS	2,114.00	437.10	20.68%
6122 FICA/MEDICARE CONTRIBUTIONS	2,165.00	389.93	18.01%
6131 GROUP INSURANCE	2,359.00	-	0.00%
6133 WORKERS COMP INSURANCE PREMIUM	223.00	-	0.00%
6249 MISCELLANEOUS OPERATING SUPPLY	25,000.00	7,206.63	28.83%
6322 POSTAGE	400.00	96.03	24.01%
6489 OTHER CONTRACTED SERVICES	316,000.00	131,294.82	41.55%
6820 OPERATING TRANSFERS TO OTHER F	11,500.00	11,500.00	100.00%
Grand Total	**387,947.00**	**156,753.03**	

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CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2018 THROUGH PERIOD ENDING: **May 31, 2018**

REVENUES

BUSINESS UNIT	9605	STORM WATER UTILITY		
GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4140	CREDIT CARD PROCESSING FEES	(4,200.00)	(1,529.17)	36.41%
4693	STORM WATER-RESIDENTIAL	511,920.00	129,619.57	25.32%
4694	STORM WATER-COMMERCIAL	503,064.00	130,838.38	26.01%
4695	STORM WATER-PENALTIES	18,427.00	7,934.47	43.06%
4701	INTEREST ON INVESTMENTS	10,000.00	-	0.00%
Grand Total		**1,039,211.00**	**266,863.25**	

EXPENSES

BUSINESS UNIT	9605	STORM WATER UTILITY		
GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6102	F.T. REGULAR-WAGES & SALARIES	128,566.00	12,864.05	10.01%
6121	PERA CONTRIBUTIONS	24,350.00	964.90	3.96%
6122	FICA/MEDICARE CONTRIBUTIONS	9,863.00	973.04	9.87%
6131	GROUP INSURANCE	17,121.00	-	0.00%
6133	WORKERS COMP INSURANCE PREMIUM	4,146.00	-	0.00%
6223	GASOLINE	100.00	-	0.00%
6225	DIESEL FUEL	4,500.00	1,258.71	27.97%
6249	MISCELLANEOUS OPERATING SUPPLY	10,000.00	114.28	1.14%
6257	OTHER VEHICLE PARTS	9,000.00	631.20	7.01%
6315	MISCELLANEOUS PROFESSIONAL SER	60,000.00	539.75	0.90%
6361	GENERAL LIABILITY/PROPERTY INS	8,000.00	-	0.00%
6371	ELECTRIC UTILITIES	2,500.00	902.78	36.11%
6373	GAS	2,500.00	1,043.24	41.73%
6374	REFUSE/RECYCLING	700.00	235.14	33.59%
6451	MEMBERSHIP DUES	20,000.00	19,960.00	99.80%
6489	OTHER CONTRACTED SERVICES	40,000.00	3,105.81	7.76%
6722	DEPRECIATION	325,000.00	-	0.00%
6820	OPERATING TRANSFERS TO OTHER F	30,000.00	30,000.00	100.00%
Grand Total		**696,346.00**	**72,592.90**	

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

CC Regular Session **4. 2.**

Meeting Date: 06/26/2018

By: JoAnn Shaw, Community Development

Information

Title

Note the Following Boards and Commissions Meeting Minutes:

- Planning Commission Meeting Minutes Dated May 3, 2018
- Economic Development Authority Meeting Minutes Dated May 10, 2018
- Environmental Policy Board Meeting Minutes Dated May 21, 2018

Attachments

Planning 05 03 18

EDA 05 10 18

EPB 05 21 18

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kathy Schmitz	06/21/2018 01:34 PM
Tim Gladhill	Tim Gladhill	06/21/2018 02:52 PM
Form Started By: JoAnn Shaw		Started On: 06/19/2018 10:17 AM
Final Approval Date: 06/21/2018		

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, May 3, 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
Members Absent:	Commission Matt Woestehoff
Also Present:	Community Development Director Timothy Gladhill City Planner Chris Anderson City Planner Chloe McGuire Brigl

1. CALL TO ORDER

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

2. CITIZEN INPUT

Several students from Elk River High School stepped forward and introduced themselves to the Commission noting they were in attendance for a government class.

3. APPROVAL OF AGENDA

Chairperson Bauer requested Item 6.03 under Commission business be moved up and discussed prior to Item 6.01.

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

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

4. APPROVE PLANNING COMMISSION MINUTES

4.01: Approve the Following Planning Commission Minutes:

4.01.1: Planning Commission Meeting Minutes Dated April 5, 2018

Motion by Commissioner Anderson, seconded by Commissioner Surma, to approve the following minutes as presented: Planning Commission Meeting Minutes dated April 5, 2018.

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

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: Public Hearing: Consider Variance Request to Permit the Use of a Private Septic System and Well as part of the Lavern Estates Subdivision at 7009 175th Avenue NW (Project No. 17-137); Case of Joshua Peterson

Public Hearing

Chairperson Bauer called the public hearing to order at 7:03 p.m.

Presentation

City Planner Anderson presented the staff report stating in September of 2017, the City Council approved a Plat known as Lavern Estates (the "Plat"), which subdivides the the property generally known as 7009 175th Ave NW (the "Subject Property") into two (2) lots, one of which would have the existing home on it. Joshua Peterson (the "Applicant") has indicated that he intends to construct a new single family residential home on the other lot. As part of the approvals in 2017, the City also approved a Zoning Amendment (from R-1 MUSA to R-1 Rural Developing) and a Comprehensive Plan Amendment (from Low Density Residential to Rural Developing), the latter of the two contingent upon approval by the Metropolitan Council.

City Planner Anderson explained as part of discussions with the Metropolitan Council pertaining to the Comprehensive Plan Update, Staff recommends this Variance step until such time the above referenced Comprehensive Plan Amendment can be included as part of the broader Comprehensive Plan Update, rather than a standalone Amendment. This will allow the City to react in a much quicker manner and permit the construction of one (1) single-family home as proposed. Staff recommends granting the variance to deviate from connecting to municipal services.

Citizen Input

There was no citizen input.

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

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

Chairperson Bauer closed the public hearing closed at 7:07 p.m.

Commission Business

Motion by Commissioner Gengler, seconded by Commissioner Surma, to recommend that City Council adopt Resolution #18-089 granting a variance to deviate from connecting to municipal services.

Further discussion

Commissioner VanScoy asked if the Findings of Fact had to be approved separately.

City Planner Anderson reported the Findings of Fact have been incorporated into the Resolution.

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

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.

5.03: Public Hearing: Consider Request for 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.

Public Hearing

Chairperson Bauer called the public hearing to order at 7:21 p.m.

Presentation

City Planner Anderson presented the staff report stating 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. Staff recommends approval of the Conditional Use Permit contingent upon adoption of the Zoning Text Amendment identifying Light Manufacturing as a Conditional Use in the H-1 Highway 10 Business District.

Citizen Input

Commissioner VanScoy requested further information on the number of suites involved in this light manufacturing work.

City Planner Anderson reviewed a site map of the building with the Commission noting two suites were used for the light manufacturing.

Commissioner Anderson asked if nicotine was the only hazardous material being used by this business.

City Planner Anderson commented this was his understanding after speaking with the Anoka County Inspector.

Commissioner Anderson questioned where the nicotine would be housed within the cleanroom.

Dan Baker, 6111 Highway 10 NW, reported the nicotine would be stored in a small controlled access freezer within Suite 600. He noted the nicotine was packaged very securely and were stored in sealed containers. He explained any spill within a cleanroom would be self-contained. He provided further comment on the standards he has to keep within his cleanroom and described how hazardous waste was regulated by the County.

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 7:37 p.m.

Commission Business

Motion by Commissioner Anderson, seconded by Commissioner Surma, to recommend that City Council adopt Resolution #18-090 approving a Conditional Use Permit to allow Light Manufacturing on the Subject Property, contingent upon adoption of a Zoning Text Amendment identifying Light Manufacturing as a Conditional Use.

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

5.04: Public Hearing: Review Draft Comprehensive Plan Update

Public Hearing

Chairperson Bauer called the public hearing to order at 7:38 p.m.

Presentation

Community Development Director Gladhill presented the staff report stating staff is not asking for action on this draft at this time. Based on a number of requests that have come in since the April 9 Workshop, Staff requests additional time to update drafts. The Public Hearing was previously advertised, and Staff recommends taking this opportunity to take additional public comments on the current drafts. It was noted staff will be updating this case with updates to Chapters and additional materials to help the Planning Commission navigate this document. The focus has been organization and content. The document will be formatted into a final design prior to final approval. Staff provided the Commission with a broad overview on the draft Comprehensive Plan, along with the key implementation strategies and requested feedback.

Citizen Input

Commissioner VanScoy asked if staff had considered pursuing additional east-west roadways through the City.

Community Development Director Gladhill commented staff was aware that additional east-west roadway connections were needed in the community. He explained Green Valley may be a route the City could pursue in the future.

Patrick Lindmark, AKM Farms, requested the City extend the MUSA line into his property.

Community Development Director Gladhill reviewed the location of the existing MUSA line, noting lines currently ran halfway up Puma Street.

Commissioner Anderson asked if lines could be extended into Mr. Lindmark's property.

Community Development Director Gladhill reported the lines do have capacity to complete this task. He explained additional discussion would have to be held to see if this extension could be completed. He discussed the history of the Northfork property and indicated there were some staff members that believed this land should remain rural in nature.

Commissioner Anderson anticipated that Mr. Lindmark would have to have a conversation with the adjacent landowner in order for this MUSA extension to be considered. He believed this matter should be looked at further in order for direction to be included within the Comprehensive Plan.

Community Development Director Gladhill reported the Commission did not have to make a decision on this matter tonight but could provide staff with direction to pursue this matter further.

Commissioner Anderson asked if there were any plans to develop the property at this time.

Mr. Lindmark reported there were no immediate plans and noted this properties development would change if the site had municipal services.

Dave Nathey, 14453 Llama Street, explained he owns 174 acres and has lived at this location since 1971. He expressed concern that he would be losing his river frontage for a City trail. He explained that these would be the best lots for him if he was to subdivide his property. He stated he was not interested in having a park on his property and noted his neighbors do not have a park or trail running through their property. For this reason, he requested the City not take this land from him. He noted he would be willing to sell the land to the City if the City was interested in pursuing a river crossing.

Commissioner Anderson requested further information from staff on the proposed river crossing.

Community Development Director Gladhill reviewed with the Commission the location of the proposed river crossing.

Chairperson Bauer reported the proposed river crossing would run right down the middle of Mr. Nathey's property.

Mr. Nathey commented this was the case and noted this would put him out of business as he would no longer be able to farm his land.

Chairperson Bauer questioned how Mr. Nathey would like the river crossing to be.

Mr. Nathey stated he understood another river crossing was necessary. He noted he would be willing to sell his property.

Chairperson Bauer indicated realistically this may not happen before 2040 and stated it would be best to ensure houses were not built along the proposed roadway river crossing alignment.

Community Development Director Gladhill stated there were concepts that would be worked through with Mr. Nathey and the City of Dayton. He commented that the City would not be able to resolve this issue tonight but could continue to work with Mr. Nathey and the Parks Board.

Leslie Roering, 7463 161st Avenue, stated she served on the Comprehensive Plan Subcommittee and discussed a potential Rum River crossing.

Chairperson Bauer commented this maybe should be considered as a discussion item for the next 20 years. He noted the Council's focus at this time was on the Mississippi River crossing and did not want to divert their attention away from this project.

Community Development Director Gladhill indicated staff could support having some sort of narrative included in the Comp Plan with the understanding this type of crossing would involve the City of Andover. He noted Andover was not currently planning to create a crossing of the Rum River.

Commissioner Surma encouraged the City of Dayton to get their act together as he would like to see the river crossing completed. He explained this matter has been talked about since the 1960's and he would like to see it completed.

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

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

Chairperson Bauer closed the public hearing closed at 8:33 p.m.

Chairperson Bauer reported this item would move forward to the City Council and would be addressed at their Tuesday, May 22nd meeting.

6. COMMISSION BUSINESS

6.03: Discussion Item: Feedback on Possible Lot Split at 16950 Neon Street NW

Presentation

City Planner Anderson presented the Staff Report stating City Staff received an inquiry a couple weeks ago from Jill Hauck (the "Property Owner") as to the steps to complete a simple lot split involving the property located at 16950 Neon St NW (the "Subject Property"). As Staff reviewed the information about the Subject Property, it was discovered that it was only 3.54 acres, which is deficient of the minimum required acreage for the Zoning District. Due to the cost associated with survey work that would be necessary for a Minor Plat, Staff thought it may be prudent to bring forth a brief discussion item for the Planning Commission, which may give the Property Owner more insight into the potential of a variance before incurring significant expenses.

Commission Business

Chairperson Bauer asked if this area was all private well and septic.

City Planner Anderson reported this was the case.

Commissioner Anderson stated he supported the request noting this would fit in with the neighbors.

Commissioner VanScoy agreed stating the request would be consistent with the neighborhood.

Jill Hauck, 16950 Neon Street NW, explained she was hoping to split her lot and sell her home so she could move to Michigan and provide a house for her grandson.

The Commission supported Ms. Hauck moving forward with her lot split.

6.01: Review Concept Plan for Greenway Terrace Phase 2 (Project #18-02); Case of Aeon

Presentation

City Planner McGuire Brigl presented the Staff Report stating the purpose of this case is to review a concept plan for Phase 2 of Greenway Terrace. 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.

City Planner McGuire Brigl commented the site is generally on the west half of the parcel north of E Ramsey Parkway, east of East Town Center Drive, 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. It was noted Aeon is looking for general feedback relating to this project.

Commission Business

Commissioner VanScoy stated he was excited to see this project move forward.

Leslie Roering, Aeon representative, explained her company would be applying for funding in June and hoped to break ground on this project next spring. She anticipated the new housing would be open to the public in 2020.

The Commission supported this item moving forward.

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

Presentation

Community Development Director Gladhill presented the Staff Report stating Shade Tree Communities has contacted the City and expressed a desire to resubmit a proposed plat known as Shade Tree Cottages. This is a project that went through City review approximately ten (10) years ago and received final plat and site plan approval as well as a zoning amendment to rezone the

parcel to Planned Unit Development (PUD). The project is a mix of small-lot single-family and detached townhomes (villas/detached single-family with HOA maintenance). While the final plat and site plan have expired, the zoning of PUD has not. The applicant has submitted a revised concept plan taking into account current zoning regulations.

Commission Business

Chairperson Bauer asked if additional greenspace could be added to the development at Lots 8 or 9.

Mark Strandlund, Shade Tree Communities, discussed the open space and trails that would run through the development. He explained that if Lots 8 and 9 could not be developed the development would have additional green space.

Commissioner VanScoy believed this would be a nice development.

The Commission encouraged the developer to proceed with his plans.

7. COMPREHENSIVE PLAN UPDATE ITEMS

There was nothing additional to report.

8. COMMISSION / STAFF INPUT

8.01: Receive Staff Update

The Staff Update was noted.

Commissioner Surma stated he would like to see the City working with Anoka County to lower the speed on Bunker Lake Boulevard.

8.02: Zoning Bulletins

Zoning Bulletins were noted.

9. ADJOURNMENT

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

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

The regular meeting of the Planning Commission adjourned at 9:05 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, May 10, 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 Chris Riley

Members Absent: Member John LeTourneau

Also Present: Patrick Brama, Econ. Development Mgr./Assistant City Administrator
Tim Gladhill, Community Development Director
Kurt Ulrich, City Administrator

1. CALL TO ORDER

Chairperson Steffen called the Economic Development Authority meeting to order at 7:32 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, and Riley. Voting No: None. Absent: Member LeTourneau.

3. APPROVE MINUTES

3.01: Approve Meeting Minutes Dated April 12, 2018

Motion by Member Hardin, seconded by Member Riley, to approve the April 12, 2018, minutes as presented.

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

4. EDA BUSINESS

4.01: Recruiting Restaurants to Ramsey

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

Chairperson Steffen referenced option three and received confirmation that program does not currently exist in Ramsey at this time.

Member Riley stated that it seems that there are two different categories of incentives, one which would apply to a small local restaurant and one which would apply to a national chain type restaurant. He stated that perhaps there would be two different programs for two different targets. He noted that while one category would not assist in bringing in a national chain restaurant, it could help a smaller local user to open a restaurant in Ramsey.

Chairperson Steffen asked if the first option would only apply to new construction and not an existing location.

Economic Development Mgr./Assistant City Administrator Brama confirmed that in most cases, that first tool would only apply to new construction. He stated that if the EDA is interested in multiple options, staff could tie those together into a restaurant incentive policy.

Chairperson Steffen noted that the first tool worked well in the past, although it has sunset, and agreed that would be a helpful tool to bring back. He asked if Member Riley felt that these tools would not be helpful for a national user.

Member Riley stated that he believes that a national user would take advantage of some of these tools but did not believe that the tools would be enough to bring those national users to Ramsey.

Economic Development Mgr./Assistant City Administrator Brama agreed that national users rely heavily on demographics. He explained that national users will make their decision based on demographics and then dig deeper to take advantage of tools available and agreed that the tools will not sway the decision of a national user. He agreed that the tools could however sway a local or regional user.

Chairperson Steffen stated that the revolving loan fund should include restaurant users. He stated that the revolving loan fund does not get the use that it could.

Economic Development Mgr./Assistant City Administrator Brama confirmed that one local business recently paid off their loan. He stated that there is an outstanding obligation to Stone Brook Academy for $100,000 but noted that there still is an available balance of about $200,000. He stated that it is difficult for a restaurant user to qualify for financing for a start-up.

Member Burandt suggested adding options one, two and three as tools. He stated that he would be in favor of adding those options, with the clause that the request still comes back to the EDA for review.

Chairperson Steffen asked if anyone would be opposed to using the revolving loan fund for restaurant users.

Member Riley stated that he would be in favor of that use because of the City's desire to have that use.

Chairperson Steffen asked if staff is suggesting making a change to the underwriting for that process for start-up restaurants.

Economic Development Mgr./Assistant City Administrator Brama explained that start-up restaurants often have trouble qualifying for financing because it is a high-risk business. He stated that in order to be available and aggressive, the City would most likely need to open its standards a bit.

Member Hardin agreed that restaurants are tough for financing because there is little collateral and credit can be an issue for a high-risk business. He stated that he would be leery of offering a discount on sewer and water connection fees for one type of business and not others.

Chairperson Steffen stated that there was an issue with the Lunchbox in the past, as to whether the developer or user would receive credit for that.

Economic Development Mgr./Assistant City Administrator Brama stated that staff was able to work out the details with the Lunchbox and Acapulco.

Member Burandt stated that he understands the viewpoint of Member Hardin with "winners and losers" and the tool not applying equally. He stated that it is a goal of the City to have restaurants and therefore the City should have strategies to attract that type of business.

Economic Development Mgr./Assistant City Administrator Brama explained that retail and restaurants do not qualify for TIF use, while industrial uses do qualify for TIF use.

Member Hardin noted that TIF funds are recouped while water fees would not be recouped.

Chairperson Steffen noted that tool five would most likely be a discussion for another day. He stated that in summary the EDA likes most of the tools and would recommend bringing back the tools as one policy, or multiple policies for review.

Member Riley stated that the City continues to hear that there are no restaurants and no places to shop, so therefore this needs to remain a priority and the EDA has a role in this. He believed that any of these tools would be helpful in attracting restaurants.

Member Kanaventi asked whether the EDA has found why the Lunchbox failed or closed.

Economic Development Mgr./Assistant City Administrator Brama stated that staff received feedback from the user that it comes down to demographics and the traffic coming into their business was not sustainable. He stated that towards the end the customer base was getting stronger, but the business was not willing to continue down the path. He stated that the business did say the traffic is growing and the new apartment buildings and other new development is creating more traffic.

Member Kanaventi asked if the EDA could have assisted the business for the first five years, to perhaps monitor progress. He stated that it could have been an inefficiency in the business.

4.02: Receive Update on New Ramsey Elementary School

Community Development Director Gladhill reviewed the staff report, providing an update on the new Ramsey Elementary School.

Chairperson Steffen asked if every Ramsey student would then attend one of the Ramsey elementary schools and not leave the City.

Community Development Director Gladhill stated that the process is ongoing, but he cannot confirm whether each Ramsey student would be able to attend one of these schools.

Member Riley stated that there is a portion of Ramsey that goes to Elk River, which is a separate district.

Chairperson Steffen stated that the entire new school site is surrounded by residential and therefore to add retail would require a substantial zoning change.

Community Development Director Gladhill confirmed that there would need to be a change in not only zoning but also the Comprehensive Plan. He stated that the land use plan for the surrounding area can continue to be reviewed after construction.

5. MEMBER / STAFF UPDATE

The EDA reviewed the Staff Update.

5.01: Business Retention and Expansion Update

Economic Development Mgr./Assistant City Administrator Brama indicated that this case will continue to remain on the monthly agenda for the EDA. He noted that there are two visits scheduled for the next month and welcomed EDA Members to attend. He stated that they are on track to meet the goal of 24 visits per year.

Chairperson Steffen noted that he attended a meeting with staff yesterday and encouraged other members to attend if possible.

5.02: Update on Refilling Position: Assistant City Administrator/Economic Development Manager

City Administrator Ulrich stated that Economic Development Mgr./Assistant City Administrator Brama has big shoes to fill. He stated that the Council made the decision to make the position more focused and some of the duties that Economic Development Mgr./Assistant City Administrator Brama currently handles will be redistributed. He stated that the new Economic

Development Manager will now report to Community Development Director Gladhill. He stated that the intent is to begin the hiring process in attempt to fill that position. He believed that whomever is hired for the position will be in a great position to build on the legacy that Economic Development Mgr./Assistant City Administrator Brama is leaving.

Chairperson Steffen asked if Assistant City Administrator title would be removed from the position.

City Administrator Ulrich confirmed that part of the title and duties would be removed from the position.

Chairperson Steffen recognized Economic Development Mgr./Assistant City Administrator Brama's service to the City and specifically to the EDA. He presented Economic Development Mgr./Assistant City Administrator Brama with a plaque recognizing his service and wished him well in his future.

City Administrator Ulrich noted that the City Council did interview two candidates for the vacant EDA position and advised that the new Member should join the EDA at the June meeting.

Economic Development Mgr./Assistant City Administrator Brama stated that it has been an honor to work with the EDA for the past several years to accomplish many goals together. He stated that the City is heading in a great direction and expressed gratitude and appreciation for his time with the City.

6. ADJOURNMENT

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

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

The regular meeting of the Economic Development Authority adjourned at 8:19 a.m.

Respectfully submitted,

_____
Kurtis G. Ulrich
City Administrator

ATTEST:

_____
Patrick Brama
Econ. Development 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, May 21, 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 Michael Valentine
Board Member Jane Covart
Board Member Melissa Fetterley
Board Member Thomas Stodola

Members Absent: Board Member Reid Bernard
Board Member Michael Hiatt
Board Member Laura Moore

Also Present: City Planner Chris Anderson
Acting Mayor/Council Liaison John LeTourneau

1. CALL TO ORDER

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

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

Motion by Board Member Stodola and seconded by Board Member Covart to approve the agenda as submitted.

Motion carried. Voting Yes: Chairperson Valentine, Board Member Stodola, Covart, and Fetterley. Voting No: None. Absent: Board Members Bernard, Hiatt, and Moore.

4. APPROVE MINUTES

4.01: Approve Meeting Minutes Dated April 16, 2018

Motion by Board Member Covart and seconded by Board Member Fetterley to approve the regular meeting minutes dated April 16, 2018.

Motion carried. Voting Yes: Chairperson Valentine, Board Member Covart, Fetterley, and Stodola. Voting No: None. Absent: Board Members Bernard, Hiatt, and Moore.

5. POLICY BOARD BUSINESS

5.01: Update on Public Tree Survey (A Resilient Communities Program Project)

City Planner Anderson presented the staff report. He stated that the purpose of this case is to provide the Board a status update on the Resilient Communities Program project to complete a survey of Public Trees. He noted that there was an initial classroom training offered by the student group that was held on Friday, April 13. He stated that there was supposed to be an outdoor training session held on April 14 but that was canceled due to a snow storm. He noted that because of the late winter, which delayed the leaf-out of most trees, it was agreed to delay the outdoor training session until late May or early June. He noted that the professor of this course has now offered to conduct a 'refresher' classroom training for those volunteers that did attend the initial training, but also for any others that were interested in volunteering to assist with the survey. He advised that the two new training dates are now set for Friday, June 1 and Saturday, June 2. He noted that the students have also made training materials available online and have created tree identification cards that can be used for those assisting with the survey. He provided additional details on the process for the survey and the information that this will provide. He stated that the data will help the City to plan for issues such as Emerald Ashe Borer, and ensure tree diversity exists in the City owned land. He welcomed any interested members of the public to attend the upcoming training sessions.

Board Member Covart asked if the teams are composed of two people.

The City Planner stated that ideally the teams would be composed of three people. He stated that ensures safety and will also help to talk through items like species identification and health condition to determine how many points are given.

Board Member Fetterley asked the length of time that this survey would take.

City Planner Anderson stated that he has been told that this will take on average ten minutes per tree, noting higher times in the beginning and lower times once people are comfortable with the process. He estimated that this would be a total of 400 hours of time and noted that 16 to 18 volunteers would be helpful.

Acting Mayor LeTourneau stated that this is a great project and will supply the City with knowledge to prepare itself for issues that arise with trees.

5.02: Update on Pollinator Friendly Projects

City Planner Anderson presented the staff report. He stated that the City of Ramsey is partnering with the City of Andover on two (2) native landscape and pollinator friendly projects this year. He noted that Andover has hosted a Native Plant Sale for a couple of years and earlier this year, staff was asked if there was interest in participating in some fashion with their Native Plant Sale. He stated that rather than holding separate events, Ramsey staff is simply promoting the Native Plant Sale that will be held at the Andover City Hall on June 2. He stated that there will be information in the next Weekly Update and on the website. He noted that information was also included in the May/June issue of the *Ramsey Resident* newsletter promoting the event. He stated that Andover also holds a pollinator friendly tour of properties that have made changes to make more pollinator

friendly. He stated that Andover reached out to Ramsey to determine if there are any properties in Ramsey that would want to participate in the tour. He noted two properties that came to mind and noted that both property owners were very excited to be a part of the tour. He noted that the intent of the tour is to showcase local properties and provide education to the tour participants on how they could do something similar on their own property. He stated that the tour will be on July 21st from 9:00 a.m. to 3:00 p.m. He noted that additional information on the tour will be printed in the *Ramsey Resident*.

Acting Mayor LeTourneau asked if there has been any data to show that the pollinator efforts are having a benefit.

The City Planner stated that if there is noticeable movement, that could be tracked by people expressing interest and adding projects to their property. He stated that there are a number of ancillary benefits for these projects as well, as less water is used for these type of landscapes, and a reduction of chemicals used.

Chairperson Valentine noted that increased presence of butterflies could also be an indicator. He stated that he has not seen data showing pollinator populations and the impacts that these efforts have had.

City Planner Anderson noted that there are some citizen science organizations, which provide the ability for the general public to input data on pollinators that they are seeing in their yards. He stated that he could see if Ramsey could be registered through a site of that type, and residents could input data.

Chairperson Valentine noted that perhaps that would be a project the City could work on with the RCP. He stated that there are benefits of native habitat planting but noted that is not the same as people just not mowing their lawn.

City Planner Anderson agreed that in the first few years there is a lot of effort needed to establish, but then the effort decreases in future years.

6. BOARD / STAFF INPUT

- **Next CWMA Meeting: June 5 from 2:00 to 3:30 p.m. Location TBD**

City Planner Anderson noted that the next CWMA meeting will be held on June 5th with the location yet to be determined. He noted that once the location is known he can send an email to the group. He stated that the spring recycling event was held on Saturday May 5th and was one of the busiest events that Ramsey has ever held. He expressed appreciation for all the residents that participated and noted that the next recycling event will be in July.

7. ADJOURNMENT

Motion by Board Member Covart and seconded by Board Member Stodola to adjourn the meeting.

Acting Mayor LeTourneau recognized that this is Board Member Stodola's last meeting.

Board Member Stodola confirmed that they are moving, and this will be the last meeting he will participate in.

Chairperson Valentine thanked Board Member Stodola for his years of service and leadership on the Board.

The meeting adjourned at 7:09 p.m.

Respectfully submitted,

_____
Chris Anderson
City Planner

ATTEST:

_____
JoAnn Shaw
Community Development Secretary

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

CC Regular Session **4. 3.**

Meeting Date: 06/26/2018
Submitted For: Jo Thieling, Administrative Services
By: Jo Thieling, Administrative Services

Information

Title

Approve Rescheduling of First Council Meeting in August to August 6, 2018

Purpose/Background:

Purpose: To formally reschedule the first meeting in August to August 6.

Background: The normal meeting date for the first Council meeting in August is August 14. Due to the Primary Election, that date was rescheduled to Monday, August 13. Staff was contacted by QCTV that upgrades are planned for the Council Chambers and they need about 17 days to compete the job. Moving the first meeting up one week, to August 6, will allow the amount of time needed to perform the work.

Action:

Motion to reschedule the Council meeting of Monday, August 13, 2018 to Monday, August 6, 2018.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kathy Schmitz	06/21/2018 01:36 PM
Tim Gladhill	Tim Gladhill	06/21/2018 02:53 PM
Form Started By: Jo Thieling		Started On: 06/19/2018 07:11 PM
Final Approval Date: 06/21/2018		

CC Regular Session **4. 4.**

Meeting Date: 06/26/2018

By: Jo Thieling, Administrative Services

Information

Title

Approve the Following Meeting Minutes:

1. City Council Work Session dated 6/12/2018
2. City Council Regular dated 6/12/2018

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 6/12/2018
2. City Council Regular dated 6/12/2018

Attachments

CCWS Mts

CC Mts

Form Review

Form Started By: Jo Thieling Started On: 06/19/2018 03:14 PM

Final Approval Date: 06/19/2018

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, June 12, 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

Also Present: City Administrator Kurtis Ulrich
Finance Director Diana Lund
Public Works Superintendent Grant Riemer
Community Development Director Timothy Gladhill
City Engineer Bruce Westby
Aaron Nielsen, MMKR

1. CALL TO ORDER

Acting Mayor LeTourneau called the City Council Work Session to order at 5:36 p.m.

2. TOPICS FOR DISCUSSION

2.01: Road Funding Option Discussion

City Administrator Ulrich reviewed the staff report.

Councilmember Kuzma asked if the WSB proposal includes postage and printing costs or whether those costs would be additional. He stated that if postage and other communications costs are additional, that could be expensive.

City Administrator Ulrich stated that he was unsure but would not think those costs are included. He noted that regular newsletters are already planned in the budget and the mailing could be added to that mailing.

Finance Director Lund stated that issuance of debt alone has a cost of $37,000 each time the City issues debt.

Councilmember Riley asked if an alternative to hiring WSB would mean that staff would develop the same kinds of things.

City Administrator Ulrich confirmed that would be the other option and is what the City attempted about five years ago. He stated that WSB has a fair amount of expertise in this area and recognize the sensitivity of how a City works.

Acting Mayor LeTourneau asked for input on whether or not to condense the timeframe from six to eight months to four months in order to time with the election.

Councilmember Kuzma stated that if the City started now getting the communications out, four months should be sufficient time and would give residents the opportunity to vote yay or nay. He stated that would provide the Council with direction on how to proceed with assessments or the benefit or not having assessments. He stated that he would like to see the question on the ballot.

Councilmember Johns asked if this would go towards the direction of the ballot.

Acting Mayor LeTourneau stated that was not the direction until that comment was made.

Councilmember Shryock stated that if the City continued and stayed on a heavy course, the City could be in the position to put this on the ballot. She noted that the information would need to remain heavy and consistent. She stated that is a big-ticket item but recognized that the cost is not large in comparison to the cost for the issuance of debt. She stated that it would have value to have the expertise for public meetings but perhaps the new communications staff member could complete the flyers and informational mailings, if time allowed.

Councilmember Johns stated that currently the City does not have a communications member and is actually down multiple staff members and therefore would support having that expertise. She stated that whether or not the Council chooses to go to ballot, the communications piece is vital.

City Administrator Ulrich stated that the communications staff member will be coming on board and does have expertise with writing newsletter articles. He explained that WSB has a really complete knowledge of the financing piece and has the experience in how to best communicate that information and engage the public. He stated that perhaps the cost could be negotiated a bit, using City staff for some portions.

Councilmember Shryock agreed that perhaps it would be a good combination of the knowledge from WSB combined with some of the leg work that could be done by City staff, which could possibly lower the ultimate cost.

Community Development Director Gladhill stated that in a four-month timeframe that would be difficult as there are three large vacancies in staff currently. He stated that in his experience, taking items out of a contract to be done in-house sometimes costs more in efficiency and time.

Acting Mayor LeTourneau stated that the communications piece is important for this process and it will be important to provide the best opportunity for residents to learn about alternatives. He stated that whether the message could be communicated in four, six or eight months has not yet

been decided in his mind. He stated that if the City starts down the road with engagement and the community is largely supportive, one action could be chosen but if the community is largely opposed, then another action could be chosen. He stated that he believes that if there is support from the community, the topic would not need to go to the ballot and the Council could make the decision.

Councilmember Kuzma stated that his only concern is that if the topic is placed on the ballot and passes with the support of the community, there would be no going back.

Acting Mayor LeTourneau stated that the Council is tasked with making difficult decisions all the time and he is not aware of a time when the public has ever repealed an ordinance. He stated that even if that were to occur, he did not think that would be bad either.

Councilmember Kuzma stated that he would also be concerned with the Charter Commission and potential actions.

Acting Mayor LeTourneau stated that he would encourage engagement of the community and if the community is supportive, there would not be pushback from the Charter Commission.

City Administrator Ulrich noted that one of the first pieces of engagement in the WSB process would be to engage and inform the Charter Commission.

Councilmember Johns agreed that having concrete information will be helpful to inform the Charter Commission more effectively.

City Administrator Ulrich agreed that there have been assessments that have impacted residents now and there is solid financial information to use for comparison.

Councilmember Shryock stated that given the timeline from WSB, she believed that it would be helpful to begin this now. She stated that the education piece will be important whether this goes to ballot or not.

City Administrator Ulrich acknowledged the point made by Acting Mayor LeTourneau that perhaps along the way it is clear that the community will not support this action and therefore language could be added into the contract that would provide a check-in where the City could choose not to move forward.

Acting Mayor LeTourneau stated that there will be activity between now and November that will be distracting and noted that he would like to ensure that the conversation is done in a time when there will not be distractions. He stated that he does not want this to be a fight and asked the Council to consider shutting down the discussion until there is not that distraction. He acknowledged that the Council is attempting to get ahead of the next road assessment cycle but wanted to ensure that this can be a thoughtful discussion that engages people for the right reason.

Councilmember Riley agreed that there needs to be a long-term solution for the long-term problem. He stated that the City does not have the expertise and is short on staff, which would

support using the consultant. He stated that although he would like a decision sooner rather than later, he agreed that it is more important to ensure that this is done right rather than fast.

Councilmember Shryock suggested including breakpoints in the contract, perhaps after the first public meeting which would allow the City to assess whether to move further in the contract process.

Acting Mayor LeTourneau agreed that it would be helpful to have an escape in the contract based off of learned information from the public.

City Administrator Ulrich confirmed the consensus of the Council to move forward and start the process of engaging the public through the contract with WSB, amending the contract to include breakpoints where the City can determine whether to continue moving through the process.

Acting Mayor LeTourneau asked if the Council shares his concern of trying to communicate this message during an election cycle.

Councilmember Shryock stated that if the process begins, but is not rushed, that could provide a positive opportunity.

Councilmember Johns stated that she wants to start the discussion but does not want to rush the process to put it on the ballot and would simply suggest starting on the longer timeline.

Councilmember Kuzma stated that he believes that this would become an election topic. He stated that he supports franchise fees but would be leaning towards waiting until after the election to ensure that there could be an honest discussion.

Community Development Director Gladhill noted that part of the communications piece will be how the topic is phrased and therefore the discussion could be positive.

Councilmember Shryock stated that she does not want it to seem like the topic is being pushed off because people are near the end of the term. She agreed that the communications portion could begin with proper phrasing and communications. She stated that the longer the decision is delayed, the more impact there will be to residents. She suggested starting the process, thoughtfully to get the discussion going.

Councilmember Riley stated that if this cannot be done quickly, he would agree with using the long-term process to ensure that it can be done right.

Councilmember Johns agreed that she is not afraid of the election but that the topic would be exploited into a political football. She stated that her intention is for the discussion to be clear and honest and not clouded within the election cycle and potential misinformation.

City Administrator Ulrich stated that the topic can be phrased as a road funding discussion and not franchise fee discussion. He stated that there has to be proper information for the public in

order to gain support from the public, which is what they would attempt to build over the next year.

Acting Mayor LeTourneau noted that the Council can be in favor of moving along very gingerly and phrasing the discussion appropriately. He confirmed that the discussion is not intended to make a decision in the next few months but to spend the six to eight months to properly phrase the discussion and get the communication out to the public.

City Administrator Ulrich stated that he would go back to WSB and ask for a longer process schedule that would better align with the comments of the Council.

Councilmember Shryock suggested that phase two be broken out into two parts and to also include a few points where the City could choose whether or not to continue to move forward.

2.02: Review 2017 Comprehensive Annual Financial Report (CAFR), Management Report and Special Purpose Audit Reports

Aaron Nielsen, MMKR, reviewed the staff report.

Councilmember Riley referenced the COR land balance, noting that it appeared to increase during the year and asked if that was due to the McDonalds transaction.

Finance Director Lund noted that is the balance of the fund and not the balance of land available.

Councilmember Riley referenced the water operating revenue and asked if there was something special this year.

Finance Director Lund explained that developer contributions are now included in that revenue rather than listed in its own line item.

Councilmember Riley stated that there is a big pension change this year and asked for details.

Mr. Nielsen stated that the changes have been challenging. He provided additional details on the new implementations for PERA, noting that the information is also disclosed within the summary of the CAFR.

Finance Director Lund noted that there will be a proposed increase in PERA as part of the budget process due to recent changes at the legislature.

2.03: Report Regarding Highway 10 Entry Sign Repair

City Administrator Ulrich reviewed the staff report.

Acting Mayor LeTourneau asked if there has been an assessment of the brick supports for the sign.

City Administrator Ulrich stated that the bricks seem solid but noted that there are some wood portions that need replacement.

Councilmember Riley stated that there has been discussion on Highway 10 signage and therefore this seems appropriate, especially at a cost of $3,000.

Councilmember Kuzma stated that he likes the idea but stated that he would prefer the fonts on the other sign proposals shown for the corridor compared to the proposal within this case. He suggested changing the font or alignment for "City of" portion of the sign to be consistent with the other signs.

The consensus of the Council was to direct staff to move forward on the sign, changing the font/alignment of the "City of" portion of the sign to match the other proposed signs in the corridor.

2.04: Update and Discussion Regarding NW COR Development Concepts

City Administrator Ulrich reviewed the staff report.

Councilmember Kuzma stated that he was vocal at the joint meeting in that he supports selling the available property to a willing buyer, whether or not that business will compete with an existing business. He stated that he believes that the businesses will help each other and would agree in moving forward.

Councilmember Riley agreed with the comments of Councilmember Kuzma.

Councilmember Shryock stated that she likes the proposal but would prefer another location.

Councilmember Johns agreed with Councilmember Shryock's comments.

Acting Mayor LeTourneau confirmed the consensus of the Council to support this proposal moving forward.

Councilmember Johns stated that she would want to ensure that Coborn's does not feel threatened and the City is left only with an Aldi. She stated that it would be great if the businesses complement each other.

Acting Mayor LeTourneau stated that he was present at the Corborn's meeting and the statement was made that the business is not afraid of competition and would continue to invest in their business in Ramsey.

Councilmember Riley stated that in his opinion this is not an issue of liking or not liking Coborn's or Aldi but having available land and a willing buyer.

City Administrator Ulrich confirmed the consensus of the Council to direct Aldi to go through the process and gather input from the Commissions and back to the Council for the final decision.

Acting Mayor LeTourneau asked at what point site details would come through the process.

Community Development Director Gladhill noted that if the Council feels strongly about something, such as orientation, that could be included in the purchase agreement rather than waiting for the input process during the Planning Commission and Council reviews of the site plan.

Councilmember Shryock stated that she would like the discussion to be had early on in the purchase agreement process, as this is a very visible spot and she would want to ensure those conversations happen early on in the process.

Councilmember Johns stated that there were enhancements done with the daycare, but Aldi would not have that street front appearance.

Community Development Director Gladhill noted that Aldi would be open to having false windows, as the back of the warehouse would face Sunwood Drive.

Councilmember Shryock stated that perhaps clarity be given to where the front of the site is and which direction the front of the building faces.

Councilmember Johns stated that she would also not want a parking lot on the Sunwood Drive side either.

Community Development Director Gladhill noted that this is a prime location for the gateway of The COR and therefore review and discussion will continue.

2.05: Reschedule Monday, August 13 City Council Meeting to Monday, August 6, 2018

City Administrator Ulrich reviewed the staff report. He confirmed the consensus of the Council to reschedule the August 13th meeting to August 6th.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

Noted.

4. MAYOR / COUNCIL / STAFF INPUT

None.

5. ADJOURNMENT

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

Respectfully submitted,

_____
Kurtis G. Ulrich
City Administrator

ATTEST:

_____
Jo Ann M. Thieling
City Clerk

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

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CITY COUNCIL
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a regular meeting on Tuesday, June 12, 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
Public Works Superintendent Grant Riemer
Human Resources Manager Colleen Lasher
Community Development Director Timothy Gladhill
City Engineer Bruce Westby

1. CALL TO ORDER

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

2. PRESENTATION

2.01: Board and Commission Member Oath of Office

Acting Mayor LeTourneau administered the oath of office to newly appointed Commissioners, Mr. Michael Madison, who will join the Environmental Policy Board, and Ms. LeAnn Lambrecht, who will join the Economic Development Authority.

2.02: Presentation of the 2017 Comprehensive Annual Financial Report by the City's Auditing Firm of Malloy, Montague, Karowski, Radosevich & Company (MMKR)

Finance Director Lund stated that the City is required to have an audit each year from an outside firm. She stated that Aaron Nielsen provided a thorough review of the report at the worksession earlier tonight and is present now to provide a summary.

Aaron Nielsen, MMKR, stated that three reports have been provided to the City and was pleased to report an unmodified opinion. He stated that there was one compliance finding with no instances of non-compliance. He reported that there were no legal compliance findings. He stated that the general operating fund was able to meet the fund goal policy.

Councilmember Riley thanked Mr. Nielsen for his work. He stated that he is a CPA and therefore this is within his line of work. He stated that an unmodified opinion was received and is what the City aims to gain. He commended staff and the Council for the excellent work they continue to do.

3. CITIZEN INPUT

John Enstrom, 8702 181st Avenue, stated that he will hold his 13th annual flag retirement at his park, Veterans Lake, on Thursday, June 14th. He noted that there are people from all over the metro that will be attending and welcomed any residents that have flags they would like to retire with dignity. He also welcomed any residents that would like to watch the ceremony. He stated he has a busy schedule of events for the park this summer and provided a brochure and schedule of events that will be held at the park. He noted that all of the events are related to veterans. He welcomed members of the public that want to attend events or volunteer with plantings at the park and gardens.

4. CONSENT AGENDA

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

4.01: Receive 2017 Comprehensive Annual Financial Report (CAFR)
4.02: Receive Cash and Investments for Period Ending May 31, 2018
4.03: 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

4.04: Approve the following Meeting Minutes:
1) City Council Work Session dated May 22, 2018
2) City Council Regular dated May 22, 2018
3) City Council Joint Work Session dated May 23, 2018

4.05: Approve Liquor License Renewals
4.06: Approve Acknowledgement of Receptivity of Livable Communities Funding from Metropolitan Council; Case of Aeon
4.07: Affinity at Ramsey: Multiple Actions
4.08: 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
4.09: Adopt Resolution #18-113 Approving Change Order #1 for 2018 Street Overlay Improvements, Improvement Project #18-03

4.10: Adopt Resolution #18-105 Approving a Development Agreement for Rum River Prairie (Project #17-149)
4.11: Adopt Resolution #18-108 Approving Development Agreement with Affinity at Ramsey; Case of Inland Group
4.12: Adopt Resolution #18-107 Hiring a Communications and Events Coordinator filling the Vacant Position
4.13: Adopt Resolution #18-110 to Hire a Public Works Seasonal Worker and Temporary Interns

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

5. APPROVE AGENDA

City Administrator Ulrich noted that Case 7.03 (Consider Responding to Request to Eliminate Street Lights in COR Three North Commons, Case of Purmort Homes,) has been withdrawn from the agenda by the applicant and will be removed from the agenda.

Motion by Councilmember Riley, seconded by Councilmember Shryock, to approve the agenda as amended.

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

6. PUBLIC HEARING

None.

7. COUNCIL BUSINESS

7.01: Consider Adopting Resolution #18- 112 Accepting Bids and Awarding Contract for Bunker Lake Boulevard and Puma Street Pavement Improvement, Improvement Project #18-05

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #18-112 accepting bids and awarding a contract for Bunker Lake Boulevard and Puma Street Pavement Improvements, Improvement Project #18-05.

Motion by Councilmember Kuzma, seconded by Councilmember Shryock, to Adopt Resolution #18-112 Accepting Bids and Awarding Contract for Bunker Lake Boulevard and Puma Street Pavement Improvements, Improvement Project #18-05.

Further discussion: Acting Mayor LeTourneau noted that this assessment follows the City's assessment policy of 60/40. He noted that there is one residential property in this project area that is not proposed to be included in the assessment and asked for details. City Engineer Westby noted that the residential property will not receive commensurate benefit in line with the

other properties. He noted that the assessment policy therefore only applies to the non-residential properties. He noted that this is consistent with other projects of this nature.

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

7.02: Consider Adopting 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 to adopt Ordinance #18-09 noting that this would update the zoning regulations to allow light manufacturing as a conditional use in the H-1 District. He noted that staff and the Planning Commission support this action.

Councilmember Riley stated that this is the third time the Council has seen this, and this action does show that the City is business friendly and flexible while still ensuring that the standards of the Highway 10 corridor are met.

Acting Mayor LeTourneau stated that the uses and patterns for Highway 10 have changed. He asked if the models for the corridor, as they are updated, will be incorporated into the Comprehensive Plan.

Community Development Director Gladhill noted that the plans would stand alone separate from the Comprehensive Plan process and would be updated through a future amendment.

Motion by Councilmember Shryock, seconded by Councilmember Riley, to Adopt Ordinance #18-09 Amending Article II Division 4 Section 117-120 (H-1 Highway 10 Business District) of the Ramsey City Code.

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.

~~7.03: Consider Responding to Request to Eliminate Street Lights in COR Three North Commons, Case of Purmort Homes~~ (Item removed from agenda)

7.04: Consider Adopting Resolution #18-111 Accepting Bids and Approving Joint Powers Agreement for Sunwood Drive and Armstrong Boulevard Flashing Yellow Arrow Improvement, Improvement Project #17-08

City Engineer Westby reviewed the staff report and recommendation 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.

Councilmember Kuzma stated that the Public Works Committee reviewed this about one year ago and since that time there have been a few implementations of the flashing yellow arrows that have worked well and therefore he will support this request.

Motion by Councilmember Kuzma, seconded by Councilmember Johns, 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.

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

7.05: Consider Adoption of Licenses

Councilmember Riley stated that this case includes a request from himself and therefore he will abstain from the vote and discussion.

Community Development Director Gladhill reviewed the staff report and recommendation to approve the license application contingent upon completion of background checks. He noted that this item was pulled from consent to avoid a conflict of interest because of the request included from a Councilmember.

Councilmember Shryock stated that often times these items are included on consent agenda. She asked for additional details on the transient merchant/peddler/solicitor license.

Community Development Director Gladhill explained that transient merchant typically resides in a parking lot of another business, using the example of a food truck. He stated that the peddler is door to door sales. He stated that solicitor is similar in that it is also door to door activity but is not product orientated and more service orientated.

Motion by Councilmember Johns, seconded by Councilmember Shryock, to approve the license applications contingent upon completion of background checks.

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

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Ulrich announced upcoming meetings and events.

Councilmember Shryock stated that there are events coming up in the City this summer including the concerts in the park and youth and adult events within the parks.

9. ADJOURNMENT

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

Motion carried.

The regular meeting of the City Council adjourned at 7:45 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: 06/26/2018

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 the attached license applications.

Action:

Motion to approve the attached license applications.

Attachments

License Applications

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kathy Schmitz	06/21/2018 01:33 PM
Tim Gladhill	Tim Gladhill	06/21/2018 02:52 PM
Form Started By: JoAnn Shaw		Started On: 06/18/2018 12:18 PM
Final Approval Date: 06/21/2018		

Report Name: License Report - License Types
Council Dates: 6/26/2018 to 6/26/2018
Status: Active, Inactive
License Type(s): 3.2 Beer Off-Sale, 3.2 Beer On-Sale Temporary, Liquor 2 A.M. Closing, Liquor Off-Sale, Liquor On-Sale, Liquor On-Sale Sunday, Temporary Intoxicating, Wine On-Sale, Amusement Center, Amusement Devices/Billiard Tables, Business License-1st Year, Business License-Renewal, Garbage Haulers, Pawnbroker, Rental, Second Hand Goods Dealer, Special Events, Temporary Amusement/Carnival/Circus, Therapeutic Massage Establishment, Therapeutic Massage Therapist, Tobacco, Transient Merchant/Peddler/Solicitor

City of Ramsey
License Report - License Types

Company	Location	Complex	Exp. Date	Council Date	Statu
Liquor 2 A.M. Closing					
SM Enterprises Corporation	14077 St Francis Blvd NW		6/30/2019	6/26/2018	A
			Liquor 2 A.M. Closing License Count: 1		
Liquor On-Sale					
SM Enterprises Corporation	14077 St Francis Blvd NW		6/30/2019	6/26/2018	A
			Liquor On-Sale License Count: 1		
Liquor On-Sale Sunday					
SM Enterprises Corporation	14077 St Francis Blvd NW		6/30/2019	6/26/2018	A
			Liquor On-Sale Sunday License Count: 1		
Rental					
Terry Claus	7322 147th La NW		6/26/2021	6/26/2018	A
Terry Claus	7326 147th La NW		6/26/2021	6/26/2018	A
Terry Claus	7256 147th Ter NW		6/26/2021	6/26/2018	A
Christopher Contreras	7013 Riverdale Dr NW		6/26/2021	6/26/2018	A
Ahmad McGowan	17951 Vanadium St NW		6/26/2021	6/26/2018	A
Parkview East LLC	14450 Rhinestone St NW	Parkview East LLC	6/26/2021	6/26/2018	A
			Rental License Count: 6		
Transient Merchant/Peddler/Solic					
Blaine Anoka Ice Cream			12/31/2018	6/26/2018	A
Refuge Roofing & Siding, LLC			12/31/2018	6/26/2018	A
			Transient Merchant/Peddler/Solicitor License Count: 2		
			Total Licenses: 11		

CC Regular Session **4. 6.**

Meeting Date: 06/26/2018

By: Katie Schmidt, Administrative Services

Information

Title:

Adopt Resolution #18-131 Approving Multiple Actions for Affinity at Ramsey

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). The right of re-entry agreement was previously approved by council on April 24, 2018, the right of entry agreement was previously approved by council on May 22, 2018, the only change to both agreements is reassigning the entity to Affinity at Ramsey, LLC.

Additionally, Staff is attaching the standard Development Agreement for all development projects. This agreement is intended to protect the City from a default in the project after construction has occured. This outlines the required improvements and fees necessary to complete the project.

(1) Approve the attached **right of re-entry agreement**. Per the attached original PA, the buyer must enter into a formal right-of-re-entry agreement. This is a "performance" agreement that will be recorded against the new Affinity Apartment Project (CAP Acquisitions, LLC) property. It will require the construction of the proposed 174-unit apartment by December 31, 2020. This agreement also outlines default provisions.

(2) The purpose of this case is to approve the attached **right of entry agreement**, which allows Affinity/ Inland temporary access to surrounding city owned properties during construction (staging, grading, maneuvering equipment, etc.). This case is administrative in nature. The City approved a similar agreement with Stone Brook Children's Academy recently. Staff recommends approval. This agreement was reviewed by the City Attorney.

(3) The purpose of this case is also approve the attached development agreement which outlines the required improvements for site plan approval. This is a standard agreement for all development projects.

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 approving the Right of Re-Entry Agreement and the Right of Entry Agreement.

Action:

Motion to:

Adopt Resolution #18-131 approving the attached Right of Re-Entry Agreement, Right of Entry Agreement, and Development Agreement related to the Affinity at Ramsey apartment construction projfect.

Attachments

Right of Re-Entry Agreement
Right of Entry Agreement
Development Agreement
Resolution #18-131

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	06/21/2018 03:12 PM
Kurt Ulrich	Kathy Schmitz	06/21/2018 03:43 PM
Form Started By: Katie Schmidt		Started On: 06/21/2018 01:28 PM
Final Approval Date: 06/21/2018		

[Reserved for Recording Data]

RIGHT OF RE-ENTRY AGREEMENT

This Right of Re-entry Agreement is entered into on April 24, 2018, by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **Affinity at Ramsey, LLC**, a Washington Limited Liability Company ("Buyer").

Recitals

A. On _____, 2018, Seller conveyed title of the following Property to Buyer:

LOT 1, BLOCK 1, AFFINITY AT THE COR, COUNTY OF ANOKA, MINNESOTA.

B. Title to the Property was conveyed subject to Buyer fulfilling certain Conditions as set forth below.

C. As indicated in the Purchase Agreement between the City of Ramsey and CAP Acquisitions LLC, dated September 26, 2017, Section 29, it is the intent of the parties to create and set forth a right to impose a penalty or a right of re-entry in favor of Seller in the event Buyer fails to satisfy the Conditions.

Agreement

1. The recitals are incorporated herein as if fully set forth.

2. Seller shall have the right, but not the obligation, to either impose a penalty against the Property pursuant to Paragraph 3, or to re-enter and take possession of the Property pursuant to Paragraph 4, in the event that any of the following Conditions are not satisfied by Buyer:

a. Buyer must obtain a certificate of occupancy from the City of Ramsey, for the project described below by December 31, 2020.

Project Description:

i. Affinity at Ramsey Site Plan, approved by the City of Ramsey on February 27, 2018 by Resolution #18-033.

ii. Development Agreement for Affinity at Ramsey, approved by the City of Ramsey on June 12, 2018 by Resolution #18-108.

3. Seller may impose a penalty of $50,000.00 against the Property if the certificate of occupancy is not obtained, for all 174-units, pursuant to the deadline set forth above. The penalty is due upon written notice to Buyer from Seller of the failure to satisfy a contingency. In the event the penalty is not paid within 30 days of receipt of the notice, Seller may, but is not required to, certify the penalty to Anoka County as an assessment against the Property. Buyer waives any and all rights under Minnesota Statutes, chapter 429, and any other applicable law, including any right to notice of hearing and hearing, the right to object, and the right to appeal the assessment. Buyer further waives any requirements of the City Charter that may apply to said assessment.

4. As an alternative to imposition of a financial penalty and not in addition thereto, Seller may re-enter and take physical possession of the Property. Title to the Property shall be restored in Seller, and Buyer shall execute whatever documents and undertake whatever steps are necessary to establish and confirm Seller's fee simple interest in the Property free of any claims or encumbrances, including mechanic's liens.

5. This document constitutes the entire Right of Re-entry Agreement between the parties. Any modifications or amendments to this Agreement must be in writing and signed by both parties.

CITY OF RAMSEY

By: _____
John LeTourneau, Acting Mayor

By: _____
Kurt Ulrich, City Administrator

This instrument was acknowledged before me on _____, 2018, by John LeTourneau and Kurt Ulrich as Acting Mayor and City Administrator, respectively, of the City of Ramsey, Minnesota.

_____
Notary Public

Affinity at Ramsey, LLC, a Washington Limited Liability Company.

By: _____
Scott Morris, Manager

This instrument was acknowledged before me on _____, 2018, by Scott Morris, Manager of Affinity at Ramsey, LLC.

_____
Notary Public

This instrument drafted by:
Ratwik, Roszak & Maloney, P.A.
730 Second Ave. S., Suite 300
Minneapolis, MN 55402
(612) 339-0060
(JJL)

RIGHT OF ENTRY AGREEMENT

This **AGREEMENT,** made on this _____ day of _____, 2018 by and between the **CITY OF RAMSEY**, a municipal corporation under the laws of Minnesota ("**City**"), and **AFFINITY AT RAMSEY, LLC**, a Washington Limited Liability Company ("**OWNER**").

I. RECITALS

1.01. City is the fee owner of the real property legally described within Exhibit A of this Agreement ("**PROPERTY**").

1.02. **OWNER** intends to access and grade the **Property** as part of the development of the Affinity at Ramsey apartment complex and site work on the adjacent parcels.

1.03. **City** and **Owner** desire to permit **the Owner** and its agents, employers, contractors and invitees to enter onto the **Property** for the purposes of construction. This access right is limited to the site improvements described within the Development Agreement between the City of Ramsey and Affinity at Ramsey LLC dated _____, 2018 (the "Plans"). The geographic limits of the construction area are described within Exhibit B of this Agreement.

II. AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises set forth herein, the parties agree as follows:

2.01. Entry. Effective upon the date hereof, **City** hereby grants the **Owner** and its agents, employers, contractors and invitees the right to enter upon the **Property** for the purpose of construction as described within the Development Agreement between the City of Ramsey and Affinity at Ramsey dated _____ 2018. This right of entry expires the earlier of the issuance of a Certificate of Occupancy for Owner's adjacent parcel or August 1, 2019.

2.02. Indemnification of the City. In consideration for such entry, **Owner** agrees to and shall indemnify, defend and hold harmless **City**, its agents, employees and personal representatives from and against any action, claim, damage, liability, loss, cost or expense (including, without limitation, attorney's fees and costs), resulting from **Owner's** access of and construction within the **Property**.

2.03 Hazardous Materials. Owner shall not deposit or store hazardous materials on the Property, or carry hazardous materials across the Property, without the City's written permission. Owner is solely liable for any and all damages to people or property, and for any and all environmental response and/or clean-up costs, arising out of Owner's deposit, storage or transfer of hazardous materials upon or across the Property.

2.03. Governing Law. This agreement shall be interpreted in accordance with and governed by the laws of the state of Minnesota.

2.04. Notices and Demands. All notices, demands or other communications under this agreement shall be effective only if made in writing and shall be sufficiently given and deemed given when delivered personally or mailed by certified mail (return receipt requested), postage prepaid, properly addressed as follows:

(a) City of Ramsey, 7550 Sunwood Drive NW, Ramsey, Minnesota 55303, Attention Kurt Ulrich, City Administrator

(b) Affinity at Ramsey, LLC, 120 West Cataldo Ave, Suite 100, Spokane, WA 99201, attention Scott Morris

or to such other persons as the parties may, from time to time, designate in writing and forward to the other as proved in this section.

2.06. Amendment. This agreement may be amended by the parties hereto only by written instrument executed with the same procedures and formality followed in the execution of this agreement.

IN WITNESS WHEREOF, the parties have caused this agreement to be duly executed in their names and behalves and on or as of the date first above written.

The City of Ramsey, Minnesota

By: _____ Dated: _____, 2018
John LeTourneau, Acting Mayor

By: _____ Dated: _____, 2018
Kurt Ulrich, City Administrator

Affinity at Ramsey, LLC.

By: _____ Dated: _____, 2018
Scott Morris, Manager

This instrument drafted by:
Ratwik, Roszak & Maloney, P.A.
730 Second Ave. S., Suite 300
Minneapolis, MN 55402
(612) 339-0060
(JJL)

Exhibit A:

Legal Description of City-owned Property

OUTLOT A, OUTLOT B, and OUTLOT C, AFFINITY AT THE COR, ANOKA COUNTY, MINNESOTA; and,

OUTLOT B, OUTLOT K, OUTLOT J, OUTLOT O, RAMSEY TOWN CENTER ADDITION, ANOKA COUNTY, MINNESOTA.

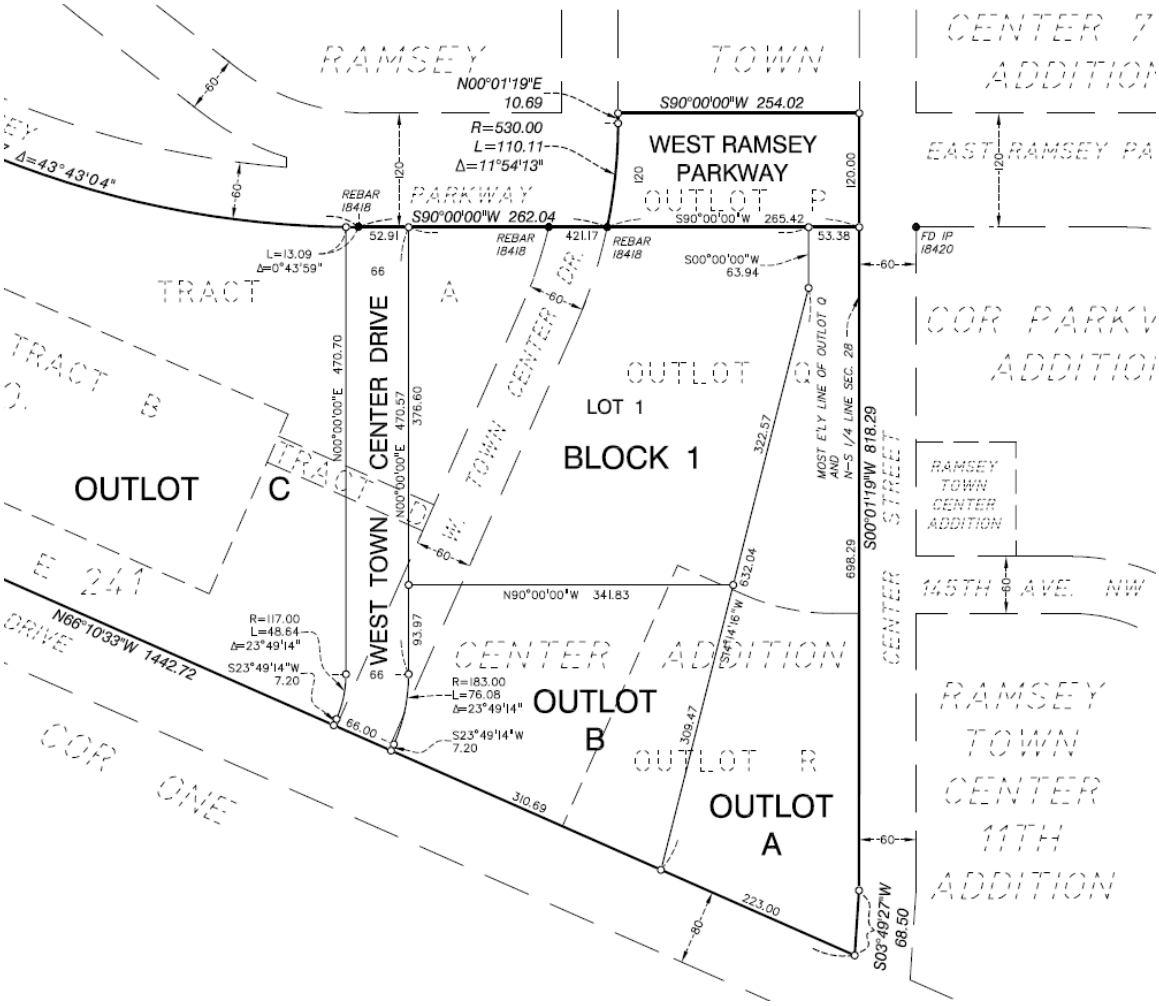
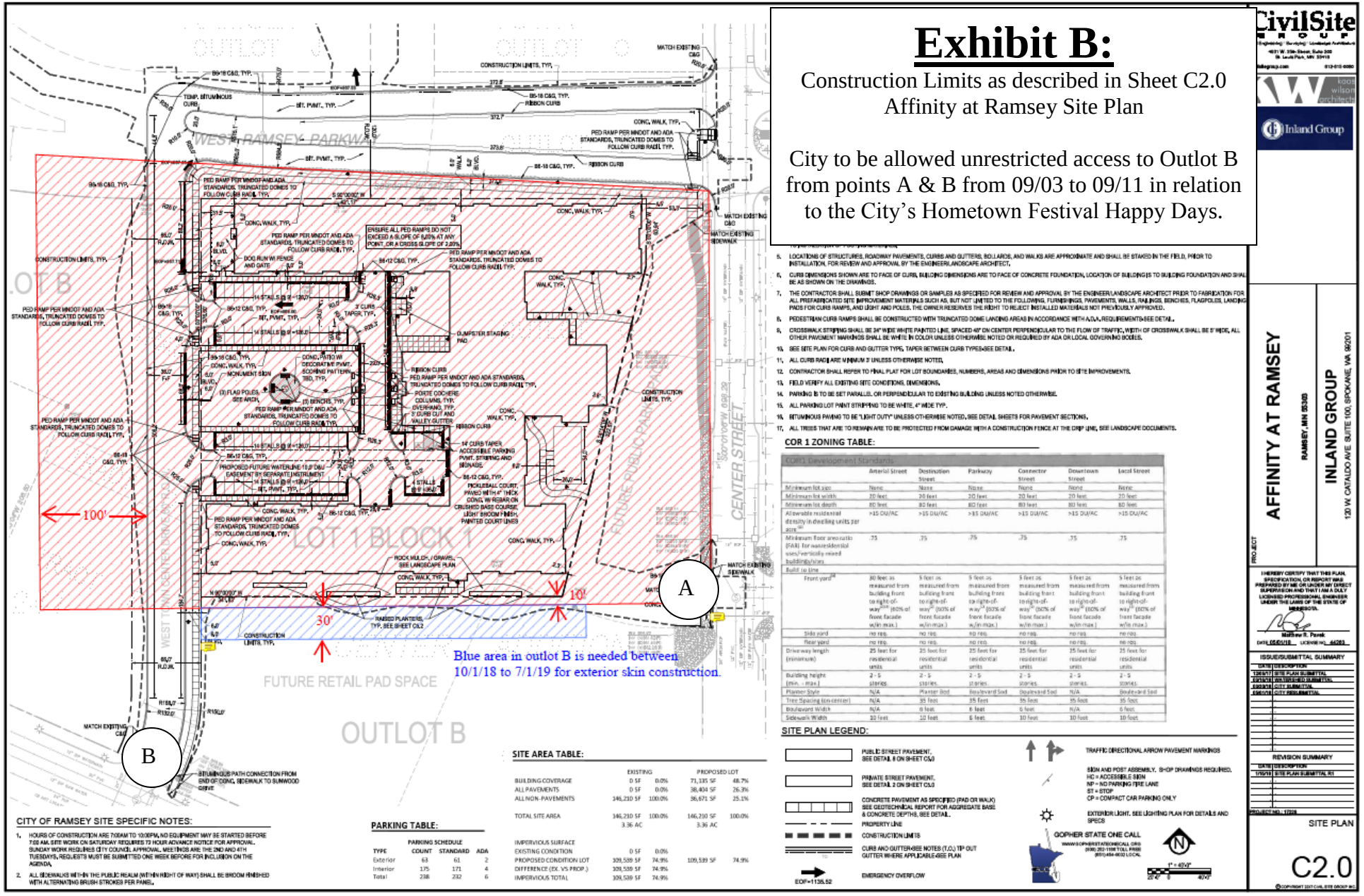


Exhibit B:

Construction Limits as described in Sheet C2.0
Affinity at Ramsey Site Plan

City to be allowed unrestricted access to Outlot B from points A & B from 09/03 to 09/11 in relation to the City's Hometown Festival Happy Days.



CITY OF RAMSEY SITE SPECIFIC NOTES:

1. HOURS OF CONSTRUCTION ARE 7:00AM TO 10:00PM, NO EQUIPMENT MAY BE STARTED BEFORE 7:00 AM. SITE WORK ON SATURDAY REQUIRES 72 HOUR ADVANCE NOTICE FOR APPROVAL. SUNDAY WORK REQUIRES CITY COUNCIL APPROVAL. MEETINGS ARE THE 2ND AND 4TH TUESDAYS, REQUESTS MUST BE ONE WEEK BEFORE FOR INCLUSION ON THE AGENDA.
2. ALL SIDEWALKS WITHIN THE PUBLIC REALM (WITHIN RIGHT OF WAY) SHALL BE BROOM FINISHED WITH ALTERNATING BRUSH STROKES PER PANEL.

PARKING TABLE:

PARKING SCHEDULE			
TYPE	COUNT	STANDARD	ADA
Exterior	63	61	2
Interior	175	171	4
Total	238	232	6

SITE AREA TABLE:

	EXISTING		PROPOSED LOT	
BUILDING COVERAGE	0 SF	0.0%	71,335 SF	48.7%
ALL PAVEMENTS	0 SF	0.0%	38,404 SF	26.3%
ALL NON-PAVEMENTS	146,210 SF	100.0%	36,671 SF	25.1%
TOTAL SITE AREA	146,210 SF 3.36 AC	100.0%	146,210 SF 3.36 AC	100.0%
IMPERVIOUS SURFACE				
EXISTING CONDITION	0 SF	0.0%		
PROPOSED CONDITION LOT	109,539 SF	74.9%	109,539 SF	74.9%
DIFFERENCE (EX. VS PROP.)	109,539 SF	74.9%		
IMPERVIOUS TOTAL	109,539 SF	74.9%		

COR 1 ZONING TABLE:

COR1 Development Standards

	Arterial Street	Destination Street	Parkway	Connector Street	Downtown Street	Local Street
Minimum lot size	None	None	None	None	None	None
Minimum lot width	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet
Minimum lot depth	80 feet	80 feet	80 feet	80 feet	80 feet	80 feet
Allowable residential density in dwelling units per acre[6]	>15 DU/AC	>15 DU/AC	>15 DU/AC	>15 DU/AC	>15 DU/AC	>15 DU/AC
Minimum floor area ratio (FAR) for nonresidential uses/vertically mixed buildings/sites	.75	.75	.75	.75	.75	.75
Build to Line						
Front yard[4]	30 feet as measured from building front to right-of-way[5] (60% of front facade w/in max.)	5 feet as measured from building front to right-of-way[5] (60% of front facade w/in max.)	5 feet as measured from building front to right-of-way[5] (60% of front facade w/in max.)	5 feet as measured from building front to right-of-way[5] (60% of front facade w/in max.)	5 feet as measured from building front to right-of-way[5] (60% of front facade w/in max.)	5 feet as measured from building front to right-of-way[5] (60% of front facade w/in max.)
Side yard	no req.	no req.	no req.	no req.	no req.	no req.
Rear yard	no req.	no req.	no req.	no req.	no req.	no req.
Driveway length (minimum)	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units
Building height (min. - max.)	2 - 5 stories	2 - 5 stories	2 - 5 stories	2 - 5 stories	2 - 5 stories	2 - 5 stories
Planter Style	N/A	Planter Bed	Boulevard Sod	Boulevard Sod	N/A	Boulevard Sod
Tree Spacing (on center)	N/A	35 feet	35 feet	35 feet	35 feet	35 feet
Boulevard Width	N/A	6 feet	6 feet	6 feet	N/A	6 feet
Sidewalk Width	10 feet	10 feet	6 feet	10 feet	10 feet	10 feet

SITE PLAN LEGEND:

- PUBLIC STREET PAVEMENT, SEE DETAIL 8 ON SHEET C5.0
- PRIVATE STREET PAVEMENT, SEE DETAIL 2 ON SHEET C5.0
- CONCRETE PAVEMENT AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, SEE DETAIL.
- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- EMERGENCY OVERFLOW
- TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED. HC = ACCESSIBLE SIGN; NP = NO PARKING FIRE LANE; ST = STOP; CP = COMPACT CAR PARKING ONLY
- EXTERIOR LIGHT. SEE LIGHTING PLAN FOR DETAILS AND SPECS

GOPHER STATE ONE CALL

CivilSite

AFFINITY AT RAMSEY
RAMSEY, MN 55303

INLAND GROUP
120 W. CATALDO AVE. SUITE 100, SPOKANE, WA 99201

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
Matthew R. Pavek
DATE: 05/01/18 LICENSE NO. 44283

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
12/01/17	SITE PLAN SUBMITTAL
03/19/18	2ND REVIEW SUBMITTAL
04/02/18	CITY SUBMITTAL
04/27/18	CITY RESUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION
7/31/18	SITE PLAN SUBMITTAL R1

PROJECT NO.: 17208

SITE PLAN

C2.0

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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 #18-131

RESOLUTION GRANTING RIGHT OF ENTRY AGREEMENT, RIGHT OF RE-ENTRY AGREEMENT, AND DEVELOPMENT AGREEMENT

WHEREAS, the City of Ramsey has approved a Purchase Agreement with Affinity at Ramsey, LLC, hereafter referred to as "Developer", for the construction of a 174 unit senior apartment building the following described property located in the City of Ramsey:

(the 'Subject Property');

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

1. That the Ramsey City Council hereby approves the final form of the Right of Entry Agreement, Right of Re-Entry Agreement, and Development Agreement

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

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 26th day of June, 2018.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **4. 7.**

Meeting Date: 06/26/2018

By: Jackie Lipski, Finance

Information

Title

Adopt Resolution #18-126 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of June 7, 2018 through June 20, 2018

Action:

Motion to Adopt Resolution #18-126 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of June 7, 2018 through June 20, 2018.

Attachments

Bills List 6/26/2018

Resolution 6/26/2018

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	06/21/2018 08:15 AM
Kurt Ulrich	Kathy Schmitz	06/21/2018 01:36 PM
Tim Gladhill	Tim Gladhill	06/21/2018 02:53 PM
Form Started By: Jackie Lipski		Started On: 06/20/2018 11:11 AM
Final Approval Date: 06/21/2018		

CITY OF RAMSEY - FINANCE OFFICE Printed 6/20/2018

RAMSEY CITY COUNCIL MEETING

6/26/2018

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:	SUBMITTED FOR APPROVAL
Purchase Journal:	
Prepaids 6/7/18-6/20/18	279,899.53
Accounts Payable 6/7/18-6/20/18	507,472.75
Payroll 6/15/2018	178,920.27
Pay Estimates- Projects	340,309.64

TOTAL SUBMITTED FOR APPROVAL THIS MEETING **$ 1,306,602.19**

	APPROVED PREV. MTG	2018 Y.T.D.
DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:		
NET PAYROLL TOTAL	$ 325,491.21	$ 1,911,732.90
- CORRECTION TO PAYROLL		
PREPAIDS	1,097,097.17	3,537,770.93
- PREPAID ADJUSTMENTS		
WIRE TRANSFERS FOR DEBT SERVICE	343,698.16	885,606.91
- CORRECTION TO D.S.		
ACCOUNTS PAYABLE INVOICING - PREVIOUS MEETING:		
- BILLS LIST SUBMITTED	269,545.75	3,015,205.83
ADD (DELETE) BILLS LIST SUBMITTED		
PAY ESTIMATE(S)		645,909.25
- CHECKS VOIDED	0.00	0.00
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED	**$ 2,035,832.29**	**$ 9,996,225.82**

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
105899	**6/7/2018**		**115203 ALL AMERICAN TITLE CO INC**						
		133.99	UB REFUND 7034 167TH CROSSING		91837	060418	9601.4651		WATER REVENUE
		133.99							
105900	**6/7/2018**		**116376 ANCONA TITLE AND ESCROW**						
		29.30	UB REFUND 6989 139TH AVE		91838	060418	9601.4651		WATER REVENUE
		29.30							
105901	**6/7/2018**		**116368 ANDERSON, KAILEY AND MITCHELL**						
		202.86	UB REFUND 16907 GARNET ST		91839	060418	9601.4651		WATER REVENUE
		202.86							
105902	**6/7/2018**		**106346 BAUER BUILT INCORPORATED**						
		1,161.46	WORK ON KUBOTA		91840	940050669	0311.6257		OTHER VEHICLE PARTS
		339.00	WORK ON KUBOTA		91840	940050669	0311.6388		OTHER VEHICLE REPAIR
		1,500.46							
105903	**6/7/2018**		**116371 BOLDT, KENT**						
		168.11	UB REFUND 14420 RADIUM ST		91841	060418	9601.4651		WATER REVENUE
		168.11							
105904	**6/7/2018**		**103641 BOYER TRUCKS ROGERS**						
		61.85	AIR FILTER		91842	194759R	0311.6257		OTHER VEHICLE PARTS
		61.85							
105905	**6/7/2018**		**116363 BROTKOWSKI, KYLE**						
		6.04	TRAINING LUNCH		91843	060518	0211.6331		TRAVEL & LODGING
		6.04							
105906	**6/7/2018**		**116375 CAMBRIA TITLE**						
		110.50	UB REFUND 16903 FELDSPAR ST		91844	060418	9601.4651		WATER REVENUE
		110.50							
105907	**6/7/2018**		**112663 CAPSTONE HOMES INC**						
		1,500.00	REFUND ERO ESC 7336 168TH CIR		91845	060718	9804.6433	00116177	REFUNDS
		1,500.00							
105908	**6/7/2018**		**100404 CENTURYLINK**						
		65.35	MAY/JUNE 18 SERVICE		91846	763 422-1452 795 MAY 2018	0452.6321		TELEPHONE
		65.35							
105909	**6/7/2018**		**100111 COMMERCIAL ASPHALT COMPANY**						
		55.44	ASPHALT		91847	180531	0311.6265		ASPHALT
		55.44							
105910	**6/7/2018**		**113795 CONCIERGE TITLE INC**						
		136.56	UB REFUND 15435 TUNGSTEN WAY		91848	060418	9601.4651		WATER REVENUE
		136.56							
105911	**6/7/2018**		**100116 CONNEXUS ENERGY**						
		7,562.15	WTR TWR/LIFT STAT/WELLS		91849	759126-303102 MAY 18	9601.6371		ELECTRIC UTILITIES
		693.91	WTR TWR/LIFT STAT/WELLS		91849	759126-303102 MAY 18	9602.6371		ELECTRIC UTILITIES
		85.00	SIRENS		91850	759126-303095	0250.6371		ELECTRIC UTILITIES

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
105911	6/7/2018		100116 CONNEXUS ENERGY						Continued.
						MAY 18			
		9,632.62	STREET LIGHTS		91851	759126-303101	9603.6371		ELECTRIC UTILITIES
						MAY 18			
		841.75	TRAFFIC SIGNALS		91852	759126-303100	0260.6371		ELECTRIC UTILITIES
						MAY 18			
		456.03	MISC PW ACCTS		91853	759126-303106	0311.6371		ELECTRIC UTILITIES
						MAY 18			
		1,249.70	MISC PW ACCTS		91853	759126-303106	0452.6371		ELECTRIC UTILITIES
						MAY 18			
		152.01	MISC PW ACCTS		91853	759126-303106	9601.6371		ELECTRIC UTILITIES
						MAY 18			
		152.01	MISC PW ACCTS		91853	759126-303106	9602.6371		ELECTRIC UTILITIES
						MAY 18			
		152.01	MISC PW ACCTS		91853	759126-303106	9605.6371		ELECTRIC UTILITIES
						MAY 18			
		1,164.62	MISC CITY ACCTS		91854	759126-303107	0220.6371		ELECTRIC UTILITIES
						MAY 18			
		7,535.61	MISC CITY ACCTS		91854	759126-303107	0194.6371		ELECTRIC UTILITIES
						MAY 18			
		217.60	MISC CITY ACCTS		91854	759126-303107	0194.6371		ELECTRIC UTILITIES
						MAY 18			
		72.40	MISC CITY ACCTS		91854	759126-303107	9230.6249		MISCELLANEOUS OPERA
						MAY 18			
		3,484.48	MISC CITY ACCTS		91854	759126-303107	9240.6371		ELECTRIC UTILITIES
						MAY 18			
		30.93	MISC CITY ACCTS		91854	759126-303107	9410.6371	00041018	ELECTRIC UTILITIES
						MAY 18			
		745.80	MISC CITY ACCTS		91854	759126-303107	9410.6371	00041012	ELECTRIC UTILITIES
						MAY 18			
		34,228.63							
105912	6/7/2018		116362 CREATIVE FILING SYSTEMS INC						
		887.33	HAPPY DAYS -CERT FOLDERS		91855	060418	0130.6246		MARKETING & PROMOTI
		887.34	HAPPY DAYS -CERT FOLDERS		91855	060418	9230.6246		MARKETING & PROMOTI
		887.33	HAPPY DAYS -CERT FOLDERS		91855	060418	0296.6249		MISCELLANEOUS OPERA
		2,662.00							
105913	6/7/2018		115677 EDGEWATER TITLE GROUP						
		175.31	UB REFUND 6097 146TH AVE NW		91856	060418	9601.4651		WATER REVENUE
		175.31							
105914	6/7/2018		100870 EDINA REALTY TITLE						
		193.86	UB REFUND 7022 170TH TRL NW		91857	060418	9601.4651		WATER REVENUE
		193.86							
105915	6/7/2018		108737 EMERGENCY AUTOMOTIVE TECHNOLOGY INC						
		436.43	WORK ON 384		91858	AW041318-3	0211.6281		SMALL TOOLS & MINOR E
		436.43	WORK ON 383		91859	AW041318-2	0211.6281		SMALL TOOLS & MINOR E
		872.86							
105916	6/7/2018		116377 GIRL SCOUT TROOP 12760						
		153.00	REFUND DAMAGE/KEY DEPOSIT		91862	053118	9804.1160		KEY & DAMAGE DEPOSIT
		153.00							
105917	6/7/2018		116380 GIRL SCOUT TROOP 15293						

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
105917	6/7/2018		116380 GIRL SCOUT TROOP 15293						Continued.
		500.00	CITY COUNCIL DONATION		91861	060518	9270.6249		MISCELLANEOUS OPERA
		500.00							
105918	6/7/2018		116365 GIRL SCOUTS OF MN WI RV						
		100.00	REFUND OLD DAMAGE DEPOSIT		91860	060418	9804.1160		KEY & DAMAGE DEPOSIT
		100.00							
105919	6/7/2018		116379 GUTHMILLER, MARCI						
		155.00	REFUND DAMAGE/KEY DEPOSIT		91863	060618	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
105920	6/7/2018		116366 HAVELAK, MICHAEL						
		5,000.00	REFUND LAND ESC 17225 BISON ST		91865	060718A	9252.1155.1		MANUAL-ACCOUNTS RE
		1,500.00	REFUND ERO ESC 17225 BISON ST		91899	060718	9804.6433	00115024	REFUNDS
		6,500.00							
105921	6/7/2018		116378 HENDRICKSON, TAMARA						
		155.00	REFUND DAMAGE/KEY DEPOSIT		91866	060618	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
105922	6/7/2018		116374 HOME SECURITY ABSTRACT AND TITLE CO						
		9.06	UB REFUND 7378 147TH LN NW		91867	060418	9601.4651		WATER REVENUE
		9.06							
105923	6/7/2018		116373 ISLAND RENTALS LLC						
		27.40	UB REFUND 7400 181ST AVE		91868	060418	9601.4651		WATER REVENUE
		27.40							
105924	6/7/2018		111865 LIBERTY TITLE INC						
		166.40	UB REFUND 14201 XENON ST 7		91869	060418	9601.4651		WATER REVENUE
		169.96	UB REFUND 14260 URANIUM ST		91870	060418A	9601.4651		WATER REVENUE
		88.96	UB REFUND 15605 KRYPTON ST		91871	060418B	9601.4651		WATER REVENUE
		32.91	UB REFUND 7260 147TH TER		91872	060418C	9601.4651		WATER REVENUE
		458.23							
105925	6/7/2018		100291 MET COUNCIL SAC						
		14,910.00	MAY 2018 SAC CHARGES		91873	060618	9602.2083		SAC CHARGES
		149.10-	MAY 2018 SAC CHARGES		91873	060618	9602.4356		SEWER AVAILABILITY CH
		14,760.90							
105926	6/7/2018		116369 MILLER, JASON						
		16.29	UB REFUND 14567 OLIVINE ST		91874	060418	9601.4651		WATER REVENUE
		16.29							
105927	6/7/2018		115334 MINNESOTA TITLE LLC						
		163.81	UB REFUND 6211 RIVLYN AVE NW		91875	060418	9601.4651		WATER REVENUE
		163.81							
105928	6/7/2018		100351 NCPERS MINNESOTA						
		368.00	JUNE 18 LIFE INS		91876	7048618 JUNE 18	9101.2170		DENTAL/DISABILITY/LIFE
		368.00							
105929	6/7/2018		116364 NORTHLAND CUSTOM HOMES LLC						
		2,000.00	REFUND ERO ESC 6405 GREEN VALL		91877	060718	9804.6433	00115894	REFUNDS
		1,000.00	REFUND LAND ESC 6405 GREEN VAL		91878	060718A	9252.1155.1		MANUAL-ACCOUNTS RE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
105929	6/7/2018		116364 NORTHLAND CUSTOM HOMES LLC						Continued.
		3,000.00							
105930	6/7/2018		116370 ODAY, DANIEL						
		29.11	UB REFUND 9080 168TH AVE		91879	060418	9601.4651		WATER REVENUE
		29.11							
105931	6/7/2018		115743 PILLAR TITLE SERVICES						
		158.93	UB REFUND 5425 144TH WAY		91880	060418	9601.4651		WATER REVENUE
		21.12	UB REFUND 5410 152ND AVE NW		91881	060418A	9601.4651		WATER REVENUE
		180.05							
105932	6/7/2018		113737 RATWIK ROSZAK AND MALONEY PA						
		646.50	APRIL 2018 SERVICES		91891	62262	9214.6304		LEGAL FEES
		2,871.50	APRIL 2018 RETAINER		91892	62263	0161.6304		LEGAL FEES
		188.50	APRIL 2018 RETAINER		91892	62263	9435.6304		LEGAL FEES
		3,706.50							
105933	6/7/2018		116232 RESULTS TITLE INC						
		319.26	UB REFUND 5981 145TH LN NW		91882	060418	9601.4651		WATER REVENUE
		319.26							
105934	6/7/2018		116372 SAVCHUK, OLGA						
		74.20	UB REFUND 5540 144TH AVE NW		91883	060418	9601.4651		WATER REVENUE
		74.20							
105935	6/7/2018		116367 SERVION TITLE INC						
		243.79	UB REFUND 15070 COBALT ST		91884	060418	9601.4651		WATER REVENUE
		243.79							
105936	6/7/2018		106915 SHANK, KENNETH L						
		155.00	REFUND DAMAGE/KEY DEPOSIT		91885	060618	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
105937	6/7/2018		114151 TASC (FEES)						
		376.00	MAY 18 VEBA/REBA FEES		91893	IN1284970	0130.6315		MISCELLANEOUS PROFE
		376.00							
105938	6/7/2018		105706 TINKLENBERG GROUP INC						
		3,300.00	JUNE 18 RETAINER (12 OF12)		91886	2054	9400.6315		MISCELLANEOUS PROFE
		3,300.00							
105939	6/7/2018		115045 TITLE NEXUS LLC						
		144.38	UB REFUND 6244 155TH AVE NW		91887	060418	9601.4651		WATER REVENUE
		144.38							
105940	6/7/2018		113903 TITLE ONE INC						
		191.81	UB REFUND 5704 160TH LN NW		91888	060418	9601.4651		WATER REVENUE
		191.81							
105941	6/7/2018		115456 TITLE SMART						
		160.96	UB REFUND 15392 RADIUM ST		91889	060418	9601.4651		WATER REVENUE
		160.96							
105942	6/7/2018		114866 TITLE SMART INC						
		82.47	UB REFUND 16121 ANDRIE ST NW		91890	060418	9601.4651		WATER REVENUE

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105942	6/7/2018		114866 TITLE SMART INC						Continued.
		82.47							
105943	6/7/2018		100510 VERIZON WIRELESS						
		61.69	APR-MAY 18 SERVICE		91894	9807625578	0130.6323		CELLULAR PHONES
		61.69							
105944	6/7/2018		111137 WRIGHT HENNEPIN COOPERATIVE ELECTRIC						
		27.95	SERVICE JULY 2018		91895	150-1687-1105 MAY 2018	9410.6315	00041012	MISCELLANEOUS PROFE
		27.95	SERVICE JUNE 18		91896	150-1691-2206 MAY 18	0220.6489		OTHER CONTRACTED SE
		24.95	SERVICE APRIL 2018		91897	150-1681-4280 MAY 2018	9240.6315		MISCELLANEOUS PROFE
		27.95	APRIL 18 SERVICE		91898	150-1681-6340 MAY 2018	0194.6489		OTHER CONTRACTED SE
		108.80							
106046	6/14/2018		113093 4 ACE PRODUCTIONS						
		295.00	SAFETY CAMP 2018		91979	060818	0237.6249		MISCELLANEOUS OPERA
		295.00							
106047	6/14/2018		100012 ACE SOLID WASTE INC						
		990.00	RECYCLE DAYS MAY 6, 2018		91980	3876192	9604.6249		MISCELLANEOUS OPERA
		990.00							
106048	6/14/2018		100948 ANOKA COUNTY LICENSE CENTER						
		933.04	TITLE/PLATE 697 18 FORD 350		91981	061218	9601.1744		MOTOR VEHICLES
		933.04	TITLE/PLATE 697 18 FORD 350		91981	061218	9602.1744		MOTOR VEHICLES
		1,866.08							
106049	6/14/2018		110857 ANOKA HENNEPIN COMMUNITY EDUCATION						
		334.00	SAFETY CAMP 2018-POOL SAFETY		91982	060818	0237.6249		MISCELLANEOUS OPERA
		334.00							
106050	6/14/2018		116391 BARADANGER, ROBERT						
		279.24	UB REFUND 4971 143RD AVE NW		91983	061418	9601.4651		WATER REVENUE
		279.24							
106051	6/14/2018		110734 CITY OF RAMSEY						
		51.05	# 724577		91984	061418	9601.4651		WATER REVENUE
		51.05							
106052	6/14/2018		107523 CREATURE ENCOUNTERS						
		225.00	SAFETY CAMP-ANIMAL SAFETY		91985	1256	0237.6249		MISCELLANEOUS OPERA
		225.00							
106053	6/14/2018		107603 DAHLBERG, NICHOLAS						
		5.00	REIMBURSE PARKING-SPEC OLY		91987	061318	0211.6331		TRAVEL & LODGING
		5.00							
106054	6/14/2018		116385 FRIESE, KELLI						
		500.00	SAFETY CAMP- CAR SAFETY		91986	060818	0237.6249		MISCELLANEOUS OPERA
		500.00							
106055	6/14/2018		107274 G L BERG ENTERTAINMENT						

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106055	6/14/2018		107274 G L BERG ENTERTAINMENT						Continued.
		180.00	18 HAPPY DAYS 20% DOWN		91988	061118	0296.6249		MISCELLANEOUS OPERA
		180.00							
106056	6/14/2018		116392 HUBLER, DANYELLE AND JASON						
		194.73	UB REFUND 7218 167TH TER NW		92003	061418	9601.4651		WATER REVENUE
		194.73							
106057	6/14/2018		113985 HYDRO KLEAN						
		2,483.85	TELEVISE SAN/SEWER LINES		91989	60126	9435.6530	00201702	IMPROVEMENTS OTHER
		976.02	TELEVISE SAN/SEWER LINES		91989	60126	9435.6530	00201800	IMPROVEMENTS OTHER
		2,796.69	TELEVISE SAN/SEWER LINES		91989	60126	9435.6530	00201803	IMPROVEMENTS OTHER
		6,256.56							
106058	6/14/2018		107894 LISA'S CATERING INC						
		388.33	SAFETY CAMP-BREAKFAST 6/19/18		91990	060818	0237.6249		MISCELLANEOUS OPERA
		382.97	SAFETY CAMP-BREAKFAST 6/20/18		91991	060818A	0237.6249		MISCELLANEOUS OPERA
		771.30							
106059	6/14/2018		100338 MORNING SUN HOMES						
		1,500.00	REFUND ERO ESC 14727 WILLEMITE		91992	061418	9804.6433	00116005	REFUNDS
		5,000.00	REF DRIVE/LAND ESC 14727 WILLE		91993	061418A	9252.1155.1		MANUAL-ACCOUNTS RE(
		2,000.00	REF DRIVE/LAND ESC 14727 WILLE		91993	061418A	9252.1155.1		MANUAL-ACCOUNTS RE(
		1,500.00	REFUND ERO ESC 7656 147TH TER		91994	061418B	9804.6433	00115881	REFUNDS
		10,000.00							
106060	6/14/2018		114239 NORTH AMERICAN SAFETY						
		112.90	JACKET		92005	32389	0311.6231		UNIFORMS & TURN-OUT
		112.90							
106061	6/14/2018		108181 PERKINS MEDIA GROUP						
		400.00	SAFETY CAMP-DJ		91995	061118	0237.6249		MISCELLANEOUS OPERA
		400.00							
106062	6/14/2018		116393 PRIBYL, SHANE						
		108.56	UB REFUND 15241 TONTO ST NW		92004	061418	9601.4651		WATER REVENUE
		108.56							
106063	6/14/2018		110330 RESHETAR SYSTEM INC						
		10,000.00	17-2364 POND RESTORATION		91996	17-23642	9605.6315		MISCELLANEOUS PROFE
		10,000.00							
106064	6/14/2018		100469 STREICHER'S POLICE EQUIPMENT						
		357.50	TAC RIFLE PLATES		91997	I1312088	0211.6231		UNIFORMS & TURN-OUT
		357.50							
106065	6/14/2018		116389 TEWS, KELLY						
		155.00	REFUND DAMAGE/KEY DEPOSIT		91998	061318	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
106066	6/14/2018		112079 TOKLE INSPECTIONS INC						
		2,482.50	APRIL 2018 SERVICES		91999	061118	0240.6315		MISCELLANEOUS PROFE
		2,482.50							
106067	6/14/2018		100510 VERIZON WIRELESS						
		103.00	APR-MAY 18 SERVICE		92000	9806398404	0280.6415		OTHER EQUIPMENT REN

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
106067	6/14/2018		100510 VERIZON WIRELESS						Continued.
		246.00	APR-MAY 18 SERVICE		92000	9806398404	0211.6323		CELLULAR PHONES
		493.14	APR-MAY 18 SERVICE		92000	9806398404	0211.6415		OTHER EQUIPMENT REN
		842.14							
106068	6/14/2018		113058 WIEBER, RICH						
		375.00	SAFETY CAMP- BIKE SAFETY		92001	060818	0237.6249		MISCELLANEOUS OPERA
		375.00							
106069	6/14/2018		111137 WRIGHT HENNEPIN COOPERATIVE ELECTRIC						
		27.95	7550 SUNWOOD DR PD		92002	150-1682-6501 MAY 2018	0211.6489		OTHER CONTRACTED SE
		27.95							
106070	6/19/2018		100257 LAW ENFORCEMENT LABOR SRV INC						
		563.50			91722	053118829242	9101.2177		UNION DUES
		563.50			91971	061418709112	9101.2177		UNION DUES
		1,127.00							
106071	6/19/2018		100298 MN AFSCME COUNCIL 5						
		794.62			91723	053118829243	9101.2177		UNION DUES
		794.37			91972	061418709113	9101.2177		UNION DUES
		1,588.99							
90467679	6/15/2018		100398 PUBLIC EMPLOYEES RETIREMENT ASSN						
		50.00			91907	0612181007221	9101.2174		PERA-EMPLOYEE
		50.00			91908	0612181007222	9101.2183		PERA-EMPLOYER
		18,350.45			91973	061418709114	9101.2174		PERA-EMPLOYEE
		24,461.54			91974	061418709115	9101.2183		PERA-EMPLOYER
		42,911.99							
91525429	6/15/2018		101306 IRS						
		323.23			91901	061218802192	9101.2171		FEDERAL WITHHOLDING
		1,593.25			91902	061218802193	9101.2173		FICA & MEDICARE-EMPL
		1,593.25			91903	061218802194	9101.2182		FICA & MEDICARE-EMPL
		366.04			91910	0612181007224	9101.2171		FEDERAL WITHHOLDING
		201.27			91911	0612181007225	9101.2173		FICA & MEDICARE-EMPL
		201.27			91912	0612181007226	9101.2182		FICA & MEDICARE-EMPL
		22,851.45			91976	061418709117	9101.2171		FEDERAL WITHHOLDING
		12,761.18			91977	061418709118	9101.2173		FICA & MEDICARE-EMPL
		12,761.18			91978	061418709119	9101.2182		FICA & MEDICARE-EMPL
		52,652.12							
97061518	6/15/2018		115568 ALERUS FINANCIAL NA						
		1,771.68			91970	0614187091114	9101.2176		LIFE/HEALTH-EMPLOYEE
		1,771.68							
97254208	6/15/2018		100601 MN DEPT OF REV WH						
		399.39			91900	061218802191	9101.2172		STATE WITHHOLDING
		82.54			91909	0612181007223	9101.2172		STATE WITHHOLDING
		11,020.54			91975	061418709116	9101.2172		STATE WITHHOLDING
		11,502.47							
98061418	6/14/2018		100219 HOME DEPOT COMMERCIAL ACCT PROGRAM						
		332.76	MAY 18 PURCHASES		91964	052818	0452.6249		MISCELLANEOUS OPERA
		332.76							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
98061418	6/14/2018		100219 HOME DEPOT COMMERCIAL ACCT PROGRAM						Continued.
98061518	6/15/2018		107962 TOTAL ADMINISTRATIVE SERVICE CORP						
		2,535.20			91966	0614187091110	9101.2176		LIFE/HEALTH-EMPLOYEE
		2,535.20							
99060818	6/8/2018		116361 WELLS FARGO AND COMPANY						
		44.80	COBORN'S SUPERSTORE, BLUML		91904	WELLS FARGO- P MAY 18	0211.6331		TRAVEL & LODGING
		12.38	AMAZON.COM AMZN.COM/BILL, BLUM		91904	WELLS FARGO- P MAY 18	0211.6259		BUILDING MAINT/REPAIR
		14.78	AMAZON MKTPLACE PMTS., BLUML		91904	WELLS FARGO- P MAY 18	0211.6275		OTHER EQUIPMENT PAR
		12.17	AMAZON MKTPLACE PMTS., BLUML		91904	WELLS FARGO- P MAY 18	0211.6275		OTHER EQUIPMENT PAR
		15.93	AMAZON MKTPLACE PMTS., BLUML		91904	WELLS FARGO- P MAY 18	0211.6237		CRIME SCENE KIT MATEI
		13.97	AMAZON MKTPLACE PMTS., BLUML		91904	WELLS FARGO- P MAY 18	0211.6208		MISCELLANEOUS OFFICI
		16.95	AMAZON MKTPLACE PMTS., BLUML		91904	WELLS FARGO- P MAY 18	0211.6208		MISCELLANEOUS OFFICI
		618.75	ACTIVE911 INC, SCHIFERLI		91904	WELLS FARGO- P MAY 18	0220.6451		MEMBERSHIP DUES
		120.00	INTL SOC ARBORICULTURE, ANDERS		91904	WELLS FARGO- P MAY 18	0191.6451		MEMBERSHIP DUES
		500.00	ASSESSMENTLEADERS.COM, LASHER		91904	WELLS FARGO- P MAY 18	0130.6306		PERSONNEL TESTING &
		40.97	COBORN'S SUPERSTORE, LASHER		91904	WELLS FARGO- P MAY 18	0130.6249		MISCELLANEOUS OPERA
		69.75	ANOKA-RAMSEY FARM & GARDEN, RI		91904	WELLS FARGO- P MAY 18	0311.6269		LANDSCAPE MATERIALS
		31.57	AMAZON MKTPLACE PMTS, FREDRICK		91904	WELLS FARGO- P MAY 18	0301.6208		MISCELLANEOUS OFFICI
		13.92	AMAZON MKTPLACE PMTS., FREDRIC		91904	WELLS FARGO- P MAY 18	0192.6281		SMALL TOOLS & MINOR E
		19.99	AMAZON MKTPLACE PMTS., FREDRIC		91904	WELLS FARGO- P MAY 18	0153.6208		MISCELLANEOUS OFFICI
		85.00	AMAZON MKTPLACE PMTS., FREDRIC		91904	WELLS FARGO- P MAY 18	0192.6249		MISCELLANEOUS OPERA
		719.99	NEWEGGBUSINESS.COM., FREDRICKS		91904	WELLS FARGO- P MAY 18	0192.6281		SMALL TOOLS & MINOR E
		14.95	AMAZON MKTPLACE PMTS., FREDRIC		91904	WELLS FARGO- P MAY 18	0192.6249		MISCELLANEOUS OPERA
		14.95	AMAZON MKTPLACE PMTS., FREDRIC		91904	WELLS FARGO- P MAY 18	0192.6249		MISCELLANEOUS OPERA
		990.00	NEWEGGBUSINESS.COM., FREDRICKS		91904	WELLS FARGO- P MAY 18	0192.6249		MISCELLANEOUS OPERA
		715.89	NEWEGGBUSINESS.COM., FREDRICKS		91904	WELLS FARGO- P MAY 18	0192.6281		SMALL TOOLS & MINOR E
		41.29	AMAZON MKTPLACE PMTS., TORSETH		91904	WELLS FARGO- P MAY 18	0211.6208		MISCELLANEOUS OFFICI
		159.15	BACKFLOW PARTS, NELSON		91904	WELLS FARGO- P MAY 18	0452.6249		MISCELLANEOUS OPERA
		176.79	BACKFLOW PARTS, NELSON		91904	WELLS FARGO- P MAY 18	0452.6249		MISCELLANEOUS OPERA
		159.15-	BACKFLOW PARTS, NELSON		91904	WELLS FARGO- P	0452.6249		MISCELLANEOUS OPERA

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99060818	6/8/2018		116361 WELLS FARGO AND COMPANY						Continued.
						MAY 18			
		11.10	BATTERIES PLUS, FRANKFURTH		91904	WELLS FARGO- P MAY 18	0211.6233		BATTERIES EQUIP
		1,785.00	ALICE TRAINING INSTITUTE, FRAN		91904	WELLS FARGO- P MAY 18	0211.6335		TRAINING
		99.99	MICROSOFT - 5 BLOOMINGTO, GLAD		91904	WELLS FARGO- P MAY 18	0191.6208		MISCELLANEOUS OFFICI
		105.40	CHANTICLEAR PIZZA, GLADHILL		91904	WELLS FARGO- P MAY 18	0111.6249		MISCELLANEOUS OPERA
		65.00	GTS EDUCATIONAL EVENTS, GLADHI		91904	WELLS FARGO- P MAY 18	0191.6315		MISCELLANEOUS PROFE
		15.01	Casey's		91904	WELLS FARGO- P MAY 18	0194.6223		GASOLINE
		20.01	Little Dukes		91904	WELLS FARGO- P MAY 18	0194.6223		GASOLINE
		35.00	Little Dukes		91904	WELLS FARGO- P MAY 18	0194.6223		GASOLINE
		157.41	COBORN'S SUPERSTORE, FRANKFURT		91904	WELLS FARGO- P MAY 18	0211.6331		TRAVEL & LODGING
		55.80	AMAZON MKTPLACE PMTS, BLUML		91904	WELLS FARGO- P MAY 18	0243.6281		SMALL TOOLS & MINOR E
		6,654.51							
99061318	6/14/2018		107885 DEPARTMENT OF LABOR AND INDUSTRY						
		1,201.82	May Surcharges		91836	05312018	9101.2081		SURCHARGES-PERMITS
		25.00-	May Surcharges		91836	05312018	9101.4604		SURCHARGES
		1,176.82							
99061418	6/14/2018		100629 MN DEPT OF REV SALES TX						
		141.79	May Sales/Use Tax		91835	05312018	9101.4305		RENTAL FEES
		7.84	May Sales/Use Tax		91835	05312018	9101.4328		ACCIDENT REPORTS
		1.78	May Sales/Use Tax		91835	05312018	9101.4308		SALES OF MAPS & PUBLI
		.39-	May Sales/Use Tax		91835	05312018	9101.4609		OTHER MISCELLANEOUS
		191.57	May Sales/Use Tax		91835	05312018	9601.2082		SALES/USE TAX PAYABLE
		1.36	May Sales/Use Tax		91835	05312018	9601.2082		SALES/USE TAX PAYABLE
		.05	May Sales/Use Tax		91835	05312018	9601.2085		ANOKA COUNTY TRANSI
		344.00							
99061518	6/15/2018		108768 COMDATA NETWORK INC						
		123.90	AMAZON MKTPLACE PMTS W , BLUML		91905	MAY18 COMDATA PCARD	0211.6231		UNIFORMS & TURN-OUT
		475.44	STREICHER'S MO , BLUML		91905	MAY18 COMDATA PCARD	0211.6231		UNIFORMS & TURN-OUT
		25.00	TLO TRANSUNION , BLUML		91905	MAY18 COMDATA PCARD	0211.6315		MISCELLANEOUS PROFE
		6.00	U OF M PARKING , BLUML		91905	MAY18 COMDATA PCARD	0211.6331		TRAVEL & LODGING
		31.61	WM SUPERCENTER , BLUML		91905	MAY18 COMDATA PCARD	0280.6281		SMALL TOOLS & MINOR E
		24.00	HOLIDAY STNSTORE , BRAMA		91905	MAY18 COMDATA PCARD	0194.6223		GASOLINE
		37.25	WM SUPERCENTER , BRAY		91905	MAY18 COMDATA PCARD	0194.6249		MISCELLANEOUS OPERA
		90.00	BOOTLEGGERS SALOON & E , FRANK		91905	MAY18 COMDATA PCARD	0211.6331		TRAVEL & LODGING

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99061518	6/15/2018		108768 COMDATA NETWORK INC						Continued.
		4.98-	OFFICEMAX/DEPOT , GLADHILL		91905	MAY18 COMDATA PCARD	0191.6208		MISCELLANEOUS OFFICI
		4.98-	OFFICEMAX/DEPOT , GLADHILL		91905	MAY18 COMDATA PCARD	0191.6208		MISCELLANEOUS OFFICI
		47.94	OFFICEMAX/DEPOT , GLADHILL		91905	MAY18 COMDATA PCARD	0191.6208		MISCELLANEOUS OFFICI
		24.43	OFFICEMAX/DEPOT , GLADHILL		91905	MAY18 COMDATA PCARD	0191.6208		MISCELLANEOUS OFFICI
		4.98	OFFICEMAX/DEPOT , GLADHILL		91905	MAY18 COMDATA PCARD	0191.6208		MISCELLANEOUS OFFICI
		77.93	CHANTICLEAR PIZZA , KOHNER		91905	MAY18 COMDATA PCARD	0220.6249		MISCELLANEOUS OPERA
		65.12	COBORN'S SUPERSTORE , LASHER		91905	MAY18 COMDATA PCARD	0130.6249		MISCELLANEOUS OPERA
		20.00-	TARGET.COM * , LASHER		91905	MAY18 COMDATA PCARD	0130.6249		MISCELLANEOUS OPERA
		21.18	SHUANG CHENG RESTAURAN , RIVER		91905	MAY18 COMDATA PCARD	0452.6249		MISCELLANEOUS OPERA
		6.00	U OF M PARKING , RIVERBLOOD		91905	MAY18 COMDATA PCARD	0452.6249		MISCELLANEOUS OPERA
		130.00	BCA TRAINING EDUCATION , TORSE		91905	MAY18 COMDATA PCARD	0211.6335		TRAINING
		130.00	BCA TRAINING EDUCATION , TORSE		91905	MAY18 COMDATA PCARD	0211.6335		TRAINING
		10.47	COBORN'S SUPERSTORE , TORSETH		91905	MAY18 COMDATA PCARD	0270.6249		MISCELLANEOUS OPERA
		83.55	JIMMY JOHNS , TORSETH		91905	MAY18 COMDATA PCARD	0270.6249		MISCELLANEOUS OPERA
		8.00	CORNERSTONE PARKING , ULRICH		91905	MAY18 COMDATA PCARD	0130.6249		MISCELLANEOUS OPERA
		103.12	THE LODGE AT BRAINERD , BRAMA		91905	MAY18 COMDATA PCARD	9230.6331		TRAVEL & LODGING
		6.00	U OF M PARKING , BRAMA		91905	MAY18 COMDATA PCARD	9230.6331		TRAVEL & LODGING
		16.97	THE HOME DEPOT , NELSON		91905	MAY18 COMDATA PCARD	9602.6281		SMALL TOOLS & MINOR E
		139.00	THE HOME DEPOT , NELSON		91905	MAY18 COMDATA PCARD	9602.6281		SMALL TOOLS & MINOR E
		14.97	THE HOME DEPOT , NELSON		91905	MAY18 COMDATA PCARD	9602.6281		SMALL TOOLS & MINOR E
		119.00	THE HOME DEPOT , NELSON		91905	MAY18 COMDATA PCARD	9602.6281		SMALL TOOLS & MINOR E
		64.28	BURGER KING , ANDERSON		91905	MAY18 COMDATA PCARD	9604.6249		MISCELLANEOUS OPERA
		24.34	COBORN'S SUPERSTORE , ANDERSON		91905	MAY18 COMDATA PCARD	9604.6249		MISCELLANEOUS OPERA
		1.99	COBORN'S SUPERSTORE , ANDERSON		91905	MAY18 COMDATA PCARD	9604.6249		MISCELLANEOUS OPERA
		675.94	JULIESBARLEYSTRAW , RIVERBLOOD		91905	MAY18 COMDATA PCARD	9605.6489		OTHER CONTRACTED SE
		27.25	BILL'S SUPERETTE		91906	MAY 18 COMDATA FUEL	0220.6223		GASOLINE
		55.19	BILL'S SUPERETTE		91906	MAY 18 COMDATA FUEL	0220.6223		GASOLINE

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99061518	6/15/2018		108768 COMDATA NETWORK INC						Continued.
		66.45	BILL'S SUPERETTE		91906	MAY 18 COMDATA FUEL	0220.6223		GASOLINE
		58.48	BILL'S SUPERETTE		91906	MAY 18 COMDATA FUEL	0220.6223		GASOLINE
		35.82	BILL'S SUPERETTE		91906	MAY 18 COMDATA FUEL	0220.6223		GASOLINE
		41.50	BILL'S SUPERETTE		91906	MAY 18 COMDATA FUEL	0220.6223		GASOLINE
		27.37	BILL'S SUPERETTE		91906	MAY 18 COMDATA FUEL	0220.6223		GASOLINE
		9.46	BILL'S SUPERETTE		91906	MAY 18 COMDATA FUEL	0220.6223		GASOLINE
		61.72	BILL'S SUPERETTE		91906	MAY 18 COMDATA FUEL	0301.6223		GASOLINE
		61.98	BILL'S SUPERETTE		91906	MAY 18 COMDATA FUEL	0301.6223		GASOLINE
		60.20	BILL'S SUPERETTE		91906	MAY 18 COMDATA FUEL	0301.6223		GASOLINE
		49.79	BILL'S SUPERETTE		91906	MAY 18 COMDATA FUEL	0301.6223		GASOLINE
		44.48	BILL'S SUPERETTE		91906	MAY 18 COMDATA FUEL	0301.6223		GASOLINE
		28.03	BILL'S SUPERETTE		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		8.62	BILL'S SUPERETTE		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		42.50	BILL'S SUPERETTE		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		35.16	BILL'S SUPERETTE		91906	MAY 18 COMDATA FUEL	0220.6223		GASOLINE
		20.81	BILL'S SUPERETTE		91906	MAY 18 COMDATA FUEL	0220.6223		GASOLINE
		59.72	BILL'S SUPERETTE		91906	MAY 18 COMDATA FUEL	0301.6223		GASOLINE
		31.66	BILL'S SUPERETTE		91906	MAY 18 COMDATA FUEL	0220.6223		GASOLINE
		51.68	BILL'S SUPERETTE		91906	MAY 18 COMDATA FUEL	0220.6223		GASOLINE
		47.96	BILL'S SUPERETTE		91906	MAY 18 COMDATA FUEL	0220.6225		DIESEL FUEL
		24.03	BILL'S SUPERETTE		91906	MAY 18 COMDATA FUEL	0220.6225		DIESEL FUEL
		51.40	BILL'S SUPERETTE		91906	MAY 18 COMDATA FUEL	0220.6225		DIESEL FUEL
		5.91	BILL'S SUPERETTE		91906	MAY 18 COMDATA FUEL	0220.6225		DIESEL FUEL
		44.70	BILL'S SUPERETTE		91906	MAY 18 COMDATA FUEL	0220.6225		DIESEL FUEL
		39.75	BILL'S SUPERETTE		91906	MAY 18 COMDATA FUEL	0220.6225		DIESEL FUEL
		40.00	BILL'S SUPERETTE		91906	MAY 18 COMDATA FUEL	0220.6223		GASOLINE
		33.70	BILL'S SUPERETTE		91906	MAY 18 COMDATA FUEL	0220.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99061518	6/15/2018		108768 COMDATA NETWORK INC						Continued.
		31.80	BILL'S SUPERETTE		91906	MAY 18 COMDATA FUEL	0220.6223		GASOLINE
		21.59	BILL'S SUPERETTE		91906	MAY 18 COMDATA FUEL	0220.6223		GASOLINE
		32.76	BILL'S SUPERETTE		91906	MAY 18 COMDATA FUEL	0220.6223		GASOLINE
		32.50	BILL'S SUPERETTE		91906	MAY 18 COMDATA FUEL	0220.6223		GASOLINE
		60.53	BILL'S SUPERETTE		91906	MAY 18 COMDATA FUEL	0220.6223		GASOLINE
		52.67	BILL'S SUPERETTE		91906	MAY 18 COMDATA FUEL	0220.6223		GASOLINE
		13.26	BILL'S SUPERETTE		91906	MAY 18 COMDATA FUEL	0452.6223		GASOLINE
		32.36	BILL'S SUPERETTE		91906	MAY 18 COMDATA FUEL	0452.6223		GASOLINE
		40.97	BILL'S SUPERETTE		91906	MAY 18 COMDATA FUEL	0311.6225		DIESEL FUEL
		47.55	BILL'S SUPERETTE		91906	MAY 18 COMDATA FUEL	0311.6225		DIESEL FUEL
		75.93	BILL'S SUPERETTE		91906	MAY 18 COMDATA FUEL	0452.6223		GASOLINE
		67.89	BILL'S SUPERETTE		91906	MAY 18 COMDATA FUEL	0452.6223		GASOLINE
		70.38	BILL'S SUPERETTE		91906	MAY 18 COMDATA FUEL	0452.6223		GASOLINE
		61.06	BILL'S SUPERETTE		91906	MAY 18 COMDATA FUEL	0452.6223		GASOLINE
		66.06	BILL'S SUPERETTE		91906	MAY 18 COMDATA FUEL	0452.6223		GASOLINE
		64.98	BILL'S SUPERETTE		91906	MAY 18 COMDATA FUEL	0452.6223		GASOLINE
		53.80	BILL'S SUPERETTE		91906	MAY 18 COMDATA FUEL	0452.6223		GASOLINE
		109.00	BILL'S SUPERETTE		91906	MAY 18 COMDATA FUEL	0311.6223		GASOLINE
		95.36	BILL'S SUPERETTE		91906	MAY 18 COMDATA FUEL	0452.6223		GASOLINE
		47.25	BILL'S SUPERETTE		91906	MAY 18 COMDATA FUEL	0452.6223		GASOLINE
		60.24	CASEYS GEN STORE		91906	MAY 18 COMDATA FUEL	0452.6223		GASOLINE
		88.87	CASEYS GEN STORE		91906	MAY 18 COMDATA FUEL	0452.6223		GASOLINE
		74.11	CASEYS GEN STORE		91906	MAY 18 COMDATA FUEL	0452.6223		GASOLINE
		83.94	CASEYS GEN STORE		91906	MAY 18 COMDATA FUEL	0311.6223		GASOLINE
		27.54	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		51.51	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0452.6223		GASOLINE
		31.50	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0240.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99061518	6/15/2018		108768 COMDATA NETWORK INC						Continued.
		34.56	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0240.6223		GASOLINE
		37.48	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0240.6223		GASOLINE
		36.50	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0240.6223		GASOLINE
		16.29	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		36.53	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0240.6223		GASOLINE
		26.61	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0220.6223		GASOLINE
		37.66	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0240.6223		GASOLINE
		69.75	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0452.6223		GASOLINE
		67.94	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0311.6223		GASOLINE
		37.75	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0301.6223		GASOLINE
		62.21	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0311.6223		GASOLINE
		25.86	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		31.60	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		53.77	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		41.07	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		29.48	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		25.20	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		38.51	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		30.59	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0452.6223		GASOLINE
		3.48	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0452.6223		GASOLINE
		21.28	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0220.6223		GASOLINE
		71.15	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0452.6223		GASOLINE
		74.34	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0452.6223		GASOLINE
		64.70	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0452.6223		GASOLINE
		116.88	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0452.6223		GASOLINE
		124.16	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0311.6223		GASOLINE
		85.36	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0311.6225		DIESEL FUEL

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99061518	6/15/2018		108768 COMDATA NETWORK INC						Continued.
		25.87	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		12.64	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		32.88	HOLIDAY STNSTORE		91906	MAY 18 COMDATA FUEL	0452.6223		GASOLINE
		59.18	HOLIDAY STNSTORE		91906	MAY 18 COMDATA FUEL	0311.6223		GASOLINE
		27.50	HOLIDAY STNSTORE		91906	MAY 18 COMDATA FUEL	0220.6223		GASOLINE
		57.91	HOLIDAY STNSTORE		91906	MAY 18 COMDATA FUEL	0452.6223		GASOLINE
		47.05	HOLIDAY STNSTORE		91906	MAY 18 COMDATA FUEL	0452.6223		GASOLINE
		61.64	HOLIDAY STNSTORE		91906	MAY 18 COMDATA FUEL	0311.6223		GASOLINE
		58.01	HOLIDAY STNSTORE		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		39.61	HOLIDAY STNSTORE		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		40.99	HOLIDAY STNSTORE		91906	MAY 18 COMDATA FUEL	0452.6223		GASOLINE
		37.80	HOLIDAY STNSTORE		91906	MAY 18 COMDATA FUEL	0452.6223		GASOLINE
		59.42	HOLIDAY STNSTORE		91906	MAY 18 COMDATA FUEL	0452.6223		GASOLINE
		66.97	KWIK TRIP		91906	MAY 18 COMDATA FUEL	0311.6223		GASOLINE
		61.52	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0220.6225		DIESEL FUEL
		22.84	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		56.34	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0301.6223		GASOLINE
		51.27	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		39.67	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0240.6223		GASOLINE
		30.41	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0194.6223		GASOLINE
		34.45	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0301.6223		GASOLINE
		38.58	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0194.6223		GASOLINE
		13.67	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		19.94	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		45.57	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0301.6223		GASOLINE
		22.17	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		23.20	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE

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99061518	6/15/2018		108768 COMDATA NETWORK INC						Continued.
		28.59	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		53.97	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0220.6223		GASOLINE
		23.31	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		77.48	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		32.43	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		42.19	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		26.96	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		15.90	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		16.51	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		32.71	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		52.93	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0194.6223		GASOLINE
		55.92	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0301.6223		GASOLINE
		54.77	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0220.6225		DIESEL FUEL
		29.87	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0220.6223		GASOLINE
		25.11	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0220.6223		GASOLINE
		31.29	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0220.6223		GASOLINE
		6.97	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0220.6223		GASOLINE
		49.95	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0311.6223		GASOLINE
		34.10	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0220.6223		GASOLINE
		37.52	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0220.6223		GASOLINE
		49.46	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0452.6223		GASOLINE
		16.52	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		20.82	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		25.23	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		20.87	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		32.11	SUPERAMERICA		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		40.37	SUPERAMERICA		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99061518	6/15/2018		108768 COMDATA NETWORK INC						Continued.
		33.80	SUPERAMERICA		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		37.07	SUPERAMERICA		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		58.44	BILL'S SUPERETTE		91906	MAY 18 COMDATA FUEL	0220.6223		GASOLINE
		17.00	BILL'S SUPERETTE		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		8.97	BILL'S SUPERETTE		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		32.17	BILL'S SUPERETTE		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		15.55	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		34.61	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		19.00	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		33.40	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		16.19	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		25.54	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		29.45	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		20.42	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		42.78	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		34.25	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		39.01	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		49.80	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		53.76	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		22.77	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		29.95	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		24.34	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		27.94	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		11.81	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		13.70	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		16.73	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		24.78	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99061518	6/15/2018		108768 COMDATA NETWORK INC						Continued.
		20.89	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		38.11	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		28.44	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		51.73	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		73.57	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		49.05	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		30.99	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		32.58	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		37.54	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		42.68	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		43.44	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		24.53	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		15.55	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		34.65	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		31.83	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		19.71	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		34.85	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		25.53	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		24.74	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		23.19	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		40.08	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		16.23	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		44.13	EXXONMOBIL		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		40.93	HOLIDAY DEALER		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		38.99	HOLIDAY DEALER		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		39.27	HOLIDAY DEALER		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		47.00	HOLIDAY STNSTORE		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99061518	6/15/2018		108768 COMDATA NETWORK INC						Continued.
		61.71	HOLIDAY STNSTORE		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		52.41	HOLIDAY STNSTORE		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		34.77	HOLIDAY STNSTORE		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		45.25	HOLIDAY STNSTORE		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		52.09	HOLIDAY STNSTORE		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		21.00	HOLIDAY STNSTORE		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		50.40	HOLIDAY STNSTORE		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		34.68	HOLIDAY STNSTORE		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		38.00	HOLIDAY STNSTORE		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		37.37	HOLIDAY STNSTORE		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		20.26	HOLIDAY STNSTORE		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		21.40	HOLIDAY STNSTORE		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		20.74	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		25.44	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		30.63	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		28.07	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		35.89	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		28.93	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		6.61	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		12.50	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		48.05	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		21.39	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		37.74	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		21.56	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		25.94	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		33.69	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		25.46	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99061518	6/15/2018		108768 COMDATA NETWORK INC						Continued.
		28.50	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		24.84	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		22.48	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		25.58	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		28.92	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		22.61	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		25.45	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		24.83	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		44.29	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		18.04	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		27.79	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		30.91	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		32.91	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		42.20	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		33.62	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		18.06	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		45.95	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		30.58	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		29.98	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		58.02	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0220.6223		GASOLINE
		21.76	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		29.64	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		24.48	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		27.81	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		21.82	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		26.81	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		21.64	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99061518	6/15/2018		108768 COMDATA NETWORK INC						Continued.
		30.62	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		25.50	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		32.81	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		31.94	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		19.24	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		34.86	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		29.59	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		44.16	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		25.67	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		27.73	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		21.08	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		29.48	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		27.72	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		21.01	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		36.69	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		33.96	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		27.93	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		26.14	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		46.74	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		25.49	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		28.58	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		41.77	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		44.91	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		32.55	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		32.68	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		12.11	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		23.73	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99061518	6/15/2018		108768 COMDATA NETWORK INC						Continued.
		21.36	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		31.93	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		21.17	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		25.56	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		25.61	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		37.61	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		23.00	SUPERAMERICA		91906	MAY 18 COMDATA FUEL	0211.6223		GASOLINE
		68.87	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	9601.6223		GASOLINE
		45.07	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	9601.6223		GASOLINE
		39.54	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	9601.6223		GASOLINE
		48.43	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	9601.6223		GASOLINE
		87.24	BILL'S SUPERETTE		91906	MAY 18 COMDATA FUEL	9602.6223		GASOLINE
		79.12	BILL'S SUPERETTE		91906	MAY 18 COMDATA FUEL	9602.6223		GASOLINE
		80.76	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	9602.6223		GASOLINE
		54.86	CASEYS RAMSEY		91906	MAY 18 COMDATA FUEL	9602.6223		GASOLINE
		71.47	LITTLE DUKES RAMSEY		91906	MAY 18 COMDATA FUEL	9602.6223		GASOLINE
		13,502.10							
99316603	6/15/2018		114790 GREAT WEST LIFE AND ANNUITY INS CO						
		8,919.00			91968	0614187091112	9101.2175		DEFERRED COMPENSAT
		8,919.00							
99318826	6/15/2018		114790 GREAT WEST LIFE AND ANNUITY INS CO						
		15,749.42			91969	0614187091113	9101.2176		LIFE/HEALTH-EMPLOYEE
		15,749.42							
99631994	6/15/2018		100223 ICMA RETIREMENT TRUST 457						
		2,191.58			91965	061418709111	9101.2175		DEFERRED COMPENSAT
		2,191.58							
99724618	6/15/2018		114486 SUN LIFE ASSURANCE COMPANY OF CANADA						
		761.46			91718	0531188292411	9101.2176		LIFE/HEALTH-EMPLOYEE
		761.34			91967	0614187091111	9101.2176		LIFE/HEALTH-EMPLOYEE
		1.00	Hesse Basic Life		91967	0614187091111	9101.2176		LIFE/HEALTH-EMPLOYEE
		99.00	COBRA Life - Hollom & Lueck		91967	0614187091111	9101.2176		LIFE/HEALTH-EMPLOYEE
		903.75			91967	0614187091111	9101.2170		DENTAL/DISABILITY/LIFE
		2,526.55							
		279,899.53	Grand Total				Payment Instrument Totals		

CITY OF RAMSEY

Council Check Register by GL

Council Check Register and Summary

6/7/2018 – 12/31/2018

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
		279,899.53	Grand Total						

Payment Instrument Totals

Checks	117,129.33
EFT Payments	162,770.20
Total Payments	279,899.53

R04570

CITY OF RAMSEY
Create Payment Control Groups

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

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
110402	ADVANCE AUTO PARTS	MAY 18 PURCHASES	PV	92058	001	09101	5/31/2018	053118	1,371.18
	ADVANCE AUTO PARTS	MAY 18 PURCHASES	PV	92058	002	09101	5/31/2018	053118	65.41
	AAP FINANCIAL SERVICES P O BOX 742063 ATLANTA GA 30374-2063				Summary Total				1,436.59
					Payment Amount				1,436.59
100017	AIRGAS USA, LLC	MISC GASES-RENT CYLINDERS	PV	92006	001	09101	5/31/2018	9953373874	30.00
	AIRGAS USA LLC P O BOX 802576 CHICAGO IL 60680-2576				Summary Total				30.00
					Payment Amount				30.00
106641	AMERICAN PRESSURE INC	SEAL KIT/SWIVEL	PV	92012	001	09101	6/14/2018	102140	142.89
	AMERICAN PRESSURE INC 3810 W BROADWAY ROBBINSDALE MN 55422				Summary Total				142.89
					Payment Amount				142.89
100026	ANDERSON IRRIGATION	APPLIED HERBICIDE-4 PARKS	PV	91913	001	09101	6/5/2018	07-7769	4,898.46
	ANDERSON IRRIGATION				Summary Total				4,898.46
	3200 MAIN STREET NE SUITE 240	FERTILIZER APP 10 LOCATIONS	PV	91914	001	09101	6/5/2018	07-7770	6,806.40
	MINNEAPOLIS MN 55448				Summary Total				6,806.40
		FERTILIZER 3 LOCATIONS	PV	91915	001	09101	6/5/2018	07-7824	1,548.46
					Summary Total				1,548.46
					Payment Amount				13,253.32
100029	ANOKA AREA CHAMBER OF COMMERCE	JUNE 18 MONTHLY LUNCH 2	PV	92013	001	09101	6/13/2018	23627	15.00
	ANOKA AREA CHAMBER OF COMMERCE	JUNE 18 MONTHLY LUNCH 2	PV	92013	002	09101	6/13/2018	23627	15.00
	12 BRIDGE SQUARE ANOKA MN 55303				Summary Total				30.00
					Payment Amount				30.00

R04570

CITY OF RAMSEY
Create Payment Control Groups

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

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
100031	ANOKA COUNTY	ASSESSEMENT CONTRACT 2018	PV	91916	001	09101	6/1/2018	060118	140,246.00
	ANOKA COUNTY 2100 - 3RD AVENUE ANOKA MN 55303					Summary Total			140,246.00
						Payment Amount			140,246.00
100043	ANOKA COUNTY PROPERTY RECORDS TAXATION	MAY 18 FILINGS	PV	92060	001	09435	6/1/2018	534 MAY 18	92.00
	ANOKA COUNTY PROPERTY RECORDS TAXATION 2100 - 3RD AVENUE ANOKA MN 55303					Summary Total			92.00
						Payment Amount			92.00
107587	ANOKA COUNTY TREASURY DEPARTMENT	18 1ST QTR SIGNAL MAINT.	PV	92059	001	09101	6/5/2018	H180605A	1,400.78
	ANOKA COUNTY TREASURY DEPARTMENT 2100 THIRD AVENUE ANOKA MN 55303					Summary Total			1,400.78
						Payment Amount			1,400.78
111377	ANOKA MUNICIPAL UTILITY	CTY RD 116/HWY 47 SIGNAL	PV	92007	001	09101	6/8/2018	22-613120-01 JUNE 18	126.86
	ANOKA MUNICIPAL UTILITY					Summary Total			126.86
	CITY HALL	RAMSEY STREET LIGHTS	PV	92008	001	09603	6/8/2018	22-990005-01 JUNE 18	56.80
	2015 FIRST AVENUE NO ANOKA MN 55303					Summary Total			56.80
		BUNKER LK BLVD/DYSPOSIUM	PV	92009	001	09101	6/8/2018	22-612000-01 JUNE 18	43.61
						Summary Total			43.61
		14034 DYSPROSIUM	PV	92010	001	09101	6/8/2018	22-610280-00 JUNE 18	46.64
						Summary Total			46.64
						Payment Amount			273.91
100052	ANOKA POLICE DEPARTMENT	ANIMAL CONTAINMENT MAY 18	PV	92011	001	09101	6/13/2018	061318	1,000.00
	ANOKA POLICE DEPARTMENT 275 HARRISON STREET					Summary Total			1,000.00

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

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	ANOKA MN 55303								
				Payment Amount					1,000.00
116384	ARK TOWING AND RECOVERY	TOW PD	PV	91917	001	09101	6/7/2018	89329	196.00
	ARK TOWING AND RECOVERY 3128 BRIDGE ST NW ST FRANCIS MN 55070			Summary Total					196.00
				Payment Amount					196.00
100063	ASPEN MILLS	EAR MOLDS PD	PV	92014	001	09101	6/5/2018	217755	69.90
	ASPEN MILLS			Summary Total					69.90
	8201 C CENTRAL AVE NE	B. EILLIOTT- BODY ARMOR	PV	92015	001	09290	6/5/2018	217756	109.95
	SPRING LAKE PARK MN 55432			Summary Total					109.95
		MISC K. HEMMERICH	PV	92016	001	09101	6/5/2018	217757	628.65
				Summary Total					628.65
		S. SEYMOUR MISC FD	PV	92017	001	09101	6/5/2018	217754	43.95
				Summary Total					43.95
				Payment Amount					852.45
100086	BLUE VELVET INC	FIRE JUNE 18 UNLIMITED WASHES	PV	91918	001	09101	6/4/2018	060418	149.75
	BLUE VELVET INC			Summary Total					149.75
	14101 ST FRANCIS BLVD	PD JUN 18 UNLIMITED WASHES	PV	91919	001	09101	6/4/2018	060418A	299.50
	RAMSEY MN 55303			Summary Total					299.50
				Payment Amount					449.25
114529	BRUCE JACOBSON LANDSCAPE ARCHITECT	APRIL-MAY 18 MUNI PLAZA	PV	92095	001	09101	5/31/2018	16-0121-4	11,102.75
	BRUCE JACOBSON LANDSCAPE ARCHITECT 4204 PILLSBURY AVENUE S MINNEAPOLIS MN 55409			Summary Total					11,102.75
				Payment Amount					11,102.75
116388	CANEDAY, RENAE	REFUND- REG SAFETY CAMP	PV	91920	001	09290	6/8/2018	060818	30.00
	RENAE CANEDAY			Summary Total					30.00

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

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	14290 URANIUM STREET NW RAMSEY MN 55303								
				Payment Amount					30.00
100297	CENTERPOINT ENERGY	6701 HIGHWAY 10	PV	92018	001	09410	6/8/2018	6011580-5 JUNE 18	29.99
	CENTERPOINT ENERGY			Summary Total					29.99
	P O BOX 4671	15050 ARMSTRONG BLVD	PV	92019	001	09101	6/8/2018	5914352-9 JUNE 18	26.04
	HOUSTON TX 77210-4671			Summary Total					26.04
		7550 SUNWOOD DR	PV	92020	001	09101	6/8/2018	6702493-5 JUNE 18	828.05
				Summary Total					828.05
		14515 E TOWN CENTER DR	PV	92021	001	09601	6/8/2018	8782239-1 JUNE 18	32.09
				Summary Total					32.09
		5650 ALPINE DR NW	PV	92022	001	09101	6/8/2018	5961540-1 JUNE 18	81.42
				Summary Total					81.42
				Payment Amount					997.59
106670	CENTRAL POWER DISTRIBUTORS INC	TRIMMER HEAD	PV	91921	001	09101	6/7/2018	18-433644	48.56
	CENTRAL POWER DISTRIBUTORS INC 3801 THURSTON AVENUE ANOKA MN 55303			Summary Total					48.56
				Payment Amount					48.56
114549	CHETS SHOES INC	E. JOHNSON- BOOTS	PV	92023	001	09101	5/31/2018	38593	150.00
	CHETS SHOES INC 8870 RENDOVA STREET NE CIRCLE PINES MN 55014			Summary Total					150.00
				Payment Amount					150.00
116197	CINTAS CORPORATION	UNIFORM CLEANING	PV	92024	001	09101	6/13/2018	4006704334	23.00
	CINTAS CORPORATION	UNIFORM CLEANING	PV	92024	002	09101	6/13/2018	4006704334	4.00
	CINTAS LOC #4K	UNIFORM CLEANING	PV	92024	003	09101	6/13/2018	4006704334	27.20
	P O BOX 650838	UNIFORM CLEANING	PV	92024	004	09101	6/13/2018	4006704334	27.20
	DALLAS TX 75265-0838			Summary Total					81.40
		MATS- FD	PV	92025	001	09101	6/13/2018	4006704284	13.20
				Summary Total					13.20
		UNIFORM CLEANING	PV	92026	001	09101	6/6/2018	4006519374	23.00
		UNIFORM CLEANING	PV	92026	002	09101	6/6/2018	4006519374	4.00

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		UNIFORM CLEANING	PV	92026	003	09101	6/6/2018	4006519374	28.37
		UNIFORM CLEANING	PV	92026	004	09101	6/6/2018	4006519374	28.37
					Summary Total				83.74
		FD MAT	PV	92061	001	09101	6/6/2018	4006519358	16.56
					Summary Total				16.56
					Payment Amount				194.90
112411	COUNTRY SIDE SERVICES ON MN INC	WARN BUMPER/WINCH #570	PV	92027	001	09101	6/15/2018	1-100896-01	5,400.58
	COUNTRY SIDE SERVICES ON MN INC 6228 HIGHWAY 10 NW RAMSEY MN 55303				Summary Total				5,400.58
					Payment Amount				5,400.58
100125	COUNTRYSIDE PRINTING INC	PD FORMS	PV	91922	001	09101	6/6/2018	35297	101.68
	COUNTRYSIDE PRINTING				Summary Total				101.68
	6250 BUNKER LAKE BLVD NW	POCKET FOLDERS	PV	92062	001	09101	6/5/2018	35291	1,390.00
	SUITE 113 RAMSEY MN 55303				Summary Total				1,390.00
					Payment Amount				1,491.68
114117	CRAWFORD'S EQUIPMENT INC	EXMARK MOWER	PV	92028	001	09101	6/7/2018	01-13505	2,653.80
	CRAWFORD'S EQUIPMENT INC	EXMARK MOWER	PV	92028	002	09101	6/7/2018	01-13505	237.50
	4853 HIGHWAY 95 NW	EXMARK MOWER	PV	92028	003	09101	6/7/2018	01-13505	9.50
	CAMBRIDGE MN 55008				Summary Total				2,900.80
					Payment Amount				2,900.80
111818	DEANO'S COLLISION SPECIALISTS INC	REPAIR SQ 366	PV	92029	001	09101	6/14/2018	50626	107.30
	DEANO'S COLLISION SPECIALISTS INC	REPAIR SQ 366	PV	92029	002	09101	6/14/2018	50626	295.10
	11063 173RD AVENUE ELK RIVER MN 55330				Summary Total				402.40
					Payment Amount				402.40
100144	DEHN OIL COMPANY	DIESEL	PV	92030	001	09101	6/13/2018	65308	1,905.23

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	DEHN OIL COMPANY 6735 141ST AVENUE NW RAMSEY MN 55303			Summary Total					1,905.23
				Payment Amount					1,905.23
100158	ECM PUBLISHERS INC	AD ECON DEV MANAGER	PV	91923	001	09101	5/27/2018	602102	325.50
	ECM PUBLISHERS INC			Summary Total					325.50
	4095 COON RAPIDS BLVD	ORD 18-04	PV	92063	001	09101	6/1/2018	604497	59.13
	COON RAPIDS MN 55433			Summary Total					59.13
		ORD 18-05	PV	92064	001	09101	6/1/2018	604496	75.25
				Summary Total					75.25
		AD ECON DEVELP MANAGER	PV	92065	001	09101	6/10/2018	606625	263.50
				Summary Total					263.50
				Payment Amount					723.38
100835	EDAM	EDAM SUMMER CONF SPONSOR	PV	92066	001	09230	6/12/2018	061218	250.00
	ECONOMIC DEVELOPMENT ASSOC OF MINNESOTA 4248 PARK GLEN ROAD MINNEAPOLIS MN 55416			Summary Total					250.00
				Payment Amount					250.00
106624	EHLERS AND ASSOCIATES, INC	RE: PSD SUBSIDY STATUS	PV	92031	001	09214	6/11/2018	77095	180.00
	EHLERS & ASSOCIATES, INC 3060 CENTRE POINTE DRIVE ROSEVILLE MN 55113-1105			Summary Total					180.00
				Payment Amount					180.00
108737	EMERGENCY AUTOMOTIVE TECHNOLOGY INC	WORK ON 384	PV	91924	001	09101	5/31/2018	AW041318-3C	568.91
	EMERGENCY AUTOMOTIVE TECHNOLOGY INC			Summary Total					568.91
	2755 GENEVA AVE N	WORK ON 383	PV	91925	001	09101	5/31/2018	AW041318-2C	568.91
	OAKDALE MN 55128			Summary Total					568.91
		WORK ON 383	PV	91926	001	09101	5/29/2018	AW041318-2F	451.34
				Summary Total					451.34
		WORK ON 384	PV	91927	001	09101	5/29/2018	AW041318-3F	451.34
				Summary Total					451.34

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		SQ 383 BUILD	PV	92032	001	09101	6/5/2018	AW041318-2G	995.00
				Summary Total					995.00
		SQ 384 BUILD	PV	92033	001	09101	6/5/2018	AW041318-3G	995.00
				Summary Total					995.00
				Payment Amount					4,030.50
113991	EMERGENCY RESPONSE SOLUTIONS	26 SCBA/ MISC	PV	91928	001	09101	5/7/2018	11001	175,282.83
	EMERGENCY RESPONSE SOLUTIONS 4817 VIKING BLVD SUITE 102 EAST BETHEL MN 55092			Summary Total					175,282.83
				Payment Amount					175,282.83
104205	EXPRESS SIGNS INC	AD SIGNS HAPPY DAYS	PV	91929	001	09297	6/7/2018	INV-3095	465.00
	EXPRESS SIGNS INC PO BOX 475 ANOKA MN 55303			Summary Total					465.00
				Payment Amount					465.00
113321	FACTORY MOTOR PARTS CO	BEAD SEALER	PV	91930	001	09101	6/6/2018	6-1507189	10.65
	FACTORY MOTOR PARTS CO			Summary Total					10.65
	BIN 139107	MISC PARTS	PV	91931	001	09101	6/6/2018	6-1507157	49.44
	P O BOX 9107			Summary Total					49.44
	MINNEAPOLIS MN 55480-9107	AIR FILTER 404	PV	91932	001	09101	6/6/2018	6-1507159	5.99
				Summary Total					5.99
		SHOP SUPPLIES	PV	91933	001	09101	6/6/2018	1-5603872	26.30
				Summary Total					26.30
		PD OIL	PV	92034	001	09101	6/12/2018	6-1507740	20.64
				Summary Total					20.64
		SHOP SUPPLIES	PV	92067	001	09101	6/12/2018	6-1507741	18.52
				Summary Total					18.52
				Payment Amount					131.54
107099	FASTENAL	MISC SUPPLIES	PV	92035	001	09101	6/5/2018	MNTC8165361	5.82
	FASTENAL COMPANY P O BOX 1286 WINONA MN 55987			Summary Total					5.82

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				Payment Amount					5.82
100143	FERGUSON WATERWORKS # 2516	WATER METERS	PV	91934	001	09601	5/31/2018	0284559	1,076.58
	FERGUSON WATERWORKS 2516			Summary Total					1,076.58
	P O BOX 802817	WATER METERS	PV	92036	001	09601	6/5/2018	0285060	720.72
	CHICAGO IL 60680-2817			Summary Total					720.72
				Payment Amount					1,797.30
110760	FIRE SAFETY USA, INC	BATTERY FOR SURVIVOR LIGHT	PV	91935	001	09101	5/31/2018	111458	380.00
	FIRE SAFETY USA, INC 3253 19TH STREET NW ROCHESTER MN 55901			Summary Total					380.00
				Payment Amount					380.00
112421	FIRST SCRIBE	JUNE 18 ROWAY WEB APP	PV	92037	001	09101	6/1/2018	2477325	200.00
	FIRST SCRIBE 110 CHESHIRE LANE SUITE 105 MINNETONKA MN 55305			Summary Total					200.00
				Payment Amount					200.00
100200	GOPHER STATE ONE CALL INC	382 TICKETS MAY 2018	PV	91936	001	09601	5/31/2018	8050671	171.90
	GOPHER STATE ONE CALL	382 TICKETS MAY 2018	PV	91936	002	09601	5/31/2018	8050671	171.90
	7223 PARKWAY DRIVE SUITE 210	382 TICKETS MAY 2018	PV	91936	003	09601	5/31/2018	8050671	171.90
	HANOVER MD 21076-1317			Summary Total					515.70
				Payment Amount					515.70
110568	GREEN VALLEY GREENHOUSE	PARK- PLANTS	PV	92038	001	09101	6/11/2018	334223	152.95
	GREEN VALLEY GREENHOUSE 6530 GREEN VALLEY ROAD RAMSEY MN 55303			Summary Total					152.95
				Payment Amount					152.95
100209	HAKANSON ANDERSON ASSOC	RE: DEMO SUNFISH LK	PV	92068	001	09410	5/30/2018	39996	724.50

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	INC	STATION							
	HAKANSON ANDERSON ASSOC INC 3601 THURSTON AVENUE ANOKA MN 55303-1063			Summary Total					724.50
				Payment Amount					724.50
100211	HAWKINS INC	CHEMICALS	PV	91937	001	09601	5/30/2018	4290834	7,045.06
	HAWKINS INC			Summary Total					7,045.06
	P O BOX 860263	CHEMICALS	PV	92039	001	09601	6/11/2018	4298389	2,886.97
	MINNEAPOLIS MN 55486-0263			Summary Total					2,886.97
				Payment Amount					9,932.03
112564	HEALTH PARTNERS GROUP HEALTH-WORKSITE	EAP MAY 2018	PV	92069	001	09101	6/8/2018	W814940	73.00
	HEALTH PARTNERS GROUP HEALTH-WORKSITE MAIL STOP # 21109A P O BOX 64059 ST PAUL MN 55164-0059			Summary Total					73.00
				Payment Amount					73.00
112160	HOLIDAY COMPANIES	WASHES MAY 2018	PV	91938	001	09101	6/1/2018	468-01061843	58.50
	HOLIDAY COMPANIES 4567 AMERICAN BLVD W BLOOMINGTON MN 55437			Summary Total					58.50
				Payment Amount					58.50
110569	INDY LIFT, INC.	ANNUAL INSPEC- LIFT	PV	92070	001	09101	6/1/2018	S39100	186.40
	INDY LIFT, INC. 5655 QUAM AVENUE NE ST MICHAEL MN 55376-9025			Summary Total					186.40
				Payment Amount					186.40
103695	INNOVATIVE GRAPHICS CORP	PRINTING- SAFETY CAMP	PV	92071	001	09290	6/8/2018	46303	1,343.50
	INNOVATIVE GRAPHICS 3306 GORHAM AVE ST LOUIS PARK MN 55426			Summary Total					1,343.50
				Payment Amount					1,343.50

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112475	INNOVATIVE OFFICE SOLUTIONS	GLOVES	PV	92093	001	09101	6/6/2018	IN2073099	10.59
	INNOVATIVE OFFICE SOLUTIONS				Summary Total				10.59
	AB # 1004	MISC SUPPLIES	PV	92094	001	09101	6/4/2018	IN2070165	133.98
	P O BOX 249004	MISC SUPPLIES	PV	92094	002	09101	6/4/2018	IN2070165	28.80
	APPLE VALLEY MN 55124-9017				Summary Total				162.78
					Payment Amount				173.37
116383	INTELLIGENCE NEXUS LLC	PD PORTAL SUB 2018-2019	PV	91939	001	09101	6/6/2018	18-06001	220.00
	INTELLIGENCE NEXUS LLC 1512 125TH AVENUE NE # 131 BLAINE MN 55449				Summary Total				220.00
					Payment Amount				220.00
100256	LANO EQUIPMENT INC	TRIMMER/BRUSHCUTTER	PV	92040	001	09101	6/6/2018	02-565902	681.90
	LANO EQUIPMENT INC				Summary Total				681.90
	6140 HIGHWAY 10 NW	GAUGE WHEEL	PV	92041	001	09101	6/15/2018	02-568106	66.28
	ANOKA MN 55303				Summary Total				66.28
					Payment Amount				748.18
100722	LATOUR VINYL	LETTERING/DECALS FD	PV	92072	001	09101	6/11/2018	061118	2,300.00
	LATOUR VINYL 7747 158TH AVENUE NW RAMSEY MN 55303				Summary Total				2,300.00
					Payment Amount				2,300.00
100259	LEAGUE OF MN CITIES INS TRUST	CLAIM 000000055977 PLOW	PV	92096	001	09702	6/14/2018	3727	2,284.67
	LEAGUE OF MN CITIES INS TRUST C/O BERKLEY RISK SERVICES INC P O BOX 581517 MINNEAPOLIS MN 55458-1517				Summary Total				2,284.67
					Payment Amount				2,284.67
100268	LRRWMO CITY OF ANOKA	ESC GARNET/168TH RECON 15-07	PV	91941	001	09435	5/29/2018	405	17.00
	LRRWMO CITY OF ANOKA				Summary Total				17.00

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	2015 - 1ST AVENUE NORTH ANOKA MN 55303								
				Payment Amount					17.00
100273	MALLOY MONTAGUE KARNOWSKI RADOSEVIC	YEAR END 2017 AUDITS	PV	92044	001	09101	6/11/2018	44604	5,175.00
	MALLOY MONTAGUE KARNOWSKI RADOSEVIC	YEAR END 2017 AUDITS	PV	92044	002	09101	6/11/2018	44604	3,500.00
	410 PARK NATIONAL BANK BLDG			Summary Total					8,675.00
	5353 WAYZATA BLVD	2017 AUDIT	PV	92073	001	09101	6/11/2018	44603	3,750.00
	MINNEAPOLIS MN 55416			Summary Total					3,750.00
				Payment Amount					12,425.00
113658	MARCO	JUNE 2018 SERVICES	PV	92045	001	09101	6/1/2018	INV5293325	60.00
	MARCO NW 7128 PO BOX 1450 MINNEAPOLIS MN 55485-7128			Summary Total					60.00
				Payment Amount					60.00
108129	MCDOWALL COMFORT MANAGEMENT	WORK FIRE STATION 2	PV	91942	001	09101	5/29/2018	607507	799.06
	MCDOWALL COMFORT MANAGEMENT			Summary Total					799.06
	P O BOX 746	WORK FIRE STATION 2	PV	91943	001	09101	5/29/2018	607506	848.10
	WAITE PARK MN 56387			Summary Total					848.10
		WORK FIRE STATION 2	PV	91944	001	09101	5/29/2018	607596	122.00
				Summary Total					122.00
				Payment Amount					1,769.16
100283	MENARDS COON RAPIDS	TURBINE BLOWER FD	PV	92074	001	09101	6/8/2018	77060	198.00
	MENARDS COON RAPIDS 3045 MAIN STREET COON RAPIDS MN 55433			Summary Total					198.00
				Payment Amount					198.00
100284	MENARDS ELK RIVER	FD MISC SUPPLIES	PV	92046	001	09101	6/11/2018	61495	7.16
	MENARDS ELK RIVER			Summary Total					7.16
	19521 EVANS STREET NW	MISC SUPPLIES	PV	92047	001	09601	6/1/2018	60668	71.65
	ELK RIVER MN 55330-1077			Summary Total					71.65
				Payment Amount					

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									78.81
100293	MIDC ENTERPRISES	SEAL KIT AND MISC	PV	92056	001	09101	6/4/2018	I0042032	209.33
	MIDC ENTERPRISES				Summary Total				209.33
	1450 WEST COUNTY ROAD C	MISC PARTS	PV	92057	001	09101	6/7/2018	I0042034	113.28
	ROSEVILLE MN 55113				Summary Total				113.28
					Payment Amount				322.61
112858	MIDWAY FORD	FORD 350 18 SPLIT 697	PV	91945	001	09601	6/8/2018	117769	13,966.42
	MIDWAY FORD	FORD 350 18 SPLIT 697	PV	91945	002	09601	6/8/2018	117769	13,966.42
	2777 NORTH SNELLING AVENUE				Summary Total				27,932.84
	ROSEVILLE MN 55113				Payment Amount				27,932.84
106555	MINNEAPOLIS, CITY OF	APR 18 TRANSACTIONS	PV	92048	001	09101	6/8/2018	400451002029	100.80
	MINNEAPOLIS FINANCE DEPT				Summary Total				100.80
	P O BOX 77038								
	MINNEAPOLIS MN 55480-7738				Payment Amount				100.80
104920	MINNESOTA HIGHWAY SAFETY RESEARCH CNTR	CLASS 42495 G. VOIT	PV	91948	001	09101	6/6/2018	629430-6447	415.00
	MINNESOTA HIGHWAY SAFETY RESEARCH CNTR				Summary Total				415.00
	720 FOURTH AVENUE SOUTH								
	ST CLOUD MN 56301-4498				Payment Amount				415.00
107333	MN DEPT OF LABOR AND INDUSTRY	14100 JASPAR ST SHOP	PV	92075	001	09101	6/1/2018	ABR0189205I	20.00
	MN DEPT OF LABOR AND INDUSTRY				Summary Total				20.00
	FINANCIAL SERVICES OFFICE								
	443 LAFAYETTE ROAD								
	ST PAUL MN 55155				Payment Amount				20.00
		RAMSEY CITY HALL	PV	92076	001	09101	6/1/2018	ABR0188651I	40.00

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				Summary Total					40.00
				Payment Amount					40.00
		7550 SUNWOOD CAR	PV	92077	001	09101	6/1/2018	ALR0084875I	100.00
				Summary Total					100.00
				Payment Amount					100.00
		7650 SUNWOOD DR RAMP	PV	92078	001	09240	6/1/2018	ALR0084858I	200.00
				Summary Total					200.00
				Payment Amount					200.00
		15050 ARMSTRONG BLVD FIRE 1	PV	92079	001	09101	6/1/2018	ABR0189013I	10.00
				Summary Total					10.00
				Payment Amount					10.00
100602	MN POLLUTION CONTROL AGENCY	LICENSE RENEWAL M. GRAF	PV	91946	001	09602	6/8/2018	060818	23.00
	MINNESOTA POLLUTION CONTROL AGENCY 520 LAFAYETTE ROAD NORTH ST PAUL MN 55155-4194			Summary Total					23.00
				Payment Amount					23.00
113946	MUNICIPAL EMERGENCY SERVICES INC	6 FIREMEN BOOTS	PV	91947	001	09101	5/31/2018	IN1232000	2,192.37
	MUNICIPAL EMERGENCY SERVICES INC DEPOSITORY ACCOUNT 75 REMITTANCE DRIVE SUITE 3135 CHICAGO IL 60675			Summary Total					2,192.37
				Payment Amount					2,192.37
100345	NAPA AUTO PARTS ELK RIVER	SHOP SUPPLIES	PV	92080	001	09101	6/12/2018	965364	11.97
	NAPA AUTO PARTS ELK RIVER			Summary Total					11.97
	17137 YALE STREET NW	AIR FILTERS	PV	92081	001	09101	6/13/2018	965475	195.78
	P O BOX 1041 ELK RIVER MN 55330			Summary Total					195.78

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				Payment Amount					207.75
114239	NORTH AMERICAN SAFETY	HIGH VISE VESTS	PV	91949	001	09101	6/6/2018	35462	110.00
	NORTH AMERICAN SAFETY 326 S. ASH STREET BELLE PLAINE MN 56011			Summary Total					110.00
				Payment Amount					110.00
100360	NORTH STAR TOWING INC	TOW	PV	91950	001	09101	5/31/2018	62707	137.00
	NORTH STAR TOWING INC 833 NORTH STREET ANOKA MN 55303			Summary Total					137.00
				Payment Amount					137.00
100363	NORTHERN SANITARY SUPPLY CO	MISC SUPPLIES	PV	92082	001	09101	6/6/2018	191313	321.05
	NORTHERN SANITARY SUPPLY CO 341 COON RAPIDS BLVD MINNEAPOLIS MN 55433			Summary Total					321.05
				Payment Amount					321.05
115071	NORTHLAND OCCUPATIONAL HEALTH	PRE EMPLOY LEDIN/HAUTA	PV	91951	001	09101	5/30/2018	1870	100.00
	NORTHLAND OCCUPATIONAL HEALTH 7533 SUNWOOD DRIVE NW SUITE 212 RAMSEY MN 55303			Summary Total					100.00
		RANDOM DRUG/ALCOHOL TESTS	PV	92049	001	09101	6/13/2018	1900	200.00
				Summary Total					200.00
		PRE EMPLY M. THORSTAD	PV	92083	001	09101	6/5/2018	1883	50.00
				Summary Total					50.00
				Payment Amount					350.00
110547	NORTHWEST LIGHTING SYSTEMS CO.	BALLAST KIT	PV	92050	001	09240	6/13/2018	107607	230.95
	NORTHWEST LIGHTING SYSTEMS CO. 746 CRAIG AVENUE TRACY MN 56175			Summary Total					230.95
				Payment Amount					

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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
									230.95
110480	OPUS 21 MANAGEMENT SOLUTIONS	APRIL 2018 SERVICES	PV	92097	001	09601	6/15/2018	180461	2,605.49
	OPUS 21 MANAGEMENT SOLUTIONS	APRIL 2018 SERVICES	PV	92097	002	09601	6/15/2018	180461	2,605.49
	680 COMMERCE DRIVE SUITE 160	APRIL 2018 SERVICES	PV	92097	003	09601	6/15/2018	180461	2,605.49
	WOODBURY MN 55125	APRIL 2018 SERVICES	PV	92097	004	09601	6/15/2018	180461	2,605.49
		APRIL 2018 SERVICES	PV	92097	005	09601	6/15/2018	180461	2,605.47
				Summary Total					13,027.43
		SERVICES MAY 2018	PV	92098	001	09601	6/15/2018	180556	139.04
		SERVICES MAY 2018	PV	92098	002	09601	6/15/2018	180556	139.04
		SERVICES MAY 2018	PV	92098	003	09601	6/15/2018	180556	139.04
		SERVICES MAY 2018	PV	92098	004	09601	6/15/2018	180556	139.04
		SERVICES MAY 2018	PV	92098	005	09601	6/15/2018	180556	139.05
				Summary Total					695.21
				Payment Amount					13,722.64
111368	POLLARDWATER	MISC PARTS	PV	91952	001	09602	5/22/2018	0109417	78.00
	POLLARDWATER			Summary Total					78.00
	P O BOX 417592	MISC SUPPLIES	PV	92051	001	09601	5/25/2018	0109127	1,658.15
	BOSTON MA 02241-7592			Summary Total					1,658.15
				Payment Amount					1,736.15
111488	POPP.COM INC	MAY 18 SERVICES	PV	92052	001	09101	5/31/2018	992488296	118.96
	POPP.COM INC	MAY 18 SERVICES	PV	92052	002	09101	5/31/2018	992488296	27.04
	620 MENDELSSOHN AVE NO SUITE 101	MAY 18 SERVICES	PV	92052	003	09101	5/31/2018	992488296	32.44
	GOLDEN VALLEY MN 55427	MAY 18 SERVICES	PV	92052	004	09101	5/31/2018	992488296	183.85
		MAY 18 SERVICES	PV	92052	005	09101	5/31/2018	992488296	32.44
		MAY 18 SERVICES	PV	92052	006	09101	5/31/2018	992488296	91.92
		MAY 18 SERVICES	PV	92052	007	09101	5/31/2018	992488296	37.85
		MAY 18 SERVICES	PV	92052	008	09101	5/31/2018	992488296	108.57
		MAY 18 SERVICES	PV	92052	009	09101	5/31/2018	992488296	86.95
		MAY 18 SERVICES	PV	92052	010	09101	5/31/2018	992488296	106.28
		MAY 18 SERVICES	PV	92052	011	09101	5/31/2018	992488296	57.36
				Summary Total					883.66
				Payment Amount					883.66
100393	PRAIRIE RESTORATIONS INC	RE: SUNFISH LK PARK	PV	92053	001	09101	6/14/2018	12146	3,889.25

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
	PRAIRIE RESTORATIONS INC 31646 128TH STREET PRINCETON MN 55371			Summary Total					3,889.25
				Payment Amount					3,889.25
112959	PREMIUM WATERS INC	BOTTLED WATER FD	PV	92084	001	09101	5/31/2018	621332-05-18	110.49
	PREMIUM WATERS INC			Summary Total					110.49
	P O BOX 9128	BOTTLED WATER FD	PV	92085	001	09101	5/31/2018	621331-05-18	29.64
	MINNEAPOLIS MN 55480-9128			Summary Total					29.64
				Payment Amount					140.13
114163	RCM SPECIALTIES INC	EMULSION	PV	92086	001	09101	6/6/2018	6581	5,255.15
	RCM SPECIALTIES INC 12090 MARGO AVENUE SOUTH SUITE B HASTINGS MN 55033			Summary Total					5,255.15
				Payment Amount					5,255.15
111839	REGENTS OF THE UNIVERSITY OF MINNESOTA	OCT 17-AUG 18 20 PROJECTS	PV	92087	001	09101	6/11/2018	66752	40,000.00
	REGENTS OF THE UNIVERSITY OF MINNESOTA NW 5957 P O BOX 1450 MINNEAPOLIS MN 55485-5957			Summary Total					40,000.00
				Payment Amount					40,000.00
100431	SAFETY KLEEN CORPORATION	RECYCLE OIL	PV	92054	001	09101	6/1/2018	CN07007685	110.97
	SAFETY KLEEN CORPORATION PO BOX 382066 PITTSBURGH PA 15250-8066			Summary Total					110.97
				Payment Amount					110.97
115583	SANDARIN, BARBARA	JUNE 2018 YOGA CLASSES	PV	91953	001	09101	6/12/2018	061218	445.00
	BARBARA SANDARIN 1824 113TH LANE NW COON RAPIDS MN 55433			Summary Total					445.00
				Payment Amount					445.00

R04570

CITY OF RAMSEY
Create Payment Control Groups

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

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
100456	ST CROIX RECREATION FUN PLAYGROUNDS	SOLENOID VALVE	PV	92055	001	09101	6/14/2018	19787	82.00
	ST CROIX RECREATION FUN PLAYGROUNDS INC 225 NORTH SECOND STREET STILLWATER MN 55082						Summary Total		82.00
							Payment Amount		82.00
108703	STERLING TROPHY	AWARDS	PV	92088	001	09230	6/6/2018	22491	103.00
	STERLING TROPHY 3824 7TH AVENUE ANOKA MN 55303						Summary Total		103.00
							Payment Amount		103.00
100485	TIMESAVER OFF SITE SECRETARIAL INC	MAY 2018 MEETINGS	PV	91954	001	09101	5/30/2018	M23852	739.00
	TIMESAVER OFF SITE SECRETARIAL INC 5291 RIVER OAK DRIVE SAVAGE MN 55378						Summary Total		739.00
							Payment Amount		739.00
112688	TITAN MACHINERY	WATER TANK WP	PV	91955	001	09101	6/7/2018	10965480	153.77
	TITAN MACHINERY 14375 JAMES ROAD ROGERS MN 55374						Summary Total		153.77
							Payment Amount		153.77
112079	TOKLE INSPECTIONS INC	MAY 2018 SERVICE	PV	92089	001	09101	6/11/2018	061118 MAY INV	6,011.62
	TOKLE INSPECTIONS INC 1748 123RD AVENUE NW COON RAPIDS MN 55448						Summary Total		6,011.62
							Payment Amount		6,011.62
111742	TWIN CITY WATER CLINIC INC	15 WATER TESTS MAY 2018	PV	91956	001	09601	5/30/2018	11454	300.00
	TWIN CITY WATER CLINIC INC 617 13TH AVENUE SOUTH HOPKINS MN 55343						Summary Total		300.00
							Payment Amount		300.00

R04570

CITY OF RAMSEY
Create Payment Control Groups

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

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
105628	WELLS CATERING SERVICE	CC MEAL 6/12/2018	PV	92090	001	09101	6/12/2018	44234	87.06
	WELLS CATERING SERVICE 7533 SUNWOOD DRIVE SUITE 108 RAMSEY MN 55303						Summary Total		87.06
							Payment Amount		87.06
100529	WENDELL'S INC	MISC BADGES	PV	92091	001	09101	6/12/2018	2301922	5.22
	WENDELL'S INC	MISC BADGES	PV	92091	002	09101	6/12/2018	2301922	11.68
	6601 BUNKER LAKE BLVD	MISC BADGES	PV	92091	003	09101	6/12/2018	2301922	5.23
	PO BOX 458	MISC BADGES	PV	92091	004	09101	6/12/2018	2301922	11.68
	RAMSEY MN 55303-0458						Summary Total		33.81
		BADGE C. SCHMIT	PV	92092	001	09101	6/4/2018	2298926	5.23
							Summary Total		5.23
							Payment Amount		39.04
100539	WRIGHT TIRE SERVICE INC	2 MOWER TIRES	PV	91957	001	09101	6/1/2018	59464	173.64
	WRIGHT TIRE SERVICE INC 710 WEST MAIN STREET ANOKA MN 55303						Summary Total		173.64
							Payment Amount		173.64
112515	WSB AND ASSOCIATES INC	FRANCHISE FEE DEV APRIL18	PV	91958	001	09101	6/26/2018	2 MAY 18	35.48
	WSB AND ASSOCIATES INC						Summary Total		35.48
	701 XENIA AVENUE SOUTH SUITE 300	RAMSEY COR AUAR APRIL 18	PV	91959	001	09214	5/17/2018	1 MAY 18	117.00
	MINNEAPOLIS MN 55416						Summary Total		117.00
							Payment Amount		152.48
							Total Amount to be Processed		507,472.75
							Total Number of Payments to be Processed		90

R04570

CITY OF RAMSEY
Create Payment Control Groups

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

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
101234	NORTH VALLEY, INC	PAY EST 3 SUNWOOD DR RECON	PV	91960	001	09435	6/11/2018	061118	4,698.35
				Summary Total					4,698.35
	NORTH VALLEY, INC 20015 IGUANA STREET NW NOWTHEN MN 55330	PAY EST 1 STANHOPE TER ST RECO	PV	91961	001	09435	6/12/2018	061218	186,832.04
		PAY EST 1 STANHOPE TER ST RECO	PV	91961	002	09435	6/12/2018	061218	630.84
				Summary Total					187,462.88
		PAY EST 1 RIVERS BEND ST RECON	PV	91962	001	09435	6/11/2018	061118A	135,087.42
		PAY EST 1 RIVERS BEND ST RECON	PV	91962	002	09435	6/11/2018	061118A	972.78
				Summary Total					136,060.20
		PAY EST 3 ALPINE DR RECON	PV	91963	001	09435	6/11/2018	061118B	12,088.21
				Summary Total					12,088.21
				Payment Amount					340,309.64
				Total Amount to be Processed					340,309.64
				Total Number of Payments to be Processed					1

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #18-126

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF JUNE 7, 2018 THROUGH JUNE 20, 2018.

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of June 7, 2018, through June 20, 2018, in the amount of $1,306,602.19 and

WHEREAS, the City Council of the City of Ramsey is required to authorize payment for all disbursement transactions.

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

1) That the Ramsey City Council hereby approves the cash disbursements made and authorizes payment of the accounts payable invoices as detailed in the attached Bills List for the period June 7, 2018, through June 20, 2018, in the amount of $ 1,306,602.19.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 26th day of June 2018.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **4. 8.**

Meeting Date: 06/26/2018

Submitted For: Kurt Ulrich, Administrative Services

By: Jo Thieling, Administrative Services

Information

Title

Adopt Resolution #18-129 Approving Amendment to the Northwestern Anoka County Community Consortium (NWACCC) Joint Powers Agreement

Purpose/Background:

Purpose: To approve an amendment to the NWACCC Youth First Joint Powers Agreement.

Background: The City is a part of the Joint Powers Agreement for the NWACCCC, along with the Cities of Andover and Anoka, Anoka County, and Independent School District No. 11. The amendment attached to this case for Council approval adds the City of Coon Rapids as a part of the consortium. Also attached is a resolution for Council consideration which approves the amendment of the joint powers agreement.

Action:

Motion to adopt Resolution #18-129 Approving an Amendment to the Joint Powers Agreement with the Northwestern Anoka County Community Consortium "NWACCC".

Attachments

Ammendment to JPA NWACCC

Res Approving Amended JPA w NWACCC

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kathy Schmitz	06/21/2018 01:36 PM
Tim Gladhill	Tim Gladhill	06/21/2018 03:13 PM
Form Started By: Jo Thieling		Started On: 06/19/2018 07:23 PM
Final Approval Date: 06/21/2018		

JOINT POWERS AGREEMENT
NORTHWESTERN ANOKA COUNTY COMMUNITY CONSORTIUM
"NWACCC"

The parties to this Agreement are Anoka County, City of Andover, City of Anoka, City of Coon Rapids, City of Ramsey, and Independent School District No. 11, all of which are governmental units of the State of Minnesota. This Agreement is made pursuant to Minnesota Statutes, Section 471.59.

ARTICLE I. GENERAL PURPOSE

The general purpose of this Agreement is to create an organization through which the parties may jointly and cooperatively create a community-wide vision for positive youth development which focuses on developing a detailed action plan to implement the results of the Search Institute Youth Needs Assessment Survey. The organization concentrates on encouraging community partnerships that improve the factors inhibiting healthy development identified in the aforementioned study. The organization works to promote both the internal and external assets identified in the study and assist youth in increasing their ability to make positive choices in their lives. The organization will continually assess progress toward meeting that detailed action plan to promote positive youth development and attempt to diminish or eliminate influences that limit healthy youth development. The organization serves as a formal structure to assemble a permanent Child and Youth Task Force that is responsible for implementing this action plan on a permanent basis. The NWACCC has created a 501 (c)(3) corporation, Youth First, as an organization to implement the goals and desires of the NWACCC. The NWACCC may create additional 501 (c)(3) corporations as needed.

ARTICLE II. PARTIES

Section 1. The governmental units eligible to become parties to this Agreement are Anoka County, City of Andover, City of Anoka, City of Ramsey, City of Coon Rapids, Independent School District No. 11, and such other governmental units sharing common concerns and designated by the Board from time to time.

Section 2. Any governmental unit desiring to enter into this Agreement may do so by the duly authorized execution of a copy of this Agreement by its proper officers. Thereupon, the clerk or other corresponding officer of the governmental unit shall file a duly executed copy of the Agreement, together with a certified copy of the authorizing resolution or other action, with the Board of Directors. The resolution authorizing the execution of the Agreement shall also designate the first directors and alternate director.

ARTICLE III. BOARD OF DIRECTORS

Section 1. The governing and policy-making responsibilities of Northwest Anoka County Community Consortium (NWACCC) shall be vested in its Board of Directors, which shall control its property, be responsible for its finances, and direct its administrative affairs.

Section 2. Each party shall be entitled to two directors, who shall have one vote each. Each party shall also be entitled to one alternate director, who shall be entitled to attend to meetings of the Board, but may only vote in the absence of one of the party's two directors.

Section 3. The two directors and one alternate director shall be appointed by resolution of the governing body of each party. When the governing party of a body appoints a director or alternate director, it shall give notice to the NWACCC of such appointment in writing with a certified copy of the resolution making the appointment. The two directors and alternate director serve at the pleasure of the governing body of the appointed party. Finally, the two directors and alternate director of each party shall be appointed to serve until their successors are appointed and qualified.

Section 4. The two directors and alternate director of each party shall not receive any compensation from the NWACCC for their services.

Section 5. There shall be no voting by proxy; all votes must be cast in person at the Board meetings by the two directors or alternate director.

Section 6. A majority of the votes attributable to the parties constitute a quorum of the Board.

Section 7. The Board by majority vote may designate ex-officio members, who shall be entitled to attend and participate in meetings, but shall not be entitled to vote.

ARTICLE IV. POWERS AND DUTIES OF THE BOARD

Section 1. The powers and duties of the Board shall include the powers set forth in this Article.

Section 2. The Board may appoint an executive director, who shall perform the duties and responsibilities assigned by the Board and whose compensation shall be fixed by the Board.

Section 3. The Board may enter into such contracts as necessary to carry out the general purposes of this organization. No contract on behalf of the organization may be entered into or executed until the Board has approved such action. The Board may authorize any officer or officers, agent or agents, to enter into a contract or execute and deliver an instrument in the name of and on behalf of the organization.

Section 4. It shall establish an annual budget. It may invest or reinvest funds not needed for current operating expenses, if any, in the manner applicable by laws to cities. It shall not at any time incur obligations in excess of funds then available to it. Organization funds may be expended by the Board in accordance with procedure established by laws for the expenditure of funds by statutory cities. Orders, checks and drafts shall be signed by the chair and countersigned by the vice chair. Other legal instruments shall be executed on behalf of the Board by the chair and vice chair.

Section 5. It shall make a financial accounting and report to the parties at least once each year and its books and records shall be audited annually and be available for and open to examination by the parties at all reasonable times.

Section 6. It may accept gifts, apply for and use grants of money or other property from the state, Anoka County, or any other governmental or private organization, and may enter into agreements required in connection therewith and may hold, use, and dispose of such monies or property in accordance with the terms of the gift, grant, loan, or agreement relating thereto.

Section 7. Parties to this agreement will make annual contributions to NWACCC as determined appropriate by their governing Boards.

Section 8. It shall indemnify directors, officers, and employees against claims for damages, costs, and expenses incurred by any of such persons in connection with any action, suit, or proceeding in which he may be involved by reason of his having been a director, officer, or employee, and may obtain liability insurance therefore. Such indemnification need not be exclusive of other rights to which any such person would otherwise be entitled as a matter of law.

Section 9. It may exercise any other power necessary and incidental to the implementation of its powers and duties under the provisions of this Agreement.

Section 10. It may create legal corporations or entities to implement the goals and desires of the NWACCC. Currently the NWACCC has created Youth First, a 501 (c) (3) corporation.

ARTICLE V. MEETINGS, ELECTIONS, AND DUTIES OF OFFICERS

Section 1. Anoka County agrees to convene the organization meeting of NWACCC.

Section 2. At the first meeting of the Board of Directors of NWACCC, the Board shall elect from its members a chair and vice chair. The new officers shall take office for a period of one year after the date on which they are elected.

Section 3. At the organizational meeting, or as soon thereafter as may reasonably be done, the Board shall determine its procedures, including the time, place, frequency, and notice of its regular meetings and the manner of calling special meetings.

Section 4. A vacancy shall immediately occur in the office of any officer upon resignation or death, or otherwise upon such officer ceasing to be a representative of a governmental unit. Upon vacancy occurring in any office, the Board shall fill such position at its next meeting.

ARTICLE VI. WITHDRAWAL

Section 1. Any member party may at any time give written notice of withdrawal from NWACCC. A party withdrawing from membership at a time when such withdrawal does not result in dissolutions of the organization shall forfeit its claim to any assets of the organization.

ARTICLE VII. DISSOLUTION

Section 1. The organization shall be dissolved whenever (a) aggregate withdrawals of member parties representing more than one-half of the area population occurs, or (b) by a majority vote of all members of the Board.

Section 2. Upon dissolution, the remaining assets of the organization, after payment of all obligations, shall be distributed among the parties as determined by the Board.

ARTICLE VIII. DURATION

This Agreement shall continue in effect until dissolved according to Article VII.

ARTICLE IX. EFFECTIVE DATE

This Agreement shall become effective upon its execution by the parties hereto. This Agreement may be signed in counterparts.

IN WITNESS WHEREOF, the undersigned parties have caused this Agreement to be executed on their behalf.

ATTEST:

By: _____

Title: _____

COUNTY OF ANOKA

By: _____
Jerry Soma
County Administrator

Date: _____

ATTEST:

By: _____

Title: _____

CITY OF ANDOVER

By: _____

Date: _____

ATTEST:

By: _____

Title: _____

CITY OF ANOKA

By: _____

Date: _____

ATTEST:

By: _____

Title: _____

CITY OF COON RAPIDS

By: _____

Date: _____

ATTEST:

By: _____

Title: _____

CITY OF RAMSEY

By: _____

Date: _____

ATTEST:

By: _____

Title: _____

INDEPENDENT SCHOOL DISTRICT #11

By: _____

Date: _____

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #18-129

RESOLUTION APPROVING AMENDMENT TO JOINT POWERS AGREEMENT WITH NORTHWESTERN ANOKA COUNTY COMMUNITY CONSORTIUM "NWACCC" (YOUTH FIRST)

WHEREAS, in 1995, the City of Ramsey entered in to a Joint Power Agreement with Northwestern Anoka county Community Consortium (NWACCC) along with the cities of Andover and Anoka, Anoka County and Independent School District No. 11; and

WHEREAS, the general purpose of the agreement was to create an organization through which the parties may jointly and cooperatively create a community-wide vision for positive youth development; and

WHEREAS, the agreement is in effect until dissolved; and

WHEREAS, the City has received an amendment to the JPA adding the City of Coon Rapids to the consortium; and

WHEREAS, such amendment is being presented to the Ramsey City Council for approval.

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

1) The Ramsey City Council hereby approves the amendment to the Joint Powers Agreement with Northwestern Anoka County Community Consortium "NWACCC', which amendment adds the City of Coon Rapids to the consortium.

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 26th day of June, 2018.

Acting Mayor John LeTourneau

ATTEST:

_____

City Clerk Jo Ann M. Thieling

CC Regular Session **4. 9.**

Meeting Date: 06/26/2018

Submitted For: Bruce Westby, Engineering/Public Works

By: Marsha Weidner, Engineering/Public Works

Information

Title

Adopt Resolution #18-117 Authorizing Partial Payment to North Valley, Inc. for IP 17-00, Sunwood Drive Reconstruction.

Purpose/Background:

Resolution and Pay Request Attached.

Recommendation:

The Senior Engineering Technician has inspected the completed work and recommends partial payment to North Valley, Inc. for IP 17-00, Sunwood Drive Reconstruction in the amount of $4,698.35.

Action:

Motion to adopt Resolution #18-117 authorizing partial payment to North Valley, Inc. for IP 17-00, Sunwood Drive Reconstruction in the amount of $4698.35.

Attachments

Pay Resolution

Pay Request

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	06/14/2018 12:32 PM
Kurt Ulrich	Kurt Ulrich	06/14/2018 03:57 PM
Form Started By: Marsha Weidner		Started On: 06/12/2018 11:23 AM
Final Approval Date: 06/14/2018		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #18-117

RESOLUTION APPROVING PARTIAL PAYMENT TO NORTH VALLEY, INC FOR IMPROVEMENT PROJECT #17-00, SUNWOOD DRIVE RECONSTRUCTION

WHEREAS, pursuant to Ramsey City Council resolution #16-08-139, adopted August 8, 2016, the City Engineer prepared a Feasibility Report for City Improvement Project #17-00 which proposed improvements to Sunwood Drive between Ramsey Boulevard/County State Aid Highway 56 and Bunker Lake Boulevard/County Road 116 including reconstruction of bituminous pavement, replacement of damaged concrete curb and gutter, and other appurtenant work as needed; and

WHEREAS, pursuant to Ramsey City Council resolution #17-01-028, adopted January 24, 2017, the Feasibility Report was received and preliminarily accepted, pending input from impacted property owners, and a Public Hearing was ordered for February 14, 2017 to consider the proposed improvements for said street in accordance with the revised Feasibility Report; and

WHEREAS, pursuant to Ramsey City Council motions adopted February 14 and February 28, 2017, the Public Hearing was postponed until March 14, 2017; and

WHEREAS, benefiting properties are proposed to be assessed for all or a portion of the cost of the improvements, pursuant to Minnesota Statutes Chapter 429, Chapter 8 of the City Charter, applicable City codes, and the City of Ramsey's adopted 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 #17-03-057, adopted March 14, 2017, a Public Hearing was conducted, after which the Feasibility Report was accepted and the City of Ramsey Engineering Department was ordered to prepare final plans and specifications for the proposed improvements; and

WHEREAS, pursuant to Ramsey City Council resolution #17-05-103, adopted May 9, 2017, the City Council accepted final plans and specifications and authorized advertisements for bids for said improvements; and

WHEREAS, pursuant to a resolution of the City Council adopted June 13, 2017 the bid of North Valley, Inc. in the amount of $409,385.03 for the total bid is the lowest responsible bidder; and

WHEREAS, as of June 26, 2018, $388,366.57 has been paid to date; and

WHEREAS, the Senior Engineering Technician has inspected the completed work and recommends partial payment to North Valley, Inc. in the amount of $4698.35.

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

1) That the City Council hereby authorizes partial payment to North Valley, Inc. for Improvement Project #17-00, Sunwood Drive Reconstruction in the amount of $4698.35.

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

3) That the total amount of this payment is not included in resolutions approving payment of bills for the date of June 26, 2018.

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

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 26th day of June, 2018.

_____
Mayor

ATTEST:

_____
City Clerk

Res 18-117

Pay Estimate Summary Sheet
IP 17-00 SUNWOOD DRIVE RECONSTRUCTION

City of Ramsey

Estimate no **3**

TOTAL CONTRACT	$	409,385.03
BITUMINOUS INCENTIVES	$	4,870.65
TOTAL CONTRACT	$	414,255.68
STORED MATERIALS		
TOTAL, COMPLETED WORK TO DATE	$	413,752.55
TOTAL WORK COMPLETED PLUS STORED MATERIALS	$	413,752.55
RETAINED PERCENTAGE 5%	$	20,687.63
NET AMOUNT DUE TO CONTRACTOR TO DATE	$	393,064.92
TOTAL AMOUNT PAID ON PREVIOUS ESTIMATES	$	388,366.57
PAY CONTRACTOR PER ESTIMATE NO. 3	$	4,698.35

Certificate for Partial Payment

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

Contractor: North Valley, Inc.

By _____ President
Name Title

Date 6/6/18

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

By _____ Civil Engineer IV
Leonard Linton, PE

Date 6-7-18

APPROVED FOR PAYMENT:
OWNER: City of Ramsey

By _____ City Engineer 6/11/18
Name Title Date

IP 17-00 SUNWOOD DRIVE RECONSTRUCTION
PAY ESTIMATE

PAY ESTIMATE NO. 3

BASE BID	*$ 409,385.03*	*$ 4,945.63*	*$ 408,881.90*
BITUMINOUS INCENTIVES	*4,870.65*		4870.65
TOTAL BID	*$ 414,255.68*	*$ 4,945.63*	*$ 413,752.55*

			CONTRACT AMOUNT				PAY THIS PERIOD		PAID TO DATE	
ITEM NO.	MNDOT NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	EXTENSION	QUANTITY	EXTENSION	QUANTITY	EXTENSION
1	2021.501	MOBILIZATION	LS	1	$ 8,007.35	$ 8,007.35			1.00	8,007.35
2	2104.501	REMOVE CONCRETE CURB AND GUTTER	LF	1073	$ 7.19	$ 7,714.87			1,122.00	8,067.18
3	2104.505	REMOVE CONCRETE VALLEY GUTTER	SY	208	$ 31.54	$ 6,560.32	8.00	252.32	219.00	6,907.26
4	2104.505	REMOVE BITUMINOUS PAVEMENT	SY	536	$ 9.06	$ 4,856.16	29.50	267.27	707.50	6,409.95
5	2104.509	REMOVE LOOP DETECTOR	EA	1	$ 320.29	$ 320.29			1.00	320.29
6	2104.511	SAWING CONCRETE PAVEMENT - FULL DEPTH	LF	300	$ 5.34	$ 1,602.00			386.00	2,061.24
7	2104.513	SAWING BITUMINOUS PAVEMENT - FULL DEPTH	LF	500	$ 2.40	$ 1,200.00			392.00	940.80
8	2130.501	WATER	MGAL	75	$ 29.89	$ 2,241.75			82.50	2,465.93
9	2215.501	STABILIZED FULL DEPTH RECLAMATION	SY	11940	$ 2.21	$ 26,387.40			11,940.00	26,387.40
10	2232.501	MILL BITUMINOUS PAVEMENT (2' WIDTH X 1.5" DEPT	SY	48	$ 14.95	$ 717.60	24.00	358.80	60.00	897.00
11	2331.607	HAUL BIT PAVEMENT RECLAMATION (LV)	CY	1600	$ 11.40	$ 18,240.00			1,697.00	19,345.80
12	2331.609	BITUMINOUS MATERIAL FOR MIXTURE	TON	170	$ 416.84	$ 70,862.80			167.50	69,820.70
13	2357.502	BITUMINOUS MATERIAL FOR TACK COAT	GAL	870	$ 2.62	$ 2,279.40			650.00	1,703.00
14	2360.501	TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA34	TON	1640	$ 57.67	$ 94,578.80			1,563.47	90,165.31
15	2360.502	TYPE SP 12.5 NON-WEARING COURSE MIXTURE (SPI	TON	1644	$ 54.79	$ 90,074.76			1,687.26	92,444.98
16	2504.602	ADJUST VALVE BOX	EA	2	$ 240.22	$ 480.44	2.00	480.44	4.00	960.88
17	2506.502	GROUT CATCH BASIN	EA	7	$ 293.60	$ 2,055.20			7.00	2,055.20
18	2506.522	ADJUST FRAME AND RING CASTING	EA	9	$ 603.22	$ 5,428.98			9.00	5,428.98
19	2506.602	RESET CATCH BASIN CASTING	EA	6	$ 720.66	$ 4,323.96			6.00	4,323.96
20	2531.501	CONCRETE CURB & GUTTER DESIGN B618 (HE)	LF	1073	$ 19.19	$ 20,590.87			1,122.00	21,531.18
21	2531.604	7" CONCRETE VALLEY GUTTER (HE)	SY	281	$ 84.09	$ 23,629.29			248.00	20,854.32
22	2563.601	TRAFFIC CONTROL	LS	1	$ 2,936.02	$ 2,936.02			1.00	2,936.02
23	2565.602	RIGID PVC LOOP DETECTOR 6'X6'	EA	1	$ 1,708.23	$ 1,708.23			1.00	1,708.23
24	2573.53	STORM DRAIN INLET PROTECTION	EA	30	$ 90.75	$ 2,722.50			30.00	2,722.50
25	2574.525	COMMON TOPSOIL BORROW (LV)	CY	40	$ 48.26	$ 1,930.40			49.00	2,364.74
26	2575.505	SODDING TYPE LAWN	SY	284	$ 12.81	$ 3,638.04	280.00	3,586.80	280.00	3,586.80
27	2582.502	24" SOLID LINE YELLOW - EPOXY	LF	50	$ 9.61	$ 480.50			70.00	672.70
28	2582.502	4" DOUBLE SOLID LINE YELLOW - EPOXY	LF	3163	$ 0.60	$ 1,897.80			3,177.00	1,906.20
29	2582.502	4" SOLID LINE WHITE - EPOXY	LF	5120	$ 0.30	$ 1,536.00			5,009.00	1,502.70
30	2582.602	PAVT MSSG (LT ARROW) EPOXY	EA	2	$ 106.77	$ 213.54			2.00	213.54
31	2582.602	PAVT MSSG (RT-THRU ARROW) EPOXY	EA	1	$ 169.76	$ 169.76			1.00	169.76
TOTAL						$ 409,385.03		$ 4,945.63		$ 408,881.90

PRINTED 6/6/2018

BITUMINOUS INCENTIVES										
		NON WEAR COURSE	LS	1	2476.89	$	2,476.89		1.00	2,476.89
		WEAR COURSE	LS	1	2393.76	$	2,393.76		1.00	2,393.76
TOTAL BITUMINOUS INCENTIVES							4,870.65			4,870.65

STREET	407,373.39
STORM	6,379.16
TOTAL	413,752.55

CC Regular Session **4. 10.**

Meeting Date: 06/26/2018

Submitted For: Bruce Westby, Engineering/Public Works

By: Marsha Weidner, Engineering/Public Works

Information

Title

Adopt Resolution #18-118 Authorizing Partial Payment to North Valley, Inc. for IP 17-02, Rivers Bend Street Reconstruction.

Purpose/Background:

Resolution and Pay Request Attached.

Recommendation:

The Senior Engineering Technician has inspected the completed work and recommends partial payment to North Valley, Inc. for IP 17-02, Rivers Bend Street Reconstruction in the amount of $136,060.20.

Action:

Motion to adopt Resolution #18-118 authorizing partial payment to North Valley, Inc. for IP 17-02, Rivers Bend Street Reconstruction in the amount of $136,060.20.

Attachments

Pay Resolution

Pay Estimate

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	06/19/2018 10:28 AM
Kurt Ulrich	Kathy Schmitz	06/21/2018 01:33 PM
Tim Gladhill	Tim Gladhill	06/21/2018 02:52 PM
Form Started By: Marsha Weidner		Started On: 06/15/2018 04:07 PM
Final Approval Date: 06/21/2018		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #18-118

RESOLUTION AUTHORIZING PARTIAL PAYMENT TO NORTH VALLEY, INC. FOR IMPROVEMENT PROJECT #17-02 RIVER'S BEND STREET RECONSTRUCTION

WHEREAS, pursuant to Ramsey City Council resolution #16-12-242, adopted December 13, 2016, the City Engineer was ordered to prepare a Feasibility Report to study the feasibility of milling and overlaying segments of 147th Lane, 148th Avenue, Xkimo Street, and Yakima Street in the River's Bend residential development as part of the 2017 Street Maintenance Program; and

WHEREAS, while preparing the Feasibility Report, twelve pavement core samples were extracted from the bituminous pavement which verified the existing pavement is too thin to mill and overlay; and

WHEREAS, pursuant to Ramsey City Council resolution #17-01-016, adopted January 10, 2017, the City Engineer was ordered to study the feasibility of reconstructing segments of 147th Lane, 148th Avenue, Xkimo Street, and Yakima Street in the River's Bend residential development as part of the 2017 Street Maintenance Program including the reconstruction of existing bituminous pavement, the replacement of damaged concrete curb and gutter, and other appurtenant work; and

WHEREAS, pursuant to Ramsey City Council resolution #17-01-030, adopted January 24, 2017, the City Council received and accepted the Feasibility Report which recommended that the proposed improvements be constructed in 2018 in conjunction with other proposed 2018 street reconstruction improvements in the immediate vicinity; and

WHEREAS, the Feasibility Report was updated to reflect updated estimated costs and an updated project schedule based on construction occurring in 2018 in conjunction with other proposed 2018 street reconstruction improvements; and

WHEREAS, pursuant to Ramsey City Council resolution #17-10-273, adopted October 24, 2017, the updated Feasibility Report was received and accepted, and a Public Hearing was ordered for November 14, 2017, to consider the proposed improvements for said streets in accordance with the revised 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 #17-11-284, adopted November 14, 2017, the updated 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 #18-034, adopted February 12, 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 February 16 and 23, 2018; and

WHEREAS, bids were received, opened, and tabulated on March 15, 2018, and

WHEREAS, the bid of North Valley, Inc. of Nowthen, Minnesota, in the amount of $191,474.48 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 all or a portion of the cost of the improvements, pursuant to Minnesota Statutes Chapter 429, Chapter 8 of the City Charter, and the City of Ramsey's adopted Special Assessments Policy.

WHEREAS, as of June 26, 2018, $0.00 has been paid to date; and

WHEREAS, the Senior Engineering Technician has inspected the completed work and recommends partial payment to North Valley, Inc. in the amount of $136,060.20.

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

1. That the City Council hereby authorizes partial payment to North Valley, Inc. for Improvement Project #17-02, Rivers Bend Street Reconstruction in the amount of $136,060.20.

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

3. That the total amount of this payment is not included in resolutions approving payment of bills for the date of June 26, 2018.

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

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 26th day of June, 2018.

_____
Mayor

ATTEST:

_____
City Clerk

Res 18-118

Pay Estimate Summary Sheet
IP 17-02 RIVERS BEND STREET RECONSTRUCTION

City of Ramsey

Estimate no 1

TOTAL CONTRACT	$	191,474.48	
	$	-	
TOTAL CONTRACT	$	191,474.48	
STORED MATERIALS			
TOTAL, COMPLETED WORK TO DATE	$	143,221.25	143,221.24
TOTAL WORK COMPLETED PLUS STORED MATERIALS	$	143,221.25	
RETAINED PERCENTAGE 5%	$	7,161.06	
NET AMOUNT DUE TO CONTRACTOR TO DATE	$	136,060.19	
TOTAL AMOUNT PAID ON PREVIOUS ESTIMATES	$	-	
PAY CONTRACTOR PER ESTIMATE NO. 1	$	136,060.19	136,060.20

Certificate for Partial Payment

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

Contractor: North Valley, Inc.

By _____ President
Name Title

Date 6/6/18

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

By _____ Civil Engineer IV
Leonard Linton, PE

Date 6-7-18

APPROVED FOR PAYMENT:
OWNER: City of Ramsey

By _____ City Engineer 6/11/18
Name Title Date

IP 17-02 RIVERS BEND STREET RECONSTRUCTION
PAY ESTIMATE

PAY ESTIMATE NO. 1

BASE BID	*$ 191,474.48*	*$ 143,221.25*	*$ 143,221.25*
TOTAL BID	*$ 191,474.48*	*$ 143,221.25*	*$ 143,221.25*

				CONTRACT AMOUNT			PAY THIS PERIOD		PAID TO DATE	
ITEM No.	MNDOT No.	ITEM DESCRIPTION	UNIT	TOTAL ESTIMATE QUANTITY	UNIT PRICE	EXTENSION	QUANTITY	EXTENSION	QUANTITY	EXTENSION
1	2021.501	MOBILIZATION	LS	1	4,061.36	4,061.36	0.50	2,030.68	0.50	2,030.68
2	2104.501	REMOVE CONCRETE CURB AND GUTTER	LF	1105	4.45	4,917.25	1,152.00	5,126.40	1,152.00	5,126.40
3	2104.503	REMOVE CONCRETE PAVEMENT	SF	180	4.95	891.00	0.00	0.00	0.00	0.00
4	2104.505	REMOVE BITUMINOUS PAVEMENT	SY	32	13.91	445.12	0.00	0.00	0.00	0.00
5	2104.505	REMOVE CONCRETE VALLEY GUTTER	SY	70	15.90	1,113.00	71.00	1,128.90	71.00	1,128.90
6	2104.511	SAWING CONCRETE PAVEMENT - FULL DEPTH	LF	450	4.11	1,849.50	423.00	1,738.53	423.00	1,738.53
7	2104.513	SAWING BITUMINOUS PAVEMENT - FULL DEPTH	LF	300	2.14	642.00	297.00	635.58	297.00	635.58
8	2105.201	COMMON EXCAVATION (EV)	CY	26	26.72	694.72	43.00	1,148.96	43.00	1,148.96
9	2112.501	SUBGRADE PREPARATION	RDST	28	178.53	4,998.84	28.00	4,998.84	28.00	4,998.84
10	2130.501	WATER	MGAL	50	26.72	1,336.00	60.00	1,603.20	60.00	1,603.20
11	2215.501	BITUMINOUS PAVEMENT RECLAMATION (FULL-DEPTH)	SY	7898	0.93	7,345.14	7,898.00	7,345.14	7,898.00	7,345.14
12	2232.501	MILL BITUMINOUS PAVEMENT (2' WIDTH X 1.5" DEPTH)	SY	48	11.22	538.56	48.00	538.56	48.00	538.56
13	2301 603	CURING COMPOUND FOR EXISTING CONCRETE CURB AND GUTTER	LF	4253	1.18	5,018.54	0.00	0.00	0.00	0.00
14	2331.607	HAUL AND DISPOSE BIT PAVEMENT RECLAMATION (LV)	CY	921	12.82	11,807.22	1,378.00	17,665.96	1,378.00	17,665 96
15	2357.502	BITUMINOUS MATERIAL FOR TACK COAT	GAL	556	2.83	1,573.48	0.00	0.00	0.00	0 00
16	2360.501	TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA340C) (1.5")	TON	656	64.62	42,390.72	0.00	0.00	0.00	0.00
17	2360.502	TYPE SP 12.5 NON-WEARING COURSE MIXTURE (SPNWB330C) (2.0")	TON	869	58.38	50,732.22	837.07	48,868.15	837.07	48,868.15
18	2360.505	TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA340C) DRIVEWAYS	TON	4	450.29	1,801.16	0.00	0.00	0.00	0.00
19	2504.602	ADJUST VALVE BOX	EA	9	267.19	2,404.71	9.00	2,404.71	9.00	2,404.71
20	2506.522	ADJUST FRAME AND RING CASTING	EA	14	518.36	7,257.04	14.00	7,257.04	14.00	7,257.04
21	2506.602	GROUT CATCH BASIN	EA	4	197.72	790.88	4.00	790.88	4.00	790.88
22	2531.501	CONCRETE CURB & GUTTER DESIGN SURMOUNTABLE	LF	875	19.51	17,071.25	950.00	18,534.50	950.00	18,534.50
23	2531.501	CONCRETE CURB & GUTTER DESIGN B618	LF	230	20.04	4,609.20	203.00	4,068.12	203.00	4,068.12
24	2531.507	6" CONCRETE DRIVEWAY PAVEMENT	SY	20	56.59	1,131.80	0.00	0.00	0 00	0.00
25	2531.604	7" CONCRETE VALLEY GUTTER	SY	68	60.87	4,139.16	71.00	4,321.77	71.00	4,321.77
26	2540.601	LANDSCAPE RESTORATION	LS	1	1,282.53	1,282.53	0.50	641.27	0.50	641 27
27	2563.601	TRAFFIC CONTROL	LS	1	3,099.46	3,099.46	0.50	1,549.73	0.50	1,549 73
28	2573 53	STORM DRAIN INLET PROTECTION	EA	8	106.88	855.04	8.00	855.04	8.00	855.04
29	2573.535	STABILIZED CONSTRUCTION EXIT	LS	2	534.39	1,068.78	0.00	0.00	0.00	0.00
30	2574.525	COMMON TOPSOIL BORROW (LV)	CY	31	51.30	1,590.30	52.00	2,667.60	52.00	2,667.60
31	2575.505	SODDING TYPE LAWN	SY	235	17.10	4,018.50	427.00	7,301.70	427.00	7,301.70
					TOTAL BID	$ 191,474.48		$ 143,221.25		$ 143,221.25

CC Regular Session **4. 11.**

Meeting Date: 06/26/2018

By: Colleen Lasher, Administrative Services

Information

Title

Adopt Resolution #18-120 Hiring a Seasonal Public Works Maintenance Worker

Purpose/Background:

The purpose of this case is to request authorization to hire a Seasonal Public Works Maintenance Worker. Annually, the City employs Seasonal Public Works Maintenance Workers to perform work in the Parks, Streets, and Utilities Divisions of Public Works. At this time, staff has selected Ethan Scheuring to fill one of the remaining vacancies.

Funding Source:

The funding required to fill this position is included within the approved 2018 budget.

Recommendation:

Staff recommends hiring Ethan Scheuring, as a Seasonal Public Works Maintenance Worker, effective June 13, 2018 at $11.75 per hour.

Action:

Motion to adopt resolution #18-120 to hire Ethan Scheuring, as a Seasonal Public Works Maintenance Worker, effective June 13, 2018 at $11.75 per hour.

Attachments

Resolution 18-120

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	06/21/2018 01:05 PM
Kurt Ulrich	Kathy Schmitz	06/21/2018 01:34 PM
Form Started By: Colleen Lasher		Started On: 06/19/2018 07:57 AM
Final Approval Date: 06/21/2018		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #18-120

RESOLUTION HIRING A SEASONAL PUBLIC WORKS MAINTENANCE WORKER

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

WHEREAS, staff selected a qualified Seasonal Public Works Maintenance Worker; and

WHEREAS, the candidate has passed the pre-employment screenings; and

WHEREAS, Staff recommends hiring Ethan Scheuring, effective June 13, 2018 at $11.75 per hour.

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 #18-120 to hire Ethan Scheuring, as a Seasonal Public Works Maintenance Worker, effective June 13, 2018 at $11.75 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 26th day of June, 2018.

CC Regular Session **4. 12.**

Meeting Date: 06/26/2018

Submitted For: Bruce Westby, Engineering/Public Works

By: Marsha Weidner, Engineering/Public Works

Information

Title

Adopt Resolution #18-124 Authorizing Partial Payment to North Valley, Inc. for IP 18-00, Stanhope Terrace Street Reconstruction.

Purpose/Background:

Resolution and Pay Request attached.

Recommendation:

The Senior Engineering Technician has inspected the completed work and recommends partial payment to North Valley, Inc. for IP 18-00, Stanhope Terrace Street Reconstruction in the amount of $187,462.88.

Action:

Motion to adopt Resolution #18-124 authorizing partial payment to North Valley, Inc. for IP 18-00, Stanhope Terrace Street Reconstruction in the amount of $187,462.88.

Attachments

Pay Resolution

Pay Estimate

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	06/21/2018 01:17 PM
Kurt Ulrich	Kathy Schmitz	06/21/2018 01:34 PM
Tim Gladhill	Tim Gladhill	06/21/2018 02:52 PM
Form Started By: Marsha Weidner		Started On: 06/19/2018 09:19 AM
Final Approval Date: 06/21/2018		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #18-124

RESOLUTION AUTHORIZING PARTIAL PAYMENT TO NORTH VALLEY, INC. FOR IMPROVEMENT PROJECT #18-00, STANHOPE TERRACE STREET RECONSTRUCTIONS,

WHEREAS, pursuant to Ramsey City Council Resolution #17-07-168, adopted July 11, 2017, the City Engineer was ordered to prepare a Feasibility Report to study the feasibility of reconstructing approximately 0.52 miles of streets within the Stanhope Terrace development including Ute Street from Alpine Drive to its termini cul-de-sac, 154th Avenue between Ute Street and Roanoke Street, and 153rd Court from Roanoke Street to its termini cul-de-sac, including the reconstruction of streets and curb and gutter, the construction of storm sewer, and other appurtenant work; and

WHEREAS, pursuant to Ramsey City Council Resolution #17-10-271, adopted October 24, 2017, the City Council received and accepted the Feasibility Report, and a Public Hearing was ordered for November 14, 2017, 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 #17-11-285, adopted November 14, 2017, 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 #18-035, adopted February 12, 2018, the City Council accepted final plans and specifications and authorized advertisements for bids for said improvements; and

WHEREAS, pursuant to Ramsey City Council Resolution #18-059, adopted March 27th, 2018, the bid of North Valley, Inc. in the amount of $303,756.46 for the total bid was accepted as the lowest rresponsible bidder; and

WHEREAS, as of June, 26, 2018, $0.00 has been paid to date; and

WHEREAS, as the Senior Engineering Technician has inspected the completed work and recommends partial payment to North Valley, Inc. for IP 18-00, Stanhope Terrace Street Reconstruction in the amount of $187,462.88.

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

1) That the City Council hereby authorizes partial payment to North Valley, Inc. for Improvement Project #18-00, Stanhope Terrace Street Reconstruction in the amount of $187,462.88.

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

3) That the total amount of this payment is not included in resolutions approving payment of bills for the date of June 26, 2018.

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

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 26th day of June, 2018.

_____
Mayor

ATTEST:

_____
City Clerk

Pay Estimate Summary Sheet
IP 18-00 STANHOPE TERRACE STREET RECONSTRUCTION

City of Ramsey

Estimate no 1

TOTAL CONTRACT	$	303,756.46	
	$	-	
TOTAL CONTRACT	$	303,756.46	
STORED MATERIALS			
TOTAL, COMPLETED WORK TO DATE	$	197,329.34	197329.35
TOTAL WORK COMPLETED PLUS STORED MATERIALS	$	197,329.34	
RETAINED PERCENTAGE 5%	$	9,866.47	
NET AMOUNT DUE TO CONTRACTOR TO DATE	$	187,462.87	
TOTAL AMOUNT PAID ON PREVIOUS ESTIMATES	$	-	
PAY CONTRACTOR PER ESTIMATE NO. 1	$	187,462.87	187462.88

Certificate for Partial Payment

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

Contractor: North Valley, Inc.

By _____ President
Name Title

Date 6/6/18

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

By _____ Civil Engineer IV
Leonard Linton, PE

Date 6/12/18

APPROVED FOR PAYMENT:
OWNER: City of Ramsey

By _____ City Engineer 6/12/18
Name Title Date

IP 18-00 STANHOPE TERRACE STREET RECONSTRUCTION
PAY ESTIMATE

PAY ESTIMATE NO. 1

BASE BID	*$ 303,756.46*	*$ 197,329.34*	*$ 197,329.34*
TOTAL BID	*$ 303,756.46*	*$ 197,329.34*	*$ 197,329.34*

ITEM No.	MNDOT No.	ITEM DESCRIPTION	UNIT	CONTRACT AMOUNT TOTAL ESTIMATE QUANTITY	UNIT PRICE	EXTENSION	PAY THIS PERIOD QUANTITY	PAY THIS PERIOD EXTENSION	PAID TO DATE QUANTITY	PAID TO DATE EXTENSION
1	2021.501	MOBILIZATION	LS	1	$ 5,876.83	$ 5,876.83	0.50	2,938.42	0.50	2,938.42
2	2104.501	REMOVE CONCRETE CURB AND GUTTER	LF	313	$ 5.79	$ 1,812.27	103.00	596.37	103.00	596.37
3	2104.503	REMOVE CONCRETE PAVEMENT	SF	674	$ 1.65	$ 1,112.10	931.00	1,536.15	931.00	1,536.15
4	2104.505	REMOVE BITUMINOUS PAVEMENT	SY	208	$ 9.63	$ 2,003.04	227.00	2,186.01	227.00	2,186.01
5	2104.505	REMOVE CONCRETE VALLEY GUTTER	SY	155	$ 7.33	$ 1,136.15	120.00	879.60	120.00	879.60
6	2104.511	SAWING CONCRETE PAVEMENT - FULL DEPTH	LF	350	$ 4.11	$ 1,438.50	256.00	1,052.16	256.00	1,052.16
7	2104.513	SAWING BITUMINOUS PAVEMENT - FULL DEPTH	LF	216	$ 2.14	$ 462.24	309.00	661.26	309.00	661.26
8	2104.523	SALVAGE MAIL BOX SUPPORT	EA	15	$ 42.74	$ 641.10	15.00	641.10	15.00	641.10
9	2104.523	TEMPORARY MAIL BOX CLUSTER	EA	3	$ 373.98	$ 1,121.94	2.00	747.96	2.00	747.96
10	2105.201	COMMON EXCAVATION (EV)	CY	400	$ 21.41	$ 8,564.00	395.00	8,456.95	395.00	8,456.95
11	2105.507	SUBGRADE EXCAVTION (EV)	CY	50	$ 0.01	$ 0.50	26.00	0.26	26.00	0.26
12	2112.501	SUBGRADE PREPARATION	RDST	26	$ 157.21	$ 4,087.46	26.00	4,087.46	26.00	4,087.46
13	2130.501	WATER	MGAL	50	$ 26.71	$ 1,335.50	24.00	641.04	24.00	641.04
14	2211.503	AGGREGATE BASE CLASS 5 MODIFIED (CV)	CY	1242	$ 0.01	$ 12.42	0.00	0.00	0.00	0.00
15	2215.501	BITUMINOUS PAVEMENT RECLAMATION - FULL DEPTH	SY	10132	$ 1.10	$ 11,145.20	10,132.00	11,145.20	10,132.00	11,145.20
16	2331.607	HAUL BIT PAVEMENT RECLAMATION (LV)	CY	2533	$ 11.08	$ 28,065.64	1,357.00	15,035.56	1,357.00	15,035.56
17	2357.502	BITUMINOUS MATERIAL FOR TACK COAT	GAL	615	$ 2.83	$ 1,740.45	0.00	0.00	0.00	0.00
18	2360.501	TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA340C) (1.5")	TON	725	$ 64.23	$ 46,566.75	0.00	0.00	0.00	0.00
19	2360.502	TYPE SP 12.5 NON WEARING COURSE MIXTURE (SPNWB330C) (2")	TON	965	$ 58.54	$ 56,491.10	1,001.55	58,630.74	1,001.55	58,630.74
20	2360.505	TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA340C) DRIVEWAYS (2")	TON	20	$ 201.70	$ 4,034.00	35.00	7,059.50	35.00	7,059.50
21	2506.602	RESET CATCH BASIN CASTING	EA	6	$ 85.48	$ 512.88	5.00	427.40	5.00	427.40
22	2521.501	6" CONCRETE WALK	SF	242	$ 12.82	$ 3,102.44	254.00	3,256.28	254.00	3,256.28
23	2531.501	CONCRETE CURB & GUTTER DESIGN B618	LF	5548	$ 10.95	$ 60,750.60	5,369.00	58,790.55	5,369.00	58,790.55
24	2531.507	6" CONCRETE DRIVEWAY PAVEMENT	SY	75	$ 67.32	$ 5,049.00	103.00	6,933.96	103.00	6,933.96
25	2531.604	7" CONCRETE VALLEY GUTTER	SY	235	$ 57.70	$ 13,559.50	120.00	6,924.00	120.00	6,924.00
26	2531.618	TRUNCATED DOMES	SF	55	$ 64.11	$ 3,526.05	40.00	2,564.40	40.00	2,564.40
27	2540.601	LANDSCAPE RESTORATION	LS	1	$ 1,730.95	$ 1,730.95	0.00	0.00	0.00	0.00
28	2540.602	INSTALL MAIL BOX SUPPORT	EA	15	$ 64.11	$ 961.65	0.00	0.00	0.00	0.00
29	2563.601	TRAFFIC CONTROL	LS	1	$ 2,564.44	$ 2,564.44	0.50	1,282.22	0.50	1,282.22
30	2573.502	SILT FENCE, TYPE MS	LF	850	$ 2.16	$ 1,836.00	0.00	0.00	0.00	0.00
31	2573.53	STORM DRAIN INLET PROTECTION	EA	13	$ 106.85	$ 1,389.05	8.00	854.80	8.00	854.80
32	2574.525	COMMON TOPSOIL BORROW (LV)	CY	467	$ 28.13	$ 13,136.71	0.00	0.00	0.00	0.00
33	2575.505	SODDING TYPE LAWN	SY	3500	$ 5.14	$ 17,990.00	0.00	0.00	0.00	0.00
					TOTAL BID	$ 303,756.46		$ 197,329.34		$ 197,329.34

CC Regular Session **4. 13.**

Meeting Date: 06/26/2018

By: Bruce Westby, Engineering/Public Works

Information

Title

Adopt Resolution #18-125 Approving Change Order #1 for 2018 Crackseal and Sealcoat Improvements, Improvement Project #18-04

Purpose/Background:

Purpose:
The purpose of this case is to adopt Resolution #18-125 approving Change Order #1 for 2018 Crackseal and Sealcoat Improvements, Improvement Project #18-04.

Background:
Over fifteen and one-half miles of streets will receive sealcoat improvements in 2018. Per the project specifications, sealcoat work is allowed to begin on or after June 18th, and must be complete by August 3rd. All sweeping and striping work must be complete by August 31st. This schedule was set so the sealcoat work would be completed several weeks earlier than in recent years. This should allow the work (weather permitting) to occur during warmer temperatures, which should help reduce the amount of loose rock due to better embedment of the sealcoat rock in the underlying layer of oil.

A preconstruction meeting was held on May 16th with the Contractor who was awarded the construction contract, Pearson Brothers, Inc. At this meeting, the City was provided with their sealcoat mix design and a proposed work schedule. Based on the schedule, crack sealing is scheduled to begin the week of June 25th, and sealcoating is scheduled to begin mid-July.

During the preconstruction meeting, City Staff and Pearson Brothers discussed the City's desire to minimize the amount of loose rock observed after construction is complete on all future sealcoat projects. Following last year's sealcoat project, a much higher than normal number of complaints were received regarding the amount of loose rock in streets, as well as in yards where rock was deposited due to snowplow operations.

Following the preconstruction meeting, Pearson Brothers, Inc. provided a proposal to City Staff to use CRS-2P oil in place of CRS-2 oil on all streets proposed to be sealcoated. Pearson Brothers believes this will help reduce the amount of loose rock observed after the sealcoat work is complete. Pearson Brothers agreed to significantly reduce their unit bid price to allow the City to use and evaluate this product this year. Their original unit bid price for CRS-2P oil was $3.00 per gallon. Their latest proposal is $1.60 per gallon as noted in Change Order #1 (attached).

Notification:

Notifications are not required for this case.

Observations/Alternatives:

Observations:
CRS-2P oil is a polymer modified, cationic water-based emulsified asphalt designed for use as a bituminous binder for chip seals. CRS-2P has 3% minimum polymer content by weight, which provides for a stronger bond between the oil and the rock, resulting in increased resistance to lateral forces, such as turning tires. According to Pearson Brothers, CRS-2P also has a higher melting point, which means it holds up slightly better in hot temperatures then CRS-2 oil. For these reasons, CRS-2P oil is used extensively in parking lots and cul-de-sacs, as was originally

specified for this project (CRS-2 on linear street segments and CRS-2P in cul-de-sacs).

Alternatives:
Alternative #1 – Motion to adopt Resolution #18-125 approving Change Order #1 for 2018 Crackseal and Sealcoat Improvements, Improvement Project #18-04.

Funding Source:
The low bid submitted by Pearson Brothers was $434,699.22. After adding 14% indirect costs for administrative (5%), engineering (7%), finance (1%), and legal (1%) costs, total project costs were $495,557.11. These improvements are proposed to be funded using the $500,000 budgeted annually for pavement crackseal and sealcoat projects. This would leave $4,442.89 unspent if final project costs equal the bid amount. All unspent funds could be spent by Public Works for additional street patching in 2018.

Approving Change Order #1 will increase project costs by an estimated $2,858.25, resulting in an estimated total construction cost of $437,557.47, and a total estimated project cost of $498,815.52. This would still leave a surplus of $1,184.48.

Recommendation:
City staff recommends Alternative #1.

Staff believes the benefit received by using CRS-2P oil on all sealcoated streets will far outweigh the additional minimal cost. In addition, approving Change Order #1 will not result in estimated project costs exceeding the available budget for this work. This will also allow Staff to evaluate the effectiveness of using CRS-2P oil on future sealcoat projects.

Action:
Adopt Resolution #18-125 approving Change Order #1 for 2018 Crackseal and Sealcoat Improvements, Improvement Project #18-04.

Attachments

Resolution 18-125
Change Order #1

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kathy Schmitz	06/21/2018 03:59 PM
Tim Gladhill	Tim Gladhill	06/21/2018 04:07 PM
Form Started By: Bruce Westby		Started On: 06/19/2018 10:31 AM
Final Approval Date: 06/21/2018		

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

RESOLUTION #18-125

RESOLUTION APPROVING CHANGE ORDER #1 FOR 2018 CRACKSEAL AND SEALCOAT IMPROVEMENTS, IMPROVEMENT PROJECT #18-04

WHEREAS, the City of Ramsey adopted a budget for 2018 including $500,000 to crackseal and sealcoat various public streets as part of the City's annual Street Maintenance Program; and

WHEREAS, the City Engineer prepared plans and specifications for the purpose of advertising for bids for the same improvements; and

WHEREAS, pursuant to Ramsey City Council Resolution #18-027, adopted January 23, 2018, the City Council approved final plans and specifications and authorized advertisements for bids for said improvements, including a base bid and three alternate bids; and

WHEREAS, bids were received, opened, and tabulated on February 20, 2018; and

WHEREAS, pursuant to Ramsey City Council resolution #18-048, adopted February 27, 2018, bids were accepted and the bid of Pearson Brothers, Inc. of Hanover, Minnesota, in the amount of $434,699.22 for the total bid for construction of said improvements, which included the base bid and three alternate bids, in accordance with the approved plans and specifications and advertisement for bids 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 help minimize the amount of loose rock remaining on streets after the project is complete, Pearson Brothers, Inc. has agreed to apply CRS-2P oil on all street segments proposed to be sealcoated in 2018, in place of the CRS-2 oil that was bid with the project, for an additional construction cost of $2,858.25 based on estimated bid quantities.

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 Pearson Brothers, Inc. for Improvement Project #18-04, 2018 Crackseal and Sealcoat Improvements.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 26th day of June, 2018.

_____
Mayor

ATTEST:

_____
City Clerk

CHANGE ORDER NO 1

Date: June 26, 2018
Project: 2018 Crackseal and Sealcoat Improvements
City Improvement Project #18-04
Contractor: Pearson Brothers, Inc.
Award Date: February 27, 2018

Contract Modifications:

Delete Pay Item CRS-2 BIT MATERIAL @ 68,083 GAL = ($98,720.35)
Increase Estimated Quantity for Pay Item CRS-2P BIT MATERIAL to 73,336 GAL
Reduce Unit Bid Cost for Pay Item CRS-2P BIT MATERIAL to $1.60/GAL = $101,578.60

Cost of Change:

Original Contract Price:	**$ 434,699.22**
Previous Change Orders:	**$ 0.00**
Change in Contract Price due this Change Order:	**$ 2,858.25**
Total Contract Price including this Change Order:	**$ 437,557.47**

This document will become a supplement to the contract and all provisions will apply hereto.

Recommended: Bruce C Jerdy — City Engineer — 6/21/18 — Date

Approved by: _____ — City Administrator — _____ — Date

Accepted: Jack E Pearson — Contractor — 6/20/18 — 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. 14.**

Meeting Date: 06/26/2018

Submitted For: Bruce Westby, Engineering/Public Works

By: Marsha Weidner, Engineering/Public Works

Information

Title

Adopt Resolution #18-128 Authorizing Partial Payment to North Valley, Inc. for IP #17-01, Alpine Drive Reconstruction.

Purpose/Background:

Resolution and Pay Request attached.

Recommendation:

The Senior Engineering Technician has inspected the completed work and recommends partial payment to North Valley, Inc. for IP 17-01, Alpine Drive Reconstruction in the amount of $12, 088.21.

Action:

Motion to adopt Resolution #18-128 authorizing partial payment to North Valley, Inc. for IP 17-01, Alpine Drive Reconstruction in the amount of $12,088.21.

Attachments

Pay Resolution

Pay Estimate

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Marsha Weidner	06/19/2018 09:48 AM
Bruce Westby	Bruce Westby	06/19/2018 10:24 AM
Bruce Westby	Tim Gladhill	06/21/2018 08:33 AM
Bruce Westby	Bruce Westby	06/21/2018 01:25 PM
Bruce Westby	Bruce Westby	06/21/2018 03:24 PM
Kurt Ulrich	Kathy Schmitz	06/21/2018 03:42 PM
Tim Gladhill	Tim Gladhill	06/21/2018 03:46 PM
Form Started By: Marsha Weidner		Started On: 06/19/2018 08:50 AM
Final Approval Date: 06/21/2018		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #18-128

RESOLUTION AUTHORIZING PARTIAL PAYMENT TO NORTH VALLEY, INC. FOR IMPROVEMENT PROJECT #17-01, ALPINE DRIVE RECONSTRUCTION

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

WHEREAS, pursuant to Ramsey City Council resolution #17-01-029, adopted January 24, 2017, the City Council received and accepted the Feasibility Report, and the City of Ramsey Engineering Department was ordered to prepare final plans and specifications for the proposed improvements; and

WHEREAS, pursuant to Ramsey City Council resolution #17-05-104, adopted May 9, 2017, the City Council accepted final plans and specifications and authorized advertisements for bids for said improvements; and

WHEREAS, pursuant to Ramsey City Council resolution #17-06-140, adopted June 13, 2017, the bid of North Valley, Inc. in the amount of $341,407.52 for the total bid was accepted as the lowest responsible bidder; and

WHEREAS, as of June 26, 2018, $318,582.58 has been paid to date; and

WHEREAS, the Senior Engineering Technician has inspected the completed work and recommends partial payment to North Valley, Inc. in the amount of $12,088.21.

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

1) That the City Council hereby authorizes partial payment to North Valley, Inc. for Improvement Project #17-01, Alpine Drive Reconstruction in the amount of $12,088.21.

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

3) That the total amount of this payment is not included in resolutions approving payment of bills for the date of June 26, 2018.

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

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 26th day of June, 2018.

_____
Mayor

ATTEST:

_____
City Clerk

Res 18-128

Pay Estimate Summary Sheet
IP 17-01 Alpine Drive Reconstruction

City of Ramsey

Estimate no **3**

TOTAL CONTRACT	$	341,407.52
BITUMINOUS INCENTIVES	$	4,749.68
TOTAL CONTRACT	$	346,157.20
STORED MATERIALS		
TOTAL, COMPLETED WORK TO DATE	$	348,074.53
TOTAL WORK COMPLETED PLUS STORED MATERIALS	$	348,074.53
RETAINED PERCENTAGE 5%	$	17,403.73
NET AMOUNT DUE TO CONTRACTOR TO DATE	$	330,670.80
TOTAL AMOUNT PAID ON PREVIOUS ESTIMATES	$	318,582.58
PAY CONTRACTOR PER ESTIMATE NO. 3	$	12,088.22

.59
12,088.21

Certificate for Partial Payment

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

Contractor: North Valley, Inc

By _____ President
Name Title

Date 6/6/18

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

By _____ Civil Engineer IV
Leonard Linton, PE

Date 6-7-18

APPROVED FOR PAYMENT:
OWNER: City of Ramsey

By _____ City Engineer 6/11/18
Name Title Date

IP 17-01 Alpine Drive Reconstruction
S.A.P. 199-104-011
PAY ESTIMATE

PAY ESTIMATE NO. 3

BASE BID	$ 341,407.52	$ 12,724.45	$ 343,324.85
BITUMINOUS INCENTIVES	4,749.68		4,749.68
TOTAL BID	$ 346,157.20	$ 12,724.45	$ 348,074.53

			CONTRACT AMOUNT				PAY THIS PERIOD		PAID TO DATE	
ITEM NO.	MNDOT NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	EXTENSION	QUANTITY	EXTENSION	QUANTITY	EXTENSION
1	2021.501	MOBILIZATION	LS	1	$ 6,410.73	$ 6,410.73			1.00	6,410.73
2	2104.501	REMOVE CONCRETE CURB AND GUTTER	LF	1100	$ 5.89	$ 6,479.00	86.00	506.54	1,135.00	6,685.15
3	2104.501	REMOVE SEWER PIPE - STORM	LF	10	$ 17.21	$ 172.10			10.00	172.10
4	2104.503	REMOVE CONCRETE DRIVEWAY PAVEMENT	SF	103	$ 3.05	$ 314.15				
5	2104.509	REMOVE MANHOLE OR CATCH BASIN	EA	1	$ 573.68	$ 573.68			1.00	573.68
6	2104.509	REMOVE CONCRETE APRON	EA	1	$ 631.05	$ 631.05			1.00	631.05
7	2104.509	REMOVE CASTING	EA	1	$ 172.11	$ 172.11			1.00	172.11
8	2104.511	SAWING CONCRETE PAVEMENT - FULL DEPTH	LF	400	$ 6.04	$ 2,416.00			436.00	2,633.44
9	2104.513	SAWING BITUMINOUS PAVEMENT - FULL DEPTH	LF	62	$ 3.90	$ 241.80	6.00	23.40	67.00	261.30
10	2104.523	SALVAGE CASTING	EA	1	$ 229.47	$ 229.47				
11	2105.501	COMMON EXCAVATION (EV)	CY	200	$ 0.01	$ 2.00	70.00	0.70	255.00	2.55
12	2105.601	UTILITY DEWATERING	LS	1	$ 0.01	$ 0.01				
13	2112.501	SUBGRADE PREPARATION	RDST	36	$ 98.25	$ 3,537.00			36.00	3,537.00
14	2130.501	WATER	MGAL	70	$ 29.92	$ 2,094.40			144.25	4,315.96
15	2211.503	AGGREGATE BASE CLASS 5 (CV)	CY	2452	$ 11.05	$ 27,094.60	36.70	405.54	2,488.70	27,500.14
16	2232.501	MILL BITUMINOUS PAVEMENT (2' WIDTH X 1.5" DEPTH)	SY	14	$ 26.71	$ 373.94	2.00	53.42	14.00	373.94
17	2232.501	MILL BITUMINOUS PAVEMENT (9.5" DEPTH)	SY	12261	$ 3.66	$ 44,875.26			12,261.00	44,875.26
18	2357.502	BITUMINOUS MATERIAL FOR TACK COAT	GAL	859	$ 2.83	$ 2,430.97	50.00	141.50	550.00	1,556.50
19	2360.501	TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA340C) (1.5")	TON	1215	$ 57.50	$ 69,862.50			1,163.35	66,892.63
20	2360.502	TYPE SP 12.5 NON WEARING COURSE MIXTURE (SPNWB330C) (2")	TON	1620	$ 53.78	$ 87,123.60			1,510.03	81,209.41
21	2501.511	15" CS PIPE CULVERT	LF	25	$ 40.16	$ 1,004.00			25.00	1,004.00
22	2501.515	15" CS PIPE APRON	EA	2	$ 344.21	$ 688.42			2.00	688.42
23	2501.515	24" RC PIPE APRON	EA	1	$ 1,721.04	$ 1,721.04			1.00	1,721.04
24	2501.602	CLEAN PIPE CULVERT	EA	1	$ 1,376.85	$ 1,376.85			1.00	1,376.85

25	2503.541	15" RC PIPE SEWER, DESIGN 3006 CLASS III	LF	121	$ 68.84	$ 8,329.64			121.00	8,329.64
26	2503.541	24" RC PIPE SEWER, DESIGN 3006 CLASS III	LF	15	$ 91.79	$ 1,376.85			24.00	2,202.96
27	2503.602	CONNECT TO EXISTING STORM SEWER	EA	1	$ 860.52	$ 860.52			2.00	1,721.04
28	2506.501	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	LF	14.9	$ 745.79	$ 11,112.27	8.52	6,354.13	21.52	16,049.40
29	2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN 2X3 CATCH BASIN	EA	1	$ 2,581.57	$ 2,581.57			1.00	2,581.57
30	2506.516	CASTING ASSEMBLY	EA	5	$ 631.05	$ 3,155.25			5.00	3,155.25
31	2506.521	INSTALL CASTING	EA	6	$ 573.69	$ 3,442.14			5.00	2,868.45
32	2506.602	GROUT CATCH BASIN	EA	17	$ 286.84	$ 4,876.28			17.00	4,876.28
33	2506.602	RESET CATCH BASIN CASTING	EA	5	$ 860.53	$ 4,302.65	3.00	2,581.59	8.00	6,884.24
34	2531.501	CONCRETE CURB & GUTTER DESIGN B618	LF	1100	$ 20.83	$ 22,913.00			1,135.00	23,642.05
35	2531.507	6" CONCRETE DRIVEWAY PAVEMENT	SY	11	$ 76.93	$ 846.23			20.40	1,569.37
36	2563.601	TRAFFIC CONTROL	LS	1	$ 3,472.48	$ 3,472.48			1.00	3,472.48
37	2573.503	SILT FENCE	LF	250	$ 2.13	$ 532.50			250.00	532.50
38	2573.530	STORM DRAIN INLET PROTECTION	EA	32	$ 90.82	$ 2,906.24	8.00	726.56	40.00	3,632.80
39	2574.508	FERTILIZER TYPE 3	LBS	40	$ 1.06	$ 42.40	100.00	106.00	100.00	106.00
40	2574.525	COMMON TOPSOIL BORROW (LV)	CY	140	$ 41.59	$ 5,822.60			60.00	2,495.40
41	2575.501	HYDROSEEDING MNDOT MIXTURE 25-131	ACRE	0.20	$ 5,171.35	$ 1,034.27	0.20	1,034.27	0.30	1,551.41
42	2575.502	MNDOT SEED MIXTURE 25-131	LBS	44	$ 4.26	$ 187.44	80.00	340.80	100.00	426.00
43	2575.560	HYDRAULIC MATRIX TYPE MULCH	LBS	400	$ 0.75	$ 300.00	600.00	450.00	800.00	600.00
44	2582.502	4" DOUBLE SOLID LINE - EPOXY	LF	1384	$ 0.53	$ 733.52			1,407.00	745.71
45	2582.502	4" BROKEN LINE - EPOXY	LF	410	$ 0.27	$ 110.70			407.00	109.89
46	2582.502	4" SOLID LINE - EPOXY	LF	7127	$ 0.27	$ 1,924.29			9,108.00	2,459.16
47	2582.503	CROSSWALK MARKINGS - EPOXY	SF	90	$ 8.00	$ 720.00			90.00	720.00
					TOTAL BID	**$ 341,407.52**		**$ 12,724.45**		**343,324.85**

BITUMINOUS INCENTIVES										
		NON WEAR COURSE	LS	1	$ 2,742.80	$ 2,742.80			1.00	2,742.80
		WEAR COURSE	LS	1	$ 2,006.88	$ 2,006.88			1.00	2,006.88
TOTAL BITUMINOUS INCENTIVES						4,749.68				4,749.68

STREET	$	297,684.66
STORM	$	50,389.87
TOTAL	$	348,074.53

CC Regular Session **4. 15.**

Meeting Date: 06/26/2018

By: Colleen Lasher, Administrative Services

Information

Title

Adopt Resolution #18-122 Approving an Adjustment to the Hours Worked by Two Employees in the Community Development Department.

Purpose/Background:

The purpose of this case is to request approval from the City Council to implement a budget neutral shift in the hours worked by two employees in the Community Development Department.

Currently, the Community Development Department has a Permit Technician working 40 hours per week and an Economic Development Administrative Assistant budgeted to work 20 hours per week. Staff is currently recruiting for the Administrative Assistant position. The Permit Technician requested a reduction in her schedule to an average of 32.5 hours per week. Staff would like to grant this request and reallocate the approximate difference in savings to the Economic Development Administrative Assistant position; changing the position from an average of 20 hours per week to an average of 28 hours per week.

Funding Source:

There is no additional funding required.

Recommendation:

Staff recommends approving Permit Technician, Ms. Ellen Krueger, to work a reduced schedule, averaging 32.50 hours per week, effective July 1, 2018 and to increase the Economic Development Administrative Assistant to an average of 28 hours per week.

Action:

Adopt resolution 18-122 approving Permit Technician, Ms. Ellen Krueger, to work a reduced schedule, averaging 32.50 hours per week, effective July 1, 2018 and to increase the Economic Development Administrative Assistant to an average of 28 hours per week.

Attachments

Resolution_18-122

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	06/21/2018 11:36 AM
Kurt Ulrich	Kathy Schmitz	06/21/2018 01:34 PM
Form Started By: Colleen Lasher		Started On: 06/19/2018 07:48 AM
Final Approval Date: 06/21/2018		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #18-122

RESOLUTION APPROVING AN ADJUSTMENT TO THE HOURS WORKED BY TWO EMPLOYEES IN THE COMMUNITY DEVELOPMENT DEPARTMENT.

WHEREAS, the Community Development Department has a Permit Technician working 40 hours per week and an Economic Development Administrative Assistant budgeted to work 20 hours per week; and

WHEREAS, Staff is currently recruiting for the Administrative Assistant position; and

WHEREAS, the Permit Technician requested a reduction in her schedule to an average of 32.5 hours per week and staff recommends approval of the reduction; and

WHEREAS, Staff recommends reallocating the approximate difference in savings to the Economic Development Administrative Assistant position; changing the position from an average of 20 hours per week to an average of 28 hours per week.

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

1) Motion to resolution 18-122 approving Permit Technician, Ms. Ellen Krueger, to work a reduced schedule, averaging 32.50 hours per week, effective July 1, 2018 and to increase the Economic Development Administrative Assistant to an average of 28 hours per week.

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 26th day of June, 2018.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **7. 1.**

Meeting Date: 06/26/2018

By: PeggySue Imihy, Community Development

Information

Title:

Adopt Resolution Resolution #18-119 Approving Conditional Use Permit for Commercial Kennel (Project #18-119); Case of Rebecca Bader

Purpose/Background:

The City of Ramsey has recieved an application from Rebecca Bader (the "Applicant") for a Home Occupation Permit for a Commercial Dog Kennel at 17860 Nowthen Blvd (the "Subject Property").

The Applicant is requesting a Conditional Use Permit to maintain up to 25 dogs on the Subject Property at any given time.

Notification:

The Planning Commission held a Public Hearing on June 7. City Staff attempted to notify all property owners within 350 feet of the Subject Property of the request via U.S. mail and published a notice of public hearing in the Anoka Union Herald, the City's official newspaper.

Observations/Alternatives:

The applicant has applied for a Conditional Use Permit for a home occupation of a Dog Kennel business at 17860 Nowthen Blvd NW, which is located in the R-1 Rural Developing District. The applicant and their employee will both reside on the property and together will run this home occupation. There will be no other employees or home occupations on the property. The acreage of the parcel of land is 37.91 acres, with approximately 32 acres of wetland.

The applicant has prior experience in running a home remodeling business and applicant is a professional accountant. The applicant has prior experience with caring for shelter and rescue dogs, including their own dogs, one who suffers from epilepsy and the other with severe allergies. The applicant has two years of volunteer experience with the Animal Humane Society.
There will be two dogs living on the property in the primary building, and will not be associated with the business.

Accessory Building

The business will be run exclusively in the existing accessory building and within a fence to be constructed on the property. The proposed kennel would hold a maximum of 25 dogs in 4’ x 8’ enclosures, each equipped with a dog bed and a water dish. The existing accessory building is 1,200 square feet, measuring 30’ x 40’. The applicant has plans to renovate the accessory building to have heating, air conditioning, ventilation, a small office/ check in area, 25 – 30 square foot dog kennels and insulation and sheetrock on the building walls. Based on feedback at the Public Hearing, the Applicant has revised their plans to install plumbing and wastewater to the facility.

The accessory building is in the rear yard of the property and is located more 1000 feet from the nearest dwelling to the southeast and more than 500 feet from the nearest dwelling to the northwest. This is the only accessory building on the parcel.

Fencing

The applicant is proposing a 6 foot, 4,200 square foot, chain link, enclosed fence, located in the rear yard for the dogs. Dogs will not be permitted to run at large. The applicant has discussed the wetland boundary with the Anoka

Conservation District and verified that the proposed fenced area is not within the wetland. A site visit done by Staff and the Anoka Conservation District confirmed that the fenced area is not located within the wetland.

Traffic
The applicant indicates that no more than 5 round trips per day will be made from customers. There will be parking made available on the Subject Property for customers.

Signage
The applicant has applied for one sign which would be visible from Nowthen Blvd NW which Staff did not support when introduced at the Planning Commission. After a recent site visit, Staff believes it would be in the interest of public safety to allow a small 2 foot by 2 foot sign to be allowed in the front yard. The subject property is heavily wooded, and Staff believes it would be more of a nusiance and public safety concern for customers to turn around on Nowthen Blvd if they do not see the kennel entrance.

Additional permits needed if CUP is granted:

- Interior renovations to the accessory structure to provide HVAC, an office area and the construction of the dog enclosures
- Gravel driveway expansion – there is an existing driveway, applicant would like to extend this driveway to the accessory building. *Applicant would like the parking pad to be 35 feet at the accessory building which is greater than the 20 ft allowed by current zoning for traffic lanes*.
- 6 foot, 4,200 square foot fenced play area in the rear yard.
- One sign to be attached to the accessory building

The Planning Commission recommends approval of the request contingent on a modification to the hours in which when dogs will be kept inside. Applicant was amenable to keeping dogs inside the accessory structure from 7pm to 7am.

Alternative 1: Recommend City Council approve a Conditional Use Permit to allow a Commercial Dog Kennel on the Subject Property. Given that the Subject Property is nearly 40 acres and located a signficant distance away from nearest dwellings, the proposed dog kennel would not be a nuisance. Staff supports this alternative.

Alternative 2: Recommend City Council deny the request for a Conditional Use Permit to allow a Commercial Dog Kennel on the Subject Property. This action would prohibt the applicant from opening a Commerical Dog Kennel. Staff does not support this alternative as the property is of a sizeable acreage and given the great distance from the accessory building and nearby dwellings it would create a minimal impact on the neighborhood.

Funding Source:
All costs associated with processing the Application are the responsibility of the Applicant.

Recommendation:
The Planning Commission recommends approval of the Commerical Dog Kennel on the Subject Property.

Action:
Motion to recommend City Council adopt Resolution #18-119 approving a Commercial Dog Kennel on the Subject Property.

Attachments

Addendum to Application
Planning Commission Minutes
Resolution 18-119
Conservation District FOF
Site Location Map

Bader Application

Bader Proposed Site Plan

Form Review

Inbox	Reviewed By	Date
Tim Gladhill (Originator)	Tim Gladhill	06/21/2018 08:28 AM
Form Started By: Tim Gladhill		Started On: 06/19/2018 10:57 AM
Final Approval Date: 06/21/2018		

Conditional Use Permit for 17860 Nowthen Blvd, Ramsey MN – Rebecca Bader and Brandon McManigle

Commercial Dog Kennel

Following discussion at the Planning Commission meeting on 6/7/18, we have decided to move forward with installation of water in the accessory building in addition to the other modifications previously outlined in our permit application.

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, June 7, 2018, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Randy Bauer Commissioner Bruce Anderson Commissioner Cheri Gengler Commissioner Patrick Surma (left at 8:43 and returned at 8:53) Commissioner Gary VanScoy Commissioner Matt Woestehoff
Members Absent:	Commissioner Daniel Onyambu
Also Present:	Community Development Director Timothy Gladhill City Planner Chloe McGuire Brigl Planning Intern PeggySue Imihy

1. CALL TO ORDER

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

2. CITIZEN INPUT

None.

3. APPROVAL OF AGENDA

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

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

4. APPROVE PLANNING COMMISSION MINUTES

4.01: Approve the Following Planning Commission Minutes:

4.01.1: Planning Commission Meeting Minutes Dated May 3, 2018

Motion by Commissioner Anderson, seconded by Commissioner VanScoy, to approve the following minutes as presented: Planning Commission Meeting Minutes dated May 3, 2018.

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

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: Public Hearing: Consider Home Occupation Permit for Commercial Kennel (Project #18-119); Case of Rebecca Bader

Public Hearing

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

Presentation

Planning Intern Imihy presented the staff report stating the City of Ramsey has received an application from Rebecca Bader (the "Applicant") for a Home Occupation Permit for a Commercial Dog Kennel at 17860 Nowthen Blvd (the "Subject Property"). The Applicant is requesting a Conditional Use Permit to maintain up to 25 dogs on the Subject Property at any given time. Staff reviewed the request in further detail and recommended approval of the CUP.

Citizen Input

Commissioner VanScoy asked if the parking pad was allowable on a residential lot.

Planning Intern Imihy explained the applicant was allowed to have a parking pad that was 20 feet in length. She noted the applicant was requesting a parking pad larger than was allowed and would be dealt with administratively. She reported the Commission was being asked to consider the CUP at this time.

Commissioner Anderson questioned if the fenced in area was flat and useable.

Planning Intern Imihy reported this was the case.

Commissioner VanScoy inquired if the applicant would have limited hours on when the dogs could be outside.

Planning Intern Imihy commented the dogs would have to remain indoors from 9:00 p.m. to 7:00 a.m.

Becky Bader, the applicant, thanked the Commission for their consideration. She stated she was excited about this request and noted she has wanted to operate a dog boarding business for a long time. She indicated her business would be a service that would benefit the community. She reported this property has 37 acres and explained the small business would run out of the pole building. Her goal was to run a family friendly dog business. She explained her building would

hold 25 dogs. She commented further on the hours of operation noting the dogs would be supervised at all times when outside. It was noted all dogs would be required to be vaccinated.

Commissioner Woestehoff asked how many employees the business would have. Ms. Bader reported it would be herself and Brandon McManigal, who would also be residing on the property.

Commissioner VanScoy questioned if the pole barn would have plumbing.

Brandon McManigal, stated at this time the building would not be plumbed, but would have HVAC.

Commissioner VanScoy commented he wanted to assured that the pole barn would not be turned into a residence at some point in the future.

Cindy Schmidt, 7160 181st Avenue NW, reported she was a 30-year Ramsey resident. She noted she lived two doors away from the proposed dog kennel. She expressed concern with how she would be impacted by barking dogs. She noted she was also concerned with how the pole building will be cleaned on a daily basis if the building had no water source. She recommended the building be plumbed to provide fresh water for the dogs being boarded, along with a collection/sewer system to collect the waste. She feared that the site would have more traffic than anticipated. She requested the quiet hours at the kennel be from 7:00 p.m. to 7:00 a.m. She reported she did not want to have dogs barking after 7:00 p.m. on holidays and weekends. She expressed concern that her property value would be negatively impacted because it was located so closely to a dog kennel. She questioned if the City would allow the kennel to expand in the future and recommended that an environmental impact study be completed on this property. She recommended the fencing not be within the wetland area.

Leo Polack, neighbor to the north, commented he would like to see the changes to the hours the dogs are allowed outside. He recommended the dogs not be allowed outside from 7:00 p.m. to 7:00 a.m. He stated this would allow the neighbors to be outside after 7:00 p.m. without having to listen to barking dogs. He requested a barrier or berm be constructed in the applicant's rear yard to keep waste water from entering his pond. He noted he has owned businesses in the past and asked if the City has requested a P&L. He expressed concern that this business would not have enough cash to sustain them through the first year or two. He stated he did not want this business and or its failing to impact the value of his property.

Chairperson Bauer requested further comment from staff regarding the requirements within the CUP and if the applicants would be allowed to expand their site in the future.

Community Development Director Gladhill discussed the City's CUP and wetland requirements. He noted staff has no concerns with the proposed business impacting the adjacent wetlands and noted the applicant would be complying with all wetland conservation efforts. He noted all stormwater runoff would have to be contained onsite or within a City regional stormwater pond. He explained the applicant as meeting all stormwater runoff requirements. He explained the CUP could only be expanded after another public hearing was held. He indicated the City had another

commercial kennel within the City, Armstrong Kennels, which was a much larger operation and was located on a residentially zoned property.

Commissioner Woestehoff asked if Armstrong Kennels had a CUP.

Community Development Director Gladhill reported this was the case.

Commissioner VanScoy questioned what noise restrictions the City had in place for properties with a CUP.

Community Development Director Gladhill explained the City deferred to State Statute for noise restrictions. He commented further on the State's indoor and outdoor noise requirements.

Further discussion ensued regarding the hours of operation and noise requirements.

Commissioner VanScoy asked if the City could adjust the hours of operation.

Planning Intern Imihy explained the City could set the hours of operation within the CUP.

Commissioner Surma thanked the neighbors for coming forward and voicing their concerns. He stated he shared many of their same concerns. He was of the opinion that the kennel building should have plumbing.

Commissioner VanScoy asked how the applicant would be managing the pet waste onsite.

Ms. Bader stated she would be using a low moisture mop (Swiffer Wet Jet) within the pole building for cleaning the pet areas. She indicated the outdoor waste would be bagged and properly disposed of.

Mr. McMonigal reported the dogs would be let out numerous times a day and he did not anticipate the pole building would have a large amount of pet waste indoors. He noted that any barking dogs would be brought back inside.

Commissioner VanScoy stated his main concerns at this time were how the site would be cleaned, how it would be kept clean and how to avoid contaminating the surrounding areas.

Mr. McMonigal reported mops would be used indoors and all waste outdoors would be collected and disposed of. He explained he could investigate plumbing the pole barn if this was required by the City.

Chairperson Bauer asked if the applicants would be agreeable to reconsidering their hours of operation based on the comments voiced by the neighbors.

Ms. Bader stated they would be willing to change the hours. She indicated she was very willing to work with the neighbors to address their concerns.

Commissioner Anderson asked if the pole building had a concrete floor.

Mr. McMonigal reported the pole building had a sealed concrete floor.

Commissioner Surma stated again, for the record, that he was concerned the pole building did not have plumbing. She explained he could not understand how the applicants would keep 25 dogs watered and fed without running water in the pole barn. He indicated he supported the applicants request but recommended the pole barn have plumbing.

Community Development Director Gladhill commented the Commission could require the pole barn to be plumbed and make this a condition for approval within the CUP.

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

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

Chairperson Bauer closed the public hearing closed at 7:44 p.m.

Commission Business

Commissioner VanScoy asked if the business would have a sign on Nowthen Boulevard.

Community Development Director Gladhill reported the City would not allow the sign as proposed and noted staff would be working with the applicants on the sign.

Motion by Commissioner VanScoy, seconded by Commissioner Anderson, to recommend that City Council adopt Resolution #18-119 approving a Commercial Dog Kennel on the Subject Property.

Further discussion

Commissioner Anderson offered a friendly amendment and recommended the hours the dogs must remain indoors be amended to 7:00 p.m. to 7:00 a.m. The Commission supported this friendly amendment.

Commissioner Surma requested another friendly amendment to the motion requiring the applicants to add plumbing (waste and water) to the building in a timely manner. This amendment failed to proceed as the consensus of the Commission was not to support the request.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Anderson, Gengler, and Woestehoff. Voting No: Surma. Absent: Commissioner Onyambu.

5.02: Public Hearing: Review Preliminary Plat Application for Cottages at the COR (Project 17-162); Case of Centra Homes, LLC

Public Hearing

Chairperson Bauer called the public hearing to order at 7:49 p.m.

Presentation

City Planner McGuire Brigl presented the staff report stating Centra Homes, LLC has a Purchase Agreement in place with the City to acquire the land located at the southwest corner of Ramsey Blvd and Bunker Lake Blvd (the "Subject Property") for a residential subdivision. The proposed subdivision is in the COR4 Neighborhood District and would include forty (40), 2-story townhomes with association-maintained private roads. The Subject Property is approximately 4.29 acres.

Citizen Input

Commissioner VanScoy asked if the road to the west does not go through.

City Planner McGuire Brigl explained if this road did not connect there would be a dead end within the subdivision.

Community Development Director Gladhill reported staff would continue to work on this issue with the applicant.

Commissioner VanScoy requested further information on where sidewalks would be located within the development.

City Planner McGuire Brigl reviewed the location of the sidewalks within the development with the Commission. She noted all City standards were being met regarding the sidewalks.

David Patberg, Centra Homes, thanked staff for their assistance with this Planning Case. He indicated he was excited to be bringing a new housing product to the City of Ramsey.

Commissioner VanScoy requested further information regarding the proposed floor plans and architectural standards.

Mr. Patberg stated he would have five different floor plans noting each floor plan would have three elevation different options.

Community Development Director Gladhill commented on the stringent architectural guidelines that were in place within The COR.

Commissioner Anderson stated he was not a fan of whites and blacks, but rather supported earth or neutral tones.

Commissioner Gengler questioned how parking would be managed on the site.

Mr. Patberg explained all of the two car garages would be located to the back of the home. He indicated the driveway would offer two additional parking stalls and noted parallel on-street parking would be available within the development.

Motion by Commissioner Anderson, seconded by Commissioner Gengler, to close the public hearing.

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

Chairperson Bauer closed the public hearing closed at 8:02 p.m.

Commission Business

Motion by Commissioner Woestehoff, seconded by Commissioner VanScoy, to recommend that City Council approval of the Preliminary Plat.

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

5.03: Public Hearing: Consider Revised Preliminary Plat for Riverstone; Case of Capstone Homes

Public Hearing

Chairperson Bauer called the public hearing to order at 8:03 p.m.

Presentation

Chairperson Bauer commented for full disclosure purposes, he was in the process of purchasing a home within the Riverstone development.

Community Development Director Gladhill presented the staff report stating the purpose of this case is to consider a revised Preliminary Plat for Riverstone, a 293-lot residential subdivision. Primarily, the intent of this revision is to satisfy contingencies of original Preliminary Plat approval. Of note, plans for pedestrian crossings at Alpine Drive are included. Secondarily, the Developer (Capstone Homes) desires to slightly revise lot widths on two (2) blocks to slightly widen lots, resulting in the net reduction of approximately two (2) lots. Overall, the project is significantly the same as originally approved. Finally, the Developer proposes a slight modification to topsoil standards to address stormwater and drainage.

Citizen Input

Commissioner VanScoy asked if there were any plans to develop the land on either side of this property.

Community Development Director Gladhill stated to the east a project called Northfork Meadows was being considered but noted this project was denied by the City Council. He explained this property has since been sold and purchased by another developer. He anticipated that the site would be developed with detached townhomes at some point in time. He explained the property to the west would probably be developed in the same manner.

Heather Lorch, Capstone Homes, stated Capstone has enjoyed working with the City on this project. She discussed the homes that have been built in the City to date and noted she looked forward to continuing to build homes for Ramsey residents.

Kent Raceler, 4870 Viking Boulevard, stated he opposed the approval of this Preliminary Plat Amendment. He requested the item be denied. He explained he owned the adjacent properties and did not have any development plans in place. He described how the proposed development would impact the future development of his property. He indicated he had an approved PUD in place for his property which would allow for the construction homes on 2.5 acre lots. He discussed the importance of running sewer lines through the Riverstone property. He recommended a buffer zone be put in place and requested he be allowed more time to review this matter with staff prior to the Planning Commission moving forward with this Preliminary Plat Amendment.

Commissioner VanScoy questioned when Mr. Raceler's plat was approved.

Mr. Raceler indicated his plat began in 1984 and was for the entire Northfork area, which included approximately 1,000 acres of land.

Commissioner VanScoy asked if the lots were platted.

Mr. Raceler commented the lots were not formally platted.

Commissioner VanScoy inquired if Mr. Raceler intended to build on 2.5 acre lots.

Mr. Raceler commented he was not stating that as he did not have any formal plans in place. However, he noted a Preliminary Plat was in place for this land and the intent was to have 2.5 acre lots. He explained he was very concerned with the property being stubbed to the west and wanted assurances from the City.

Further discussion ensued regarding the Preliminary Plat that Mr. Raceler had in place on his property in Ramsey.

Mr. Raceler explained that because significant improvements have been made to the property with respect to the infrastructure, he had the understanding that the Preliminary Plat had not expired.

Commissioner VanScoy requested staff address the issue of the utility stubbing.

Community Development Director Gladhill reported under the current Comprehensive Plan the property to the west was not part of the MUSA. He stated from an engineering and planning point

of view, this could be further evaluated and made a condition of the Riverstone Preliminary Plat. He indicated he did see great value in providing a stub to the property to the west and noted further discussions could be held with Mr. Raceler.

Mr. Raceler commented his property was outside the MUSA but only because of a recent action taken by the City. He noted cities often stub to property lines and requested the City stub to the property line. He reported the legality of the Preliminary Plat expiring after two years then the Northfork development should not have been able to develop over a 10- to 15-year period of time with requesting a new Preliminary Plat each year. He believes this meant a precedent had been set within the City of Ramsey.

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

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

Chairperson Bauer closed the public hearing closed at 8:29 p.m.

Commission Business

Commissioner Surma asked if a buffer area could be created by the developer.

Ms. Lorch reported there was not an area available to create a significant buffer zone between her property and the properties to the east and the west. She explained it would not be the developer's preference to have to create two buffer zones.

Commissioner Surma stated another option for the buffer zone would be to encourage Mr. Raceler to create a buffer zone on his land.

Commissioner VanScoy requested further information regarding the history of the MUSA line.

Community Development Director Gladhill discussed the history of the MUSA line and noted the City was simply reacting to the requests of the property owner. He noted based on the feedback of the property owner, the City could hold further discussions with the adjacent property owner.

Motion by Commissioner VanScoy, seconded by Commissioner Surma, to recommend that City Council to approve the revised Preliminary Plat requiring utilities to be stubbed to the west.

Further discussion

Commissioner Anderson asked if this item were tabled what effect that would have on the applicant.

Ms. Lorch stated this would Commission consideration more than 30 days which would in turn delay the project. She explained it was her desire to begin working on the project yet this summer and feared a delay would push the project off to 2019.

Commissioner Anderson expressed concern with this item moving forward without the utility line issue being addressed.

Motion by Commissioner Anderson to table action on the revised Preliminary Plat to the July Planning Commission meeting. The motion failed for lack of a second.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Surma, Gengler, and Woestehoff. Voting No: Commissioner Anderson. Absent: Commissioner Onyambu.

6. COMMISSION BUSINESS

6.01: Discuss Item: Review of City Code Section 117-351 – Home Occupation Ordinance

Presentation

Planning Intern Imihy presented the Staff Report stating under staff direction from the City Council, a review and comparison of neighboring towns and their ordinances for home occupations, also known as home-based businesses has been completed. This review specifically examines the number of employees, allowable outdoor storage and number of allowable vehicles on the property. The purpose of this agenda item is to discuss if Staff should further review and make changes to Section 117-351 of the City Code. Staff requested the Commission provide feedback on this item.

Commission Business

Commissioner Gengler requested further information on the City's current standards for outdoor storage.

Planning Intern _ Imihy __ reviewed the City's standards regarding outdoor storage.

Chairperson Bauer stated he was not so concerned with how other cities managed their outdoor storage so long as things were working for the City of Ramsey.

Community Development Director Gladhill explained staff was reviewing this Ordinance after receiving a directive from the City Council, noting this group feels there is an issue with the Ordinance. He provided further comment on the concerns that were raised after a recent home occupation was requested that had outdoor storage.

Chairperson Bauer asked if the Commission was addressing this portion of City Code based on an isolated issue.

Community Development Director Gladhill commented there were five or six home occupations that were driving this issue to be further reviewed by the City.

Commissioner VanScoy questioned what the challenges were the City was facing at this time by changing the code.

Community Development Director Gladhill explained the City was being challenged on the outdoor storage issue and number of employees.

Commissioner Anderson stated he did not support outdoor storage for a home occupation in a residential area.

The Commission was in agreement.

Commissioner Gengler did not believe it was necessary for a home occupation to have five employees. She was of the opinion a home business was an up and coming business that had very few employees and once there were five employees onsite it would be good for this business to find a proper site.

Commissioner Anderson stated he did not support home occupations allowing employees to drop off their vehicle in order to pick up a service vehicle. He believed this activity should occur at a place of business. He indicated he wanted to protect the neighbors living adjacent to those with a home occupation.

Commissioner Woestehoff agreed adding that the more concise the City was with their home occupation code the better off the City would be.

Commissioner Surma encouraged the City not to step on the rights of Ramsey residents to own and operate their own business from their property.

Planning Intern Imihy asked if the Commission supported home occupations operating out of an accessory structure.

Commissioner Woestehoff and Chairperson Bauer supported this type of business.

6.02: Discussion Item: Feedback on the Creation of a Neighborhood Business District

Presentation

Planning Intern Imihy presented the Staff Report stating in 2016, following the Public Hearing regarding the property located at 6139 157th Lane NW, staff was instructed to create a new zoning district within the City of Ramsey for the purposes of commercial property located near or adjacent to residential properties. This zoning district did not move forward in 2016 and staff has been directed to bring the case back to the Planning Commission as a discussion item. This proposed zoning district is slightly more restrictive than the current B-1 district and would not occur along Highways 47 or 10. The intent of this ordinance is truly small-scale, neighborhood-scale

commercial uses. The intent is not to allow higher intensity uses most commonly found along highway corridors. This district can be a valuable tool moving forward as the City attempts to accomplish comprehensive plan goals to provide a mix of uses focused on neighborhoods. For example, another potential area for this zoning district could be used would be near the new elementary school (not proposed at this time). Staff has modified the proposed zoning district from 2016 to include four permitted uses, three conditional uses and five prohibited uses. Staff would like the Planning Commission's feedback. The purpose of the discussion tonight is to review the draft zoning district, collect feedback from the Planning Commission regarding the new zoning district, and bring an ordinance back to a later meeting.

Commission Business

Commissioner Anderson commented he was not in favor staff pursuing this further.

Commissioner Gengler indicated she supported the creation of small neighborhood business districts. She explained this type of zoning district could assist in creating walkable neighborhoods and would create sense of community.

Commissioner Surma agreed and noted this would make the community walkable.

Commissioner Woestehoff stated he could support the sale of beer or wine for a small restaurant in the neighborhood business district.

Commissioner Anderson stated he feared dropping businesses into a residential neighborhood could change the character of the neighborhood.

Commissioner VanScoy indicated he appreciated the flexibility of the proposed zoning district and believed this would be a good tool for the City.

7. COMPREHENSIVE PLAN UPDATE ITEMS

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

8. COMMISSION / STAFF INPUT

8.01: Receive Staff Update

The Staff Update was noted.

8.02: Zoning Bulletins

Zoning Bulletins were noted.

8.03: July Planning Commission Meeting Date

Community Development Director Gladhill explained the July Planning Commission meeting has been rescheduled to Thursday, July 12, 2018.

9. ADJOURNMENT

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

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

The regular meeting of the Planning Commission adjourned at 9:24 p.m.

Respectfully submitted,

_____

Tim Gladhill
Community Development Director

ATTEST:

_____

JoAnn Shaw
Community Development Assistant

Drafted by Heidi Guenther
TimeSaver Off Site Secretarial, Inc.

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #18-119

A RESOLUTION APPROVING THE ISSUANCE OF A CONDITIONAL USE PERMIT TO ALLOW A COMMERICAL DOG KENNEL ON THE PROPERTY GENERALLY KNOWN AS 17860 NOWTHEN BLVD NW AND DECLARING TERMS OF SAME

RECITALS

1. Rebecca Bader, hereinafter referred to as the "Permittee", has properly applied for a Conditional Use Permit to conduct a commercial dog kennel on the property generally known as 17860 Nowthen Blvd NW and legally described as follows:

   The Southwest Quarter of the Northwest Quarter of Section 3, Township 32, Range 25, except road subject to easement of record, Anoka County, Minnesota

   (the "Subject Property")

2. That Merlin W. Hunt is the owner of the Subject Property.

3. The City of Ramsey received an application for a Conditional Use Permit for a Commercial Dog Kennel on the Subject Property on May 8th, 2018.

4. That the Subject Property is located within the R-1 Residential Rural Developing as are the properties to the north, east and west, while the properties to the south are R-1 Residential MUSA; the Subject Property is bisected by Nowthen Blvd on the east.

5. The Subject Property is 37.91 acres, with approximately 32 acres of wetland. Given the large proportion of wetland on the property it would be difficult to expand buildings on the Subject Property

6. That the Permittee and one other employee who will also reside on the property will be the sole employees of the home occupation.

7. That no other home occupations will operated on the Subject Property.

8. That boarding will be allowed 365 days a year with dogs remaining indoors between the hours of 7pm and 7am.

9. That the Commercial Dog Kennel will hold a maximum of 25 dogs in four (4) foot x eight (8) foot enclosures each equipped with a dog bed and a water dish.

10. That there is an existing accessory building in the rear yard of the Subject Property measuring thirty by forty foot. The Permittee plans to renovate the accessory building to

have heating, air conditioning, ventilation, a small office/ check in area, twenty five (25) – thirty (30) square foot dog kennels and insulation and sheetrock on the building walls.

11. That the Permittee is not proposing a new access point on to the Subject Property from Nowthen Blvd.

12. That the Permittee expects no more than 5 round trips per day from customers with the exception of major holidays.

13. That the existing accessory building is located approximately five hundred (500) feet from the nearest dwelling to the northwest, approximately one-thousand (1000) feet from the nearest dwelling to the east and approximately twelve hundred (1200) feet from the nearest dwelling to the southeast.

14. That the Permittee intends to install a six (6) foot, forty-two hundred (4200) square foot, chain link, enclosed fence, located in the rear yard of the subject property. The Permittee has indicated that dogs will not be allowed to run at large.

15. That the Permittee will install plumbing in the existing accessory building and obtain all permits required.

16. That the proposed Commercial Dog Kennel use would not produce noise, vibrations, air pollution, fire hazard, or noxious emissions that will disturb or endanger neighboring properties.

17. That a two (2) foot by two (2) foot sign will be allowed in the front yard of the property which faces Nowthen Blvd NW.

FINDINGS OF FACT

1. That the Commercial Dog Kennel use will/will not be unduly dangerous or detrimental to persons residing or working in the vicinity of the use, or to the public welfare.

2. That the Commercial Dog Kennel use will/will not substantially adversely impair the use, enjoyment or market value of any of the surrounding properties.

3. That the Commercial Dog Kennel use will/will not be maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.

4. That the Commercial Dog Kennel use will/not not be hazardous to existing or future neighboring uses.

5. That the Commercial Dog Kennel use will/will not impact essential public facilities and services, such as highways, streets, police and fire protection.

6. That the Commercial Dog Kennel use will/will not create excessive additinoal requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.

7. That the Commercial Dog Kennel use will/will not involve uses, activities and equipment that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

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

That the Ramsey City Council hereby grants approval of a Conditional Use Permit (the "Permit") for a Commercial Dog Kennel on the Subject Property contingent upon the following conditions:

CONDITIONS

1. That this **Permit** allows for a Commercial Dog Kennel on the **Subject Property**.

2. That the **Permittee** shall obtain all necessary permits, including a building permit and a zoning permit, prior to any modifications to the building on the **Subject Property**.

3. That the **Permittee** shall comply with all applicable local, state, and federal regulations.

4. That this **Permit** shall be perpetual in duration as long as the terms are herein complied with.

5. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Permit**.

6. That the City Administrator, or his/her designee, shall have the right to inspect the premises for compliance and safety purposes annually or at any time, upon reasonable request.

7. That this **Permit** shall automatically expire if the use is not initiated by June 26th, 2019 and adoption of the Zoning Text Amendment by the Ramsey City Council and issuance of a Building Permit for the tenant improvements shall be considered as initiating the use.

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 26th of June, 2018

PERMITTEE

Rebecca Bader hereby acknowledges receipt of this Permit and that they have reviewed the conditions of this Permit and have agreed that they will comply with the terms of this Permit.

By:_____ Its:_____

STATE OF MINNESOTA)
) SS.
COUNTY OF _____)

On this _____ day of _____, ____, before me, a Notary Public, personally appeared _____, Rebecca Bader, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

_____
Notary Public

PROPERTY OWNER

Merlin W. Hunt hereby acknowledges receipt of this Permit and that they have reviewed the conditions of this Permit and have agreed that they will comply with the terms of this Permit.

By:_____ Its:_____

STATE OF MINNESOTA)
) SS.
COUNTY OF _____)

On this _____ day of _____, ____, before me, a Notary Public, personally appeared Merlin w. Hunt, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

_____
Notary Public

CITY OF RAMSEY:

By:_____ By:_____
Acting Mayor City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On this _____ day of _____, ____, before me a Notary Public personally appeared John LeTourneau and Jo Ann M. Thieling, to me personally known, who, being each by me duly sworn, did say that they are respectively the Acting Mayor and City Clerk of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said Municipal corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council, and said John LeTourneau and Jo Ann M. Thieling acknowledge said instrument to be the free act and deed of said Municipal Corporation.

_____
Notary Public

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

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

Visited the property located at 17860 Nowthen Blvd NW, City of Ramsey on June 15th, 2018. The prospective owners staked the area of the proposed fence. The area shown in the enclosure did not meet any of the wetland criteria and was primarily Kentucky blue grass with scattered red oaks. No wetlands will be impacted by the fence and are outside the proposed fenced-in area.

We discussed the possibility of bituminous on the existing driveway associated with the detatched building already constructed on the site and no wetland issues were associated with the driveway.

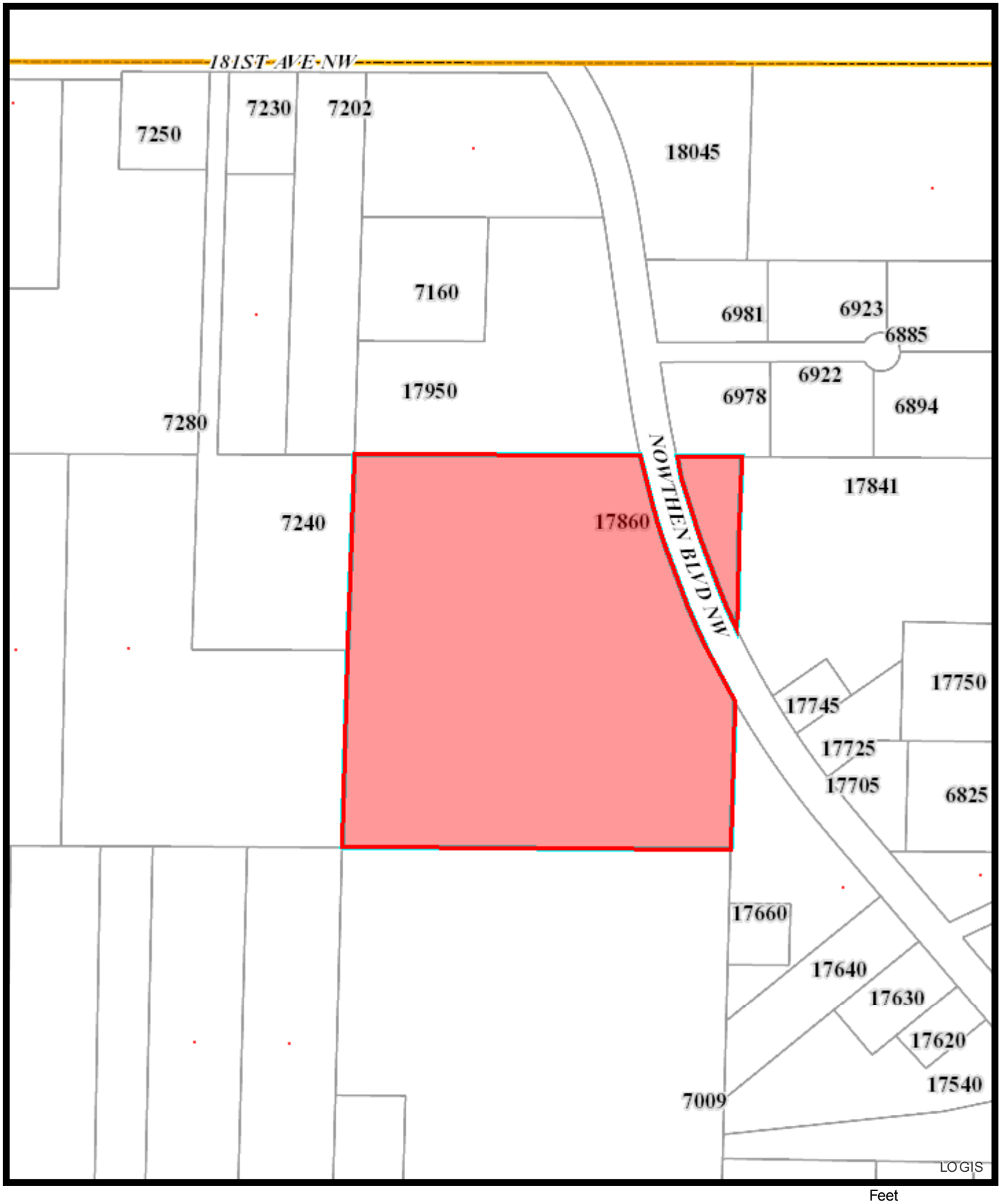
I did caution that the back of the detached building abutted wetlands and any project associated with expansion would need a permit.

Looking east towards Nowthen Blvd.

Looking south on far north corner of proposed fence.

Site Location Map

03-32-25-23-0001
17860 NOWTHEN BLVD NW



Print Date: May 16, 2018

City of RAMSEY

Land Use Application

18-119

☐ Plat – Sketch Plan	☐ Plat – Preliminary Plat	☐ Plat – Final Plat
☐ Administrative Plat	☐ Site Plan Review	☐ Easement/ROW Vacation
☒ Conditional Use Permit	☐ Interim Use Permit	☐ Comprehensive Plan Amendment
☐ Zoning Amendment	☐ Home Occupation Permit	☐ Variance
☐ Dwelling Moving Permit	☐ Environmental Permit	☐ Registered Land Survey
☐ Non-Traditional Animal License	☐ Beekeeping License	☐ Private Kennel License

Applicant Contact Information

Please note: All official communication will be routed through this contact.

Name:	Rebecca Bader		
Street Address:	5353 47th Ave S		
City, State, ZIP:	Minneapolis MN 55417		
Home Phone:	262-339-0355	Work Phone:	262-339-0355
Email:	rcbader@gmail.com	Fax Number:	–
Name of Business (if applicable):	–		
Business Address (if applicable)	–		
Business City, State, ZIP	–		
Business Phone:	–	Business Fax:	–

Subject Property Information

(Location of Application)

Address	17860 Nowthen Blvd NW, Ramsey, MN
PIN	03-32-25-23-0001
Legal Description	The SW1/4 of NW1/4 of Sec 3 Twp 32 RGE 25, EX RD Subject to Ease of Rec
Zoning District	R-1

Contact the Planning Division at 763-433-9824 or planning@cityoframsey.com to request a Zoning Verification

Property Owner Information

(If different than Applicant)

Name:			
Street Address:			
City, State, ZIP:			
Home Phone:		Work Phone:	
Email:		Fax Number:	

Please provide a detailed description of your request and attached a copy of a scaled site plan

Detailed description and scaled site plan is attached.

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

Applicant Signature	Rebecca Bader	Co-Applicant Signature	Brandon McManigle
Printed Name	Rebecca Bader	Printed Name	Brandon McManigle
Title	-	Title	-
Date	5/2/18	Date	5/2/18

I understand that the application fee is non-refundable. All costs associated with the processing of this application are the responsibility of the applicant whether this application is approved or denied. Any excess of escrow account deposits over expenditures will be refunded at the time of account closure. I also understand that as the applicant, it is my responsibility to obtain all other permits or licenses required by any applicable regulatory agencies for this Land Use Application.

Property Owner Signature	Merlin Hunt	Property Owner Signature	
Printed Name	MERLIN HUNT	Printed Name	
Title		Title	
Date	5/3/2018	Date	

I hereby certify that I am the fee title owner/contract for deed vendee of record for the above-mentioned property. Failure to prove ownership may void any agreements entered into the City and I will be held liable for any and all costs incurred by the City.

Home Occupation Supplemental Questionnaire

Does the home occupation owner live in the home on the property? Yes (●) -or- No ( ) Yes - will live

Does the home occupation owner rent or own the property? Yes ( ) -or- No ( ) Yes - will own

Will any part of the occupation be conducted in the home? Yes ( ) -or- No ( ) No

If so, what activities will be conducted in the home and in which room(s)?

There will be no activities conducted in the main residence. All activities will take place in the accessory building.

What is the gross living area of the home? approximately 3100 sq ft

How much of that area will be used for the occupation? 0 sq ft

Will an attached garage or any detached accessory building or garage be used for the occupation? Yes ( ) -or- No ( )

Yes

If so, explain:

The accessory building will be used to house the dogs. See attached description and Attachment C for more details.

Will there be at least 400 square feet of garage space reserved for indoor residential parking and storage related to the residential use on the property? Yes ( ) -or- No ( ) Yes

Will any structural additions or alterations to home or garages be required for this occupation?

Yes ( ) -or- No ( ) No

If so, explain:

There will be no structural additions or alterations to the home or garage. See attached description document for more details on other changes being made.

Will you employ persons that do not live in the home on the property? Yes ( ) -or- No ( )

No

If yes, how many non-resident employees will work on the site? N/A

How many non-resident employees will work off-site? N/A

Will it be necessary employees working off-site to come to the home? N/A

If so, explain:
N/A

Will customers or clients come to the property? Yes ◯ -or- No ◯ Yes

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

It is expected that there will be approx. 5 visits in the morning and 5 visits in the evening. See description document for more specifics.

Will any vehicles, other than your private car(s), be used in connection with the home occupation? Yes ◯ -or- No ◯ No

If so, provide number, size and type of vehicles:
N/A

Do you intend to store supplies and/or materials on the site? Yes ◯ -or- No ◯ No

Please describe items to be stored and where?
N/A

Are any of the home occupation processes or materials subject to review and permitting by Anoka County Environmental Services? Yes ◯ -or- No ◯ No

If so, explain and/or provide necessary documents.
N/A

Conditional Use Permit for Dog Kennel at 17860 Nowthen Blvd NW, Ramsey MN – Rebecca Bader and Brandon McManigle

Contact information:

By phone: 262-339-0355 (preferred)

By email: rcbader@gmail.com

Overview

Our Dog Kennel business for this property will be for boarding dogs. The intent of this business is to be family-friendly and convenient, and to allow individualized attention and care of dogs on a smaller scale while dog owners are away. Our vision is to minimize impact to the surrounding properties and the community, while providing a service to the city of Ramsey. There will be no breeding of dogs with the business. Boarding will be offered 365 days per year, using the accessory building located on the property. We will insulate, heat, and cool the building. We will install a large fenced in area for dogs to play.

The dogs will have play time outside and rest time inside the building. The dogs will always be supervised when outside of the building. The dogs will be restrained on a leash when not in the building and when not in the fenced in play area. The dogs will be contained inside the building through the night, between the hours of 9 pm and 7 am. Playtime for the dogs will be in 2 hour time periods approximately twice a day, in the morning and in the afternoon. The dogs will be supervised throughout this play time. Noises will be minimized to the extent possible with the building and the fenced in area. Any dogs that bark or howl to a large extent when outdoors will not be allowed outside for play time, but will be supervised outside with enough time to meet their elimination needs. Dogs will not be permitted to run at large.

Changes to the property

The following are the changes to the property that will be made with this business:

- Accessory building will have:
    - Heat
    - Air conditioning
    - Ventilation
    - a small office/check-in area
    - up to 25 separate dog runs/dog enclosures, at least 30 sq ft each, to hold one dog each
        - each enclosure will meet requirements of Ramsey city code Chapter 10 *proper enclosure* definition
        - the layout for the building is shown on Attachment C
    - sheetrock and a door separating office from dog enclosures
    - Insulation and sheetrock on building walls
- Gravel driveway expansion (as shown on Attachment B)

    - The gravel will not add an access point to the property from Nowthen Blvd. It will improve the existing access point that is currently half paved and half unpaved.
        - The permit for this driveway expansion will be obtained separately through the city of Ramsey
- Approximately 4200 sq ft fenced area
    - fence to be 6 ft in height
- One sign will be visible from the street (see Attachment A)
- One sign will be placed on the accessory building (see Attachment A)
    - Note that all signs will meet requirements of Ramsey city code. The applicants will obtain a permit separate from this application for signs on the property.

Dog behavior requirements

Dangerous dogs and nuisance dogs as defined in the Ramsey city code, Chapter 10, will not be permitted to board at this business. Dogs will be required to have vaccinations as defined in the Ramsey city code, Chapter 10, in order to board at this business. Before boarding, dog owners will be required to provide vaccination information and verify with signature, that the dog is not a dangerous dog. Dogs will be not be permitted to *disturb the peace* as defined in Ramsey city code, Section 10. Dogs that are found to be disruptive to other dogs while in the play area will be kept separate from the other dogs, and allowed outside individually.

Dog enclosure cleanliness

The dog enclosures and fenced in area will be continuously maintained in a clean manner. Dog excrement will be cleaned up and placed in a disposal container in a reasonable timeframe (less than 12 hours). The excrement will be removed by the property's waste removal service – Ace Solid Waste, Inc. The amount of waste generated as a result of this business will not require a dumpster but rather can be handled through property's waste removal service.

Dog comfort

Dogs will be provided meals 1-2 times per day. Additional meals and medication will be provided as directed by the dog owner. Dogs will be provided water within the dog enclosure unless otherwise directed by the owner. The accessory building will be maintained at a temperature above 60 deg F and below 80 deg F. Dogs will be provided a blanket and/or a bed depending on the owner's preference.

Emergency Vet

An emergency vet service, Affiliated Emergency Vet Service, in Blaine, MN will be used for any emergent dog care. Dog owners will be required to provide their regular veterinarian information. The regular vet will be contacted as well if needed.

Business Operation

There will be no employees for this business. The business will be operated by the applicants only, Rebecca Bader and Brandon McManigle, both of whom will live on the property.

The business will be conducted only in the accessory building and not in the main residence. There will be two family dogs that will reside in the main residence and will not be associated with the business.

Noise prevention

In order to minimize impact to the neighboring properties, the fenced in area for the dogs will be located south of the accessory building, west of the main residence, and north and east of the wetland boundary. This location was chosen in order to minimize any noises that could carry to neighboring properties. This location is screened by a number of trees as well as an upward slope in the east direction. Google Maps was used to find approximate distances to neighboring properties, and it was found that each residence is over 500 ft away from the accessory building.

Doors and windows inside the accessory building will not be kept open in order to minimize any noise from the dogs while they are indoors. There will be adequate ventilation through the heating and cooling systems to be installed.

Wetland boundary

There will be no part of this business that will be located within the wetland boundary. The wetland boundary was discussed with the Anoka Conservation District, and it was verified that the proposed fenced area as shown on Attachment A, as well as the accessory building, and the driveway, are not within the wetland.

Parking

There will be a 35 foot width of gravel in front of the accessory building for four parking spots (see attached marked up aerial view, Attachment A). These spots are not expected to be filled to capacity but will be available. There will be enough room for cars to turn around near the accessory building without backing all the way to Nowthen Blvd.

Traffic impacts

This business is expected to have little impact to Nowthen Blvd traffic. The number of visits to the site per day is expected to be an average of 5 visits in the morning and 5 visits in the evening, once the business is established. People who board dogs typically board the dogs for at least 2 nights. Many people board dogs for 7 days or longer. The business will expect an average of 15 dogs per day, with the ability to board more dogs to fill the accessory building (up to 25 dogs) during busy times such as holidays including Thanksgiving, Christmas, New Year's, July 4th, Memorial and Labor day, and spring break/Easter. Initially the business is not expected to approach full capacity, with the exception of during holidays.

Additionally, the business will require dog owners to reserve a time slot in advance for drop off and pick up of the dogs. This reservation system will be used to minimize the amount of customers on the property at one time, which subsequently reduces traffic impacts.

The section of Nowthen Blvd that this property is located on is not on a significant curve. Pictures were taken from a position standing at the driveway entrance to the property, looking in the north direction and in the south direction. These pictures are included below. The pictures support that there is not a large curve in Nowthen Blvd in this location.

Picture 1 – View facing north

Picture 2 – View facing south

Additional photos:

Picture 3 – Accessory building

Picture 4 – Area to be fenced for play area – see Attachment A

Picture 5 - Area to be fenced for play area – see Attachment A

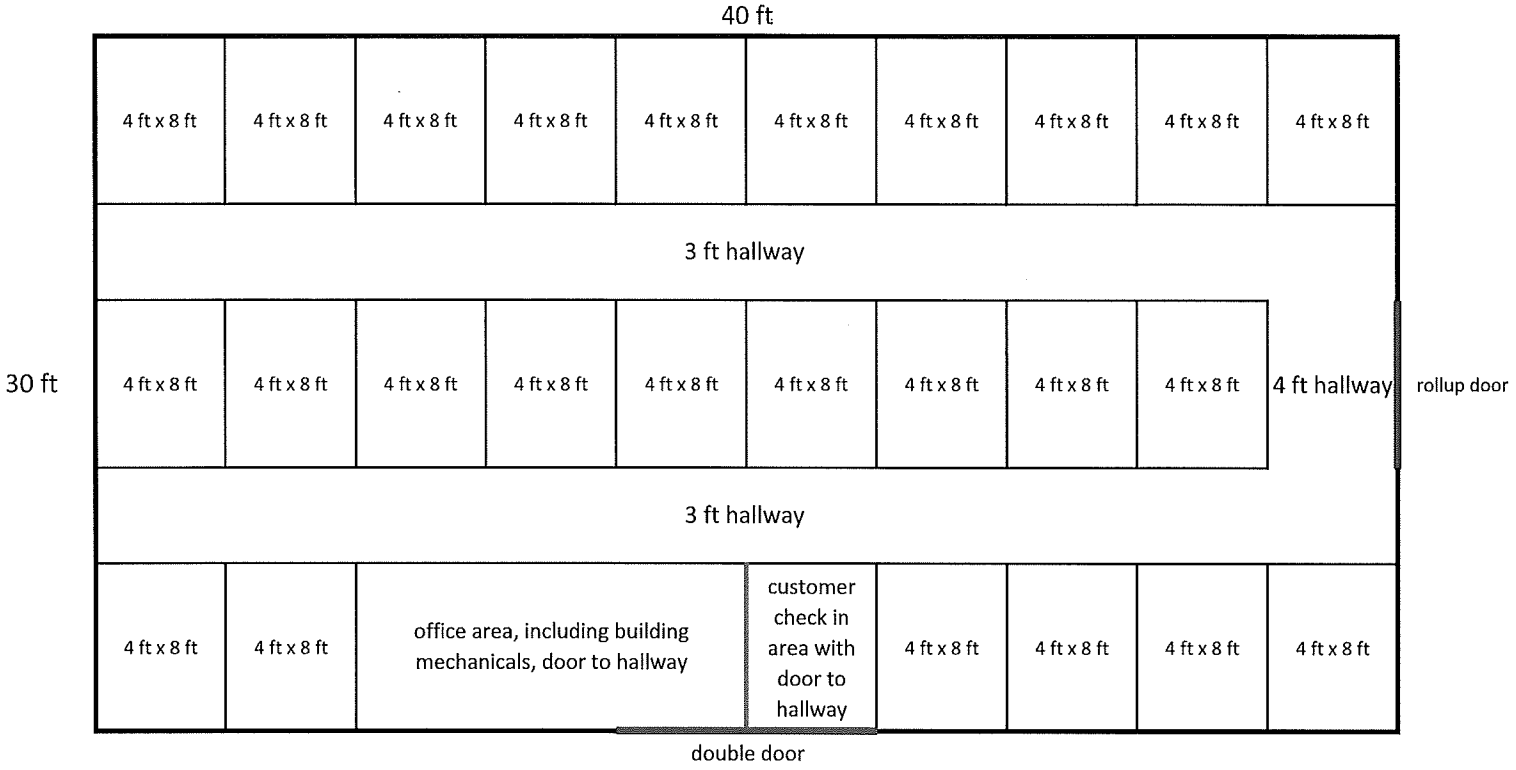
Attachment B

6981
6923
6885
180TH AVE NW
17950
6978
6922
6894
N.W. THEIN BLVD NW
17841
7310
7242
7210
17860
17745
17729
17705
6825
6805
7234
7224
7009
17690
17640
17630
6810

Attachment C

Proposed accessory building general layout

*dimensions are not to scale



25 dog enclosures - 4 ft x 8 ft each, equipped with a dog bed and water dish

Attachment A - Scaled Site Drawing

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: 06/26/2018

By: Chloe McGuire Brigl, Community Development

Information

Title:

Adopt Resolution #18-116 Approving Preliminary Plat for Cottages at the COR (Project 17-162); Case of Centra Homes, LLC

Purpose/Background:

Centra Homes, LLC has a Purchase Agreement in place with the City to acquire the land located at the southwest corner of Ramsey Blvd and Bunker Lake Blvd (the "Subject Property") for a residential subdivision. The proposed subdivision is in the COR4 Neighborhood District and would include forty (40), 2-story townhomes with association-maintained private roads. The Subject Property is approximately 4.29 acres.

Notification:

Staff attempted to notify all Property Owners within 700 feet of the proposed development via Standard US Mail of the public hearing on June 7, 2018.

Observations/Alternatives:

Zoning

The area is zoned COR 4B (Neighborhood) and allows for a range of housing types. The Preliminary Plat presented to the City generally appears to adhere to the COR Development Guidelines for the 4B subdistrict. The allowable density range in this district is 4 - 15 units/acre. The proposed density is approximately 9.3 units per acre (40 units on 4.29 acres).

Streets and Roads

The preliminary plat application shows private, association-maintained roads. The road connects to the private road on the west but does not connect to the private roads on the southeastern portion of the subdivision. There is public access from the corner of Olivine St NW and 146th Ave NW. The proposed homes are slab-on-grade, two story homes. Homes are oriented towards Ramsey Blvd and Bunker Lake Blvd; internal, private roads will have garage access and the backs of homes.

Staff is working with the homeowner's association to the west to ensure the connection to the private street on City-owned property.

Staff has asked the applicant to consider visitor parking along Olivine Street NW. Staff has also requested 'No Outlet' and 'No Parking' Signs along the private streets.

Setbacks and Standards

The proposed preliminary plat meets the COR 4 Requirements.

Landscaping and Tree Preservation
The submittal is deficient of a Landscape Plan and the Tree Preservation Plan requires revisions. It would have been desirable to preserve evergreen trees at the northeast corner of the Subejct Property, which would provide a moderate buffer for the units closest to the intersection of Bunker Lake Blvd and Ramsey Blvd, to headlights and noise that may be commonplace at that intersection. However, based on proposed grading for those units, the existing trees would have to be removed and/or would suffer too great of root damage to survive.

Engagement
City Staff held a public workshop on 02/01/2018 for adjacent property owners to have an opportunity to voice opinions on three variations of the proposed development. The sketch plan was approved by the Planning Commission in March 2018.

Utility Vacation
Staff is working with the small utilities to determine if the existing easement on the south end of the property can be vacated. Likely, an ordinance vacating the easement will come to a City Council meeting in the next month.

Planning Commission
The Planning Commission met and held a public hearing on June 7, 2018 and recommended approval of the revised preliminary plat unanimously (6-0). Staff received one written comment, attached.

Alternatives
Alternative 1: Approve Resolution 18-116. This would approve the Preliminary Plat for Cottages at the COR. Planning Commission and staff would support this alternative.
Alternative 2: Deny Resolution 18-116. This would stop the purchase agreement with the City of Ramsey and deny the preliminary plat. Planning Commission and staff would not support this alternative.

Funding Source:
The applicant is responsible for all costs associated with this review.

Recommendation:
Planning Commission recommends approval of the preliminary plat for Cottages at the COR.

Action:
Motion to approve Resolution 18-116 Approving Preliminary Plat for Cottages at the COR.

Attachments

Resolution 18-116
Preliminary Plat
Cover Sheet
Site Plan
Existing Conditions
Site and Grading Plan
Details
Tree Inventory
Landscape Plan
Planning Technical Review
Landscaping Review Memo
Written Comment Received
Draft Planning Commission Minutes

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	06/21/2018 08:24 AM
Kurt Ulrich	Tim Gladhill	06/21/2018 08:29 AM
Tim Gladhill	Tim Gladhill	06/21/2018 11:35 AM
Kurt Ulrich	Kathy Schmitz	06/21/2018 01:32 PM

Form Started By: Chloe McGuire Brigl Started On: 06/07/2018 11:22 AM

Final Approval Date: 06/21/2018

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

RESOLUTION #18-116

RESOLUTION GRANTING PRELIMINARY PLAT APPROVAL OF COTTAGES AT THE COR

WHEREAS, Centra Homes, LLC, hereafter referred to as "Developer", properly applied for Preliminary Plat approval of the following described property located in the City of Ramsey:

> That part of Outlot B, Ramsey Town Center, 2nd Addition, Lying easterly of following described line: Commencing at northwest corner of said outlot, thence south 89 degrees 42 minutes 54 seconds east, assumed bearing, along northerly line of said outlot 607.10 feet to point of beginning of said line, thence south 247.47 to southerly line of said outlot & said line there terminating, subject to easement of record, Anoka County, Minnesota.
>
> PID: 28-32-25-14-0094
>
> (the 'Subject Property');

WHEREAS, the City of Ramsey held a public workshop on February 1, 2018 and;

WHEREAS, the City of Ramsey received a sketch plan for Cottages at the COR from Centra Homes, LLC on February 12, 2018; and

WHEREAS, the Ramsey Environmental Policy Board (EPB) reviewed the sketch plan on February 26, 2018; and

WHEREAS, the Economic Development Authority reviewed the sketch plan and purchase agreement on April 12, 2018; and;

WHEREAS, the Planning Commission reviewed the sketch plan on March 1, 2018; and;

WHEREAS, the City of Ramsey received a Preliminary Plat on May 9, 2018, and updated plans on June 15, 2018; and

WHEREAS, on June 7, 2018, the Ramsey Planning Commission conducted a public hearing regarding the proposed preliminary plat; and

WHEREAS, the City Council reviewed the preliminary plat of Rum River Prairie on June 26, 2018.

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

1) That the Ramsey City Council hereby grants preliminary plat approval of Cottages at the COR in accordance with relevant City Codes, subject to the following conditions:

a) Compliance with the Staff Review Letter dated June 19, 2018.
b) Compliance with all Staff Review Comments in ProjectDox.
c) The Developer entering into a Development Agreement with the City.

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

Acting Mayor LeTourneau
Councilmember Kuzma
Councilmember Johns
Councilmember Riley
Councilmember Shryock

and the following voted against the same:

and the following abstained:

and the following were absent:

Existing Vacancy

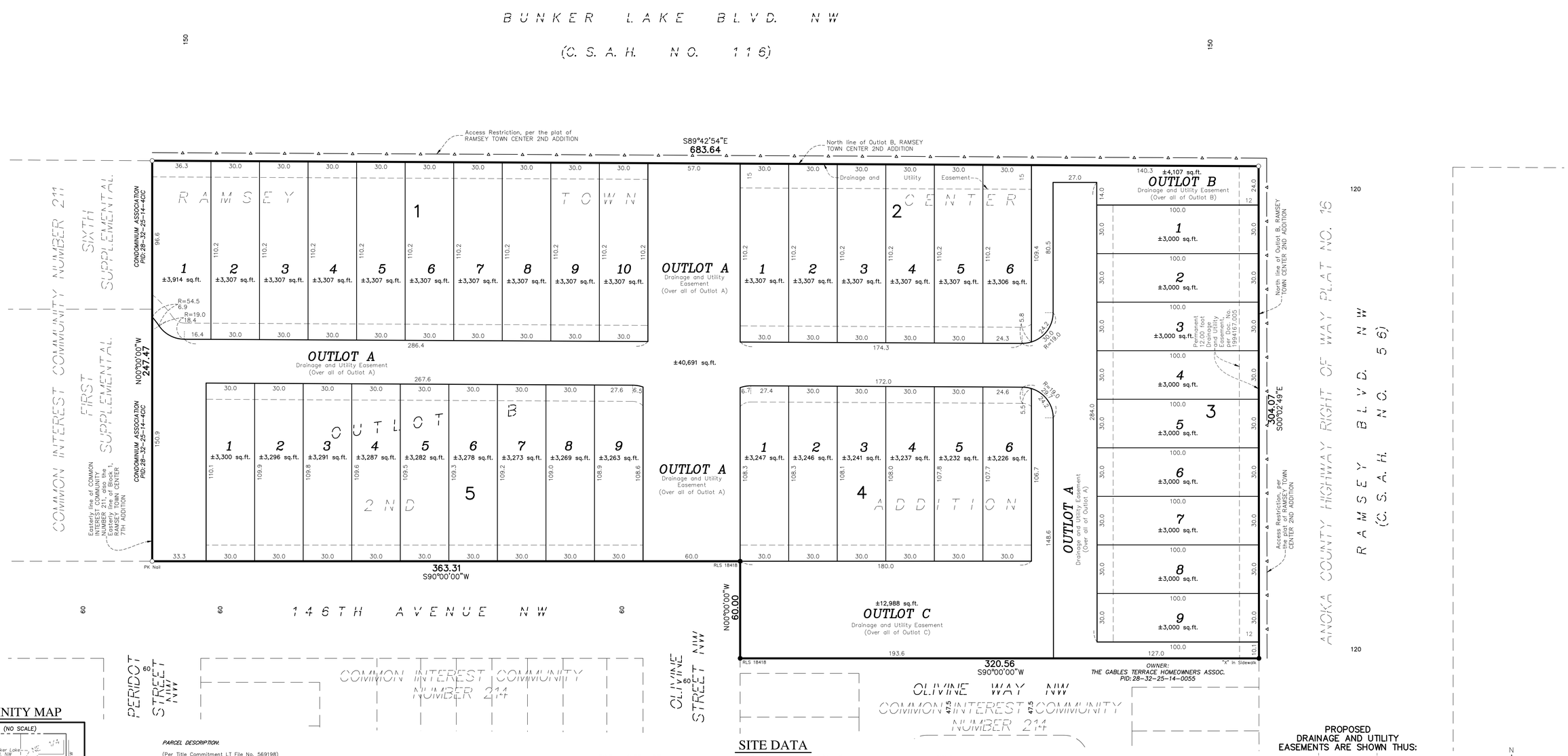
whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 26th day of June, 2018

_____
Acting Mayor

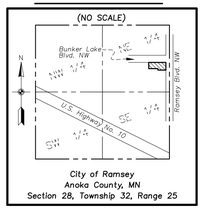
ATTEST:

_____
City Clerk

COTTAGES AT THE COR



VICINITY MAP



PARCEL DESCRIPTION:

(Per Title Commitment LT File No. 569198)

All that part of Outlot B, RAMSEY TOWN CENTER 2ND ADDITION, Anoka County, Minnesota which lies easterly of the easterly line of Block 1, RAMSEY TOWN CENTER 7TH ADDITION, and its southerly extension.

(Abstract Property)

GENERAL NOTES:

1) The field work for this survey was completed on May 7, 2018.

2) Bearings shown are based on the North line of Outlot B, RAMSEY TOWN CENTER 2ND ADDITION, according to the recorded plat thereof, Anoka County, Minnesota, which is assumed to bear S89°42'54"E.

3) Surveyed property address – unassigned, Ramsey, MN.

SITE DATA

TOTAL SITE AREA	±4.30 AC.
TOTAL OUTLOT AREA	±1.33 AC.
OUTLOT A	±0.94 AC.
OUTLOT B	±0.09 AC.
OUTLOT C	±0.30 AC.
TOTAL LOT AREA	±2.97 AC.
SMALLEST LOT	±3,000 S.F.
LARGEST LOT	±3,914 S.F.
AVERAGE LOT	±3,237 S.F.
TOTAL NUMBER OF LOTS	40
GROSS DENSITY	9.30 LOTS/AC.
EXISTING ZONING	COR
UTILITIES	AVAILABLE

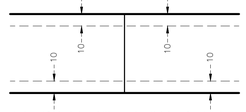
MINIMUM RESIDENTIAL SETBACK DATA:

FRONT	20 FT.
SIDE (GARAGE)	5 FT.
SIDE (HOUSE)	5 FT.
SIDE CORNER	20 FT.
REAR TO BACK OF CURB	25 FT.

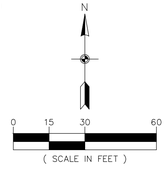
LEGEND

- ● – Denotes Found Iron Monument or chiseled "X", as noted
- ○ – Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361, or PK Nail as noted
- ——△—— – Denotes Controlled Access shown on the plat of RAMSEY TOWN CENTER 2ND ADDITION

PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



being 10 feet in width, and adjoining front lot lines, and rear lot lines unless otherwise shown on this plat.



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3890 Pheasant Ridge Drive NE, Suite 100
Blaine, MN 55449
Phone: (763) 489-7900
Fax: (763) 489-7959
www.carlsonmccain.com

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 Land Surveyor under the laws of the State of Minnesota

Print Name: Thomas R. Balluff, L.S.
Signature:
Date: 5/08/2018 License #: 40361

DRAWN BY: KCM
ISSUE DATE: 5/08/18
FILE NO: 1342

Revisions:

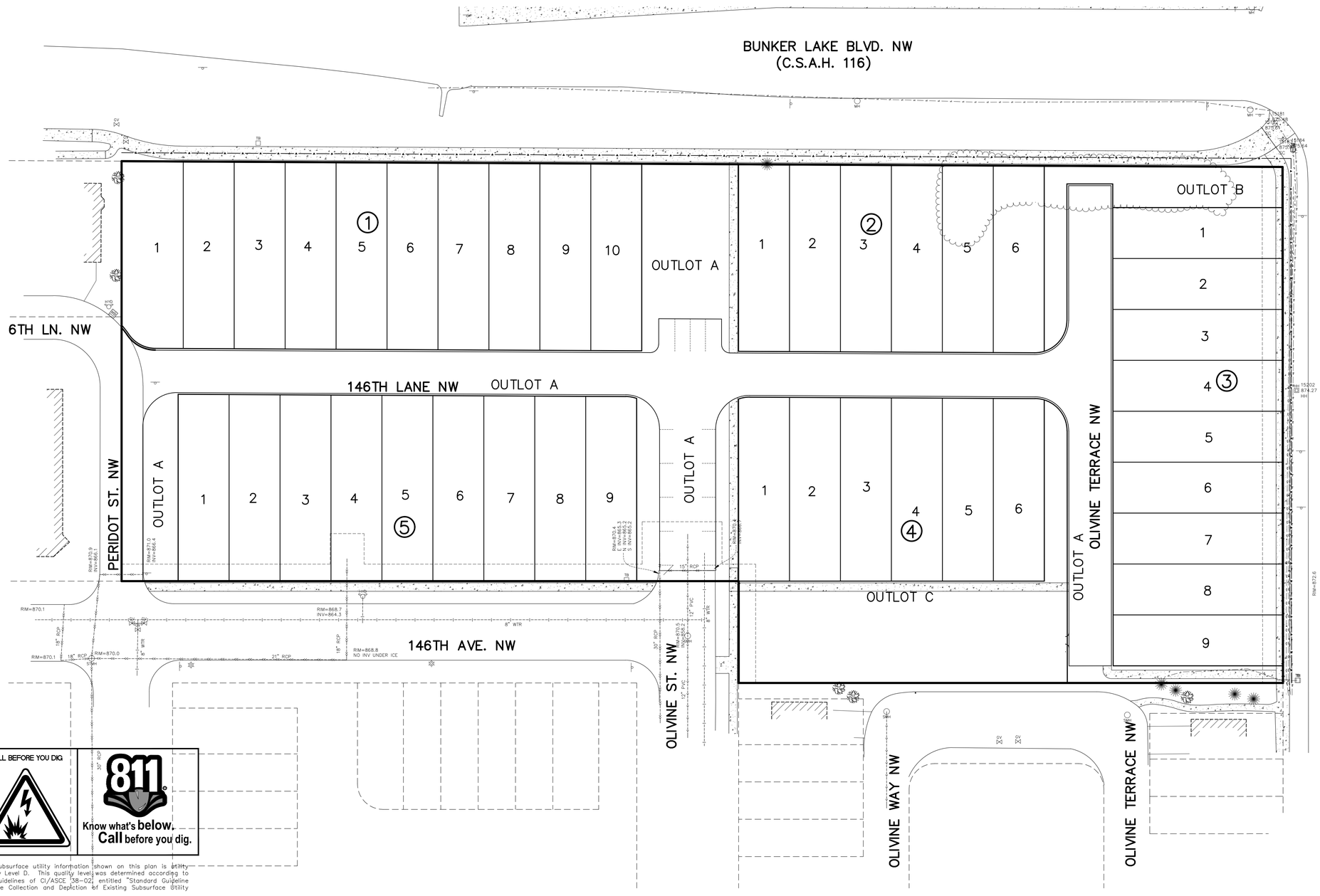
CENTRA HOMES, LLC
11460 Robinson Drive N.W.
Minneapolis, MN 55433

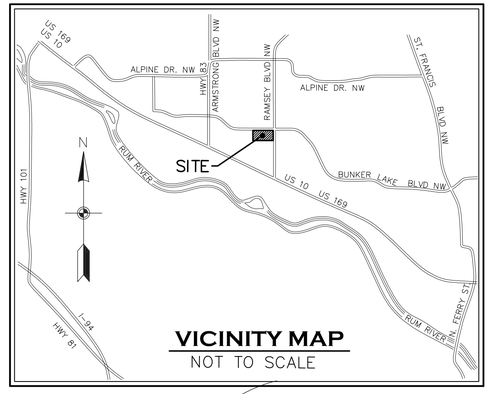
COTTAGES AT THE COR
Ramsey, Minnesota

PRELIMINARY PLAT

[Save Date: 06/15/18] F:\jobs\7341 - 7360\7351 - ramsey town square\cad c3d\survey\7351_prp.dwg

COTTAGES AT THE COR
RAMSEY, MINNESOTA





VICINITY MAP
NOT TO SCALE

SHEET INDEX

1. COVER
2. EXISTING CONDITIONS
3. PRELIMINARY PLAT INDEX
4. PRELIMINARY SITE & UTILITY PLAN
5. PRELIMINARY GRADING & EROSION CONTROL PLANS
6. DETAILS

N

0 15 30 60
(IN FEET)

BENCHMARK

1. Minnesota Department of Transportation Geodetic Monument named 0202 B (GSID Station #93781). Elev.= 865.02 (NAVD 88)
2. Minnesota Department of Transportation Geodetic Monument named HYATT MNDT (GSID Station #808). Elev.= 878.97 (NAVD 88)

CALL BEFORE YOU DIG

811 Know what's **below.** **Call** before you dig.

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

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

Print Name: Brian A. Kielsmeier, PLA
Signature:
Date: 5/8/18 License #: 45077

Drawn: LGC
Designed: BAK
Date: 5/8/18

Revisions:
1. 6-14-18 Rev per city comments sheets 1, 4 & 5 .

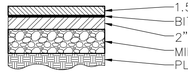
CENTRA HOMES, LLC
11460 Robinson Drive N.W.
Minneapolis, MN 55433

COTTAGES AT THE COR
Ramsey, Minnesota

COVER SHEET

[Save Date: 06/15/18] F:\Jobs\7341 - 7360\7351 - ramsey town square\cad c3d\engineering\preliminary\7351_cvr.dwg

STREET SECTION



1.5" TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA340B)
BITUMINOUS MATERIAL FOR TACK COAT
2" TYPE SP 12.5 NON WEARING COURSE MIXTURE (SPNWB330B)
MIN. 4" MODIFIED CLASS 5 AGGREGATE BASE
PLACED ON PREPARED SUBGRADE

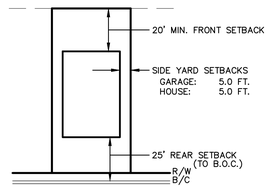
SITE PLAN LEGEND

	EXISTING	PROPOSED
LIGHT POLE	☼	
SANITARY MANHOLE	SAN	●
MISCELLANEOUS SIGN	—o—	
EXISTING SPOT ELEVATION	x0000.0	
EXISTING TREE		
TELEVISION BOX	TV	
FIRE HYDRANT	FH	
GATE VALVE	GV	
CLEANOUT	CO	◉
ELECTRIC BOX	EB	
GAS METER	GM	
CATCH BASIN	or	or
RAIN GUARDIAN		RG
ELECTRIC METER	EM	
TELEPHONE BOX	TB	
UTILITY POLE	UP	
FLARED END SECTION	FES	▲
STORM MANHOLE	STMH	●
SERVICE	SERV	
SOIL BORING/TEST HOLE	TH	
RETAINING WALL		MODULAR ROCK
WATERMAIN	W	
SANITARY SEWER	SAN	
FORCEMAIN	FM	FM
STORM SEWER	ST	
PROPERTY LINE		
SETBACK LINE		
CURB		
WETLAND		
DITCH		
UNDERGROUND TELEPHONE	ut	ut
UNDERGROUND ELECTRIC	ue	ue
UNDERGROUND GAS	ug	ug
UNDERGROUND FIBEROPTIC	ufo	ufo
FENCE	x	x
OVERHEAD ELECTRIC	ohe	ohe
CONCRETE SURFACE		
BITUMINOUS SURFACE		

BUNKER LAKE BLVD. NW
(C.S.A.H. 116)

MATCH EXISTING SIDEWALK
EX. CONC. SIDEWALK
EX. CONC. SIDEWALK
8' CONCRETE SIDEWALK
CONNECT SIDEWALK TO EXISTING PED. RAMP
RIM=875.7
STORM SEWER
5' CONCRETE SIDEWALK
20' FRONT SETBACK LINE
25' REAR SETBACK LINE (TO B.O.C.)
OUTLOT A
OUTLOT B
RE 875.95
IE 864.95 OUTLOT B
20'RAD. (TYP.)
27' OUTLOT
25' B-B
10' TYP.
8" DIP WM
8" PVC SAN SWR
8' CONCRETE SIDEWALK
146TH LN. NW
CONNECT TO EX. WM (VERIFY W/AS-BUILTS FROM CITY)
4 STALLS
146TH LANE NW
RE 873.10
IE 863.00
RE 873.00
IE 858.66-12" S
IE 860.55-8" E,W
35' OUTLOT
33' B-B
RE 874.95
IE 862.55 N,S
IE 862.45 W
RAMSEY BLVD NW
(C.S.A.H. 65)
PERIDOT ST. NW
OLIVINE TERRACE NW
CONNECT TO EX. STUB
EX. IE 858.45
(FIELD VERIFY)
CONNECT TO EX. WM
REMOVE & REPLACE EX. SIDEWALK AS NECESSARY FOR PROPOSED STORM SEWER
CUT INTO AND CONNECT TO EXISTING CATCH BASIN
5' CONCRETE SIDEWALK
STORM SEWER
12" PVC SAN SWR
OUTLOT C
REMOVE EXISTING 30" RCP STUB & CONNECT NEW 15" RCP TO EXISTING CBMH.
MATCH EXISTING SIDEWALK
CURB CUT W/RAIN GUARDIAN
RE 873.35
IE 863.35
CONNECT TO EX. WM (VERIFY W/AS-BUILTS FROM CITY)
MATCH EXISTING SIDEWALK
146TH AVE. NW
OLIVINE ST. NW
OLIVINE WAY NW
OLIVINE TERRACE NW
EX. CONC. SIDEWALK

30' LOT DETAIL



TYPICAL SERVICES SHALL BE:
WATER: 1" COPPER TYPE K
SEWER: 4" PVC SDR 26
CURB STOP TO BE PLACED 10' BEHIND THE CURB.

N

0 15 30 60
(IN FEET)

BENCHMARK

1. Minnesota Department of Transportation Geodetic Monument named 0202 B (GSID Station #93781). Elev.= 865.02 (NAVD 88)
2. Minnesota Department of Transportation Geodetic Monument named HYATT MNDT (GSID Station #808). Elev.= 878.97 (NAVD 88)

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

Print Name: ~~Brian F. Kielkucki~~ PLA
Signature:
Date: 5/8/18 License #: 35077

Drawn: LGC
Designed: BFK
Date: 5/8/18

Revisions:
1. 6-14-18 Rev per city comments.

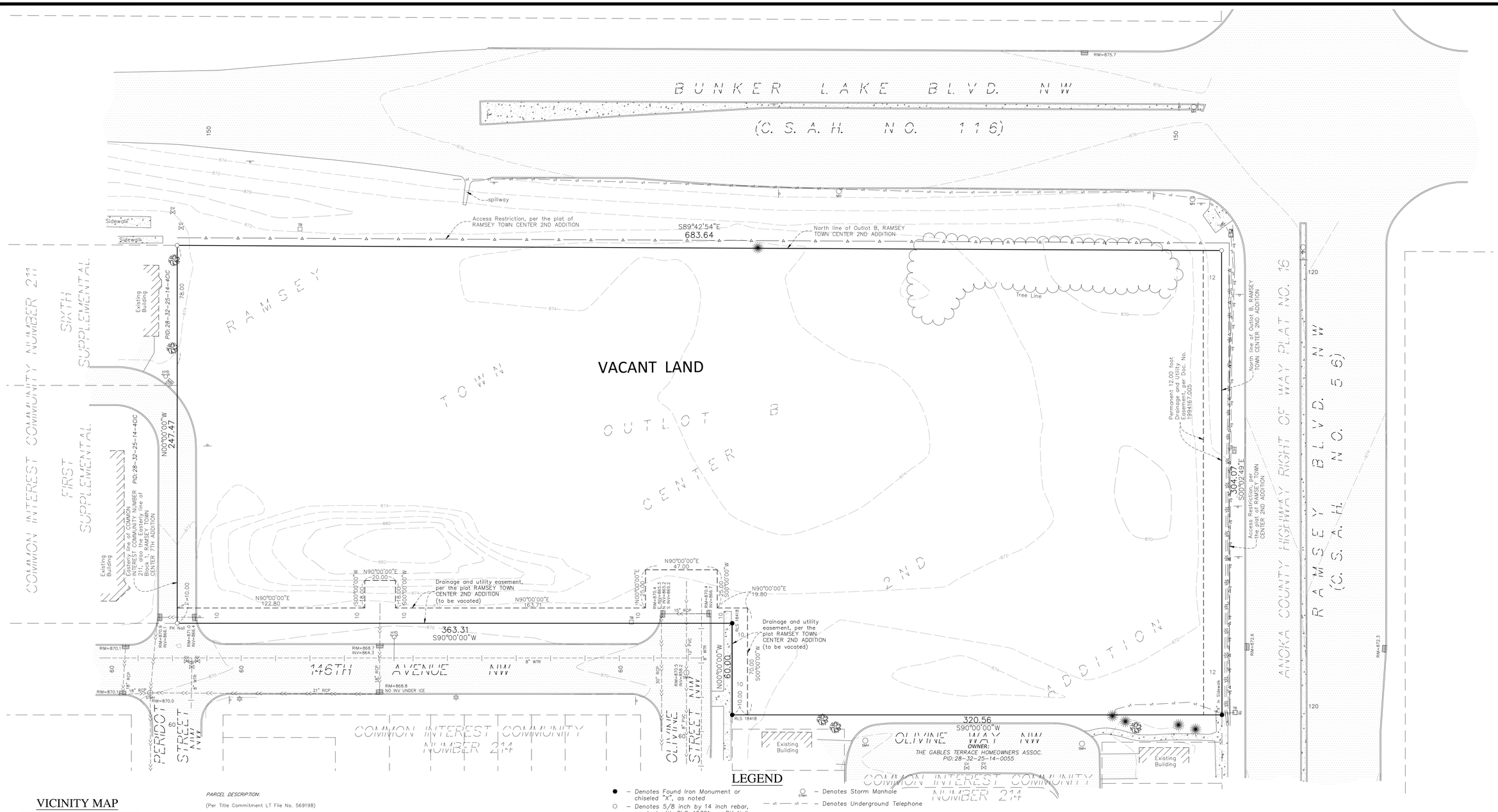
CENTRA HOMES, LLC
11460 Robinson Drive N.W.
Minneapolis, MN 55433

COTTAGES AT THE COR
Ramsey, Minnesota

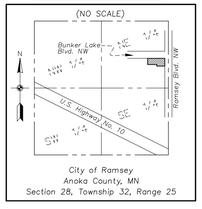
PRELIMINARY SITE & UTILITY PLAN

4 of 6

[Save Date: 06/15/18] F:\jobs\7341 - 7360\7351 - ramsey town square\cad c3d\engineering\preliminary\7351_site.dwg



VICINITY MAP



PARCEL DESCRIPTION:

(Per Title Commitment LT File No. 569198)

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(Abstract Property)

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3) Surveyed property address – unassigned, Ramsey, MN.

4) Above ground utilities have been field located as shown. All underground locations shown hereon are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an on-site location (651-454-0002).

LEGEND

- ● – Denotes Found Iron Monument or chiseled "X", as noted
- ○ – Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361, or PK Nail as noted
- ☼ – Denotes Light Pole
- SMH – Denotes Sanitary Manhole
- ⊖ – Denotes Miscellaneous Sign
- x0000.0 – Denotes Existing Spot Elevation
- – Denotes Existing Tree
- HYD – Denotes Fire Hydrant
- GV – Denotes Gate Valve
- CB – Denotes Catch Basin
- TB – Denotes Telephone Box
- HH – Denotes Hand Hole
- ○ – Denotes Miscellaneous Manhole
- STMH – Denotes Storm Manhole
- ut — ut — Denotes Underground Telephone
- utv — Denotes Underground Television
- — Denotes Watermain
- — Denotes Sanitary Sewer
- ug — ug — Denotes Underground Gas
- — Denotes Storm Sewer
- — Denotes Controlled Access shown on the plat of RAMSEY TOWN CENTER 2ND ADDITION
- x — x — Denotes Existing Fence as noted
- — Denotes Concrete Surface
- — Denotes Bituminous Surface
- — Denotes Existing Contour

BENCHMARK

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N

0 15 30 60

(SCALE IN FEET)

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Signature:
Date: 5/08/2018 License #: 40361

DRAWN BY: KCM
ISSUE DATE: 5/08/18
FILE NO: 1342

Revisions:

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11460 Robinson Drive N.W.
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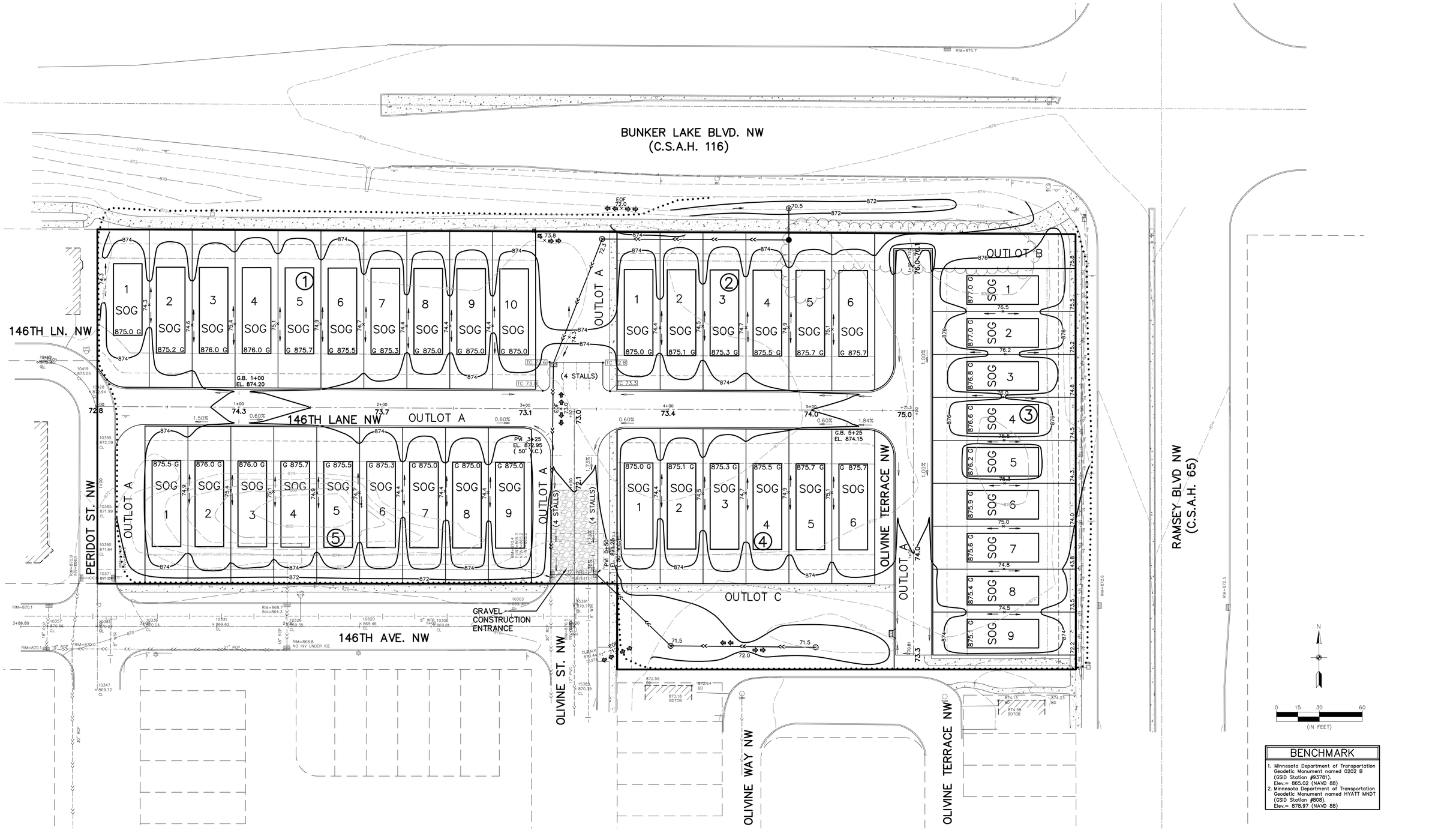
COTTAGES AT THE COR
Ramsey, Minnesota

EXISTING CONDITIONS

[Save Date: 06/15/18] F:\Jobs\7341 - 7360\7351 - ramsey town square\cad c3d\survey\7351_excon.dwg



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

Print Name: Brian F. Kallio, P.E.
Signature:
Date: 5/8/18 License #: 25817

Drawn: LOC
Designed: BFK
Date: 5/8/18

Revisions:
1. 6-14-18 Rev per city comments.

CENTRA HOMES, LLC
11460 Robinson Drive N.W.
Minneapolis, MN 55433

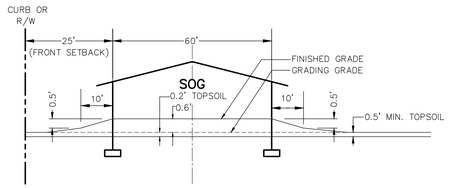
COTTAGES AT THE COR
Ramsey, Minnesota

PRELIMINARY GRADING & EROSION CONTROL PLAN

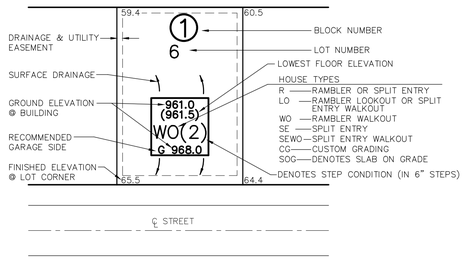
5 of 6

Save Date: 06/15/18 F:\jobs\7341 - 7360\7351 - ramsey town square\cad c3d\engineering\preliminary\7351_gr.dwg

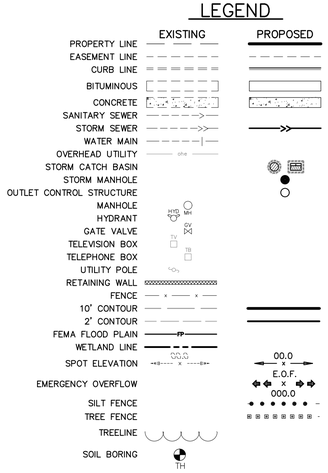
HOLDOWNS DETAILS



GRADING PLAN LOT KEY

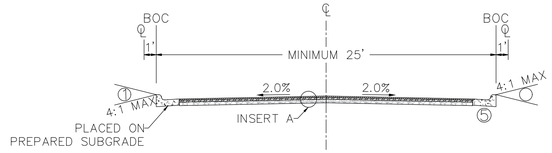


LEGEND



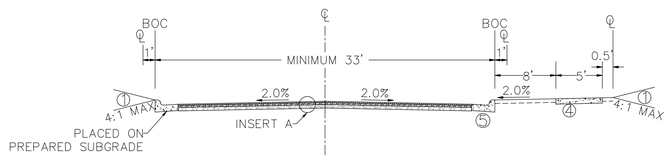
25' – PRIVATE STREET

NOTE: NOT TO SCALE

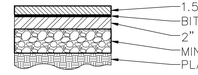


33' – PRIVATE STREET

NOTE: NOT TO SCALE



INSERT A:



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, PLACED ON PREPARED SUBGRADE.
5. CONCRETE CURB AND GUTTER PER PLAN. SEE CITY PLATE No. STR–1.

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

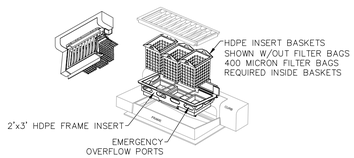
City of RAMSEY

STANDARD DETAILS: MODIFIED CLASS 5 SPECIFICATIONS

CITY PLATE No. STR–26

INFRASAFE – 2'x3' DEBRIS COLLECTION DEVICE

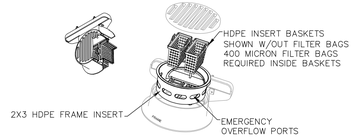
AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS



– MEETS MN/DOT SPECIFICATION 3891.F "STORM DRAIN INLET PROTECTION – FILTER BAG INSERT"
– DESIGNED FOR NEENAH R–3067 OR R–3290 SERIES

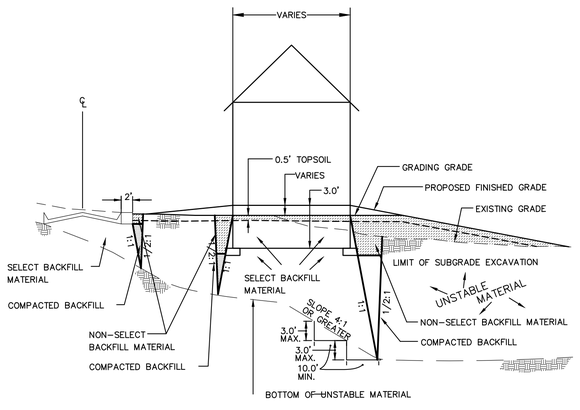
INFRASAFE – 27" DEBRIS COLLECTION DEVICE

AS MANUFACTURED BY ROYAL ENVIRONMENTAL SERVICES

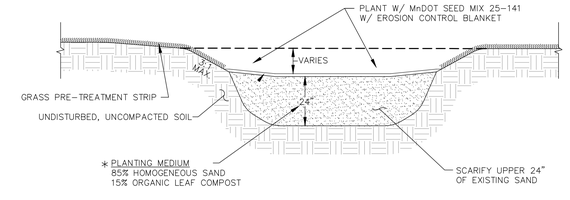


– MEETS MN/DOT SPECIFICATION 3891.F "STORM DRAIN INLET PROTECTION – FILTER BAG INSERT"
– DESIGNED FOR NEENAH R–3250–A OR R–3250–1 (MNDOT 801) FRAME CASTING

SUBGRADE CORRECTION

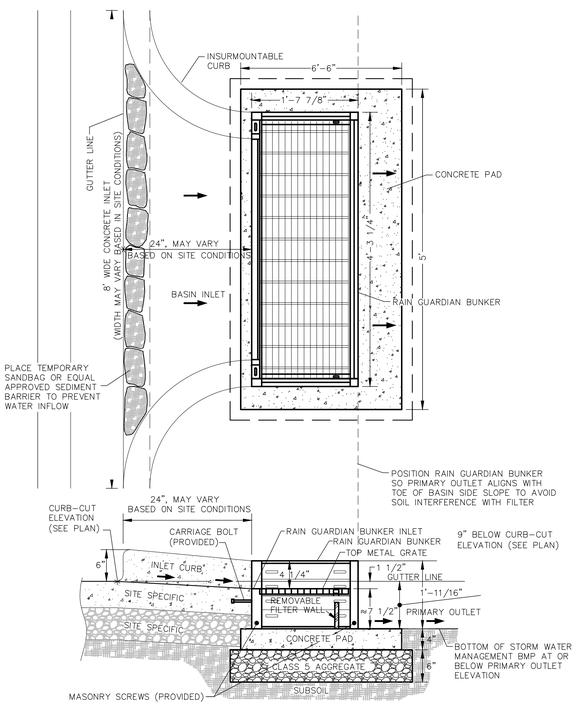


INFILTRATION BASIN

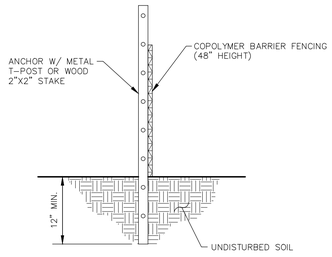


* ONSITE TO BE UTILIZED TO THE EXTENT POSSIBLE. VERIFY W/ GEOTECHNICAL ENGINEER.

RAIN GUARDIAN DETAIL



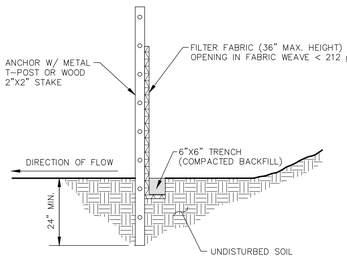
TREE FENCE



NOTES:

1. TREE FENCING SHALL BE PLACED A MINIMUM OF 1 FOOT PER CALIPER INCH OF TREE DIAMETER FROM TREE(S) THAT IS/ARE TO BE SAVED.
2. ANCHOR POST MAY BE SPACED UP TO 10 FEET APART.
3. SECURELY ATTACH TREE FENCE TO ANCHOR POSTS W/ MINIMUM OF TWO ATTACHMENTS PER POST.
4. SEE MNDOT SPECIFICATION 2572.

SILT FENCE



NOTES:

1. DIG A 6"X6" TRENCH ALONG THE INTENDED SILT FENCE LINE.
2. DRIVE ALL ANCHOR POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
3. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART.
4. LAY OUT SILT FENCE ALONG THE UPHILL SIDE OF THE ANCHOR POSTS AND BACK FILL 6"X6" TRENCH.
5. SECURELY ATTACH SILT FENCE TO ANCHOR POSTS W/ MINIMUM OF THREE ATTACHMENTS PER POST.
6. SEE MNDOT SPECIFICATIONS 2573 & 3886.

TURF ESTABLISHMENT

TURF ESTABLISHMENT SHALL APPLY TO ALL DISTURBED AREAS AND SHALL BE ACCORDING TO MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (LATEST EDITION) EXCEPT AS MODIFIED BELOW.

TURF ESTABLISHMENT SHALL OCCUR AS SOON AS POSSIBLE BUT IN NO CASE MORE THAN 7 DAYS.

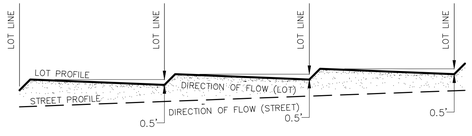
SEED: MnDOT MIXTURE 25–141 AT 60 POUNDS PER ACRE.

DORMANT SEED: SHALL BE APPLIED AT TWICE THE NORMAL RATE AFTER NOVEMBER 1ST.

MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).

FERTILIZER: TYPE 1 10–10–10 AT 200 POUNDS PER ACRE.

LOT BENCHING DETAIL



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

Print Name: ~~Brian P. Kowalczyk~~ P.E.
Signature:
Date: 5/8/18 License #: 45077

Drawn: ~~LKC~~
Designed: ~~BPK~~
Date: ~~5/8/18~~

Revisions:
1.

CENTRA HOMES, LLC
11460 Robinson Drive N.W.
Minneapolis, MN 55433

COTTAGES AT THE COR
Ramsey, Minnesota

DETAILS

6 of 6

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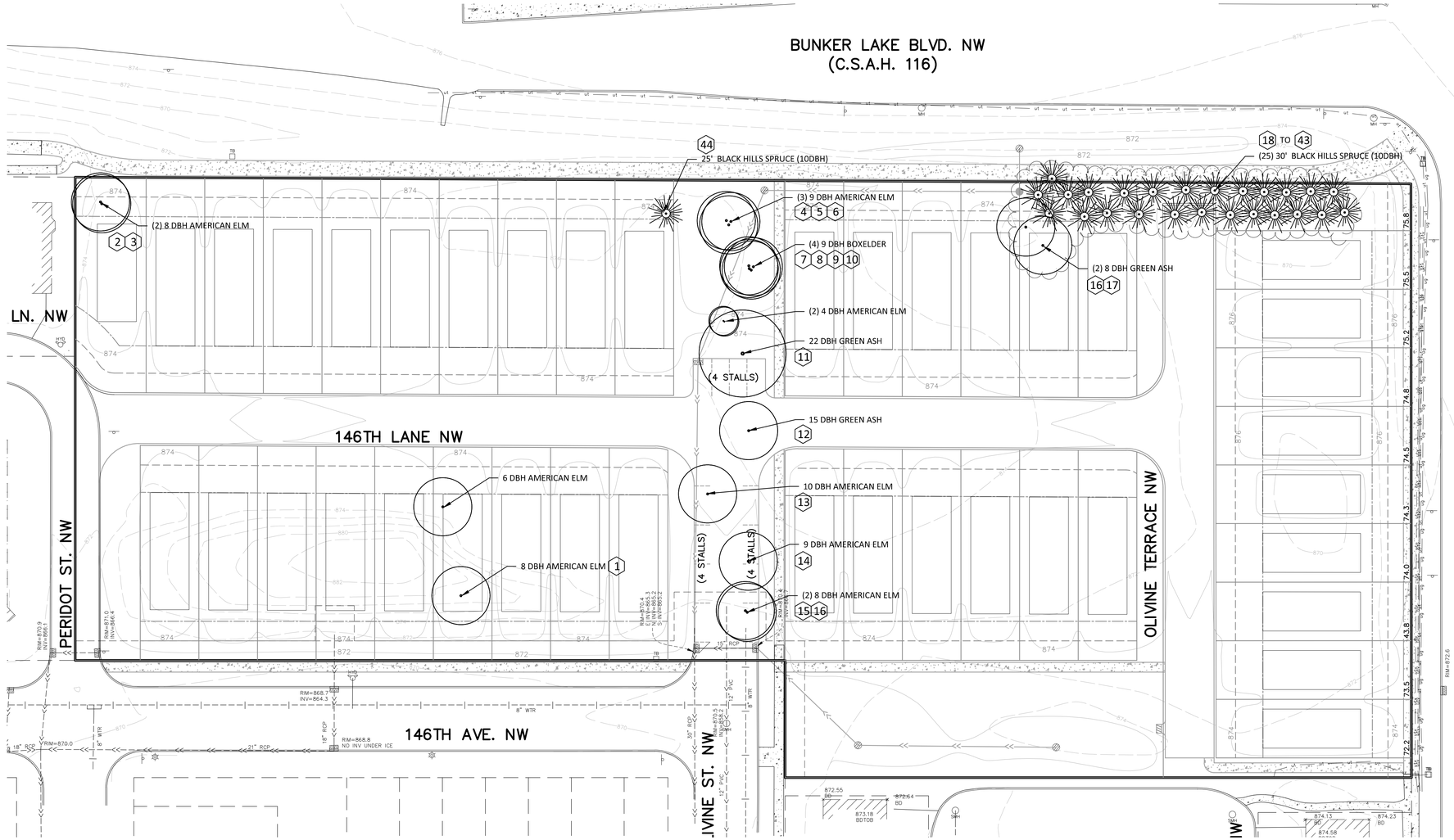
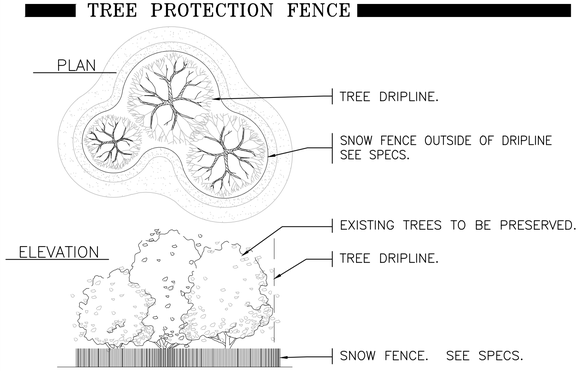


TREE PROTECTION FENCE



ERECT PROTECTIVE SNOW FENCE PRIOR TO ANY CONSTRUCTION ACTIVITY.
DO NOT STORE ANY EQUIPMENT OR MATERIALS WITHIN PROTECTIVE AREA.
REMOVE THE PROTECTIVE SNOW FENCE ONLY AFTER CONSTRUCTION
OPERATIONS ARE COMPLETED.

TREE REMOVAL/REPLACEMENT SUMMARY

REMOVED/SAVED	REPLACEMENT/CREDIT
EVERGREEN DBH	260
DECIDUOUS TREES DBH	175
TREES TO BE REMOVED FOR STREETS AND WATER FILTRATION	275
40% OF TREES OF TREES TO BE REPLACED (160dbn x 40%)	64
REPLACEMENT	64 dbh
TOTAL REPLACEMENT REQUIRED (1x1.25DBH)	80 dbh

CITY OF RAMSEY TREE PRESERVATION

Within residential developments, at least 40 percent of the inches of existing significant tree DBH shall be retained on site. Significant trees are 8DBH and larger.

(1) All species of oak that have a DBH of four inches or greater;
(2) All evergreen species that have a DBH of four inches or greater; and
(3) (3) All other trees that have a DBH of eight inches or more;

Reforestation/restitution requirement. If a development exceeds the removal threshold specified in (f) above, the developer shall either reforest areas within the site, pay restitution, or some combination thereof.

(1) For every one significant tree inch that is removed in excess of the removal threshold, the developer shall replant 1.25 inches (diameter) of new trees or provide the city with $125.00 in restitution.
(2) Significant trees removed for water quality treatment ponds, public trails and sidewalks, and arterial and collector streets, or that are considered invasive species, are exempt from the removal threshold calculation.

CMI# 7351

Cottages at the COR - Tree Preservation

All existing Significant Trees (Oak Evergreen 4dbh or larger) and all trees 8dbh and larger

40% of trees must be preserved, 60% may be removed.

Tree #	Type	Scientific Name	Condition	Size DBH	Preserved/Removed	Replacement Tree	Reason for removal
1	American Elm	Ulmus americana	Fair	8	Remove	Y	Grading
2	American Elm	Ulmus americana	Fair	8	Remove	Y	Grading
3	American Elm	Ulmus americana	Fair	8	Remove	Y	Grading
4	American Elm	Ulmus americana	Fair	9	Remove	N	Pond
5	American Elm	Ulmus americana	Fair	9	Remove	N	Pond
6	American Elm	Ulmus americana	Fair	9	Remove	N	Pond
7	Boxelder	Acer negundo	Fair	9	Remove	N	Pond
8	Boxelder	Acer negundo	Fair	9	Remove	N	Pond
9	Boxelder	Acer negundo	Fair	9	Remove	N	Pond
10	Boxelder	Acer negundo	Fair	9	Remove	N	Pond
11	Green Ash	Fraxinus pennsylvanica	Fair	22	Remove	N	Pond
12	Green Ash	Fraxinus pennsylvanica	Fair	15	Remove	N	Street
13	American Elm	Ulmus americana	Fair	10	Remove	N	Street
14	American Elm	Ulmus americana	Fair	9	Remove	N	Street
15	American Elm	Ulmus americana	Fair	8	Remove	N	Street
16	American Elm	Ulmus americana	Fair	8	Remove	N	Street
17	Green Ash	Fraxinus pennsylvanica	Fair	8	Remove	Y	Grading
18	Green Ash	Fraxinus pennsylvanica	Fair	8	Remove	Y	Grading
19	Black Hills Spruce	Picea glauca	Overgrown	10	Remove	N	Sidewalk
20	Black Hills Spruce	Picea glauca	Overgrown	10	Remove	N	Sidewalk
21	Black Hills Spruce	Picea glauca	Overgrown	10	Remove	N	Sidewalk
22	Black Hills Spruce	Picea glauca	Overgrown	10	Remove	N	Sidewalk
23	Black Hills Spruce	Picea glauca	Overgrown	10	Remove	N	Sidewalk
24	Black Hills Spruce	Picea glauca	Overgrown	10	Remove	N	Sidewalk
25	Black Hills Spruce	Picea glauca	Overgrown	10	Remove	N	Sidewalk
26	Black Hills Spruce	Picea glauca	Overgrown	10	Remove	N	Sidewalk
27	Black Hills Spruce	Picea glauca	Overgrown	10	Remove	N	Sidewalk
28	Black Hills Spruce	Picea glauca	Overgrown	10	Remove	N	Sidewalk
29	Black Hills Spruce	Picea glauca	Overgrown	10	Remove	N	Sidewalk
30	Black Hills Spruce	Picea glauca	Overgrown	10	Remove	N	Sidewalk
31	Black Hills Spruce	Picea glauca	Overgrown	10	Remove	N	Street
32	Black Hills Spruce	Picea glauca	Overgrown	10	Remove	N	Street
33	Black Hills Spruce	Picea glauca	Overgrown	10	Remove	Y	Grading
34	Black Hills Spruce	Picea glauca	Overgrown	10	Remove	Y	Grading
35	Black Hills Spruce	Picea glauca	Overgrown	10	Remove	Y	Grading
36	Black Hills Spruce	Picea glauca	Overgrown	10	Remove	Y	Grading
37	Black Hills Spruce	Picea glauca	Overgrown	10	Remove	Y	Grading
38	Black Hills Spruce	Picea glauca	Overgrown	10	Remove	Y	Grading
39	Black Hills Spruce	Picea glauca	Overgrown	10	Remove	Y	Grading
40	Black Hills Spruce	Picea glauca	Overgrown	10	Remove	Y	Grading
41	Black Hills Spruce	Picea glauca	Overgrown	10	Remove	Y	Grading
42	Black Hills Spruce	Picea glauca	Overgrown	10	Remove	Y	Grading
43	Black Hills Spruce	Picea glauca	Overgrown	10	Remove	Y	Grading
44	Black Hills Spruce	Picea glauca	Fair	10	Remove	Y	Grading

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

Print Name: James A. Kalkes RLA
Signature:
Date: 5/8/18 License #: 45071

Drawn: JAK
Designed: JAK
Date: 5/29/18

Revisions:
1. 6-14-18 Rev per city comments.

CENTRA HOMES, LLC
11460 Robinson Drive N.W.
Minneapolis, MN 55433

COTTAGES AT THE COR
Ramsey, Minnesota

TREE PRESERVATION PLAN

TP1 of 1

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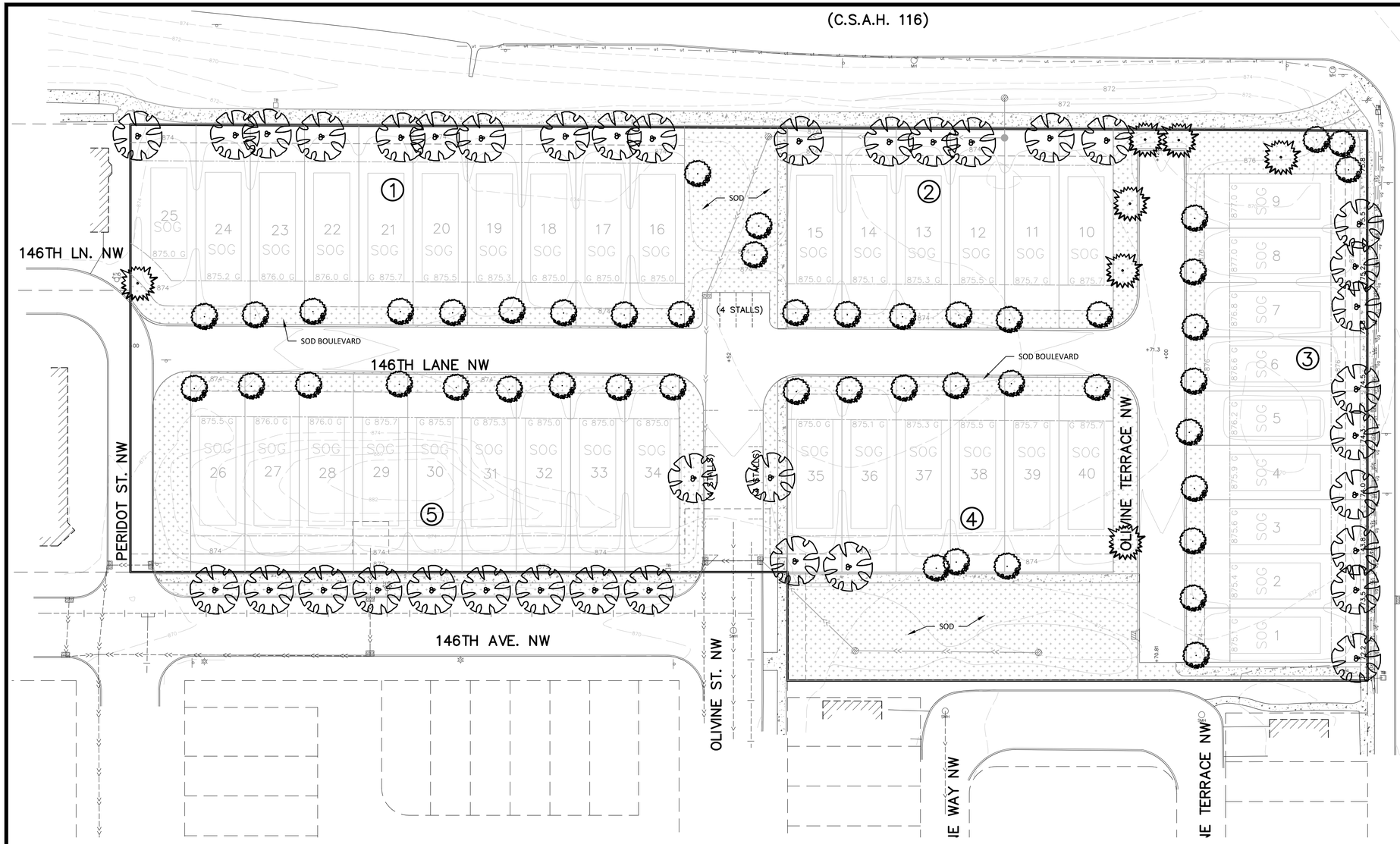
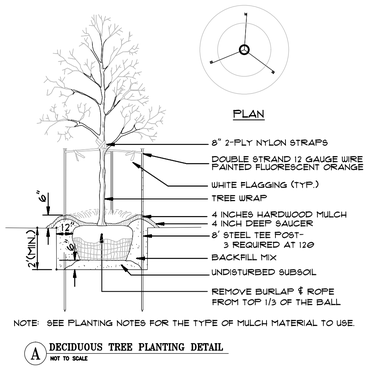


LANDSCAPE LEGEND

DECIDUOUS TREES	ORNAMENTAL TREES	EVERGREEN TREES
2.5"	1.5"	6'
BOULEVARD LINDEN HACKBERRY SUGAR MAPLE NORTHWOODS MAPLE	SHILOH SPLASH RIVER BIRCH SERVICEBERRY SPRING SNOW CRABAPPLE JAPANESE TREE LILAC	BLACK HILLS SPRUCE SCOTCH PINE NORWAY SPRUCE CANADIAN HEMLOCK



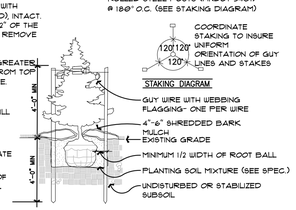
NOTE: SEE PLANTING NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

1. SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING
2. TRIM OUT DEAD WOOD AND WEAK AND/OR DEFORMED TWIGS. DO NOT CUT A LEADER. DO NOT PAINT CUTS.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED BACKFILL SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE.
4. PLACE PLANT IN PLANTING HOLE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT. BACKFILL WITHIN APPROXIMATELY 12" OF THE TOP OF ROOTBALL, WATER PLANT. REMOVE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS, WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM TOP 1/3 OF THE BALL. REMOVE ALL TWINE.
5. PLUMB AND BACKFILL WITH BACKFILL SOIL.
6. WATER TO SETTLE PLANTS AND FILL VOIDS.
7. WATER WITHIN TWO HOURS OF INSTALLATION. WATERING MUST BE SUFFICIENT TO THOROUGHLY SATURATE ROOT BALL AND PLANTING HOLE.
8. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

NOTE: GUY ASSEMBLY OPTIONAL BUT CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR MAINTAINING TREE IN A PLUMB POSITION FOR THE DURATION OF THE GUARANTEE PERIOD.

GUY ASSEMBLY- 16" POLYPROPYLENE OR POLYETHYLENE (40 MIL) 1-1/2" WIDE STRAP (TYP) DOUBLE STRAND 10 GA. WIRE, 2-1" ROLLED STEEL POSTS (MNDOT 3401) @ 180° O.C. (SEE STAKING DIAGRAM)



B CONIFEROUS TREE PLANTING DETAIL
NOT TO SCALE

CITY OF RAMSEY REQUESTED NOTES

1. CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEARS FROM THE DATE OF LANDSCAPE ARCHITECT ACCEPTANCE WITH ALL REPLACEMENTS TO BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER. THE CITY IS REQUIRING AN ADDITIONAL TWO YEARS (3 TOTAL) FOR ALL TREES AT NO ADDITIONAL COST TO THE OWNER.
2. TREES SHALL NOT BE PLANTED WITHIN THE VISION TRIANGLE AS DEFINED IN CITY CODE 117-348
3. ALL TREES IN ISLANDS/CENTER MEDIAN SHALL BE PRIVATELY MAINTAINED PER THE PER THE HOME OWNERS ASSOCIATION DOCTRINE
4. TOPSOIL MEETING THE CITY'S SPECIFICATION SHALL BE REQUIRED PER EACH LOT. COPIES OF THE LOAD TICKET SHALL BE PROVIDED AND CITY INSPECTION IS REQUIRED PRIOR TO INSTALLATION OF SOD.
5. NO TOPSOIL (OR OTHER FILL) SHALL BE PLACED WITHIN ANY WETLAND OR WETLAND SETBACK AREA.
6. IRRIGATION SYSTEM SHALL BE DESIGN BUILT BY THE CONTRACTOR AND SHALL UTILIZE MATCH PRECIPITATION HEADS, HEAD TO HEAD COVERAGE AND WEATHER COMPENSATING SMART CONTROLLER.
7. CITY OF RAMSEY REQUIRES A PRE-PLANNING MEETING TO REVIEW EXPECTATIONS FOR ALL STREET TREE INSTALLATIONS.
8. ALL AREAS, INCLUDING BOULEVARDS AND OTHER PERVIOUS AREAS WITHIN THE ROW SHALL RECEIVE 4" OF TOPSOIL. COPIES OF THE LOAD TICKET SHALL BE PROVIDED TO THE CITY PRIOR TO INSTALLATION OF LANDSCAPE.

LANDSCAPE REQUIRMENTS

2 TREES PER LOT (2 X 40)	= 80 TREES
TREES FROM TREE PRESERVATION PLAN	= 7 TREES
TOTAL TREES TO BE PLANTED	= 87 TREES

PLANTING NOTES

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE AND BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE LANDSCAPE LEGEND.
2. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
3. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION.
4. NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
5. ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.
6. EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS ETC. WITH 4' HT. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL FENCE POSTS 6' O.C. MAXIMUM SPACING.
7. ALL PLANT MATERIAL QUANTITIES, SHAPES OF BEDS AND LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN AND ADJUSTED TO CONFORM TO THE EXACT CONDITIONS OF THE SITE. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIALS PRIOR TO INSTALLATION.
8. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
9. MULCH: SHREDDED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR OTHER DELETERIOUS MATERIAL. IN ALL MASS PLANTING BEDS AND FOR TREES, UNLESS INDICATED AS ROCK MULCH ON DRAWINGS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY ON-SITE FOR APPROVAL. DELIVER MULCH ON DAY OF INSTALLATION. USE 4" FOR SHRUB BEDS, AND 3" FOR PERENNIAL/GROUND COVER BEDS, UNLESS OTHERWISE DIRECTED.
10. PLACE LANDSCAPE FILTER FABRIC UNDER ALL MULCHED AREAS. FILTER FABRIC SHALL BE 100% INTERWOVEN 5.1oz NEEDLE PUNCHED POLYPROPYLENE FABRIC MANUFACTURED BY DEWITT. USE PRO 5 "WEED BARRIER" OR APPROVED EQUAL.
11. PLACE EDGING BETWEEN ALL PLANTING/ROCK BEDS AND TURF. EDGING SHALL BE POLY.
12. THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN. VERIFY ALL QUANTITIES SHOWN ON THE LANDSCAPE LEGEND.
14. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.
15. THE CONTRACTOR SHALL KEEP PAVEMENTS, PLANTERS AND BUILDINGS CLEAN AND UNSTAINED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HEELED IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAVED AT THE CONTRACTOR'S EXPENSE.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
17. LOCATE AND VERIFY ALL UTILITIES, INCLUDING IRRIGATION LINES, WITH THE OWNER FOR PROPRIETARY UTILITIES AND GOPHER STATE ONE CALL AT 454-0002 (TWIN CITIES METRO AREA) OR 800-252-1166 (GREATER MINNESOTA) 48 HOURS BEFORE DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ANY DAMAGES TO SAME. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
18. USE ANTI-DESICCANT (WILTPRUF OR APPROVED EQUAL) ON DECIDUOUS PLANTS MOVED IN LEAF AND FOR EVERGREENS MOVED ANYTIME. APPLY AS PER MANUFACTURER'S INSTRUCTION. ALL EVERGREENS SHALL BE SPRAYED IN THE LATE FALL FOR WINTER PROTECTION DURING WARRANTY PERIOD.
19. PLANTING SOIL FOR TREES, SHRUBS AND GROUND COVERS: FERTILE FRIABLE LOAM CONTAINING A LIBERAL AMOUNT OF HUMUS AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL COMPLY WITH MN/DOT SPECIFICATION 3877 TYPE B SELECT TOPSOIL. MIXTURE SHALL BE FREE FROM HARDPACK SUBSOIL, STONES, CHEMICALS, NOXIOUS WEEDS, ETC. SOIL MIXTURE SHALL HAVE A PH BETWEEN 6.1 AND 7.5 AND 10-0-10 FERTILIZER AT THE RATE OF 3 POUNDS PER CUBIC YARD. IN PLANTING BEDS INCORPORATE THIS MIXTURE THROUGHOUT THE ENTIRE BED BY ROTOTILLING IT INTO THE TOP 12" OF SOIL.
20. ALL PLANTS SHALL BE GUARANTEED FOR TWO COMPLETE GROWING SEASON (APRIL 1 - NOVEMBER 1), UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND PLANTS.
21. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 3 DAYS PRIOR TO PLANNED DELIVERY. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 24 HOURS IN ADVANCE OF BEGINNING PLANT INSTALLATION.
22. SEASONS/TIME OF PLANTING AND SEEDING: NOTE: THE CONTRACTOR MAY ELECT TO PLANT IN OFF-SEASONS ENTIRELY AT HIS/HER RISK.
    DECIDUOUS POTTED PLANTS: 4/1 - 6/1; 9/21 - 11/1
    DECIDUOUS /B&B: 4/1 - 6/1; 9/21 - 11/1
    EVERGREEN POTTED PLANTS: 4/1 - 6/1; 9/21-11/1
    EVERGREEN B&B: 4/1 - 5/1; 9/21 - 11/1
    TURF/LAWN SEEDING: 4/1 - 6/1; 7/20 - 9/20
    NATIVE MIX SEEDING: 4/1 - 7/20; 9/20-10/20
23. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE, INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE WATERING, CULTIVATING, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GUARANTEE PERIOD.
24. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL LANDSCAPE LEGEND SPECIFICATIONS.
25. WATERING: MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS ONCE A WEEK. IN EXTREMELY HOT, DRY WEATHER, WATER MORE OFTEN AS REQUIRED BY INDICATIONS OF HEAT STRESS SUCH AS WILTING LEAVES. CHECK MOISTURE UNDER MULCH PRIOR TO WATERING TO DETERMINE NEED. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER.
26. CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION.
27. ALL DISTURBED AREAS TO BE TURF SEEDED, ARE TO RECEIVE 4" TOP SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
28. ALL DISTURBED AREAS TO RECEIVE NATIVE WETLAND SEEDED, ARE TO RECEIVE ENGINEERED SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

SEED MIX LEGEND (FOR ALL SHEETS)

SYM.	TYPE	SEED MIX
	NATIVE WET PRAIRIE	MN SEED MIX ***34-262*** (OLD BWSR W3)
	WETLAND FRINGE	MN SEED MIX ***33-261*** (OLD BWSR U6)
	COMMERCIAL TURF - SOD	HIGHLAND SOD (PEAT SOD IS UNACCEPTABLE)
	MNDOT 260 ALL AREAS DISTURBED BY CONSTRUCTION NOT INTENDED SODDED, OR RETENTION BASINS	MN SEED MIX ***25-131*** (OLD MNDOT 260) & (USE EROSION CONTROL BLANKET FOR SLOPES OVER 3:1)
	HARDWOOD MULCH SHREDDED HARDWOOD MULCH	(NATURAL COLOR)
	1/2" CRUSHED GRANITE	CRUSHED QUARRY GRANITE

Carlson McCain
• environmental
• engineering
• surveying
3890 Pheasant Ridge Drive NE, Suite 100
Blaine, MN 55449
Phone: (763) 489-7900
Fax: (763) 489-7959
www.carlsonmccain.com

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

Print Name: James A. Kalkes RLA
Signature:
Date: 5/8/18 License #: 45071

Drawn: JAK
Designed: JAK
Date: 5/29/18

Revisions:
1. 6-14-18 Rev per city comments.

CENTRA HOMES, LLC
11460 Robinson Drive N.W.
Minneapolis, MN 55433

COTTAGES AT THE COR
Ramsey, Minnesota

SITE LANDSCAPE PLAN

L1 of 1

Save Date: 06/15/18 F:\jobs\7341 - 7360\7351 - ramsey town square\cad c3d\engineering\preliminary\7351_landscape.dwg

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	06/19/2018	**PROJECT SITE**	PID: 28-32-25-14-0094 AREA SOUTH OF BUNKER LAKE BLVD NW AND WEST OF RAMSEY BLVD NW
PROJECT TITLE	COTTAGES AT THE COR (CASE OF CENTRA HOMES), PRELIMINARY PLAT REVIEW		
ESCROW #	116168		
DEPARTMENT:	Community Development: Planning Division (Zoning Code)		
TECHNICAL REVIEWER:	Name: Chloe McGuire, City Planner Phone: (763) 433-9821 Email: CMcGuire@ci.ramsey.mn.us		

Preliminary Plat Plan Review

We offer the following comments regarding the Preliminary Plat submittal for Cottages at the COR as it relates to the City's Zoning Code.

Summary of revisions needed on Preliminary Plat:

1. Provide written proof from Anoka County authorizing work within the County right-of-way.
2. Total project site acreage must be noted on preliminary plat sheet.
3. Staff recommends additional parallel parking spaces for visitors along Olivine St NW.
4. Total site acreage must be added to Existing Conditions sheet.
5. Drainage and utility easements: 10 foot easements shown on outside property lines. 10 foot easements shown along 146th Lane NW, Bunker Lake Blvd, and Ramsey Blvd NW. 5 foot drainage and utility easements on internal property lines are desired, but they may be smaller if proposed home eaves fall into these easements.
6. Sign private streets with 'No Parking' signs; provide sign along Olivine St NW with 'No Outlet' sign.
7. Anoka County must provide written permission to work within County right-of-way.

Planning Staff provides the following comments for general review of applications:

General: The Preliminary Plat is located at PID 28-32-25-14-0094, generally south of Bunker Lake Blvd and West of Ramsey Blvd NW. Centra Homes, LLC is purchasing the property from the City of Ramsey for the residential subdivision. Site contains private, association-maintained roads, and slab-on-grade townhomes.

Zoning: The Preliminary Plat is being reviewed under the COR 4B (Neighborhood District) regulations.

Setbacks and Dimensional Standards.

COR 4B (Neighborhood) Development Standards	
Required	**Proposed**
Build To Lines:	
Front Yard: 30 feet (Arterial Street- Bunker, Ramsey): 30 feet	20 feet
Front Yard: 30 feet (all other streets): 20 feet	20 feet

Side Yard: N/A	N/A
Rear Yard: N/A	N/A
Minimum lot size: N/A	N/A
Minimum lot width: 20 feet	30 feet
Minimum lot depth: 80 feet	90+ (Bunker) 100 (Ramsey) 110 (146th)
Minimum Driveway Length: 25 feet	25 feet
Allowable Density: 4 – 15 DU/Acre	9.3 DU/Acre
Wetland/Stormwater Pond: 16.5 feet	N/A
Sidewalk Width: 10 feet	**5 - 9 feet**

Density: COR 4B allows for 4 to 15 units/acre. The proposed density is approximately 9.3 units per acre. (40 units on 4.29 acres)

Architectural Standards:

1. **Location of Main Entrance:** Building must include a front porch or covered balcony/patio at all main entrances that face a street. Main entrance must face the street.
2. **Porches:** Porches must be covered by a solid roof, no more than 12 feet above the floor of the porch. Minimum porch size is 6 by 6 feet. The covered area provided by the porch must be at least 48 square feet and a minimum of 8 feet wide.
3. **Building Height:** Between 1 and 4 stories allowed. Proposed are 2 story homes.

Floodplains: There are no floodplains in the project area.

Wetlands: Site contains no wetlands.

Landscaping: See landscape and environmental resources for specific comments about landscaping and tree removal.

Density Transitioning: As proposed, the development is not subject to the density transitioning standards based on the zoning of the adjacent properties.

Streets and Access: The proposed Preliminary Plat shows three private, internal roads including the extension of Olivine Street, 146th Lane NW running east-west, and Olivine Terrace NW running north-south. 146th Lane NW must connect with private street existing on City Property.

Sidewalks: Sidewalk will be required along the south side of Bunker Lake Blvd and the west side of Ramsey Blvd NW adjacent to the site. Sidewalk may match existing sidewalk size but may not be smaller than existing sidewalks.

Utilities and Municipal Services: All new lots will be serviced with municipal utilities.

Grading and Drainage Plans: The area is part of the 10-year well capture zone, which means there is no infiltration onsite. The applicant must contribute to the Infiltration Mitigation Fund.

Parks and Trails: Staff recommended a trail from Ramsey Blvd to Olivine Street NW through Outlot C. The trail is shown as a straight trail – staff would recommend if Outlot C remains unimproved to landscape this area and create additional park space for residents with a meandering trail.

Development Fees: Development Fees will be due with the Plat including, but not limited to, Park Dedication, Trail Development, Storm Water Management, Trunk Water and Trunk Sanitary Sewer, and Lateral Benefit

Charges for Sewer and Water. These fees are collected at the time the Final Plat is recorded and at the rate in effect when the final plat is recorded.

Development Agreement: An executed Development Agreement will be required prior to releasing the plat for recording.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	MAY 31, 2018; REVISED JUNE 20, 2018	**PROJECT ADDRESS**	TBD
PROJECT. TITLE	COTTAGES AT THE COR		
ESCROW #	116188		
DEPARTMENT:	Community Development: Planning Division (Landscape Plan & Environmental Resources)		
TECHNICAL REVIEWER:	Name: Chris Anderson, City Planner Phone: 763-433-9817 Email: canderson@cityoframsey.com		

The project is located within The COR, which has specific design standards relating to streetscape improvements, including sidewalk widths, boulevard widths, and boulevard plantings, which are outlined in Table 6 of the Sub-District Framework – COR4 Neighborhood in The COR Design Framework.

The following corrections are required to the Landscape Plan and the Tree Inventory and Preservation Plan:

Landscape Plan

- New sidewalks and new boulevard areas shall have a width of six (6) feet along all local roads. These shall be clearly labeled on plan sheets. However, if tying in to an existing sidewalk, it is acceptable to match the existing width.
- Deciduous trees shall be planted with the boulevards of local roads. Acceptable tree species are outlined in The COR Design Framework.
- Trees along local roads shall be spaced thirty-five (35) feet on-center, adjust as needed to avoid conflicts with driveways, street lights, hydrants, and the Vision Clearance Triangle.
- Sidewalks shall have alternating brush strokes per panel (see City specification).
- A Tree Installation Detail shall be included with the Landscape Plan and shall specify, among other things, that the first set of primary roots shall be at finished grade.
- Boulevard trees shall have branching beginning no lower than six (6) feet above grade.
- Add note stating that any deviation from the approved Planting Schedule shall require approval of the City prior to installation.
- Any proposed shrubs shall be at least twenty-four (24) inches in height or width, depending on species characteristics, at the time of planting.

Tree Inventory and Preservation Plan (Sheet TP1)

- Revise the Tree Removal/Replacement Summary information as there will be no infiltration occurring on site. This impacts the number of inches shown as exempt from removal threshold and impacts the number of required reforestation inches.

- ADVISORY COMMENT: The City's Environmental Policy Board had hoped that the existing evergreens in the northeast corner of the site could be preserved if at all possible. This would help provide some screening of headlights and noise from the adjacent intersection.

Tim I received a letter on the preliminary plat for 40 new townhouses. I can not make this meeting. So I would like to give you feed back. We do NOT need any more townhouses here. I live in the town houses here and all it does is bring in trash. We have enough houses and town houses in this city. I have lived in this city all my life and the reason I choose to stay is because of less population and less stores, restaurants etc. if I wanted to be near all that I would live near that. If people don't like it move closer to a city that does. Like the ghetto CoonRapids. I work in CoonRapids and to go 12 miles one way takes 45 min. To an hour to get to and from work I don't need more people on Hwy 10 to make my day longer. This is one of the last cities close to the cities that has very little and I do NOT want to see one more thing built here. Like I said I have lived here for all most 50 years and tired of seeing trash come here. When the housing market crashed it really got bad in these townhouses and most of them are being rented so people don't care and park on the street thinking it's there driveway making it hard for others because the roads are narrow good luck getting a fire truck in. All the people around me rent and I know this for sure as I bought my townhouse in 2007 so I get to know people and my mother lives in the neighbor down the street where I grew up. Do not build these townhouses because all u get is renters because people eventually want a house and use the townhouse for extra income which I'm sure u do not know or a lot of people don't know. It only causes problems for residents and police.
Thank you for your time

-DeeDee Maas

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, June 7, 2018, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Randy Bauer Commissioner Bruce Anderson Commissioner Cheri Gengler Commissioner Patrick Surma (left at 8:43 and returned at 8:53) Commissioner Gary VanScoy Commissioner Matt Woestehoff
Members Absent:	Commissioner Daniel Onyambu
Also Present:	Community Development Director Timothy Gladhill City Planner Chloe McGuire Brigl Planning Intern PeggySue Imihy

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5.02: Public Hearing: Review Preliminary Plat Application for Cottages at the COR (Project 17-162); Case of Centra Homes, LLC

Public Hearing

Chairperson Bauer called the public hearing to order at 7:49 p.m.

Presentation

City Planner McGuire Brigl presented the staff report stating Centra Homes, LLC has a Purchase Agreement in place with the City to acquire the land located at the southwest corner of Ramsey Blvd and Bunker Lake Blvd (the "Subject Property") for a residential subdivision. The proposed subdivision is in the COR4 Neighborhood District and would include forty (40), 2-story townhomes with association-maintained private roads. The Subject Property is approximately 4.29 acres.

Citizen Input

Commissioner VanScoy asked if the road to the west does not go through.

City Planner McGuire Brigl explained if this road did not connect there would be a dead end within the subdivision.

Community Development Director Gladhill reported staff would continue to work on this issue with the applicant.

Commissioner VanScoy requested further information on where sidewalks would be located within the development.

City Planner McGuire Brigl reviewed the location of the sidewalks within the development with the Commission. She noted all City standards were being met regarding the sidewalks.

David Patberg, Centra Homes, thanked staff for their assistance with this Planning Case. He indicated he was excited to be bringing a new housing product to the City of Ramsey.

Commissioner VanScoy requested further information regarding the proposed floor plans and architectural standards.

Mr. Patberg stated he would have five different floor plans noting each floor plan would have three elevation different options.

Community Development Director Gladhill commented on the stringent architectural guidelines that were in place within The COR.

Commissioner Anderson stated he was not a fan of whites and blacks, but rather supported earth or neutral tones.

Commissioner Gengler questioned how parking would be managed on the site.

Mr. Patberg explained all of the two car garages would be located to the back of the home. He indicated the driveway would offer two additional parking stalls and noted parallel on-street parking would be available within the development.

Motion by Commissioner Anderson, seconded by Commissioner Gengler, to close the public hearing.

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

Chairperson Bauer closed the public hearing closed at 8:02 p.m.

Commission Business

Motion by Commissioner Woestehoff, seconded by Commissioner VanScoy, to recommend that City Council approval of the Preliminary Plat.

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

CC Regular Session **7. 3.**

Meeting Date: 06/26/2018

By: Tim Gladhill, Community Development

Information

Title:

REVISED [June 22, 2018]: Adopt Resolution #18-130 Approving Revised Preliminary Plat for Riverstone; Case of Capstone Homes

Purpose/Background:

Update: this case has been revised to add Future Land Use Map (Comprehensive Plan), Zoning Map, and Previous Plans for Outlot C Northfork for context. The letter from AKM Farms (Paxmar) has a development proposal that is not consisistent with the current Comprehensive Plan and Zoning Map. The future/planned land use for Outlot C, Northfork is key to the discussion and objections raised by AKM Farms.

The purpose of this case is to consider a revised Preliminary Plat for Riverstone, a 293 lot residential subdivision. Primarily, the intent of this revision is to satisfy contingencies of original Preliminary Plat approval. Of note, plans for pedestrian crossings at Alpine Drive are included. Secondarily, the Developer (Capstone Homes) desires to slightly revise lot widths on two (2) blocks to slightly widen lots, resulting in the net reduction of approximately two (2) lots. Overall, the project is significantly the same as originally approved. Finally, the Developer proposes a slight modification to topsoil standards to address stormwater and drainage.

Notification:

Staff attempted to notify all Property Owners within 700 feet of the Subject Property. The Public Hearing was also published in the Anoka County UnionHerald.

Observations/Alternatives:

Specific details are included in the Staff Review Letter.

The City has received a letter from AKM Farms, LLC (Paxmar) objecting to the Preliminary Plat on two (2) grounds. Staff recommends that the Preliminary Plat proceed forward as originally approved and recommended.

1. AKM Farms believes density transitioning should be applied adjacent to Outlot C, Northfork.
2. AKM Farms requests that utilities be extended through Riverstone to serve Outlot C, Northfork

<u>Density Transitioning</u>

Density Transitioning requirements apply to new development adjacent to existing residential neighborhoods. In this case, Staff has interpreted Outlot C, Northfork as not being an existing residential neighborhood. There are no homes constructed on this outlot. There are no public utilities constructed on this outlot.

AKM Farms argues that since Outlot C is zoned as Planned Unit Development (PUD) as part of the Northfork subdivision, that it shall be defined as an existing residential neighborhood. Staff and the City Attorney do not agree with this interpretation.

<u>Municipal Water Supply and Sanitary Sewer</u>

Paxmar has requested that the Preliminary Plat be modified to extend municipal water supply and sanitary sewer to Outlot C, Northfork. Outlot C is NOT located in the future urban service area. This request was also made by Paxmar in 2017 after Preliminary Plat approval, but as part of Final Plat approval for the first phase of Riverstone. Riverstone Land, LLC (Capstone) was asked if they would be willing to incorporate this utility extension as part of

their project. Capstone Homes responded that they objected to this requirement. Since the City Council had already approved the Preliminary Plat, giving certain entitlements to the project, the City Council did not make this a requirement.

From a legal perspective, there is no requirement at this time for the City to require this extension. However, from a long term planning perspective, it does have certain merits by allowing maximum flexibility in future land use planning. There are financial implications to the Riverstone project in terms of extra pipe size, pipe depth, pipe length, and the likely loss of two planned lots.

Funding Source:

All costs associated with processing the request are the responsibility of the Applicant. There are no City funds associated with this current request (it is noted that the City previously participated in the cost of upgrading infrastructure for Puma Street to facilitate this and other adjacent projects).

Recommendation:

The Planning Commission recommends approval of the revised Preliminary Plat as proposed by Capstone Homes (Riverstone Land, LLC), contingent upon including a water supply and sanitary sewer connection to Outlot C, Northfork.

The objection by AKM Farms related to density transitioning has been reviewed by the City Attorney. The City Attorney believes that the City has acted within the provisions of the City Code and can move forward with the Preliminary Plat as presented.

Action:

Motion Resolution #18-130 approving Revised Preliminary Plat for Riverstone.

Attachments

Plan Set
Staff Review Letter
DRAFT Planning Commission Minutes dated June 7, 2018
Resolution #18-130
AKM Farms Letter
Capstone Letter
ADDED Northfork Supplement

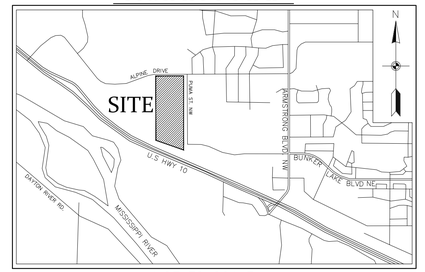
Form Review

Inbox	Reviewed By	Date
Tim Gladhill (Originator)	Tim Gladhill	06/21/2018 03:46 PM
Form Started By: Tim Gladhill		Started On: 06/21/2018 12:30 PM
Final Approval Date: 06/21/2018		

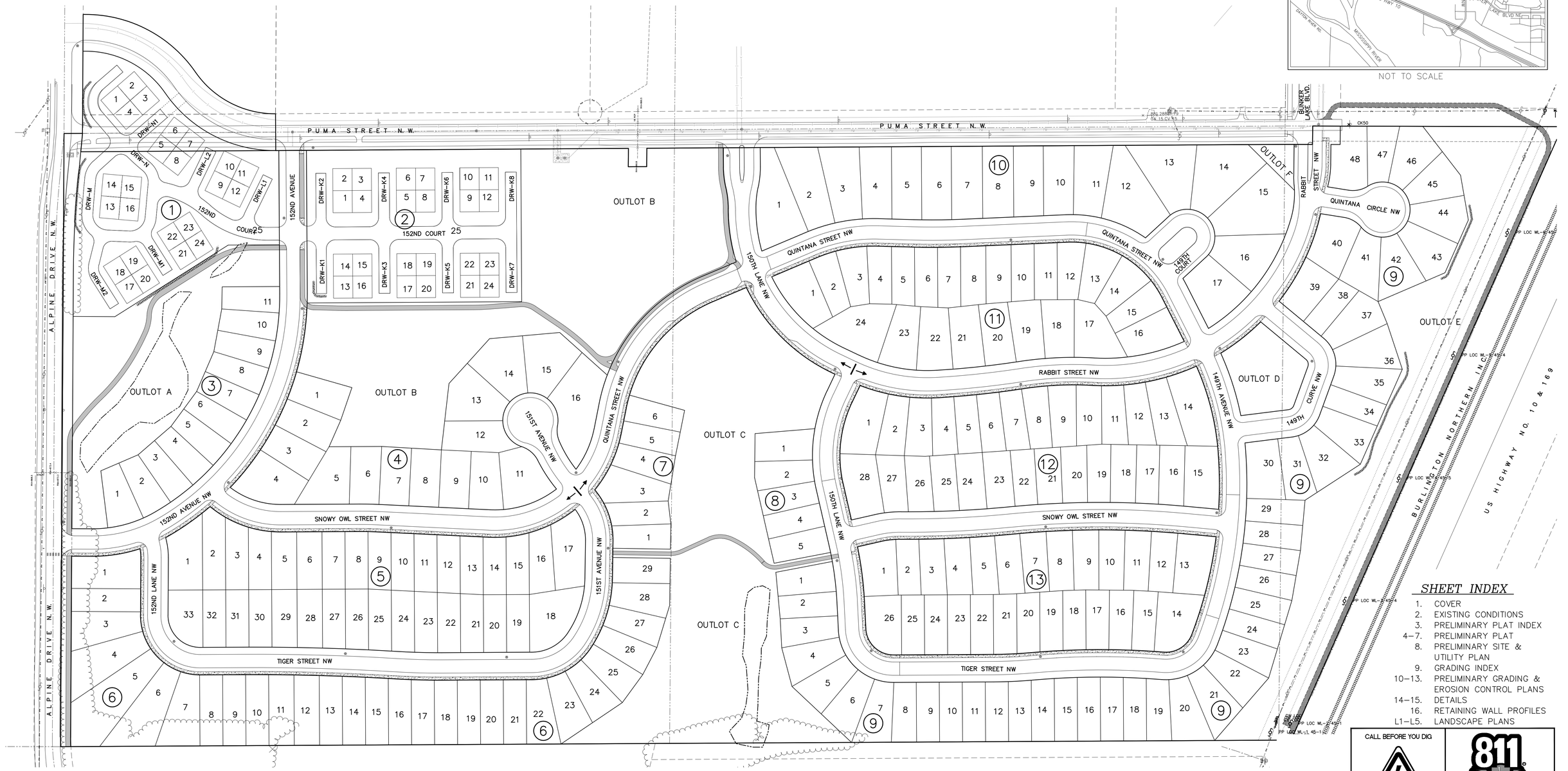
RIVERSTONE

RAMSEY, MINNESOTA

VICINITY MAP



NOT TO SCALE



SHEET INDEX

1.	COVER
2.	EXISTING CONDITIONS
3.	PRELIMINARY PLAT INDEX
4–7.	PRELIMINARY PLAT
8.	PRELIMINARY SITE & UTILITY PLAN
9.	GRADING INDEX
10–13.	PRELIMINARY GRADING & EROSION CONTROL PLANS
14–15.	DETAILS
16.	RETAINING WALL PROFILES
L1–L5.	LANDSCAPE PLANS

CALL BEFORE YOU DIG

811 Know what's **below.** **Call** before you dig.

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

BENCHMARK

1. Anoka County Benchmark No. 3076
   Elev.= 890.186 (NAVD 88)
2. Anoka County Benchmark No. 2078
   Elev.= 899.499 (NAVD 88)

0 50 100 200
(IN FEET)

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• surveying

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 3/08/17 License #: 25063

Drawn: ADB
Designed: BJK
Date: 3/08/17

Revisions:
1. 5/24/17 Per City Comments
2. 6/23/17 Per City Comments
3. 4/13/18 Revise Street names, B12L15-28 & B13L1-13 & add NE Trail

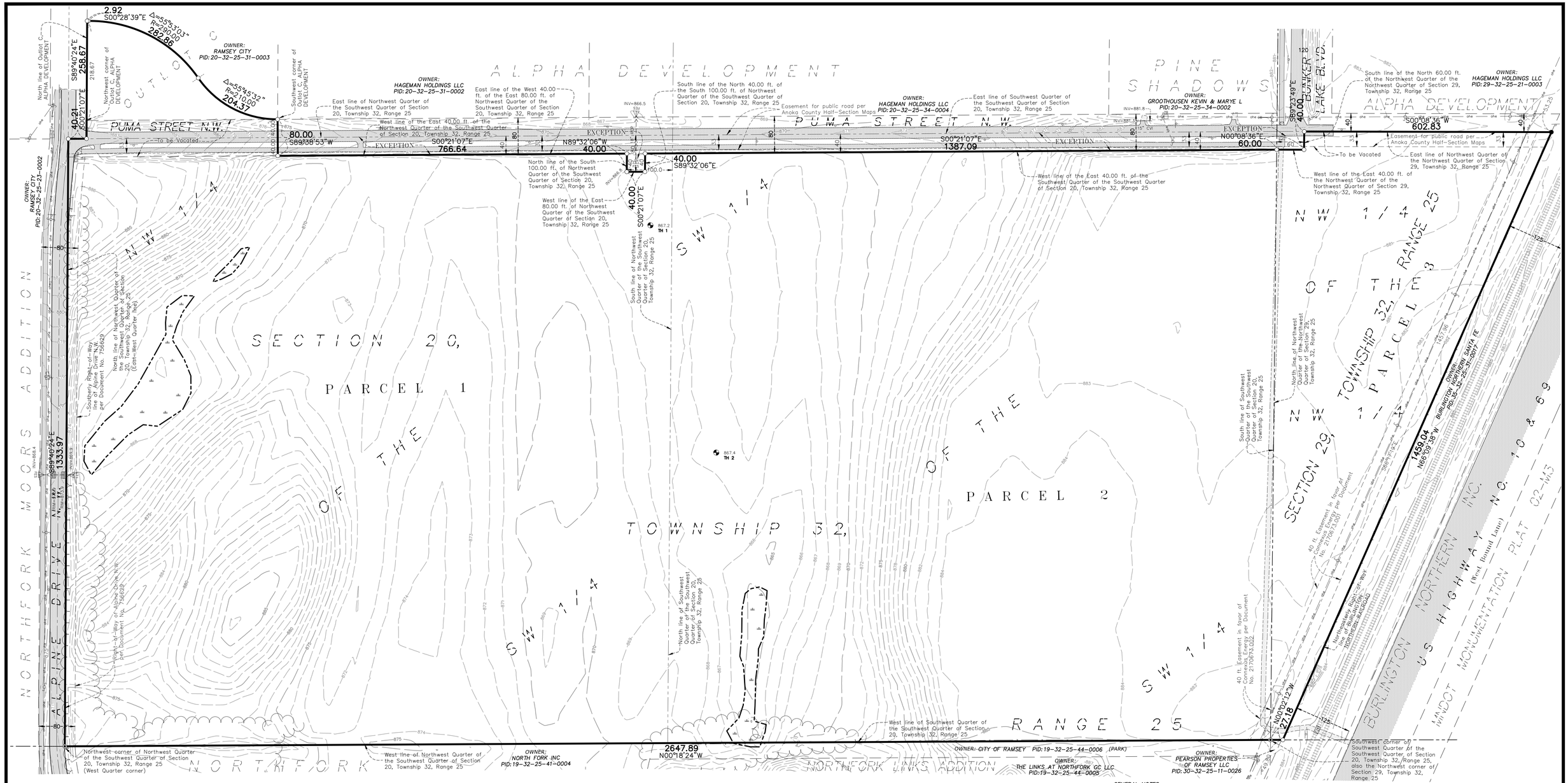
RIVERSTONE DEVELOPMENT, LLC.
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

RIVERSTONE
Ramsey, MN

COVER SHEET

1 of 16

Save Date: 04/13/18 F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\preliminary\6435_cover.dwg



Parcel Description:
(Per Schedule A of Title Commitment No. 1273, with a commitment date of October 12th, 2016 at 7:30 A.M., prepared by Old Republic National Title Insurance Company)

Parcel 1:
The Northwest Quarter of Southwest Quarter of Section 20, Township 32, Range 25, Anoka County, Minnesota, EXCEPT the East 40.00 feet of said Northwest Quarter of Southwest Quarter lying southerly of the southerly right of way line of Alpine Drive as described in Document No. 756629.
AND ALSO EXCEPT the North 40.00 feet of the South 100.00 feet of the West 40.00 feet of the East 80.00 feet of said Northwest Quarter of Southwest Quarter.

Parcel 2:
The Southwest Quarter of Southwest Quarter of Section 20, Township 32, Range 25, Anoka County, Minnesota, EXCEPT the East 40.00 feet thereof.

Parcel 3:
The Northwest Quarter of Northwest Quarter of Section 29, Township 32, Range 25, Anoka County, Minnesota, lying northeasterly of the northeasterly right of way line of Burlington Northern Railroad, EXCEPT the North 60.00 feet of the East 40.00 feet of said Northwest Quarter of Northwest Quarter.

(Proposed Legal Description, subject to City approved parcel subdivision)
That part of Outlot C, ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota lying westerly and northwesterly of the following described line:

Commencing at the Northwest corner of said Outlot C; thence South 89 degrees 40 minutes 24 seconds East, assumed bearing, along the North line of said Outlot C, a distance of 218.67 feet to the point of beginning of the line to be described; thence South 00 degrees 28 minutes 39 seconds East, 2.92 feet; thence southwesterly 282.86 feet along a tangential curve concave to the northwest, having a radius of 290.00 feet and a central angle of 55 degrees 53 minutes 03 seconds to a point of reverse curvature; thence continuing southwesterly 204.37 feet along a reverse curve concave to the southeast, having a radius of 210.00 feet and a central angle of 55 degrees 45 minutes 32 seconds to the Southwest corner of said Outlot C and said line there terminating.

(Proposed Legal Description, subject to City approved Right-of-Way Vacation)
That part of Puma Street Northwest, as created and dedicated in the plat of ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota, lying southerly of the westerly extension of the north line of Outlot C, said plat, and lying northerly of the following described line:

Beginning at the southwest corner of said Outlot C; thence South 89 degrees 38 minutes 53 seconds West, 80.00 feet, assuming the North line of said Outlot C has a bearing of South 89 degrees 40 minutes 24 seconds East, and said line there terminating.

And

That part of the East 40.00 feet of the Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25, Anoka County, Minnesota, lying southerly of the southerly right of way line of Alpine Drive NW as described in Doc. No. 756629 and lying northerly of the following described line:

Beginning at the southwest corner of said Outlot C; thence South 89 degrees 38 minutes 53 seconds West, 80.00 feet, assuming the North line of said Outlot C has a bearing of South 89 degrees 40 minutes 24 seconds East, and said line there terminating.

LEGEND

- ◉ – Denotes Anoka County Cast Iron Monument
- ● – Denotes Found Iron Monument
- ○ – Denotes Set Iron Pipe, Marked with RLS 40361
- –o– – Denotes Miscellaneous Sign
- ED – Denotes Electric Box
- CB or CBMH – Denotes Catch Basin
- EM – Denotes Electric Meter
- TB – Denotes Telephone Box
- UP – Denotes Utility Pole
- FES – Denotes Flared End Section
- HH – Denotes Hand Hole
- OHE – Denotes Overhead Electric
- >> – Denotes Storm Sewer
- x – x – Denotes Existing Fence as noted
- – Denotes Wetland delineated by Kjolhaug Environmental Services Company in 2016
- – Denotes Gravel Surface
- – Denotes Bituminous Surface
- – Denotes Existing 1 Ft. Contour
- – Denotes Existing 5 Ft. Contour

GENERAL NOTES:

1. The field work for this survey was completed on November 28th, 2016.
2. Bearings shown hereon are based on the North line of Outlot C, ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota, which is assumed to bear South 89 degrees 40 minutes 24 seconds East.
3. BENCHMARK: Anoka County Benchmark No. 3076 Elevation= 890.186 (NAVD 88)
4. Surveyed property contains ±3,934,125 sq.ft. (±90.32 acres).
5. Wetlands shown hereon were delineated by Kjolhaug Environmental Services Company in 2016.
6. Above ground utilities have been field located as shown. Underground utilities shown hereon are those which were field marked by utility companies responding to Gopher State One Call, Ticket No. 162941258 and 162941314, dated 10/20/2016 or were taken from utility plans provided by the City of Ramsey. All underground locations shown hereon are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an on-site location (651-454-0002).

0 50 100 200 (IN FEET)

Carlson McCain
• environmental
• engineering
• surveying
3890 Pheasant Ridge Drive NE, Suite 100
Blaine, MN 55449
Phone: (763) 489-7900
Fax: (763) 489-7959
www.carlsonmccain.com

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 Land Surveyor under the laws of the State of Minnesota

Print Name: Thomas R. Balluff, L.S.
Signature: Thomas R. Balluff
Date: 3/8/2017 License #: 40361

DRAWN BY: JAB
ISSUE DATE: 3/8/2017
FILE NO: 1308

Revisions:
1. 5/24/2017-Per City Comments
2. 6/23/2017-Per City Comments

RIVERSTONE DEVELOPMENT, LLC
14015 Sunfish Lake B, Suite 400
Ramsey, MN, 55303

RIVERSTONE
Ramsey, Minnesota

EXISTING CONDITIONS

Save Date: 06/28/17 F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\survey\6435_excon.dwg

RIVERSTONE

SITE DATA

TOTAL SITE AREA	±90.32 AC.
TOTAL ROW AREA	±16.77 AC.
TOTAL OUTLOT AREA	±20.64 AC.
OUTLOT A	±2.73 AC.
OUTLOT B	±6.20 AC.
OUTLOT C	±6.36 AC.
OUTLOT D	±0.66 AC.
OUTLOT E	±4.58 AC.
OUTLOT F	±0.11 AC.
TOTAL LOT AREA	±52.88 AC.
TOTAL NUMBER OF LOTS	291
(SINGLE FAMILY AND MULTI-FAMILY LOTS)	

TOTAL MULTI-FAMILY AREA	±7.38 AC.
NUMBER OF LOTS	48
NUMBER OF COMMON AREA LOTS	2
MULTI-FAMILY LOT SIZE	±2,016 S.F.
TOTAL SINGLE FAMILY AREA	±45.53 AC.
NUMBER OF LOTS	243
SMALLEST LOT	±6,056 S.F.
LARGEST LOT	±19,592 S.F.
AVERAGE LOT	±8,161 S.F.
EXISTING ZONING	R-1, R-2, R-3, B-2
PROPOSED ZONING	PUD
UTILITIES	AVAILABLE
GROSS DENSITY	3.22 (LOTS/AC.)
(SINGLE FAMILY + MULTI-FAMILY LOTS/ TOTAL SITE AREA)	

PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

being 5 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.

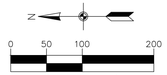
BENCHMARK

1. *Anoka County Benchmark No. 3076 Elev.= 890.186 (NAVD 88)*
2. *Anoka County Benchmark No. 2078 Elev.= 899.499 (NAVD 88)*

Bearings shown hereon are based on the North line of Outlot C, ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota, which is assumed to bear South 89 degrees 40 minutes 24 seconds East.

LEGEND

- ◉ – Denotes Anoka County Monument
- ● – Denotes Found Iron Monument
- ○ – Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361



LEGAL DESCRIPTION

Parcel Description:
(Per Schedule A of Title Commitment No. 1273, with a commitment date of October 12th, 2016 at 7:30 A.M., prepared by Old Republic National Title Insurance Company)

Parcel 1:
The Northwest Quarter of Southwest Quarter of Section 20, Township 32, Range 25, Anoka County, Minnesota. EXCEPT the East 40.00 feet of said Northwest Quarter of Southwest Quarter lying southerly of the southerly right of way line of Alpine Drive as described in Document No. 756629.
AND ALSO EXCEPT the North 40.00 feet of the South 100.00 feet of the West 40.00 feet of the East 80.00 feet of said Northwest Quarter of Southwest Quarter.

Parcel 2:
The Southwest Quarter of Southwest Quarter of Section 20, Township 32, Range 25, Anoka County, Minnesota, EXCEPT the East 40.00 feet thereof.

Parcel 3:
The Northwest Quarter of Northwest Quarter of Section 29, Township 32, Range 25, Anoka County, Minnesota, lying northeasterly of the northeasterly right of way line of Burlington Northern Railroad, EXCEPT the North 60.00 feet of the East 40.00 feet of said Northwest Quarter of Northwest Quarter.

(Proposed Legal Description, which may be subject to City approved parcel subdivision)
That part of Outlot C, ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota lying westerly and northwesterly of the following described line:

Commencing at the Northwest corner of said Outlot C; thence South 89 degrees 40 minutes 24 seconds East, assumed bearing, along the North line of said Outlot C, a distance of 218.67 feet to the point of beginning of the line to be described; thence South 00 degrees 28 minutes 39 seconds East, 2.92 feet; thence southwesterly 282.86 feet along a tangential curve concave to the northwest, having a radius of 290.00 feet and a central angle of 55 degrees 53 minutes 03 seconds to a point of reverse curvature; thence continuing southwesterly 204.37 feet along a reverse curve concave to the southeast, having a radius of 210.00 feet and a central angle of 55 degrees 45 minutes 32 seconds to the Southwest corner of said Outlot C and said line there terminating.

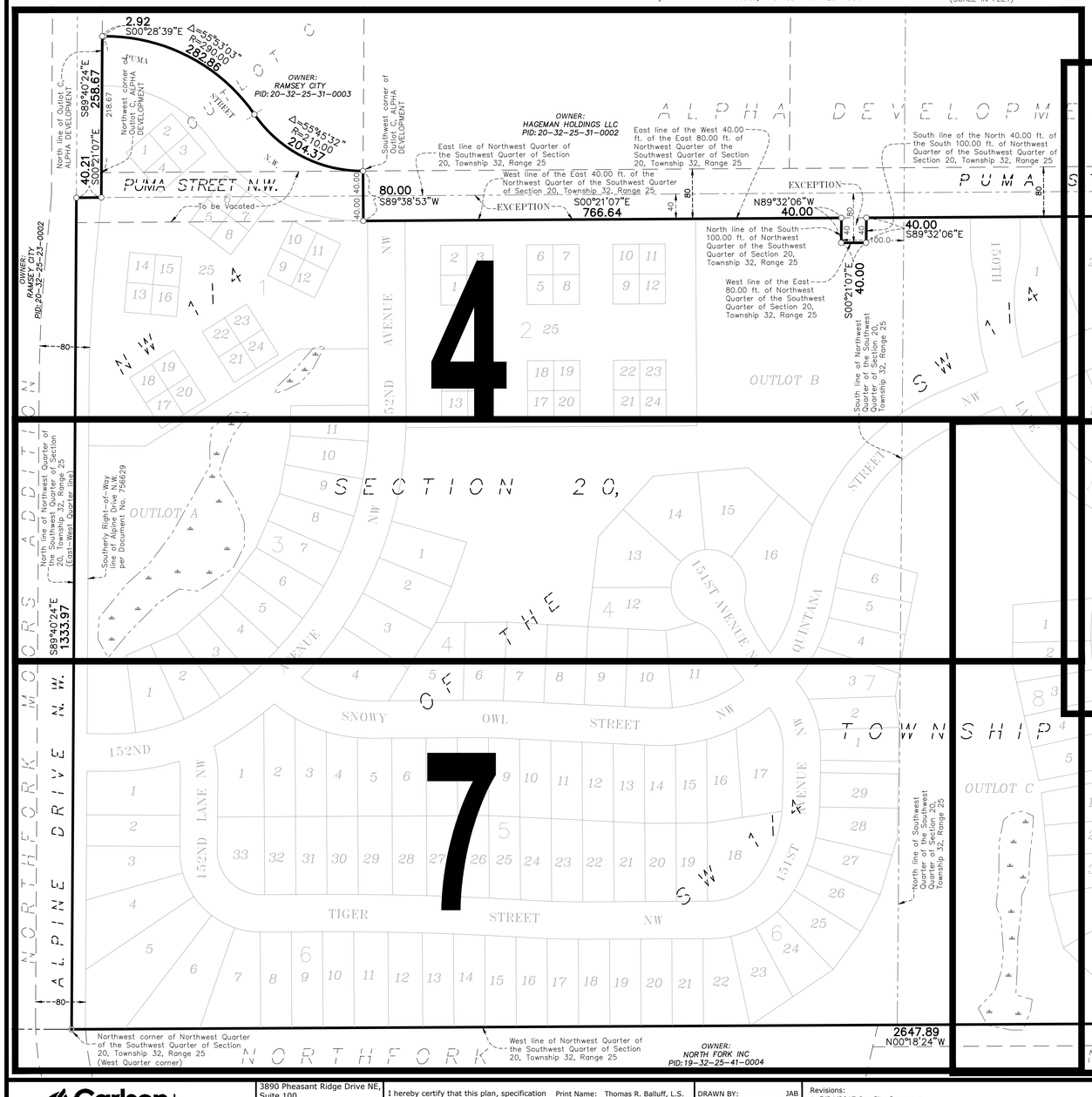
(Proposed Legal Description, which may be subject to City approved parcel subdivision)
That part of Puma Street Northwest, as created and dedicated in the plat of ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota, lying southerly of the westerly extension of the north line of Outlot C, said plat, and lying northerly of the following described line:

Beginning at the southwest corner of said Outlot C; thence South 89 degrees 38 minutes 53 seconds West, 80.00 feet, assuming the North line of said Outlot C has a bearing of South 89 degrees 40 minutes 24 seconds East, and said line there terminating.

AND

That part of the East 40.00 feet of the Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25, Anoka County, Minnesota, lying southerly of the southerly right of way line of Alpine Drive NW as described in Doc. No. 756629 and lying northerly of the following described line:

Beginning at the southwest corner of said Outlot C; thence South 89 degrees 38 minutes 53 seconds West, 80.00 feet, assuming the North line of said Outlot C has a bearing of South 89 degrees 40 minutes 24 seconds East, and said line there terminating.



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Fax: (763) 489-7959
www.carlsonmccain.com

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 Land Surveyor under the laws of the State of Minnesota

Print Name: Thomas R. Balluff, L.S.
Signature:
Date: 03/08/2017 License #: 40361

DRAWN BY: JAB
ISSUE DATE: 03/08/2017
FILE NO: 1308

Revisions:
1. 5/24/2017-Per City Comments
2. 6/23/2017-Per City Comments
3. 3/26/2018-Layout Change
4. 4/13/2018-Revise Street Names

RIVERSTONE DEVELOPMENT, LLC
14015 Sunfish Lake B, Suite 400
Ramsey, MN, 55303

RIVERSTONE
Ramsey, MN

PRELIMINARY PLAT INDEX

3 of 16

Save Date: 04/16/18 | F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\survey\6435_prp-index.dwg

LEGEND

- ◉ – Denotes Anoka County Monument
- ● – Denotes Found Iron Monument
- ○ – Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361

Bearings shown hereon are based on the North line of Outlot C, ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota, which is assumed to bear South 89 degrees 40 minutes 24 seconds East.

N

0 25 50 100

(SCALE IN FEET)

ALPHA DEVELOPMENT

PUMA STREET N.W.

PUMA STREET N.W. (To be Vacated)

OWNER: RAMSEY CITY PID: 20-32-25-31-0003

OWNER: HAGEMAN HOLDINGS LLC PID: 20-32-25-31-0002

OWNER: RAMSEY CITY PID: 20-32-25-23-0002

North line of Outlot C, ALPHA DEVELOPMENT

Northwest corner of Outlot C, ALPHA DEVELOPMENT

Southwest corner of Outlot C, ALPHA DEVELOPMENT

S89°40'24"E 258.67

S00°21'07"E 40.00

2.92 S00°28'39"E

Δ=55°53'03" R=290.00 282.86

243.8 R=250.00

Δ=59°45'32" R=210.00 204.37

243.3 R=250.00

S89°38'53"W 80.00

East line of Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25

West line of the East 40.00 ft. of the Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25

EXCEPTION S00°21'07"E 766.64

East line of the West 40.00 ft. of the East 80.00 ft. of Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25

EXCEPTION 40.00 N89°32'06"W

S89°32'06"E 40.00

South line of the North 40.00 ft. of the South 100.00 ft. of Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25

North line of the South 100.00 ft. of Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25

West line of the East 80.00 ft. of Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25

40.00 S00°21'07"E

SECTION 20, TOWNSHIP 32, RANGE 25

THORK MOORS ADDITION

ALPINE DRIVE N.W.

ALPINE DRIVE N.W.

S89°40'24"E 1333.97

Northerly line of Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25 (East-West Quarter line)

Southerly Right-of-Way line of Alpine Drive N.W. per Document No. 756629

152ND AVENUE NW

150TH LANE NW

150TH LANE

151ST AVENUE

QUINTANA STREET

SEE SHEET 5

SEE SHEET 7

OUTLOT A
±118,973 sq.ft.
Drainage & Utility Easement
(Over all of Outlot A)

OUTLOT B
±269,973 sq.ft.
Drainage & Utility Easement
(Over all of Outlot B)

25
±118,251 sq.ft.
Drainage & Utility Easement
(Over all of Lot 25, Block 1)

25
±106,330 sq.ft.
Drainage & Utility Easement
(Over all of Lot 25, Block 2)

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RIVERSTONE DEVELOPMENT, LLC
14015 Sunfish Lake B, Suite 400
Ramsey, MN, 55303

RIVERSTONE
Ramsey, MN

PRELIMINARY PLAT

[Save Date: 04/16/18] F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\survey\6435_prp.dwg

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0 25 50 100 (SCALE IN FEET)

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ALPHA DEVELOPMENT
OWNER: HAGEMAN HOLDINGS LLC
PID: 20-32-25-34-0004

PINE SHADOWS
OWNER: GROOTHOUSEN KEVIN & MARYE L
PID: 20-32-25-34-0002

ALPHA DEVELOPMENT
OWNER: HAGEMAN HOLDINGS LLC
PID: 29-32-25-21-0003

BUNKER LAKE BLVD.

PUMA STREET N.W.
S00°21'07"E 1387.09
East line of Southwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25
West line of the East 40.00 ft. of the Southwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25
EXCEPTION
West line of the East 40.00 ft. of the Northwest Quarter of the Northwest Quarter of Section 29, Township 32, Range 25
EXCEPTION N00°08'36"E 60.00
S89°23'49"E 40.00
South line of the North 60.00 ft. of the Northwest Quarter of the Northwest Quarter of Section 29, Township 32, Range 25
PUMA STREET N.W.
S00°08'36"W 542.83
East line of Northwest Quarter of the Northwest Quarter of Section 29, Township 32, Range 25
Easement for public road per Anoka County Half-Section Maps (To be Vacated)

QUINTANA STREET NW
QUINTANA CIRCLE NW
149TH COURT
149TH CURVE NW
RABBIT LANE NW
RABBIT STREET NW
SNOWY OWL STREET NW
OWL LANE NW
OWL CIRCUIT
OWL AVENUE NW
149TH STREET NW

OUTLOT F ±4,941 sq.ft.
OUTLOT D ±28,544 sq.ft.
OUTLOT E ±199,714 sq.ft. Drainage & Utility Easement (Over all of Outlot E)

Utility Easement per Document No. 2170073.001

SEE SHEET 4
SEE SHEET 6

T32, R25 TOWNSHIP 32, RANGE 25

BURLINGTON NORTHERN SANTA FE OWNER: BURLINGTON NORTHERN SANTA FE PID 35-32-25-31-0017

BURLINGTON NORTHERN R.R. CO. RIGHT OF WAY

MNDOT MONUMENTATION PLAT 02-M5

1459.04 N66°39'38"W

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• engineering
• surveying

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RIVERSTONE
Ramsey, MN

PRELIMINARY PLAT

5 of 16

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TOWNSHIP 32,

SEE SHEET 5

SEE SHEET 7

RABBIT STREET NW

SNOWY OWL STREET NW

TIGER STREET NW

149TH LANE NW

150TH LANE NW

149TH AVENUE NW

149TH CURVE NW

OUTLOT C
±276,979 sq.ft.
Drainage & Utility Easement
(Over all of Outlot C)

OUTLOT D
±28,544 sq.ft.

OUTLOT E
±199,714 sq.ft.
Drainage & Utility Easement
(Over all of Outlot E)

South line of Southwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25

North line of Southwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25

South line of Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25

North line of Northwest Quarter of the Northwest Quarter of Section 29, Township 32, Range 25

Utility Easement per Document No. 2770673.0001

Utility Easement per Document No. 2770673.0002

Northeasterly Right-of-Way line of BURLINGTON NORTHERN RAILROAD

West line of Southwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25

Southwest corner of Southwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25, also the Northwest corner of Section 29, Township 32, Range 25

OWNER:
CITY OF RAMSEY
PID:19-32-25-44-0006
(PARK)

OWNER:
THE LINKS AT NORTHFORK GC LLC
PID:19-32-25-44-0005

NORTHFORK LINKS ADDITION

RANGE 25 WEST

2647.89
N00°18'24"W

2718
N00°02'12"W

631.6

139.2

OWNER:
PEARSON PROPERTIES OF RAMSEY, LLC
PID:32-32-25-11-0026

LEGEND

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0 25 50 100
(SCALE IN FEET)

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• surveying

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RIVERSTONE
Ramsey, MN

PRELIMINARY PLAT

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SEE SHEET 4

SEE SHEET 6

NORTHFORK MOORS

ALPINE DRIVE N.W.

ALPINE DRIVE N.W. 889.6

461.8

Southerly Right-of-Way line of Alpine Drive N.W. per Document No. 7566629

North line of Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25 (East-West Quarter line)

S89°40'24"E 1333.97

90.9

OUTLOT A
±118,973 sq.ft.
Drainage & Utility Easement (Over all of Outlot A)

151ST AVENUE NW

152ND LANE NW

SNOWY OWL STREET NW

TIGER STREET NW

QUINTANA STREET NW

151ST AVENUE NW

TOWNSHIP 32,

OUTLOT C
±276,979 sq.ft.
Drainage & Utility Easement (Over all of Outlot C)

OWNER:
NORTH FORK INC
PID: 19-32-25-41-0004

NORTHFORK

Northwest corner of Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25 (West Quarter corner)

West line of Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25

North line of Southwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25

South line of Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25

2647.89
N00°18'24"W

LEGEND

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(SCALE IN FEET)

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Ramsey, MN

PRELIMINARY PLAT

7 of 16

[Save Date: 04/16/18] F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\survey\6435_prp.dwg

BENCHMARK

1. Anoka County Benchmark No. 3076
   Elev.= 890.186 (NAVD 88)
2. Anoka County Benchmark No. 2078
   Elev.= 899.499 (NAVD 88)

0 50 100 200

PUMA STREET N.W.
16" WM EXTENSION (BY OTHERS)
8" SAN SWR (BY OTHERS)
4" FORCEMAIN (BY OTHERS)
CONNECT TO EX WM
CONNECT TO EX SAN SWR
LIFT STATION (BY OTHERS)
FUTURE TRUNK WM (BY OTHERS)
FUTURE TRUNK SEWER (BY OTHERS)
EX. BITUMINOUS TRAIL
BUNKER LAKE BLVD.
16" SAN SWR (BY OTHERS)
16" WM EXTENSION (BY OTHERS)
RE 882.95
EX. IE 864.25 (FIELD VERIFY)
EX. IE 864.15 (FIELD VERIFY)

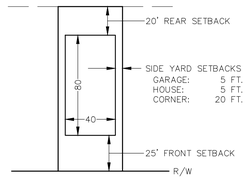
ALPINE DRIVE N.W.
BURLINGTON NORTHERN N.C.
US HIGHWAY NO. 10 & 169
50' MAINTENANCE ACCESS ROAD

OUTLOT A
OUTLOT B
OUTLOT C
OUTLOT D
OUTLOT E
OUTLOT F
POND
INFILTRATION BASIN
SAFETY BENCH
OUTLET CONTROL STRUCTURE
10' BIT. TRAIL

152ND AVENUE
152ND COURT
151ST AVENUE NW
150TH LANE NW
149TH AVENUE NW
149TH COURT
QUINTANA STREET NW
QUINTANA CIRCLE NW
RABBIT STREET NW
SNOWY OWL STREET NW
TIGER STREET NW
CROSSWALK MARKINGS
PEDESTRIAN CROSSING SIGNAL

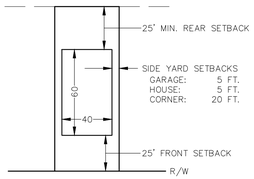
PEDESTRIAN CROSSING ADVANCED WARNING SIGNAL. (FINAL LOCATION/DESIGN TO BE SUBMITTED & REVISED W/FINAL PLANS PRIOR TO INSTALLATION.

50' VILLA LOT DETAIL



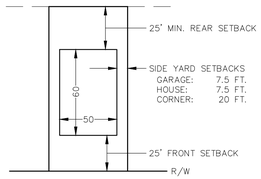
TYPICAL SERVICES SHALL BE:
WATER: 1" COPPER TYPE K
SEWER: 4" PVC SDR 26
CURB STOP TO BE PLACED AT THE R/W

50' LOT DETAIL



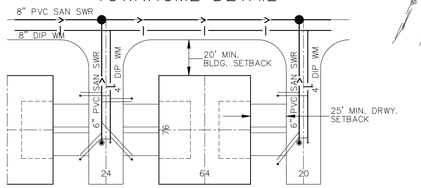
TYPICAL SERVICES SHALL BE:
WATER: 1" COPPER TYPE K
SEWER: 4" PVC SDR 26
CURB STOP TO BE PLACED AT THE R/W

65' LOT DETAIL



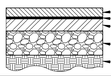
TYPICAL SERVICES SHALL BE:
WATER: 1" COPPER TYPE K
SEWER: 4" PVC SDR 26
CURB STOP TO BE PLACED AT THE R/W

TOWNHOME DETAIL



TYPICAL SERVICES SHALL BE:
WATER: 1" COPPER TYPE K
SEWER: 4" PVC SDR 26
CURB STOP TO BE PLACED 10' BEHIND THE CURB.

STREET SECTION



1.5" TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA340B)
BITUMINOUS MATERIAL FOR TACK COAT
2" TYPE SP 12.5 NON WEARING COURSE MIXTURE (SPNWB330B)
MIN. 4" MODIFIED CLASS 5 AGGREGATE BASE
PLACED ON PREPARED SUBGRADE

SITE PLAN LEGEND

	EXISTING	PROPOSED
LIGHT POLE	☼	●
SANITARY MANHOLE	SAN	
MISCELLANEOUS SIGN		
EXISTING SPOT ELEVATION	0000.0	
EXISTING TREE		
TELEVISION BOX	TV	
FIRE HYDRANT		
GATE VALVE		
CLEANOUT	CO	
ELECTRIC BOX	EB	
GAS METER	GM	
CATCH BASIN	or	or
RAIN GUARDIAN		RG
ELECTRIC METER	EM	
TELEPHONE BOX	TB	
UTILITY POLE		
FLARED END SECTION	FES	▲
STORM MANHOLE	STMH	●
SERVICE	SRV	
SOIL BORING/TEST HOLE		

	MODULAR	ROCK
RETAINING WALL		
WATERMAIN		
SANITARY SEWER		
FORCEMAIN	FM	FM
STORM SEWER		
PROPERTY LINE		
SETBACK LINE		
CURB		
WETLAND		
DITCH		
UNDERGROUND TELEPHONE	ut	ut
UNDERGROUND ELECTRIC	ue	ue
UNDERGROUND GAS	ug	ug
UNDERGROUND FIBEROPTIC	ufo	ufo
FENCE	x	x
OVERHEAD ELECTRIC	ohe	ohe
CONCRETE SURFACE		
BITUMINOUS SURFACE		

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 3/08/17 License #: 25063

Drawn: ADB
Designed: BJK
Date: 3/08/17

Revisions:
1. 5/24/17 Per City Comments
2. 6/23/17 Per City Comments
3. 4/13/18 Revise Street names, B12L15-28 & B13L1-13 & add NE Trail

RIVERSTONE DEVELOPMENT, LLC.
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RIVERSTONE
Ramsey, MN

PRELIMINARY SITE & UTILITY PLAN

8 of 16

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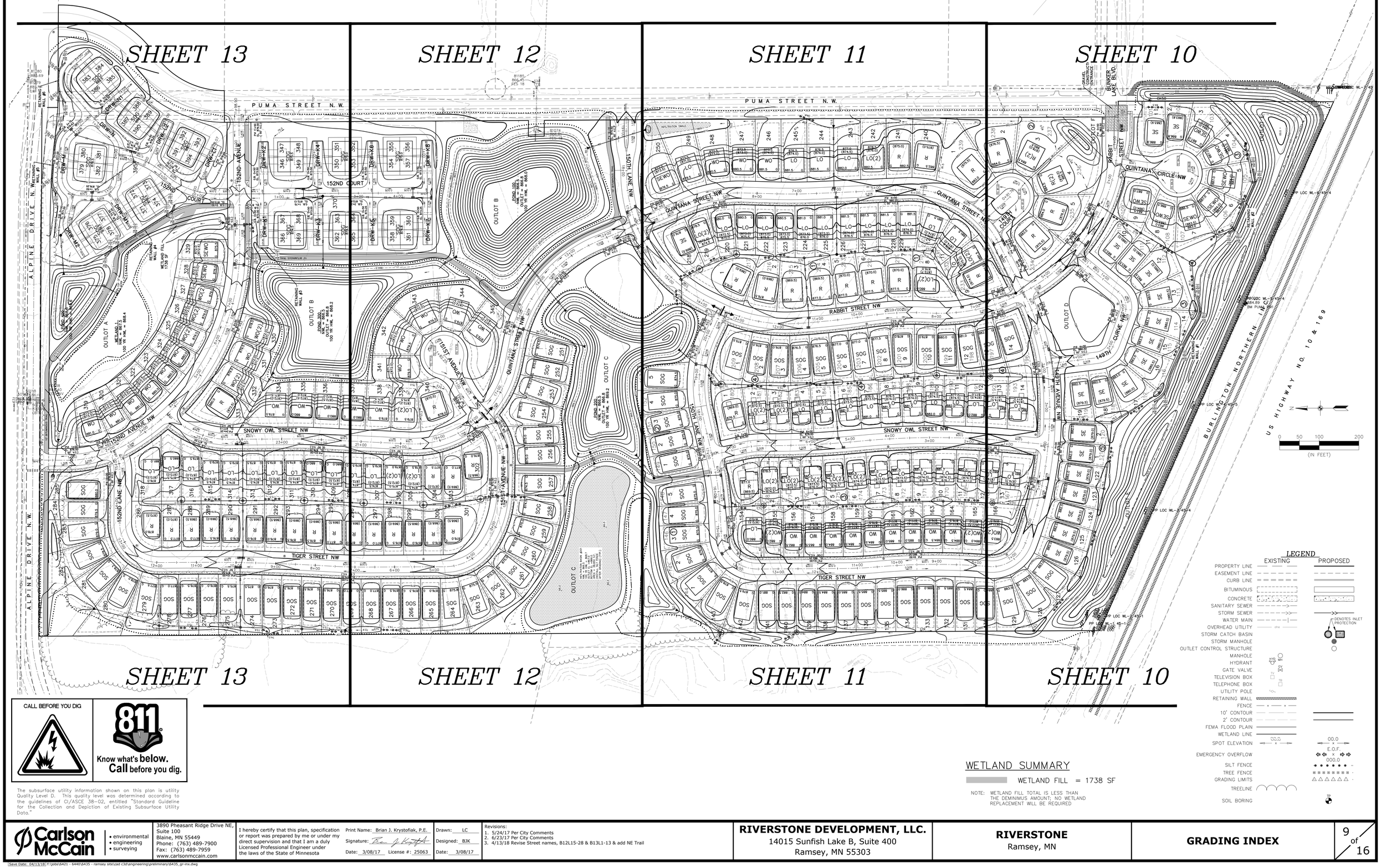

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
OVERHEAD UTILITY		
STORM CATCH BASIN		
STORM MANHOLE		
OUTLET CONTROL STRUCTURE		
MANHOLE		
HYDRANT		
GATE VALVE		
TELEVISION BOX		
TELEPHONE BOX		
UTILITY POLE		
RETAINING WALL		
FENCE		
10' CONTOUR		
2' CONTOUR		
FEMA FLOOD PLAIN		
WETLAND LINE		
SPOT ELEVATION		
EMERGENCY OVERFLOW		
SILT FENCE		
TREE FENCE		
GRADING LIMITS		
TREELINE		
SOIL BORING		

DENOTES INLET PROTECTION

WETLAND SUMMARY

WETLAND FILL = 1738 SF

NOTE: WETLAND FILL TOTAL IS LESS THAN THE DEMINIMUS AMOUNT; NO WETLAND REPLACEMENT WILL BE REQUIRED

CALL BEFORE YOU DIG

811 Know what's below. Call before you dig.

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

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• surveying
3890 Pheasant Ridge Drive NE, Suite 100
Blaine, MN 55449
Phone: (763) 489-7900
Fax: (763) 489-7959
www.carlsonmccain.com

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Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 3/08/17 License #: 25063

Drawn: LC
Designed: BJK
Date: 3/08/17

Revisions:
1. 5/24/17 Per City Comments
2. 6/23/17 Per City Comments
3. 4/13/18 Revise Street names, B12L15-28 & B13L1-13 & add NE Trail

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Ramsey, MN 55303

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Ramsey, MN

GRADING INDEX

[Save Date: 04/13/18] F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\preliminary\6435_gr-inx.dwg

149TH AVENUE NW

149TH CURVE NW

149TH COURT

QUINTANA STREET NW

RABBIT STREET NW

QUINTANA CIRCLE NW

BUNKER LAKE BLVD.

GRAVEL CONSTRUCTION ENTRANCE

SEE SHEET 11

OUTLOT D

OUTLOT E

OUTLOT F

RETAINING WALL #1

RETAINING WALL #2

BURLINGTON NORTHERN INC.

US HIGHWAY NO. 10 & 169

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
OVERHEAD UTILITY		
STORM CATCH BASIN		DENOTES INLET PROTECTION
STORM MANHOLE		
OUTLET CONTROL STRUCTURE		
MANHOLE		
HYDRANT		
GATE VALVE		
TELEVISION BOX		
TELEPHONE BOX		
UTILITY POLE		
RETAINING WALL		
FENCE		
10' CONTOUR		
2' CONTOUR		
FEMA FLOOD PLAIN		
WETLAND LINE		
SPOT ELEVATION		
EMERGENCY OVERFLOW		E.O.F.
SILT FENCE		
TREE FENCE		
GRADING LIMITS		
TREELINE		
SOIL BORING		

BENCHMARK

1. Anoka County Benchmark No. 3076
   Elev.= 890.186 (NAVD 88)
2. Anoka County Benchmark No. 2078
   Elev.= 899.499 (NAVD 88)

0 25 50 100
(IN FEET)

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PRELIMINARY GRADING & EROSION CONTROL PLAN

10 of 16

[Save Date: 04/13/18] F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\preliminary\6435_gr.dwg

NWL = 866.5
OUTLET = 866.8
100 YR HWL = 869.2
OUTLOT C

SEE SHEET 12

150TH LANE NW

QUINTANA STREET NW

TIGER STREET NW

SNOWY OWL STREET NW

RABBIT STREET NW

149TH COURT

PUMA STREET N. W.

10' BITUMINOUS TRAIL

INFILTRATION SWALE

SEE SHEET 10

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
OVERHEAD UTILITY		
STORM CATCH BASIN		DENOTES INLET PROTECTION
STORM MANHOLE		
OUTLET CONTROL STRUCTURE		
MANHOLE	MH	
HYDRANT		
GATE VALVE	GV	
TELEVISION BOX	TV	
TELEPHONE BOX	TB	
UTILITY POLE		
RETAINING WALL		
FENCE	x	
10' CONTOUR		
2' CONTOUR		
FEMA FLOOD PLAIN		
WETLAND LINE		
SPOT ELEVATION	00.0	00.0 E.O.F. 000.0
EMERGENCY OVERFLOW		
SILT FENCE		
TREE FENCE		
GRADING LIMITS		
TREELINE		
SOIL BORING		

N

0 25 50 100
(IN FEET)

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SEE SHEET 13

OUTLOT B

POND 300
NWL = 866.5
OUTLET = 866.8
100 YR HWL = 868.2

RETAINING WALL #3

TIGER STREET NW

SNOWY OWL STREET

PUMA STREET N.W.

152ND COURT

151ST AVENUE NW

QUINTANA STREET NW

150TH LANE NW

10' BITUMINOUS TRAIL

DRW-K1

DRW-K2

DRW-K3

DRW-K4

DRW-K5

DRW-K6

DRW-K7

DRW-K8

OUTLOT B

POND 100
NWL = 866.5
OUTLET = 866.8
100 YR HWL = 868.0

OUTLOT C

INFILTRATION BASIN #201
NWL = 866.5
100 YR HWL = 868.7
OUTLET EL =867.0
BOTTOM EL =866.0
AREA = 38,950 S.F.
(INSTALL SILT FENCE
AFTER GRADING) (TYP.)

POND 200
NWL = 866.5
OUTLET = 866.8
100 YR HWL = 869.2

OUTLOT C

SEE SHEET 11

INFILTRATION SWALE

SAFETY BENCH

18" RCP

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
OVERHEAD UTILITY		
STORM CATCH BASIN		DENOTES INLET PROTECTION
STORM MANHOLE		
OUTLET CONTROL STRUCTURE		
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UTILITY POLE		
RETAINING WALL		
FENCE		
10' CONTOUR		
2' CONTOUR		
FEMA FLOOD PLAIN		
WETLAND LINE		
SPOT ELEVATION	00.0	00.0
EMERGENCY OVERFLOW		E.O.F. 000.0
SILT FENCE		
TREE FENCE		
GRADING LIMITS		
TREELINE		
SOIL BORING		

0 25 50 100
(IN FEET)

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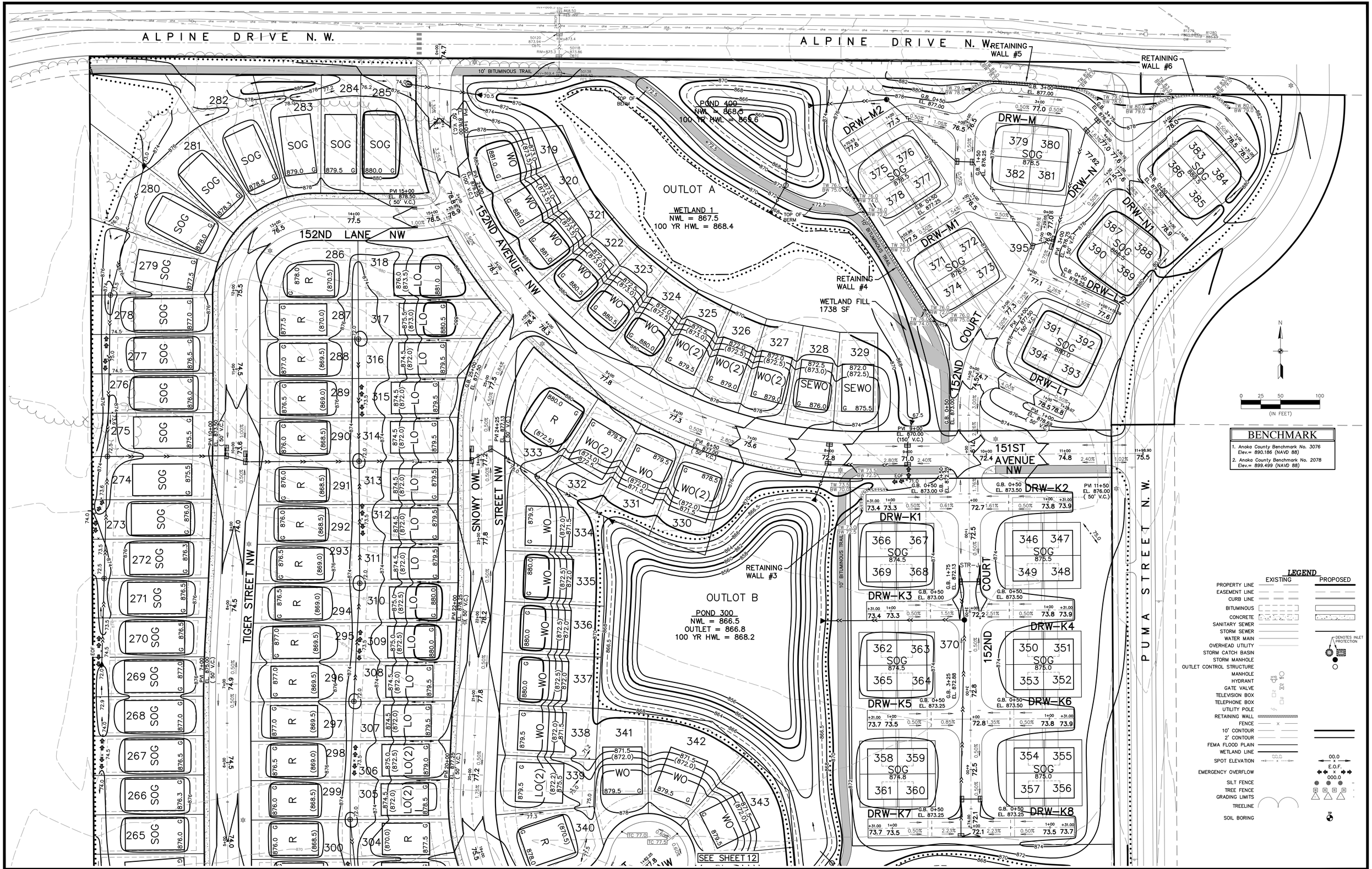
PRELIMINARY GRADING & EROSION CONTROL PLAN

12 of 16

[Save Date: 04/13/18] F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\preliminary\6435_gr.dwg



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13 of 16

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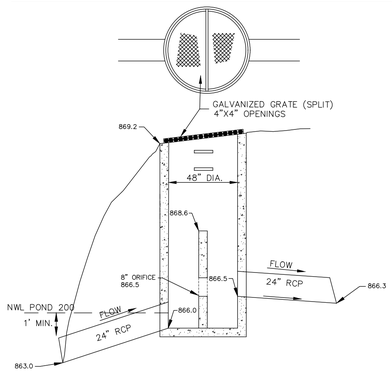
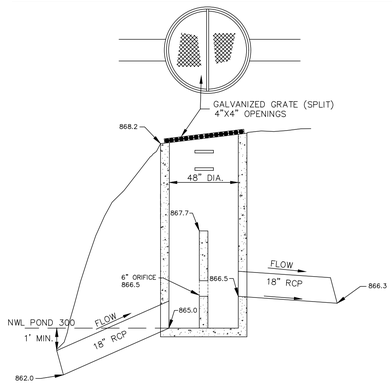
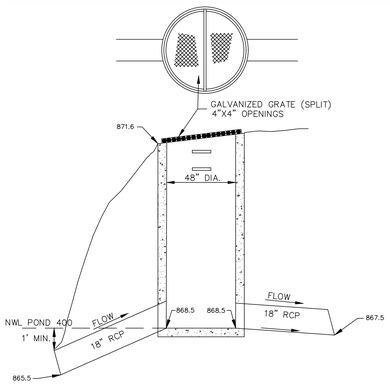
OUTLET CONTROL STRUCTURE POND 200



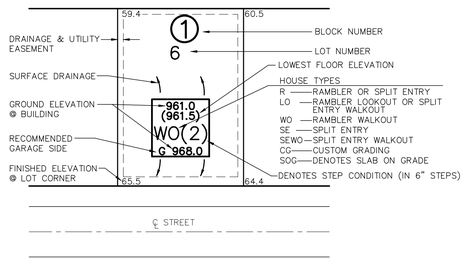
OUTLET CONTROL STRUCTURE POND 300



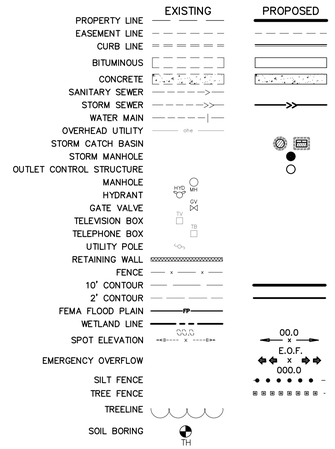
OUTLET CONTROL STRUCTURE POND 400



GRADING PLAN LOT KEY

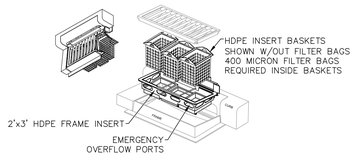


LEGEND



INFRASAFE – 2'x3' DEBRIS COLLECTION DEVICE

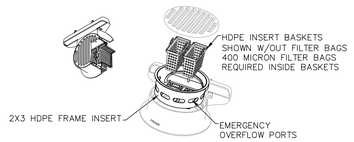
AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS



– MEETS MN/DOT SPECIFICATION 3891.F
"STORM DRAIN INLET PROTECTION – FILTER BAG INSERT"
– DESIGNED FOR NEENAH R–3067 OR R–3290 SERIES

INFRASAFE – 27" DEBRIS COLLECTION DEVICE

AS MANUFACTURED BY ROYAL ENVIRONMENTAL SERVICES



– MEETS MN/DOT SPECIFICATION 3891.F
"STORM DRAIN INLET PROTECTION – FILTER BAG INSERT"
– DESIGNED FOR NEENAH R–3250–A OR R–3250–1 (MNDOT 801) FRAME CASTING

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.

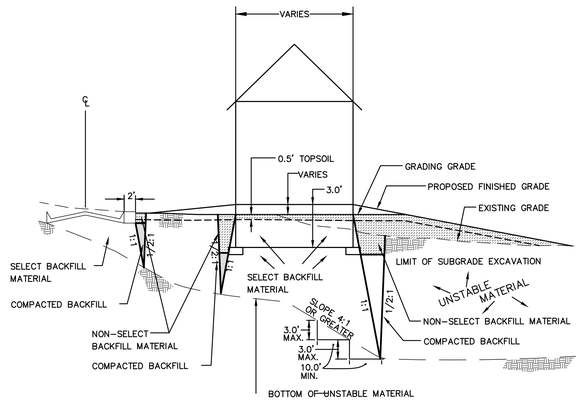
APPROVED: 2 – 2003

City of RAMSEY

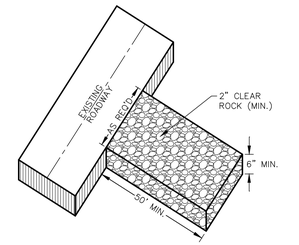
STANDARD DETAILS: MODIFIED CLASS 5 SPECIFICATIONS

CITY PLATE No. STR–26

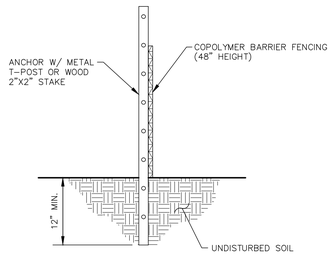
SUBGRADE CORRECTION



ROCK CONSTRUCTION ENTRANCE



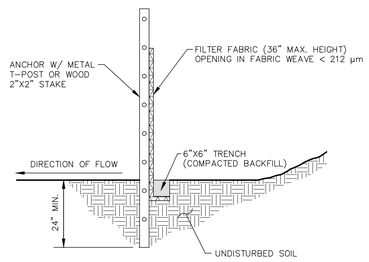
TREE FENCE



NOTES:

1. TREE FENCING SHALL BE PLACED A MINIMUM OF 1 FOOT PER CALIPER INCH OF TREE DIAMETER FROM TREE(S) THAT IS/ARE TO BE SAVED.
2. ANCHOR POST MAY BE SPACED UP TO 10 FEET APART.
3. SECURELY ATTACH TREE FENCE TO ANCHOR POSTS W/ MINIMUM OF TWO ATTACHMENTS PER POST.
4. SEE MNDOT SPECIFICATION 2572.

SILT FENCE



NOTES:

1. DIG A 6"X6" TRENCH ALONG THE INTENDED SILT FENCE LINE.
2. DRIVE ALL ANCHOR POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
3. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART.
4. LAY OUT SILT FENCE ALONG THE UPHILL SIDE OF THE ANCHOR POSTS AND BACK FILL 6"X6" TRENCH.
5. SECURELY ATTACH SILT FENCE TO ANCHOR POSTS W/ MINIMUM OF THREE ATTACHMENTS PER POST.
6. SEE MNDOT SPECIFICATIONS 2573 & 3886.

TURF ESTABLISHMENT

TURF ESTABLISHMENT SHALL APPLY TO ALL DISTURBED AREAS AND SHALL BE ACCORDING TO MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (LATEST EDITION) EXCEPT AS MODIFIED BELOW.

TURF ESTABLISHMENT SHALL OCCUR AS SOON AS POSSIBLE BUT IN NO CASE MORE THAN 7 DAYS.

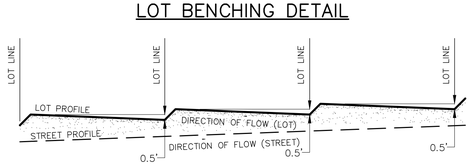
SEED: MnDOT MIXTURE 25–141 AT 60 POUNDS PER ACRE.

DORMANT SEED: SHALL BE APPLIED AT TWICE THE NORMAL RATE AFTER NOVEMBER 1ST.

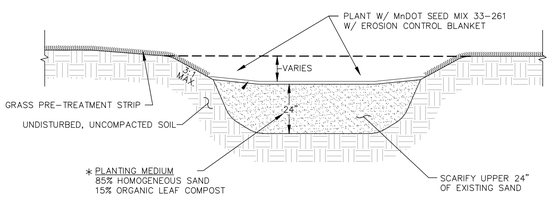
MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).

FERTILIZER: TYPE 1 10–10–10 AT 200 POUNDS PER ACRE.

LOT BENCHING DETAIL



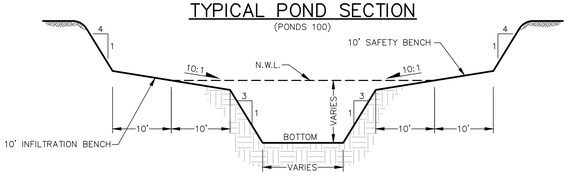
INFILTRATION BASIN



* ONSITE TO BE UTILIZED TO THE EXTENT POSSIBLE. VERIFY W/ GEOTECHNICAL ENGINEER.

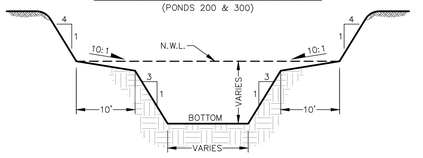
TYPICAL POND SECTION

(PONDS 100)



TYPICAL POND SECTION

(PONDS 200 & 300)



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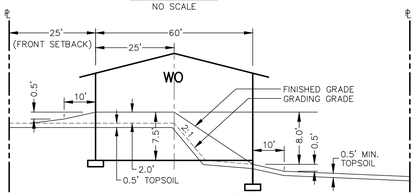
Ramsey, MN

DETAILS

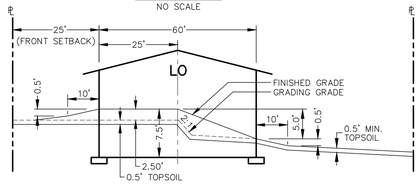
[Save Date: 04/12/18] F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\preliminary\6435_details.dwg

65' LOTS

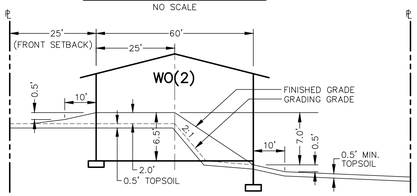
WALKOUT
NO SCALE



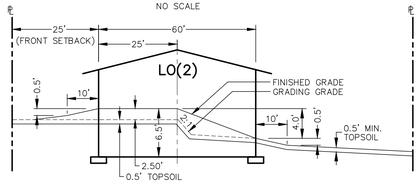
LOOKOUT
NO SCALE



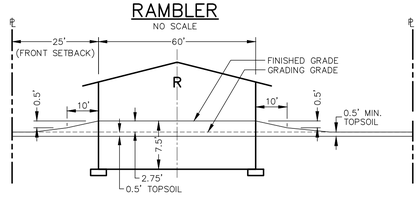
MODIFIED WALKOUT
NO SCALE



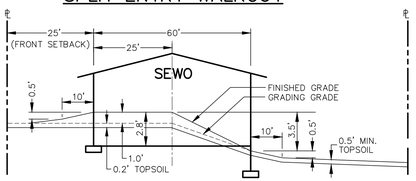
MODIFIED LOOKOUT
NO SCALE



RAMBLER
NO SCALE



SPLIT ENTRY WALKOUT



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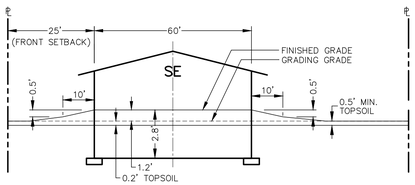
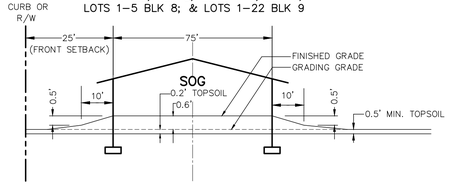
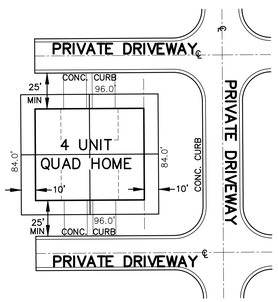
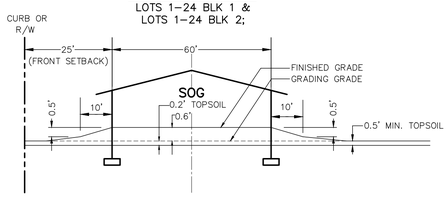


50' VILLAS
SINGLE FAMILY HOLDOWNS
LOTS 1–28, BLK 6; LOTS 1–7, BLK 7;
LOTS 1–5 BLK 8; & LOTS 1–22 BLK 9





QUAD HOMES
LOTS 1–24 BLK 1 &
LOTS 1–24 BLK 2;



50' LOTS

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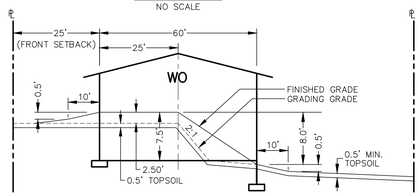

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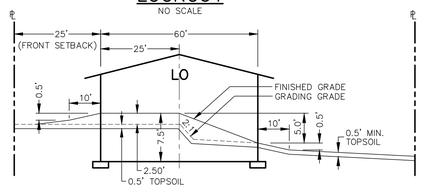

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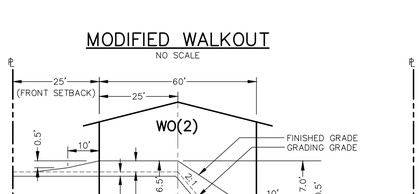

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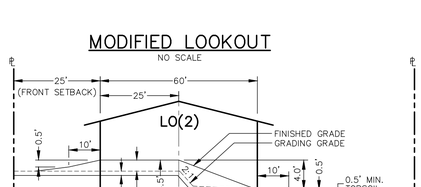

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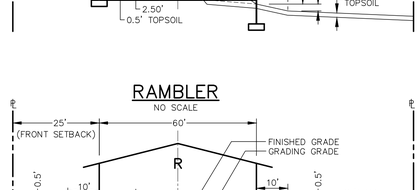

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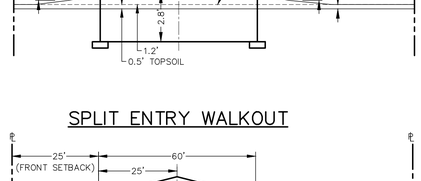

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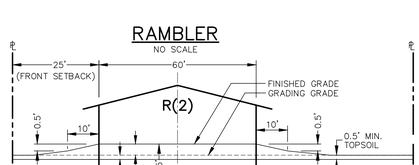

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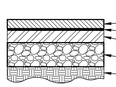
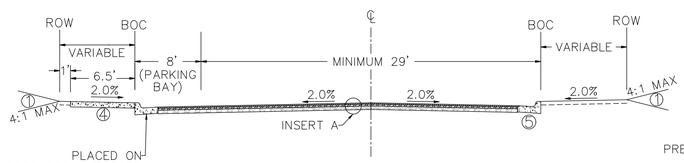


1.5" TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA340B)
BITUMINOUS MATERIAL FOR TACK COAT
2" TYPE SP 12.5 NON WEARING COURSE MIXTURE (SPNWB330B)
MIN. 4" MODIFIED CLASS 5 AGGREGATE BASE (2)
PLACED ON PREPARED SUBGRADE (3)

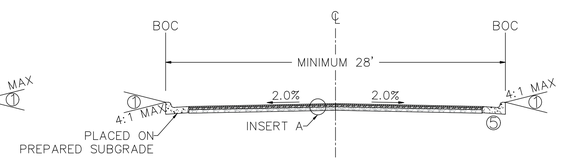
REFERENCE NOTES:

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.

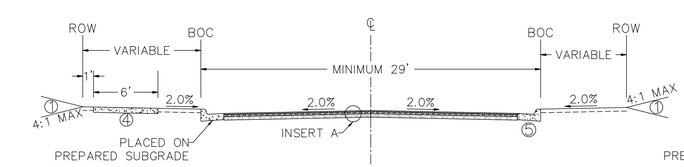
29' – URBAN STREET
W/ PARKING BAY
NOTE: NOT TO SCALE



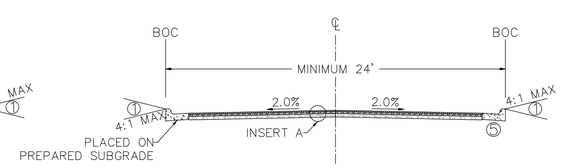
28' – PRIVATE STREET
NOTE: NOT TO SCALE



29' – URBAN STREET
NOTE: NOT TO SCALE



24' – PRIVATE STREET
NOTE: NOT TO SCALE



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Fax: (763) 489-7959
www.carlsonmccain.com

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 3/08/17 License #: 25063

Drawn: ADB
Designed: BJK
Date: 3/08/17

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2. 6/23/17 Per City Comments
3. 4/13/18 Revise Street names, B12L15-28 & B13L1-13 & add NE Trail

RIVERSTONE DEVELOPMENT, LLC.
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

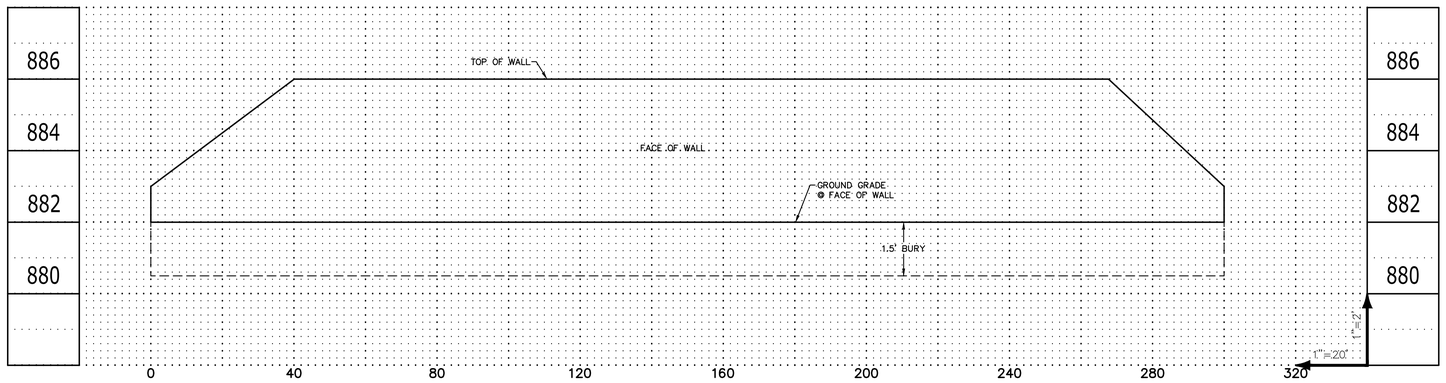
RIVERSTONE
Ramsey, MN

DETAILS

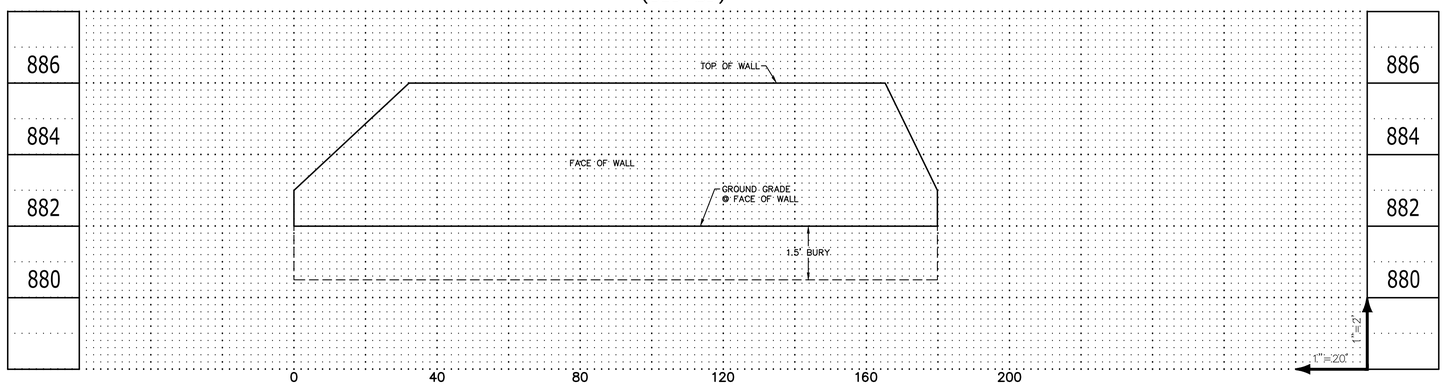
15 of 16

[Save Date: 04/12/18] F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\preliminary\6435_details.dwg

MODULAR RETAINING WALL #1
(1542 SF)



MODULAR RETAINING WALL #2
(919 SF)



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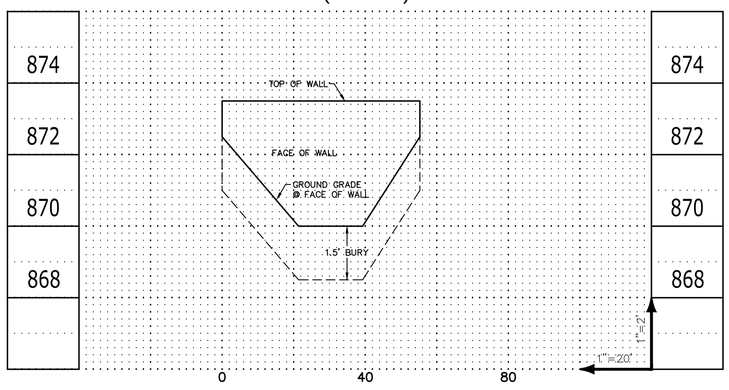

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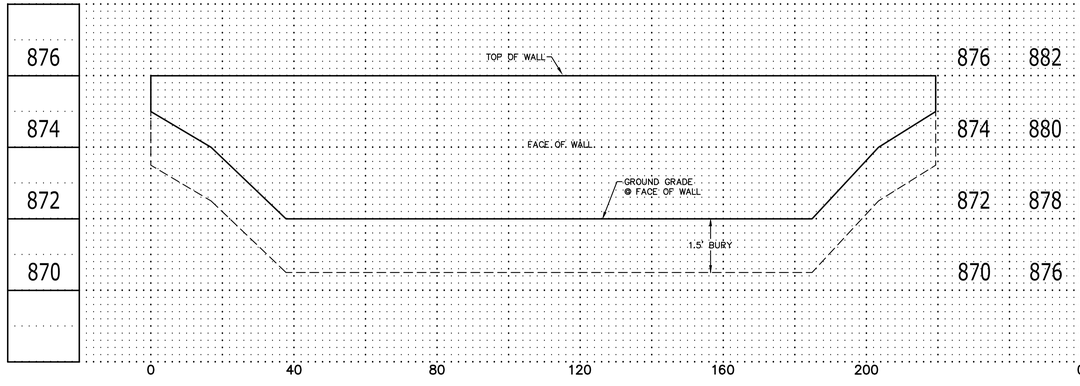

MODULAR RETAINING WALL #5
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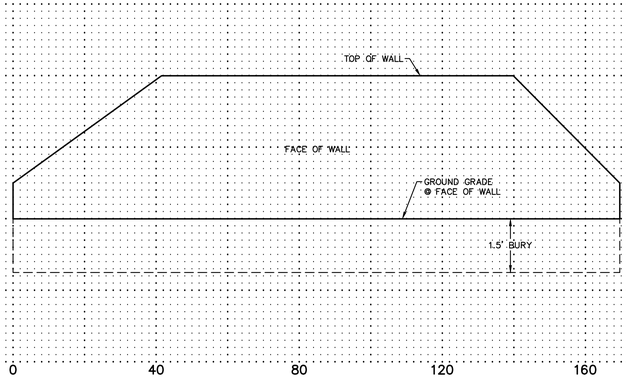
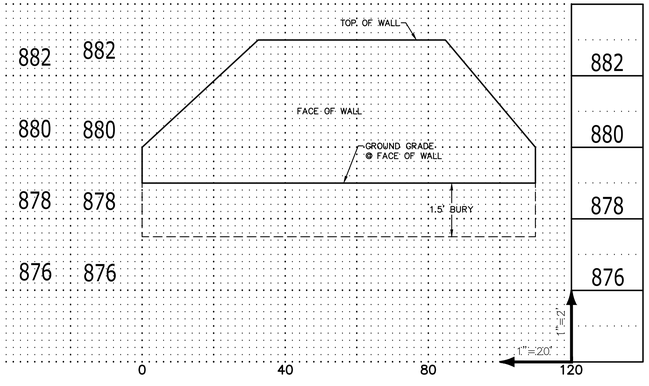


MODULAR RETAINING WALL #6
(525 SF)



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Ramsey, MN

RETAINING WALL PROFILES

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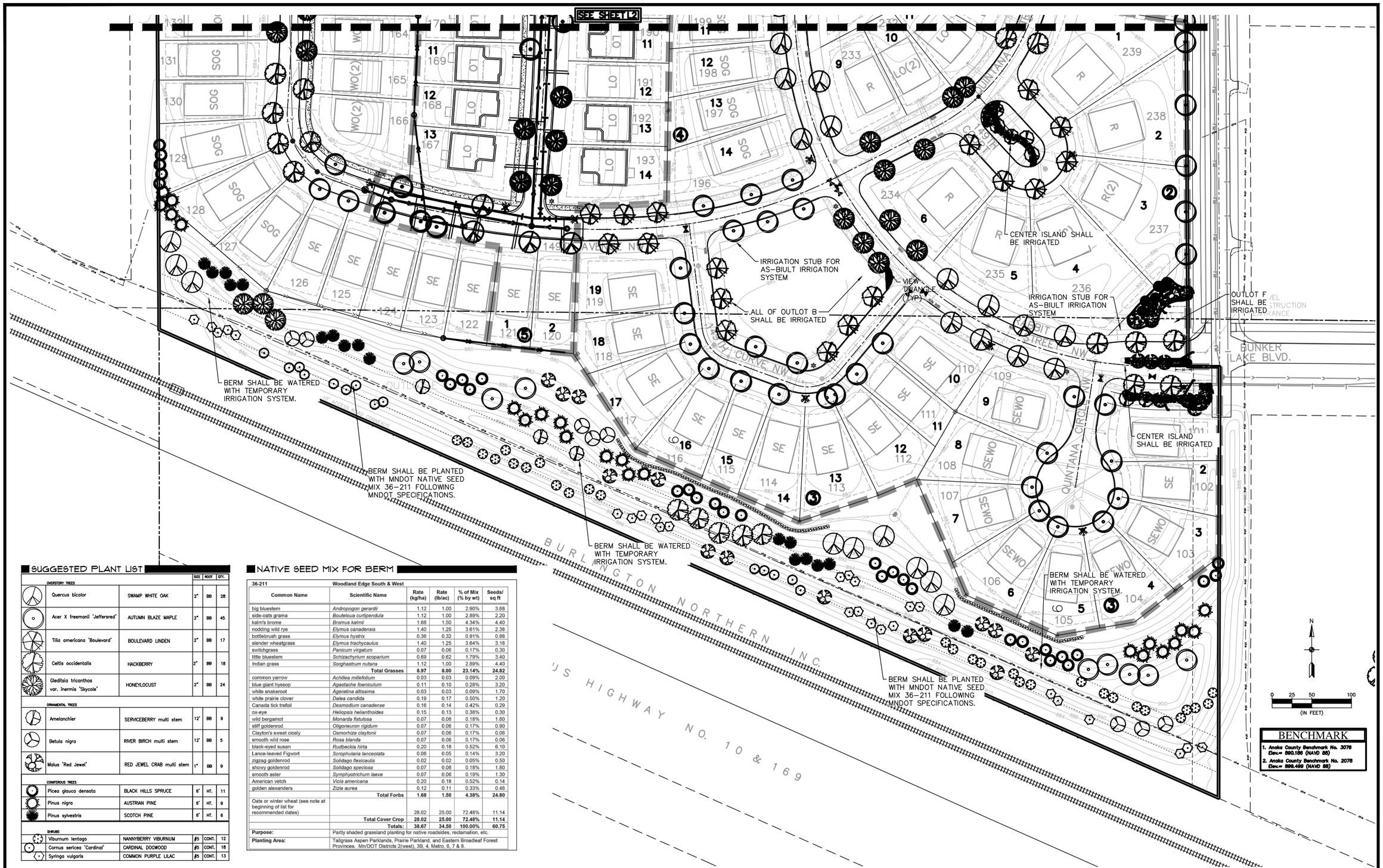

SUGGESTED PLANT LIST

			SIZE	ROOT	QTY.
	OVERSTORY TREES				
	Quercus bicolor	SWAMP WHITE OAK	2"	BB	28
	Acer X freemanii 'Jeffersred'	AUTUMN BLAZE MAPLE	2"	BB	45
	Tilia americana 'Boulevard'	BOULEVARD LINDEN	2"	BB	17
	Celtis occidentalis	HACKBERRY	2"	BB	18
	Gleditsia tricanthos var. inermis 'Skycole'	HONEYLOCUST	2"	BB	24
	ORNAMENTAL TREES				
	Amelanchier	SERVICEBERRY multi stem	12'	BB	9
	Betula nigra	RIVER BIRCH multi stem	12'	BB	5
	Malus 'Red Jewel'	RED JEWEL CRAB multi stem	1"	BB	9
	CONIFEROUS TREES				
	Picea glauca densata	BLACK HILLS SPRUCE	6'	HT.	11
	Pinus nigra	AUSTRIAN PINE	6'	HT.	9
	Pinus sylvestris	SCOTCH PINE	6'	HT.	6
	SHRUBS				
	Viburnum lentago	NANNYBERRY VIBURNUM	#5	CONT.	12
	Cornus sericea 'Cardinal'	CARDINAL DOGWOOD	#5	CONT.	18
	Syringa vulgaris	COMMON PURPLE LILAC	#5	CONT.	13

NATIVE SEED MIX FOR BERM

36-211 — **Woodland Edge South & West**

Common Name	Scientific Name	Rate (kg/ha)	Rate (lb/ac)	% of Mix (% by wt)	Seeds/ sq ft
big bluestem	*Andropogon gerardii*	1.12	1.00	2.90%	3.68
side-oats grama	*Bouteloua curtipendula*	1.12	1.00	2.89%	2.20
kalm's brome	*Bromus kalmii*	1.68	1.50	4.34%	4.40
nodding wild rye	*Elymus canadensis*	1.40	1.25	3.61%	2.38
bottlebrush grass	*Elymus hystrix*	0.36	0.32	0.91%	0.88
slender wheatgrass	*Elymus trachycaulus*	1.40	1.25	3.64%	3.18
switchgrass	*Panicum virgatum*	0.07	0.06	0.17%	0.30
little bluestem	*Schizachyrium scoparium*	0.69	0.62	1.79%	3.40
Indian grass	*Sorghastrum nutans*	1.12	1.00	2.89%	4.40
	Total Grasses	**8.97**	**8.00**	**23.14%**	**24.82**
common yarrow	*Achillea millefolium*	0.03	0.03	0.09%	2.00
blue giant hyssop	*Agastache foeniculum*	0.11	0.10	0.28%	3.20
white snakeroot	*Ageratina altissima*	0.03	0.03	0.09%	1.70
white prairie clover	*Dalea candida*	0.19	0.17	0.50%	1.20
Canada tick trefoil	*Desmodium canadense*	0.16	0.14	0.42%	0.29
ox-eye	*Heliopsis helianthoides*	0.15	0.13	0.38%	0.30
wild bergamot	*Monarda fistulosa*	0.07	0.06	0.18%	1.60
stiff goldenrod	*Oligoneuron rigidum*	0.07	0.06	0.17%	0.90
Clayton's sweet cicely	*Osmorhiza claytonii*	0.07	0.06	0.17%	0.06
smooth wild rose	*Rosa blanda*	0.07	0.06	0.17%	0.06
black-eyed susan	*Rudbeckia hirta*	0.20	0.18	0.52%	6.10
Lance-leaved Figwort	*Scrophularia lanceolata*	0.06	0.05	0.14%	3.20
zigzag goldenrod	*Solidago flexicaulis*	0.02	0.02	0.05%	0.50
showy goldenrod	*Solidago speciosa*	0.07	0.06	0.18%	1.80
smooth aster	*Symphyotrichum laeve*	0.07	0.06	0.19%	1.30
American vetch	*Vicia americana*	0.20	0.18	0.52%	0.14
golden alexanders	*Zizia aurea*	0.12	0.11	0.33%	0.46
	Total Forbs	**1.68**	**1.50**	**4.38%**	**24.80**
Oats or winter wheat (see note at beginning of list for recommended dates)		28.02	25.00	72.48%	11.14
	Total Cover Crop	**28.02**	**25.00**	**72.48%**	**11.14**
	Totals:	**38.67**	**34.50**	**100.00%**	**60.75**
Purpose:	Partly shaded grassland planting for native roadsides, reclamation, etc.				
Planting Area:	Tallgrass Aspen Parklands, Prairie Parkland, and Eastern Broadleaf Forest Provinces. MnDOT Districts 2(west), 3B, 4, Metro, 6, 7 & 8.				

BENCHMARK

1. Anoka County Benchmark No. 3076 Elev.= 890.186 (NAVD 88)
2. Anoka County Benchmark No. 2076 Elev.= 899.499 (NAVD 88)

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

Print Name: James A. Kalkes
Signature: James A. Kalkes
Date: 04/13/18 License #: 45071

Drawn: SDB
Designed: SDB
Date: 04/13/18

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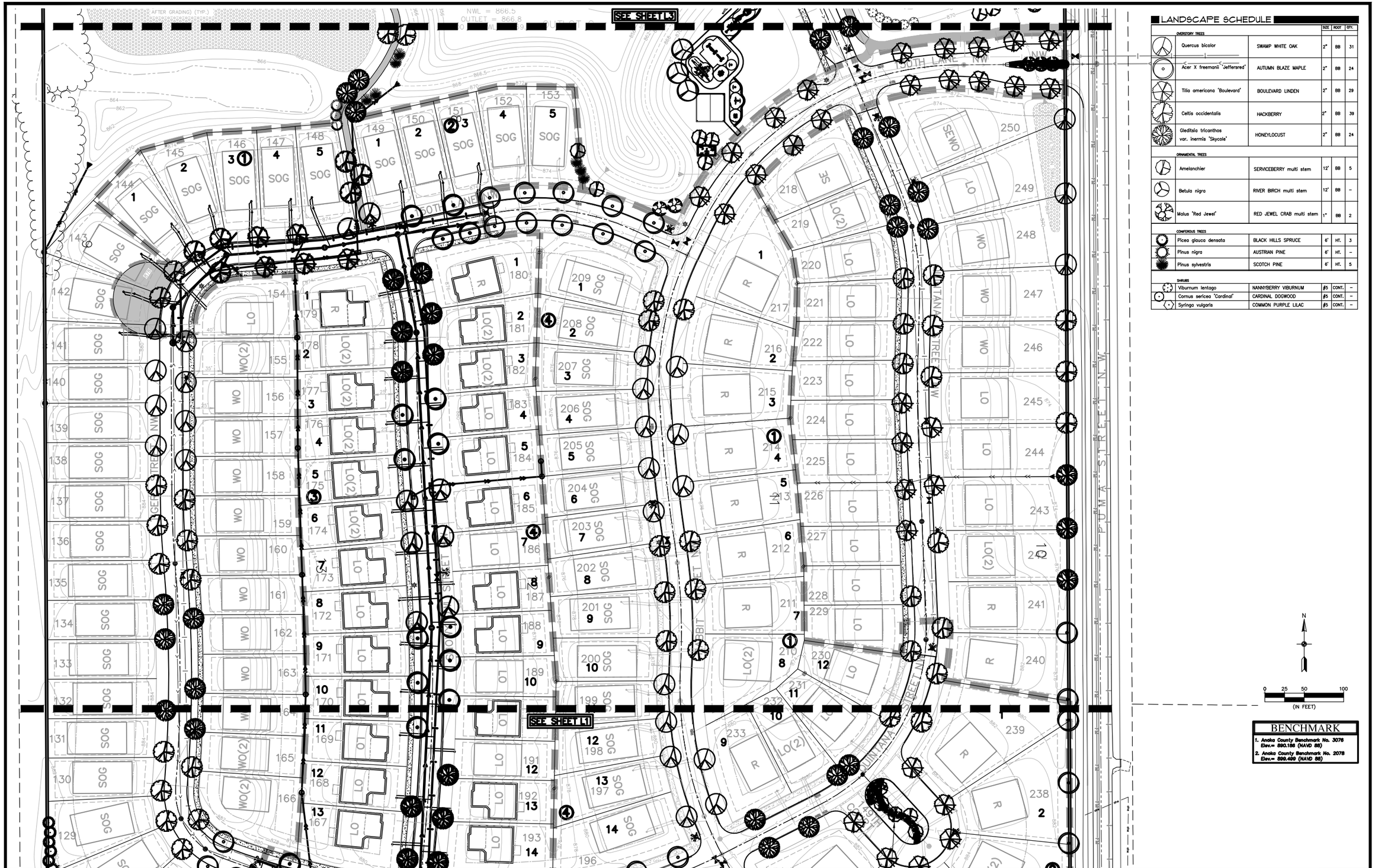
Ramsey, MN

LANDSCAPE PLAN

L1 of 5

[Revised Date: 04/13/18] [T:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\preliminary\6435_lscp.dwg]



LANDSCAPE SCHEDULE

			SIZE	ROOT	QTY.
OVERSTORY TREES					
	Quercus bicolor	SWAMP WHITE OAK	2"	BB	31
	Acer X freemanii 'Jeffersred'	AUTUMN BLAZE MAPLE	2"	BB	24
	Tilia americana 'Boulevard'	BOULEVARD LINDEN	2"	BB	29
	Celtis occidentalis	HACKBERRY	2"	BB	39
	Gleditsia tricanthos var. inermis 'Skycole'	HONEYLOCUST	2"	BB	24
ORNAMENTAL TREES					
	Amelanchier	SERVICEBERRY multi stem	12'	BB	5
	Betula nigra	RIVER BIRCH multi stem	12'	BB	–
	Malus 'Red Jewel'	RED JEWEL CRAB multi stem	1"	BB	2
CONIFEROUS TREES					
	Picea glauca densata	BLACK HILLS SPRUCE	6'	HT.	3
	Pinus nigra	AUSTRIAN PINE	6'	HT.	–
	Pinus sylvestris	SCOTCH PINE	6'	HT.	5
SHRUBS					
	Viburnum lentago	NANNYBERRY VIBURNUM	#5	CONT.	–
	Cornus sericea 'Cardinal'	CARDINAL DOGWOOD	#5	CONT.	–
	Syringa vulgaris	COMMON PURPLE LILAC	#5	CONT.	–

N

0 25 50 100
(IN FEET)

BENCHMARK

1. Anoka County Benchmark No. 3076
   Elev.= 890.186 (NAVD 88)
2. Anoka County Benchmark No. 2078
   Elev.= 899.489 (NAVD 88)

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RIVERSTONE
Ramsey, MN

LANDSCAPE PLAN

L2 of 5

Revised Date: 04/13/18 F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\preliminary\6435_lscp.dwg

LANDSCAPE SCHEDULE

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	Celtis occidentalis	HACKBERRY	2"	BB	22
	Gleditsia tricanthos var. inermis 'Skycole'	HONEYLOCUST	2"	BB	30
ORNAMENTAL TREES					
	Amelanchier	SERVICEBERRY multi stem	12'	BB	12
	Betula nigra	RIVER BIRCH multi stem	12'	BB	3
	Malus 'Red Jewel'	RED JEWEL CRAB multi stem	1"	BB	3
CONIFEROUS TREES					
	Picea glauca densata	BLACK HILLS SPRUCE	6'	HT.	6
	Pinus nigra	AUSTRIAN PINE	6'	HT.	8
	Pinus sylvestris	SCOTCH PINE	6'	HT.	11
SHRUBS					
	Viburnum lentago	NANNYBERRY VIBURNUM	#5	CONT.	7
	Cornus sericea 'Cardinal'	CARDINAL DOGWOOD	#5	CONT.	7
	Syringa vulgaris	COMMON PURPLE LILAC	#5	CONT.	14

BENCHMARK

1. Anoka County Benchmark No. 3076
   Elev.= 880.186 (NAVD 88)
2. Anoka County Benchmark No. 2078
   Elev.= 899.469 (NAVD 88)

Carlson McCain
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• surveying

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Fax: (763) 489-7959
www.carlsonmccain.com

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

Print Name: James A. Kalkes
Signature: James A. Kalkes
Date: 04/13/18 License #: 45071

Drawn: SDB
Designed: SDB
Date: 04/13/18

Revisions:
1. 5/24/17 Per City Comments
2. 6/23/17 Per City Comments
3. 4/13/18 Revise Street names, B12L15-28 & B13L1-13 & add NE Trail

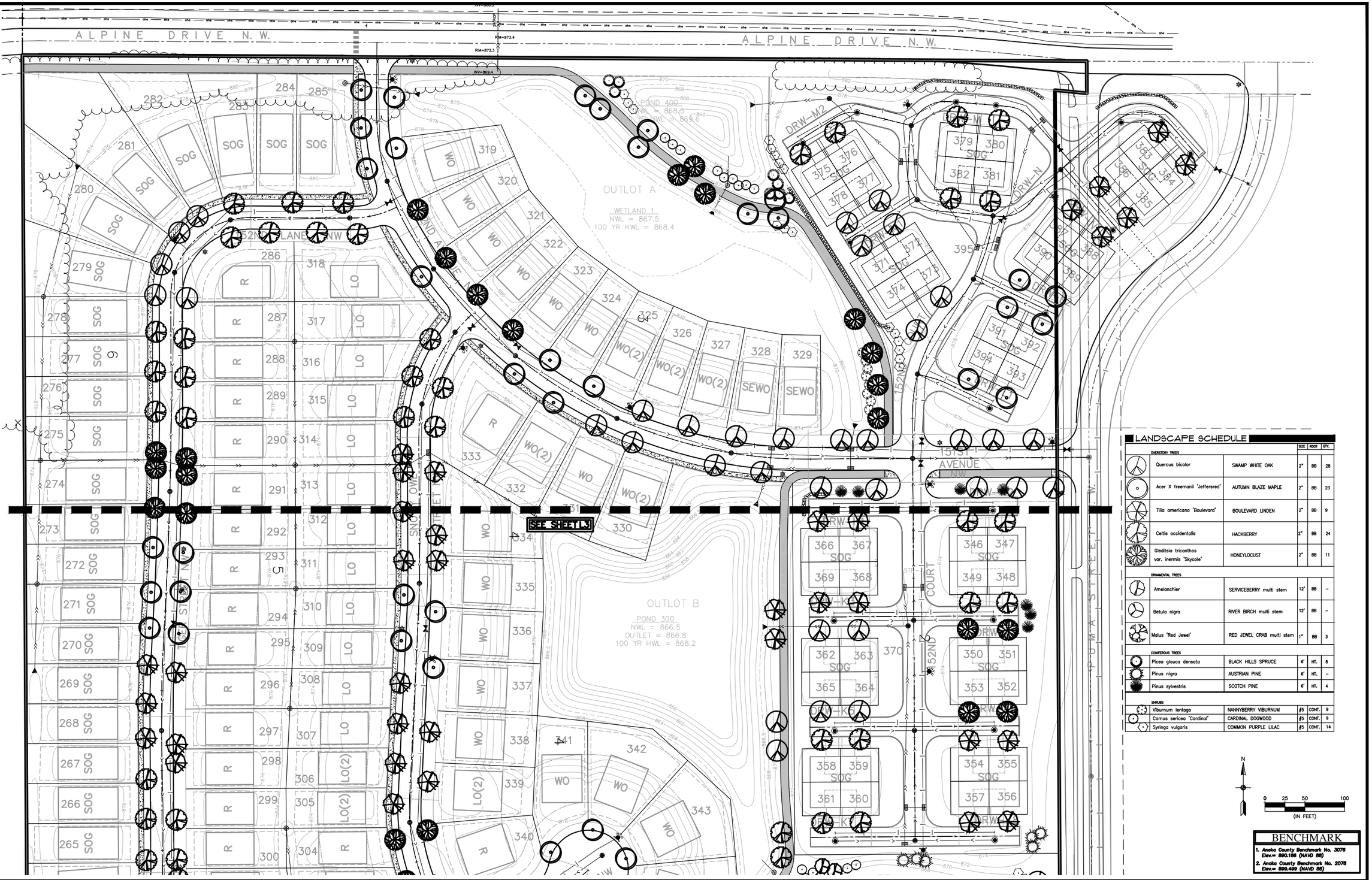
RIVERSTONE DEVELOPMENT, LLC.
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

RIVERSTONE
Ramsey, MN

PRELIMINARY LANDSCAPE PLAN

L3 of 5

Issue Date: 04/13/18 I:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\preliminary\6435_lscp.dwg



LANDSCAPE SCHEDULE

			SIZE	ROOT	QTY.
	OVERSTORY TREES				
	Quercus bicolor	SWAMP WHITE OAK	2"	BB	28
	Acer X freemanii 'Jeffersred'	AUTUMN BLAZE MAPLE	2"	BB	23
	Tilia americana 'Boulevard'	BOULEVARD LINDEN	2"	BB	9
	Celtis occidentalis	HACKBERRY	2"	BB	24
	Gleditsia tricanthos var. inermis 'Skycole'	HONEYLOCUST	2"	BB	11
	ORNAMENTAL TREES				
	Amelanchier	SERVICEBERRY multi stem	12'	BB	–
	Betula nigra	RIVER BIRCH multi stem	12'	BB	–
	Malus 'Red Jewel'	RED JEWEL CRAB multi stem	1"	BB	3
	CONIFEROUS TREES				
	Picea glauca densata	BLACK HILLS SPRUCE	6'	HT.	8
	Pinus nigra	AUSTRIAN PINE	6'	HT.	–
	Pinus sylvestris	SCOTCH PINE	6'	HT.	4
	SHRUBS				
	Viburnum lentago	NANNYBERRY VIBURNUM	#5	CONT.	9
	Cornus sericea 'Cardinal'	CARDINAL DOGWOOD	#5	CONT.	9
	Syringa vulgaris	COMMON PURPLE LILAC	#5	CONT.	14

N

0 25 50 100
(IN FEET)

BENCHMARK

1. Anoka County Benchmark No. 3076
   Elev.= 890.186 (NAVD 88)
2. Anoka County Benchmark No. 2076
   Elev.= 899.499 (NAVD 88)

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PRELIMINARY LANDSCAPE PLAN

L4 of 5

Server Date: 04/13/18 P:\jobs\6421 - 6440\6435 - ramsey site\cad 2.0\engineering\preliminary\L4.3%_lscp.dwg

CITY OF RAMSEY REQUESTED NOTES:

1. CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEARS FROM THE DATE OF LANDSCAPE ARCHITECT ACCEPTANCE WITH ALL REPLACEMENTS TO BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER. THE CITY IS REQUIRING AN ADDITIONAL TWO YEARS (3 TOTAL) FOR ALL TREES AT NO ADDITIONAL COST TO THE OWNER.
2. TREES SHALL NOT BE PLANTED WITHIN THE VISION TRIANGLE AS DEFINED IN CITY CODE 117-348
3. ALL TREES IN ISLANDS/CENTER MEDIAN SHALL BE PRIVATELY MAINTAINED PER THE PER THE HOME OWNERS ASSOCIATION DOCTRINE
4. TOPSOIL MEETING THE CITY'S SPECIFICATION SHALL BE REQUIRED PER EACH LOT. COPIES OF THE LOAD TICKET SHALL BE PROVIDED AND CITY INSPECTION IS REQUIRED PRIOR TO INSTALLATION OF SOD.
5. NO TOPSOIL (OR OTHER FILL) SHALL BE PLACED WITHIN ANY WETLAND OR WETLAND SETBACK AREA.
6. IRRIGATION SYSTEM SHALL BE DESIGN BUILT BY THE CONTRACTOR AND SHALL UTILIZE MATCH PRECIPITATION HEADS, HEAD TO HEAD COVERAGE AND WEATHER COMPENSATING SMART CONTROLLER.

GENERAL NOTES:

1. LANDSCAPE CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS ON THE PROPERTY WITH THE GENERAL CONTRACTOR AND BY GOPHER STATE ONE CALL PRIOR TO STAKING PLANT LOCATIONS.
2. COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON THE SITE.
3. WHERE EXISTING TREES AND/OR SIGNIFICANT SHRUB MASSINGS ARE FOUND ON THE SITE WHETHER SHOWN ON THE DRAWINGS OR NOT, THEY SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED AND/OR ARE WITHIN THE GRADING LIMITS. ANY QUESTION REGARDING WHETHER PLANT MATERIAL SHOULD OR SHOULD NOT REMAIN SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO REMOVAL.
4. ALL EXISTING TREES TO REMAIN SHALL BE FERTILIZED AND PRUNED TO REMOVE DEAD WOOD AND DAMAGED OR RUBBING BRANCHES.
5. BB TREES AND SHRUBS ARE BALLED AND BURLAPPED.
6. NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO SUBMISSION OF BID AND/OR QUOTATION.
7. ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST ADDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
8. THE CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. CONTRACTOR SHALL PROVIDE A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION.
10. WARRANTY FOR THE LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF PLANTING ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.
11. CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEARS FROM THE DATE OF LANDSCAPE ARCHITECT ACCEPTANCE WITH ALL REPLACEMENTS TO BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER. THE CITY IS REQUIRING AN ADDITIONAL TWO YEARS (3 TOTAL) FOR ALL TREES AT NO ADDITIONAL COST TO THE OWNER.

LANDSCAPE SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.
	DECIDUOUS TREES				
	Quercus bicolor	SWAMP WHITE OAK	2"	BB	98
	Acer X freemanii 'Jeffersred'	AUTUMN BLAZE MAPLE	2"	BB	119
	Tilia americana 'Boulevard'	BOULEVARD LINDEN	2"	BB	86
	Celtis occidentalis	HACKBERRY	2"	BB	103
	Gleditsia tricanthos var. inermis 'Skycole'	HONEYLOCUST	2"	BB	94

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.
	ORNAMENTAL TREES				
	Amelanchier	SERVICEBERRY multi stem	12'	BB	26
	Betula nigra	RIVER BIRCH multi stem	12'	BB	8
	Malus 'Red Jewel'	RED JEWEL CRAB multi stem	8'	BB	14
	CONFEROUS TREES				
	Picea glauca densata	BLACK HILLS SPRUCE	6'	HT.	26
	Pinus nigra	AUSTRIAN PINE	6'	HT.	17
	Pinus sylvestris	SCOTCH PINE	6'	HT.	21

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.
	SHRUBS				
	Viburnum lentago	NANNYBERRY VIBURNUM	#5	CONT.	29
	Cornus sericea 'Cardinal'	CARDINAL DOGWOOD	#5	CONT.	35
	Syringa vulgaris	COMMON PURPLE LILAC	#5	CONT.	44

LANDSCAPE REQUIRMENTS

2 TREES PER LOT 2 X 295 = 590 TREES

TOTAL TREES TO BE PLANTED = 612 TREES

PLANTING SPECIFICATIONS:

1. PLANTING BED PREPARATION: ALL MASS PLANTING BEDS SHALL BE TILLED TO A MINIMUM DEPTH OF 10". AMENDMENTS SHALL BE APPLIED AFTER CULTIVATION.
2. BACKFILL SOIL: USE SOIL EXCAVATED FROM PLANTING HOLES & PROVIDE AMENDMENTS. REMOVE ALL DEBRIS AND ROCKS LARGER THAN 3" IN DIA.
9. FERTILIZATION: IT IS RECOMMENDED THAT NEWLY PLANTED TREES AND SHRUBS SHOULD NOT BE FERTILIZED THE FIRST YEAR. IF NECESSARY, BEGIN FERTILIZING TREES AND SHRUBS THE SECOND YEAR AFTER ESTABLISHMENT AT A RATIO AND RATE BASED ON A SOIL TEST.
10. MULCH MATERIAL: AS SPECIFIED ON LANDSCAPE PLANS. MASS MULCH ALL PLANTING BEDS TO 3" DEPTH OVER FIBER MAT WEED BARRIER. ALL PERRENIAL PLANTING BEDS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH WITH NO FIBER WEED MAT BARRIER. ALL DECIDUOUS AND EVERGREEN TREES TO RECEIVE 6" DEEP SHREDDED HARDWOOD MULCH WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.
11. TREE STAKING: IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO STAKE AND/OR GUY THE TREES ACCORDING TO THE DETAILS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE EVERY STEP NECESSARY TO MAINTAIN THE TREES AND SHRUBS OIN AN UPRIGHT AND PLUMB CONDITION AT ALL TIMES UNTIL THE END OF THE PLANT GUARANTEE PERIOD, ESPECIALLY WHERE VANDALISM, SOIL OR WIND CONDITIONS ARE A PROBLEM.
12. TREE WRAPPING: WRAPPING MATERIAL SHALL BE QUALITY, HEAVY WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING BY 5-1.
13. RODENT PROTECTION: PROVIDE ON ALL TREES, EXCEPT SPRUCE UNLESS OTHERWISE NOTED.
14. PLANTING PLAN: ALL PROPOSED PLANTS SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLANS. THE PLAN TAKES PRECEDENCE OVER THE NOTES. RESPECT STATED DIMENSIONS. DO NOT SCALE DRAWINGS.
15. EDGING: EDGING SHALL BE 4: P.V.C COMMERCIAL GRADE EDGING WITH THREE (3) METAL ANCHOR STAKES PER 20 FOOT SECTION, UNLESS OTHERWISE NOTED ON THE PLAN. ALL MASS PLANTING BEDS SHALL HAVE EDGING PLACED BETWEEN MULCH AND ANY ADJACENT TURF AREAS.

PLANTING NOTES:

1. NO PLANTING TO BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
2. ALL PLANT MATERIAL LOCATIONS MUST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY AND ALL DIGGING.
3. IF THE LANDSCAPE CONTRACTOR PERCEIVES AND DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS, OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT MATERIAL ESTABLISHMENT, SURVIVAL OR GUARANTEE, THEY SHALL BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ADJUSTMENTS IN THE LOCATION OF PROPOSED PLANT MATERIAL MAY BE NEEDED IN THE FIELD. SHOULD AN ADJUSTMENT BE ADVISED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED.
5. ALL PLANTS TO BE INSTALLED PER PLANTING DETAILS.
6. ONE SHRUB PER TYPE AND SIZE IN EACH PLANTING BED AND EVERY TREE SHOULD BE CLEARLY IDENTIFIED (COMMON OR LATIN NOMENCLATURE) WITH A PLASTIC TAG WHICH SHALL NOT BE REMOVED PRIOR TO OWNER ACCEPTANCE.
7. WHERE SOD/SEED ABUTS PAVED SURFACES, FINISHED GRADE OF SEED/SOD SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
8. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3 : 1 OR IN DRAINAGE SWALES, THE SOD SHALL BE STAKED TO THE GROUND.
9. SEED ALL AREAS DISTURBED DUE TO GRADING OTHER THAN THOSE TO RECEIVE SOD.
10. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATORS AT NO COST TO THE OWNER.

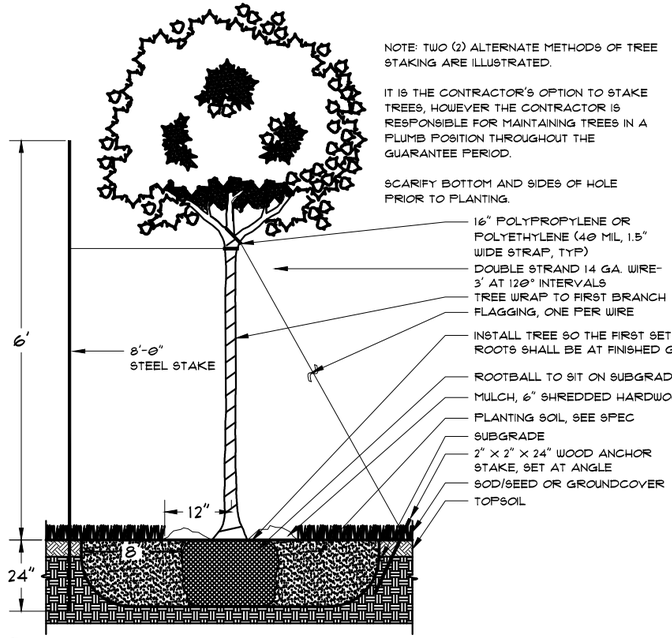
IRRIGATION NOTES:

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SHOP DRAWINGS ILLUSTRATING IRRIGATION PLANS AND SPECIFICATIONS AS PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER.
2. VERIFY EXISTING/PROPOSED SYSTEM LOCATION.
3. UNLESS OTHERWISE NOTED, ALL SOD/SEED AND PLANTING AREAS INDICATED ON THE PLAN SHALL BE 100% IRRIGATED. THE IRRIGATION SHALL INCLUDE THE PUBLIC RIGHT OF WAY BETWEEN THE PROPERTY LINE AND BACK OF CURB WHERE NEW LANDSCAPE IMPROVEMENTS ARE PROPOSED.
4. IT SHALL BE THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.
5. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/LAWN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIAL GROWTH REQUIREMENTS

NOTE: TWO (2) ALTERNATE METHODS OF TREE STAKING ARE ILLUSTRATED.

IT IS THE CONTRACTOR'S OPTION TO STAKE TREES, HOWEVER THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.

SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.



1 L2 DECIDUOUS TREE — LEVEL SITE

NOTE: TWO (2) ALTERNATE METHODS OF TREE STAKING ARE ILLUSTRATED.

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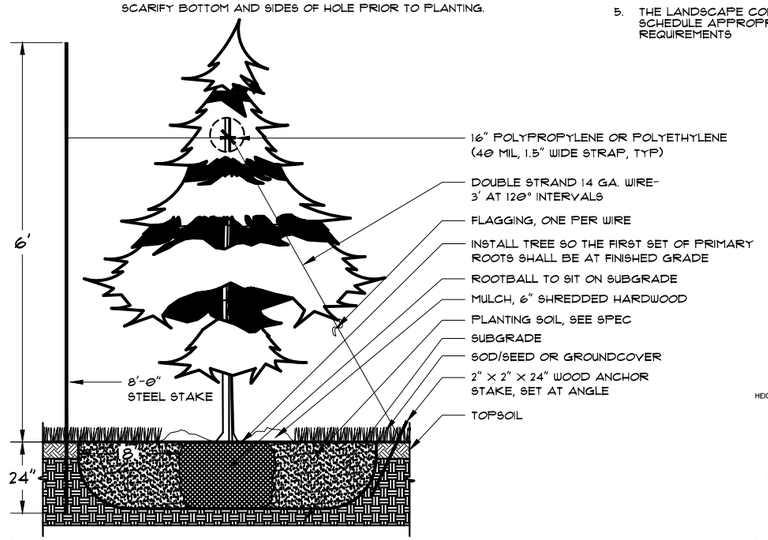
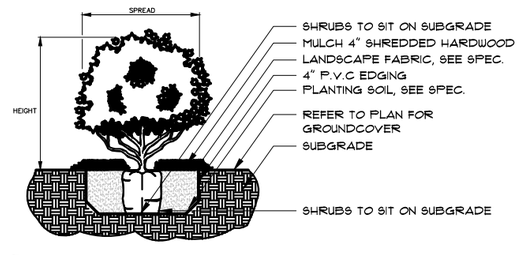
SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.



2 L2 CONIFEROUS TREE — LEVEL SITE

NOTE: HAND LOOSEN ROOTS OF CONTAINERIZED MATERIAL (TYP).

SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.



3 L2 SHRUB — LEVEL SITE

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RIVERSTONE
Ramsey, MN

PRELIMINARY LANDSCAPE DETAILS

L5 of 5

[Save Date: 04/13/18] P:\jobs\6421 - 6440\6435 - ramsey sites\cad c3d\engineering\preliminary\6435_lscp.dwg

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	6/1/18	**PROJECT ADDRESS**	SW QUADRANT BUNKER LAKE BOULEVARD/PUMA STREET
PROJECT. TITLE	RIVERSTONE ADDITION (**REVISED** PRELIMINARY PLAT)		
PROJECT #	17-106		
DEPARTMENT:	Community Development – Planning Division		
TECHNICAL REVIEWER:	Name: Tim Gladhill, Community Development Director Phone: 763-433-9826 Email: tgladhill@cityoframsey.com		

This letter is the City's Staff Review Letter pertaining to a proposal to revise the Preliminary Plat (Master Plan) for Riverstone Addition. Key highlights of the updated Preliminary Plat are as follows.

1. Pedestrian Crossing at Alpine Drive. The City had required that the Developer design an appropriate pedestrian crossing at Alpine Drive as a contingency of the previous Preliminary Plat approval.
2. Alpine Drive Trail. The previous Preliminary Plat was deficient of a trail along Alpine Drive.
3. Revised Layout. The Developer is requesting a modification to a few of the lots on Block 12 and 13. This would widen these lots, resulting in a net reduction of approximately two (2) lots.

Comprehensive Plan

The project is consistent with the Comprehensive Plan guiding a majority of the area as Medium Density Residential, with a small pocked of High Density Residential in the north east quadrant of the project.

Permitted Uses

The project is consistent with the approved Planned Unit Development which includes the following lot types.

1. 65-foot-wide traditional single-family lot
2. 50-foot-wide traditional single-family lot
3. 50-foot-wide 'villa' lot (association maintained lawn care and snow removal)
4. 4-unit townhome building

Continued on next page.

Layout

The following design standards are required for the various housing types proposed within the development. Please note that due to the variety of housing types, it is difficult to apply a single-set of layout standards to the project. Any perceived deviation to City Code appears to be reasonable with the utilization of a Planned Unit Development. A significant portion of the project area is being preserved for open space, a key component of a PUD Approval, and a requirement of the R-2 Residential District.

Traditional Single-Family/Small Lot Single-Family and Villa Lots

Miscellaneous Standards	Attached and Detached Townhomes
Lot size	None
Minimum density (net)	3.0
Maximum density (net)	7.0
Lot width	None
Building setback from public street right-of-way	25 feet
Building setback from private street measured from back of curb	25 feet
Building setback from exterior development boundary line	30 feet 25 feet (detached)
Minimum separation between buildings, including any appurtenances thereto (i.e., patios, decks)	20 feet 15 feet (detached)
Parking node setback from exterior development boundary line	30 feet
Parking node setback from structure	15 feet
Maximum lot coverage	35%
Maximum building height (measured from mean ground level to mean gable)	35 feet
Accessory structure setback (measured from the development boundary line)	30 feet
Maximum number of units per structure	81 (detached)
Open space required	40% general open space 10% of which must be identifiable community space

The only deficiency in the above table would be the minimum separation between buildings. The approved Planned Unit Development allows the layout as presented.

Townhome/Quad Units

Miscellaneous Standards	Twinhome or Quad
Lot size	7,000 square feet per dwelling unit
Minimum density (net)	3.0
Maximum density (net)	7.0
Lot width	50 feet
Front yard setback	30 feet
Side yard setback	10 feet
Side yard setback corner lot	30 feet
Side yard interior wall setback	0
Rear yard setback	30 feet
Maximum lot coverage for all principal and accessory buildings (excludes impervious or prepared surface)	35%
Maximum building height (measured from mean ground level to mean ground gable)	35 feet
Accessory structure setbacks:	
Front	30 feet or same as principal structure, which ever is greater
Rear	5 feet
Side	6 feet
Side corner	30 feet
Maximum number of units per structure	4

Continued on next page.

Architectural Standards

Attached to this letter is the list of approved models for construction. Permit submittals must be in substantial compliance with these models as determined by the City's Community Development Department.

Street Widths and Design [section modified from Sketch Plan Review]

The proposed street widths are shown at twenty-nine (29) feet. Traditional City Streets in Ramsey are measured at thirty-two (32) foot widths. These street widths were already approved with the previous Preliminary Plat.

A Street Light Plan must be created and submitted to the City for review. The City will work with Connexus Energy to determine the final, appropriate Street Light Plan.

Please note that there appears to be objection to the current proposal to vacate road easement for former Puma Street south of Bunker Lake Boulevard. This is an item that will need to be resolved before Final Plat approval, otherwise the Preliminary Plat will need to be modified. The City requests a Letter from Connexus Energy outlining acceptable alternatives to the transmission line in question.

Development Fees

Standard Development Fees are due on the plat. The Developer has entered into a Master Park Dedication and Trail Development Fee Agreement guiding satisfaction of these fees.

Standard Development Fees are due on the plat at time of recording of the Final Plat. The fees will be collected at the rate in effect at time of recording of the plat for buildable lots.

- Water Trunk/Connection
- Sanitary Sewer Trunk/Connection
- Stormwater Management

Environmental Review

An Environmental Assessment Worksheet (EAW) is mandatory by the State of Minnesota for this project as was previously accepted as adequate with the original Preliminary Plat approval.

Civil Engineering Comments

Comments from the City Engineer have been forwarded to the Developer through the City's online plan review system.

Cedar – Rambler

Foster – 2-story

Linwood – Multi-level

Cheyenne – Multi-level

Hemlock – Villa

Maple - Villa

Norway - Villa

Rockport – Multi-level

Architectural Standards

Attached are proposed architectural renderings of the different models. Please note that with approval of the Preliminary Plat, the City is approving the following models as 'master plans'. So long as the models are in substantial compliance with the approved models. The Community Development Department will make a final determination on 'substantial compliance'. Models that are not in substantial compliance shall require the approval of the Planning Commission.

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, June 7, 2018, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Randy Bauer Commissioner Bruce Anderson Commissioner Cheri Gengler Commissioner Patrick Surma (left at 8:43 and returned at 8:53) Commissioner Gary VanScoy Commissioner Matt Woestehoff
Members Absent:	Commissioner Daniel Onyambu
Also Present:	Community Development Director Timothy Gladhill City Planner Chloe McGuire Brigl Planning Intern PeggySue Imihy

1. CALL TO ORDER

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

2. CITIZEN INPUT

None.

3. APPROVAL OF AGENDA

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

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

4. APPROVE PLANNING COMMISSION MINUTES

4.01: Approve the Following Planning Commission Minutes:

4.01.1: Planning Commission Meeting Minutes Dated May 3, 2018

Motion by Commissioner Anderson, seconded by Commissioner VanScoy, to approve the following minutes as presented: Planning Commission Meeting Minutes dated May 3, 2018.

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

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: Public Hearing: Consider Home Occupation Permit for Commercial Kennel (Project #18-119); Case of Rebecca Bader

Public Hearing

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

Presentation

Planning Intern Imihy presented the staff report stating the City of Ramsey has received an application from Rebecca Bader (the "Applicant") for a Home Occupation Permit for a Commercial Dog Kennel at 17860 Nowthen Blvd (the "Subject Property"). The Applicant is requesting a Conditional Use Permit to maintain up to 25 dogs on the Subject Property at any given time. Staff reviewed the request in further detail and recommended approval of the CUP.

Citizen Input

Commissioner VanScoy asked if the parking pad was allowable on a residential lot.

Planning Intern Imihy explained the applicant was allowed to have a parking pad that was 20 feet in length. She noted the applicant was requesting a parking pad larger than was allowed and would be dealt with administratively. She reported the Commission was being asked to consider the CUP at this time.

Commissioner Anderson questioned if the fenced in area was flat and useable.

Planning Intern Imihy reported this was the case.

Commissioner VanScoy inquired if the applicant would have limited hours on when the dogs could be outside.

Planning Intern Imihy commented the dogs would have to remain indoors from 9:00 p.m. to 7:00 a.m.

Becky Bader, the applicant, thanked the Commission for their consideration. She stated she was excited about this request and noted she has wanted to operate a dog boarding business for a long

time. She indicated her business would be a service that would benefit the community. She reported this property has 37 acres and explained the small business would run out of the pole building. Her goal was to run a family friendly dog business. She explained her building would hold 25 dogs. She commented further on the hours of operation noting the dogs would be supervised at all times when outside. It was noted all dogs would be required to be vaccinated.

Commissioner Woestehoff asked how many employees the business would have. Ms. Bader reported it would be herself and Brandon McManigal, who would also be residing on the property.

Commissioner VanScoy questioned if the pole barn would have plumbing.

Brandon McManigal, stated at this time the building would not be plumbed, but would have HVAC.

Commissioner VanScoy commented he wanted to assured that the pole barn would not be turned into a residence at some point in the future.

Cindy Schmidt, 7160 181st Avenue NW, reported she was a 30-year Ramsey resident. She noted she lived two doors away from the proposed dog kennel. She expressed concern with how she would be impacted by barking dogs. She noted she was also concerned with how the pole building will be cleaned on a daily basis if the building had no water source. She recommended the building be plumbed to provide fresh water for the dogs being boarded, along with a collection/sewer system to collect the waste. She feared that the site would have more traffic than anticipated. She requested the quiet hours at the kennel be from 7:00 p.m. to 7:00 a.m. She reported she did not want to have dogs barking after 7:00 p.m. on holidays and weekends. She expressed concern that her property value would be negatively impacted because it was located so closely to a dog kennel. She questioned if the City would allow the kennel to expand in the future and recommended that an environmental impact study be completed on this property. She recommended the fencing not be within the wetland area.

Leo Polack, neighbor to the north, commented he would like to see the changes to the hours the dogs are allowed outside. He recommended the dogs not be allowed outside from 7:00 p.m. to 7:00 a.m. He stated this would allow the neighbors to be outside after 7:00 p.m. without having to listen to barking dogs. He requested a barrier or berm be constructed in the applicant's rear yard to keep waste water from entering his pond. He noted he has owned businesses in the past and asked if the City has requested a P&L. He expressed concern that this business would not have enough cash to sustain them through the first year or two. He stated he did not want this business and or its failing to impact the value of his property.

Chairperson Bauer requested further comment from staff regarding the requirements within the CUP and if the applicants would be allowed to expand their site in the future.

Community Development Director Gladhill discussed the City's CUP and wetland requirements. He noted staff has no concerns with the proposed business impacting the adjacent wetlands and noted the applicant would be complying with all wetland conservation efforts. He noted all

stormwater runoff would have to be contained onsite or within a City regional stormwater pond. He explained the applicant as meeting all stormwater runoff requirements. He explained the CUP could only be expanded after another public hearing was held. He indicated the City had another commercial kennel within the City, Armstrong Kennels, which was a much larger operation and was located on a residentially zoned property.

Commissioner Woestehoff asked if Armstrong Kennels had a CUP.

Community Development Director Gladhill reported this was the case.

Commissioner VanScoy questioned what noise restrictions the City had in place for properties with a CUP.

Community Development Director Gladhill explained the City deferred to State Statute for noise restrictions. He commented further on the State's indoor and outdoor noise requirements.

Further discussion ensued regarding the hours of operation and noise requirements.

Commissioner VanScoy asked if the City could adjust the hours of operation.

Planning Intern Imihy explained the City could set the hours of operation within the CUP.

Commissioner Surma thanked the neighbors for coming forward and voicing their concerns. He stated he shared many of their same concerns. He was of the opinion that the kennel building should have plumbing.

Commissioner VanScoy asked how the applicant would be managing the pet waste onsite.

Ms. Bader stated she would be using a low moisture mop (Swiffer Wet Jet) within the pole building for cleaning the pet areas. She indicated the outdoor waste would be bagged and properly disposed of.

Mr. McMonigal reported the dogs would be let out numerous times a day and he did not anticipate the pole building would have a large amount of pet waste indoors. He noted that any barking dogs would be brought back inside.

Commissioner VanScoy stated his main concerns at this time were how the site would be cleaned, how it would be kept clean and how to avoid contaminating the surrounding areas.

Mr. McMonigal reported mops would be used indoors and all waste outdoors would be collected and disposed of. He explained he could investigate plumbing the pole barn if this was required by the City.

Chairperson Bauer asked if the applicants would be agreeable to reconsidering their hours of operation based on the comments voiced by the neighbors.

Ms. Bader stated they would be willing to change the hours. She indicated she was very willing to work with the neighbors to address their concerns.

Commissioner Anderson asked if the pole building had a concrete floor.

Mr. McMonigal reported the pole building had a sealed concrete floor.

Commissioner Surma stated again, for the record, that he was concerned the pole building did not have plumbing. She explained he could not understand how the applicants would keep 25 dogs watered and fed without running water in the pole barn. He indicated he supported the applicants request but recommended the pole barn have plumbing.

Community Development Director Gladhill commented the Commission could require the pole barn to be plumbed and make this a condition for approval within the CUP.

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

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

Chairperson Bauer closed the public hearing closed at 7:44 p.m.

Commission Business

Commissioner VanScoy asked if the business would have a sign on Nowthen Boulevard.

Community Development Director Gladhill reported the City would not allow the sign as proposed and noted staff would be working with the applicants on the sign.

Motion by Commissioner VanScoy, seconded by Commissioner Anderson, to recommend that City Council adopt Resolution #18-119 approving a Commercial Dog Kennel on the Subject Property.

Further discussion

Commissioner Anderson offered a friendly amendment and recommended the hours the dogs must remain indoors be amended to 7:00 p.m. to 7:00 a.m. The Commission supported this friendly amendment.

Commissioner Surma requested another friendly amendment to the motion requiring the applicants to add plumbing (waste and water) to the building in a timely manner. This amendment failed to proceed as the consensus of the Commission was not to support the request.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Anderson, Gengler, and Woestehoff. Voting No: Surma. Absent: Commissioner Onyambu.

5.02: Public Hearing: Review Preliminary Plat Application for Cottages at the COR (Project 17-162); Case of Centra Homes, LLC

Public Hearing

Chairperson Bauer called the public hearing to order at 7:49 p.m.

Presentation

City Planner McGuire Brigl presented the staff report stating Centra Homes, LLC has a Purchase Agreement in place with the City to acquire the land located at the southwest corner of Ramsey Blvd and Bunker Lake Blvd (the "Subject Property") for a residential subdivision. The proposed subdivision is in the COR4 Neighborhood District and would include forty (40), 2-story townhomes with association-maintained private roads. The Subject Property is approximately 4.29 acres.

Citizen Input

Commissioner VanScoy asked if the road to the west does not go through.

City Planner McGuire Brigl explained if this road did not connect there would be a dead end within the subdivision.

Community Development Director Gladhill reported staff would continue to work on this issue with the applicant.

Commissioner VanScoy requested further information on where sidewalks would be located within the development.

City Planner McGuire Brigl reviewed the location of the sidewalks within the development with the Commission. She noted all City standards were being met regarding the sidewalks.

David Patberg, Centra Homes, thanked staff for their assistance with this Planning Case. He indicated he was excited to be bringing a new housing product to the City of Ramsey.

Commissioner VanScoy requested further information regarding the proposed floor plans and architectural standards.

Mr. Patberg stated he would have five different floor plans noting each floor plan would have three elevation different options.

DRAFT

Community Development Director Gladhill commented on the stringent architectural guidelines that were in place within The COR.

Commissioner Anderson stated he was not a fan of whites and blacks, but rather supported earth or neutral tones.

Commissioner Gengler questioned how parking would be managed on the site.

Mr. Patberg explained all of the two car garages would be located to the back of the home. He indicated the driveway would offer two additional parking stalls and noted parallel on-street parking would be available within the development.

Motion by Commissioner Anderson, seconded by Commissioner Gengler, to close the public hearing.

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

Chairperson Bauer closed the public hearing closed at 8:02 p.m.

Commission Business

Motion by Commissioner Woestehoff, seconded by Commissioner VanScoy, to recommend that City Council approval of the Preliminary Plat.

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

5.03: Public Hearing: Consider Revised Preliminary Plat for Riverstone; Case of Capstone Homes

Public Hearing

Chairperson Bauer called the public hearing to order at 8:03 p.m.

Presentation

Chairperson Bauer commented for full disclosure purposes, he was in the process of purchasing a home within the Riverstone development.

Community Development Director Gladhill presented the staff report stating the purpose of this case is to consider a revised Preliminary Plat for Riverstone, a 293-lot residential subdivision. Primarily, the intent of this revision is to satisfy contingencies of original Preliminary Plat approval. Of note, plans for pedestrian crossings at Alpine Drive are included. Secondarily, the Developer (Capstone Homes) desires to slightly revise lot widths on two (2) blocks to slightly

widen lots, resulting in the net reduction of approximately two (2) lots. Overall, the project is significantly the same as originally approved. Finally, the Developer proposes a slight modification to topsoil standards to address stormwater and drainage.

Citizen Input

Commissioner VanScoy asked if there were any plans to develop the land on either side of this property.

Community Development Director Gladhill stated to the east a project called Northfork Meadows was being considered but noted this project was denied by the City Council. He explained this property has since been sold and purchased by another developer. He anticipated that the site would be developed with detached townhomes at some point in time. He explained the property to the west would probably be developed in the same manner.

Heather Lorch, Capstone Homes, stated Capstone has enjoyed working with the City on this project. She discussed the homes that have been built in the City to date and noted she looked forward to continuing to build homes for Ramsey residents.

Kent Raceler, 4870 Viking Boulevard, stated he opposed the approval of this Preliminary Plat Amendment. He requested the item be denied. He explained he owned the adjacent properties and did not have any development plans in place. He described how the proposed development would impact the future development of his property. He indicated he had an approved PUD in place for his property which would allow for the construction homes on 2.5 acre lots. He discussed the importance of running sewer lines through the Riverstone property. He recommended a buffer zone be put in place and requested he be allowed more time to review this matter with staff prior to the Planning Commission moving forward with this Preliminary Plat Amendment.

Commissioner VanScoy questioned when Mr. Raceler's plat was approved.

Mr. Raceler indicated his plat began in 1984 and was for the entire Northfork area, which included approximately 1,000 acres of land.

Commissioner VanScoy asked if the lots were platted.

Mr. Raceler commented the lots were not formally platted.

Commissioner VanScoy inquired if Mr. Raceler intended to build on 2.5 acre lots.

Mr. Raceler commented he was not stating that as he did not have any formal plans in place. However, he noted a Preliminary Plat was in place for this land and the intent was to have 2.5 acre lots. He explained he was very concerned with the property being stubbed to the west and wanted assurances from the City.

Further discussion ensued regarding the Preliminary Plat that Mr. Raceler had in place on his property in Ramsey.

Mr. Raceler explained that because significant improvements have been made to the property with respect to the infrastructure, he had the understanding that the Preliminary Plat had not expired.

Commissioner VanScoy requested staff address the issue of the utility stubbing.

Community Development Director Gladhill reported under the current Comprehensive Plan the property to the west was not part of the MUSA. He stated from an engineering and planning point of view, this could be further evaluated and made a condition of the Riverstone Preliminary Plat. He indicated he did see great value in providing a stub to the property to the west and noted further discussions could be held with Mr. Raceler.

Mr. Raceler commented his property was outside the MUSA but only because of a recent action taken by the City. He noted cities often stub to property lines and requested the City stub to the property line. He reported the legality of the Preliminary Plat expiring after two years then the Northfork development should not have been able to develop over a 10- to 15-year period of time with requesting a new Preliminary Plat each year. He believes this meant a precedent had been set within the City of Ramsey.

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

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

Chairperson Bauer closed the public hearing closed at 8:29 p.m.

Commission Business

Commissioner Surma asked if a buffer area could be created by the developer.

Ms. Lorch reported there was not an area available to create a significant buffer zone between her property and the properties to the east and the west. She explained it would not be the developer's preference to have to create two buffer zones.

Commissioner Surma stated another option for the buffer zone would be to encourage Mr. Raceler to create a buffer zone on his land.

Commissioner VanScoy requested further information regarding the history of the MUSA line.

Community Development Director Gladhill discussed the history of the MUSA line and noted the City was simply reacting to the requests of the property owner. He noted based on the feedback of the property owner, the City could hold further discussions with the adjacent property owner.

Motion by Commissioner VanScoy, seconded by Commissioner Surma, to recommend that City Council to approve the revised Preliminary Plat requiring utilities to be stubbed to the west.

Further discussion

Commissioner Anderson asked if this item were tabled what effect that would have on the applicant.

Ms. Lorch stated this would Commission consideration more than 30 days which would in turn delay the project. She explained it was her desire to begin working on the project yet this summer and feared a delay would push the project off to 2019.

Commissioner Anderson expressed concern with this item moving forward without the utility line issue being addressed.

Motion by Commissioner Anderson to table action on the revised Preliminary Plat to the July Planning Commission meeting. The motion failed for lack of a second.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Surma, Gengler, and Woestehoff. Voting No: Commissioner Anderson. Absent: Commissioner Onyambu.

6. COMMISSION BUSINESS

6.01: Discuss Item: Review of City Code Section 117-351 – Home Occupation Ordinance

Presentation

Planning Intern Imihy presented the Staff Report stating under staff direction from the City Council, a review and comparison of neighboring towns and their ordinances for home occupations, also known as home-based businesses has been completed. This review specifically examines the number of employees, allowable outdoor storage and number of allowable vehicles on the property. The purpose of this agenda item is to discuss if Staff should further review and make changes to Section 117-351 of the City Code. Staff requested the Commission provide feedback on this item.

Commission Business

Commissioner Gengler requested further information on the City's current standards for outdoor storage.

Planning Intern _ Imihy __ reviewed the City's standards regarding outdoor storage.

Chairperson Bauer stated he was not so concerned with how other cities managed their outdoor storage so long as things were working for the City of Ramsey.

Community Development Director Gladhill explained staff was reviewing this Ordinance after receiving a directive from the City Council, noting this group feels there is an issue with the Ordinance. He provided further comment on the concerns that were raised after a recent home occupation was requested that had outdoor storage.

Chairperson Bauer asked if the Commission was addressing this portion of City Code based on an isolated issue.

Community Development Director Gladhill commented there were five or six home occupations that were driving this issue to be further reviewed by the City.

Commissioner VanScoy questioned what the challenges were the City was facing at this time by changing the code.

Community Development Director Gladhill explained the City was being challenged on the outdoor storage issue and number of employees.

Commissioner Anderson stated he did not support outdoor storage for a home occupation in a residential area.

The Commission was in agreement.

Commissioner Gengler did not believe it was necessary for a home occupation to have five employees. She was of the opinion a home business was an up and coming business that had very few employees and once there were five employees onsite it would be good for this business to find a proper site.

Commissioner Anderson stated he did not support home occupations allowing employees to drop off their vehicle in order to pick up a service vehicle. He believed this activity should occur at a place of business. He indicated he wanted to protect the neighbors living adjacent to those with a home occupation.

Commissioner Woestehoff agreed adding that the more concise the City was with their home occupation code the better off the City would be.

Commissioner Surma encouraged the City not to step on the rights of Ramsey residents to own and operate their own business from their property.

Planning Intern Imihy asked if the Commission supported home occupations operating out of an accessory structure.

Commissioner Woestehoff and Chairperson Bauer supported this type of business.

6.02: Discussion Item: Feedback on the Creation of a Neighborhood Business District

Presentation

Planning Intern Imihy presented the Staff Report stating in 2016, following the Public Hearing regarding the property located at 6139 157th Lane NW, staff was instructed to create a new zoning district within the City of Ramsey for the purposes of commercial property located near or adjacent to residential properties. This zoning district did not move forward in 2016 and staff has been directed to bring the case back to the Planning Commission as a discussion item. This proposed zoning district is slightly more restrictive than the current B-1 district and would not occur along Highways 47 or 10. The intent of this ordinance is truly small-scale, neighborhood-scale commercial uses. The intent is not to allow higher intensity uses most commonly found along highway corridors. This district can be a valuable tool moving forward as the City attempts to accomplish comprehensive plan goals to provide a mix of uses focused on neighborhoods. For example, another potential area for this zoning district could be used would be near the new elementary school (not proposed at this time). Staff has modified the proposed zoning district from 2016 to include four permitted uses, three conditional uses and five prohibited uses. Staff would like the Planning Commission's feedback. The purpose of the discussion tonight is to review the draft zoning district, collect feedback from the Planning Commission regarding the new zoning district, and bring an ordinance back to a later meeting.

Commission Business

Commissioner Anderson commented he was not in favor staff pursuing this further.

Commissioner Gengler indicated she supported the creation of small neighborhood business districts. She explained this type of zoning district could assist in creating walkable neighborhoods and would create sense of community.

Commissioner Surma agreed and noted this would make the community walkable.

Commissioner Woestehoff stated he could support the sale of beer or wine for a small restaurant in the neighborhood business district.

Commissioner Anderson stated he feared dropping businesses into a residential neighborhood could change the character of the neighborhood.

Commissioner VanScoy indicated he appreciated the flexibility of the proposed zoning district and believed this would be a good tool for the City.

7. COMPREHENSIVE PLAN UPDATE ITEMS

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

8. COMMISSION / STAFF INPUT

8.01: Receive Staff Update

The Staff Update was noted.

8.02: Zoning Bulletins

Zoning Bulletins were noted.

8.03: July Planning Commission Meeting Date

Community Development Director Gladhill explained the July Planning Commission meeting has been rescheduled to Thursday, July 12, 2018.

9. ADJOURNMENT

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

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

The regular meeting of the Planning Commission adjourned at 9:24 p.m.

Respectfully submitted,

_____
Tim Gladhill
Community Development Director

ATTEST:

_____
JoAnn Shaw
Community Development Assistant

Drafted by Heidi Guenther
TimeSaver Off Site Secretarial, Inc.

DRAFT

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #18-

RESOLUTION GRANTING PRELIMINARY PLAT APPROVAL OF RIVERSTONE ADDITION

WHEREAS, Riverstone Development LLC, hereafter referred to as "Developer", properly applied for revised/extended Preliminary Plat approval of the following described property located in the City of Ramsey:

(the 'Subject Property');

WHEREAS, the City has received an Application for Preliminary Plat Approval for Riverstone Addition, which includes up to 246 detached single-family homes and 98 attached townhome units (293 total units); and

WHEREAS, Minnesota Rules 4410.4300, Subp. 19.C, requires that an EAW be prepared for a residential development of this size; and

WHEREAS, the Planning Commission reviewed the sketch plan on April 6, 2017; and

WHEREAS, by April 24, 2017, copies of the EAW were distributed to all persons and agencies on the official Environmental Quality Board (EQB) distribution list and other interested parties; and

WHEREAS, on April 24, 2017, the EAW was publicly noticed in the EQB Monitor, commencing the 30-day public comment period; and

WHEREAS, a press release and public notice for the EAW was submitted to the Anoka County Union Herald and published on April 21, 2017, announcing the completion of the EAW, its availability to interested parties, and the process for submitting comments on the EAW; and

WHEREAS, the Planning Commission held a Public Comment Meeting on the EAW and Public Hearing and reviewed the Preliminary Plat on May 4 and recommended approval of said plat; and

WHEREAS, the 30-day comment period for the EAW ended May 24, 2017 at 4:30 p.m., and the City of Ramsey accepted and responded to all written comments received; and

WHEREAS, none of the comments received recommended preparation of an EIS, and none suggested that the project had the potential to cause significant environmental effects; and

WHEREAS, the City Council approved the original Preliminary Plat with several contingencies on June 13, 2017; and

WHEREAS, the Developer has provided a revised Preliminary Plat that addresses the June 13, 2017 contingencies and widens multiple lots for a net reduction of total lots by two (2).

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

1. That the Ramsey City Council hereby grants preliminary plat approval of Riverstone Addition in accordance with relevant City Codes, subject to the following conditions:
    a. Modifying the Preliminary Plat by December 31, 2018 to extend municipal water supply and sanitary sewer to Outlot C, Northfork.

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 26th day of June, 2018.

_____
Mayor

ATTEST:

_____
City Clerk

LEONARD, O'BRIEN SPENCER, GALE & SAYRE

Brian F. Leonard
Eldon J. Spencer, Jr.+
Michael R. O'Brien
Edward W. Gale⊕†
Grover C. Sayre, III◊+
Thomas R. Haugrud*
Peter M. Rosene£
Joseph J. Deuhs, Jr.
Thomas C. Atmore+
Ernest F. Peake±
Matthew R. Burton◊
James M. Jorissen+
Peter J. Sajevic, III▫
Pamela H. Nissen
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Paul M. Shapiro
Erika M. Peterson
Jenny (Chi) Zhang

Thomas W. Newcome
(1923 - 2011)

Thomas W. Newcome III
(Retired)

▫ Also admitted in Arizona
∞ Also admitted in California
□ Also admitted in Illinois
◊ Also admitted in Iowa
§ Also admitted in Montana
± Also admitted in North Dakota
+ Also admitted in Wisconsin
⊕ Board Certified Civil Trial Specialist *(Minnesota State Bar Association)*
† Board Certified Civil Trial Specialist *(National Board of Trial Advocacy)*
* Certified Real Property Law Specialist *(Minnesota State Bar Association)*
£ Fellow, American College of Employee Benefits Counsel

June 6, 2018

City of Ramsey Planning Commission
7550 Sunwood Drive NW
Ramsey, MN 55303

(VIA U.S. MAIL AND FACSIMILE 763-467-5543)

Re: Objection to Revised Preliminary Plat (Master Plan) of Riverside Addition

Dear Planning Commissioners:

This office represents AKM Farm, LLC, the owners of PIN 19-32-25-41-0004 (Outlot C, Northfork) and PIN 20-32-25-31-0002 (Outlot A, Alpha Development). The purpose of this letter is to formally object to the Revised Preliminary Plat and Master Plan for the Riverside Addition.

As an initial matter the proposed revised preliminary plat does not properly take into account all buffer zone requirements prescribed by the City of Ramsey Zoning Ordinance. AKM's Outlot C, Northfork property lies immediately to the west and AKM's Outlot A, Alpha Development lies to directly to the northeast of the proposed Riverside Addition. As currently proposed, the Riverside Addition development contains no buffer despite the fact that it is adjacent to the two AKM Farm parcels, which are a different density designation. According to Ramsey City Zoning Ordinance the proposed Riverside Addition must contain some level of buffer and transition to these two adjacent parcels since they are not the same level of density. More specifically, City Ordinance Section 117-110 states that the purpose of residential development transitioning is to:

> [R]equire a residential development transition plan in order to promote orderly transition between residential developments. The historical platting of lands for urban and rural residential development has created character elements that are difficult to intermingle when the land use densities vary. This section provides techniques to mitigate lot size and density impacts between residential developments.

The ordinance goes on to provide a number of different options to create appropriate buffer zones between residential developments, especially when the developments will have differing densities. Currently, the Riverside Addition density is significantly higher than the Outlot C, Northfork Parcel and therefore the City should establish an appropriate buffer zone between

the two developments to ensure that there is proper transitioning. Without a proper buffer, screening, and transition the significantly higher density allowance for the Riverside Addition will significantly decrease the value of the AKM Farm parcels. AKM Farm would therefore request that the Planning Commission require the appropriate buffer and screening required by the City's Zoning Ordinance in order to preserve the value of the abutting properties and provide for a better transition between developments.

In addition to the lack of any buffer zone or transitioning between developments, the proposed preliminary plat for Riverside Addition does not provide for city sewer and water to be stubbed to the edge of the development. Extending the sewer and water through the west side of the proposed development to allow for future development is sound municipal planning. Given that this area of the City is likely to be served by MUSA at some point in the future it defies logic to not provide for the extension of those services at a later date to adjacent developments. Accordingly, AKM Farm requests that the Planning Commission require as a condition to preliminary plat approval that Riverside Addition provide for the extension of sewer and water utilities through the west side of the development as outlined on the enclosed plat map.

Please feel free to contact the undersigned with any questions or concerns.

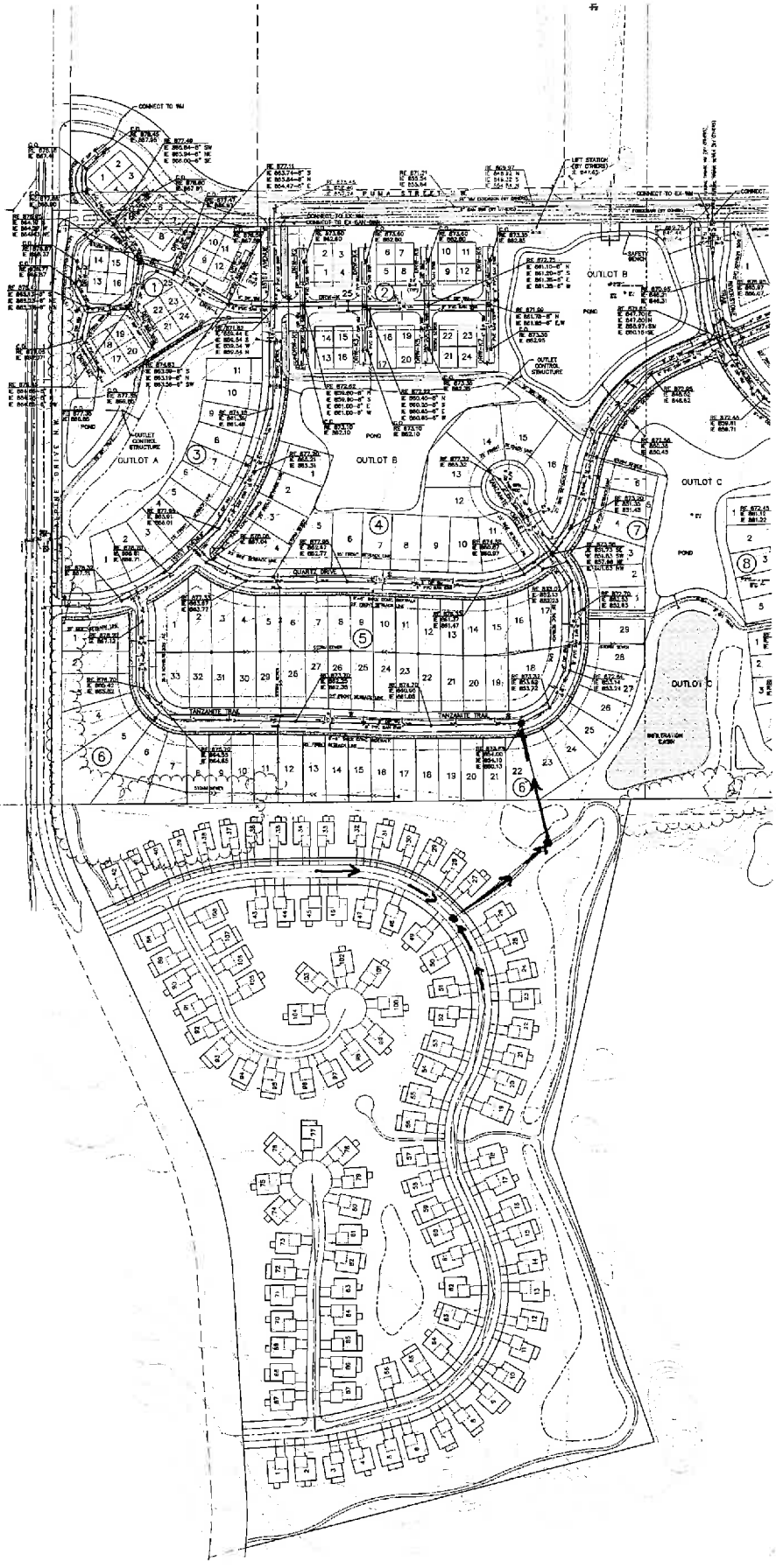
Very truly yours,

LEONARD, O'BRIEN
SPENCER, GALE & SAYRE, LTD.

By

Patrick J. Lindmark
Email: *plindmark@losgs.com*

Enclosure
cc: AKM Farm, LLC
Tim Gladhill – Community Development Director City of Ramsey


OUTLOT A
OUTLOT B
OUTLOT C
OUTLOT D
OUTLOT B
POND
QUARTZ DRIVE
TANZANITE TRAIL
TANZANITE TRAIL
OUTLET CONTROL STRUCTURE
OUTLET CONTROL STRUCTURE
CONNECT TO WM
CONNECT TO EX WM
CONNECT TO EX SAN SEW
LIFT STATION (BY OTHERS)
INFILTRATION BASIN

June 12, 2018

Tim Gladhill
Community Development Director
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

RE: Water and Sewer Extension

Dear Tim –

As you know, a last-minute issue was brought to our attention the afternoon of June 7th just prior to the 7pm Planning Commission meeting. At issue is a request by a developer to require the revised Preliminary Plat for Riverstone to make provision for water and sewer extension to the adjacent parcel to the west of Riverstone. After careful consideration, Riverstone Development is unable to consider this change to the Revised Preliminary Plat for the following reasons:

- A Preliminary Plat a has already been approved, and our current revision to the plat is simply a formality to address the two minor issues: add the pedestrian crossing on Alpine (per the requirements of the original pre-plat approval) and to widen some lots in Phase 2.
- This would be a substantial change to the Preliminary Plat that would delay the start of construction in Phase 2, which is currently anticipated to begin sometime in mid-July. Capstone initially submitted plans early in order to ensure this process would stay on schedule, with a goal of delivering lots in August.
- There would be a significant cost for the redesign which Riverstone Development would have expected Paxmar, who will benefit from extension of services, to pay for the increase cost; including, but not limited to:
    - Engineering cost for plan revisions
    - Cost of increased infrastructure
    - Loss of revenue of one lot and home sale to provide an easement to the adjacent development.
    - Cost of the delay in schedule

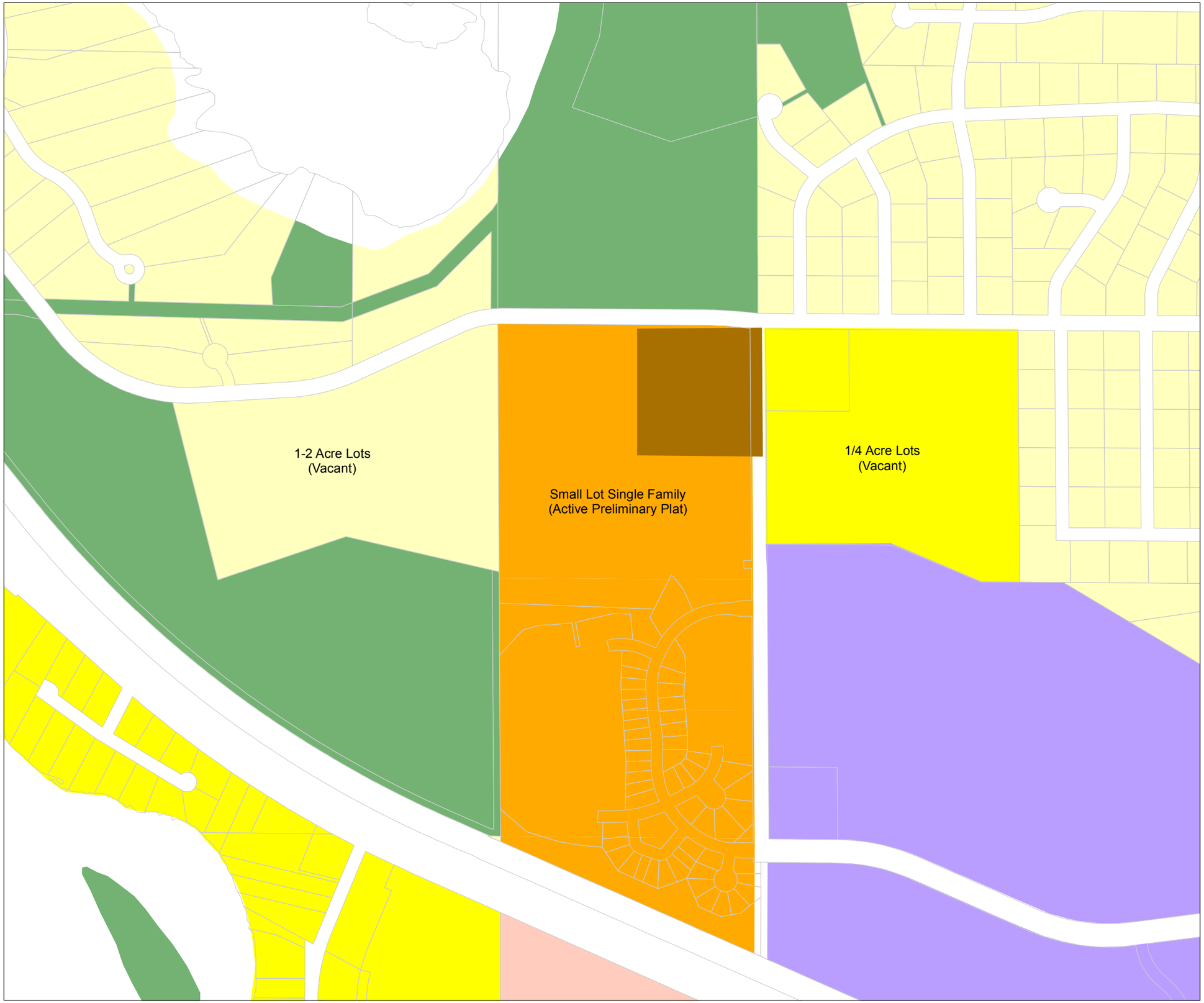
  These costs have not been quantified and Paxmar has not agreed to take on the financial responsibility for these changes to the existing approved Preliminary Plat. This would be a significant hurdle.
- There has been no proposal from Paxmar to Capstone Homes (or Riverstone Development) acknowledging Paxmar's request for water and sewer to be extended or accepting the responsibility to incur the added expense to Riverstone Development for extending the services.
- Previous concept plans submitted for the adjacent property by Paxmar were not approved by the Planning Commission, and there is no way of knowing what will be submitted or approved by the City in the future. In addition, this land parcel in question is outside the 2030 MUSA boundary which is why the original preliminary plat for Riverstone did not show extended services to the boundary.

We appreciate the City taking into consideration comments above and recognizing that the request to add the extension of water and sewer to the previously approved Preliminary Plat is not practical. We are grateful for your consideration.

Regards,

Stephen A. Bona
Vice President of Land Management

Capstone Homes, Inc.
14015 Sunfish Lake Blvd NW, Suite 400
Ramsey, MN 55303
Office: (763) 427-3090 Fax: (763) 712 -9060



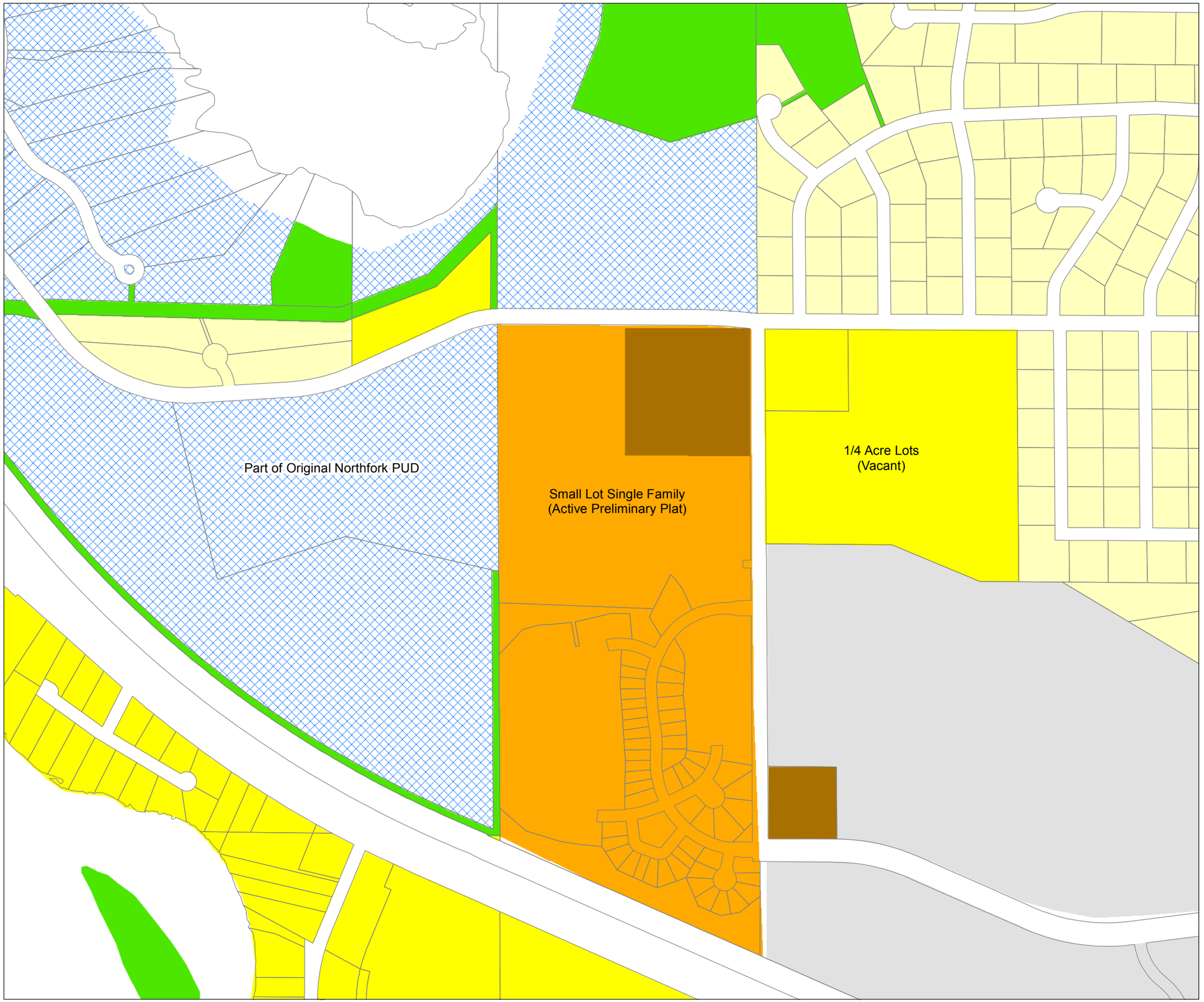
City of RAMSEY

Future Land Use
(What to expect in the future)

Future Land Use

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Office Park
- Commercial
- Mixed Use
- Business Park
- Public
- Rural Developing (Large Lot)
- Park

0 0.05 0.1 0.2 Miles



City of RAMSEY

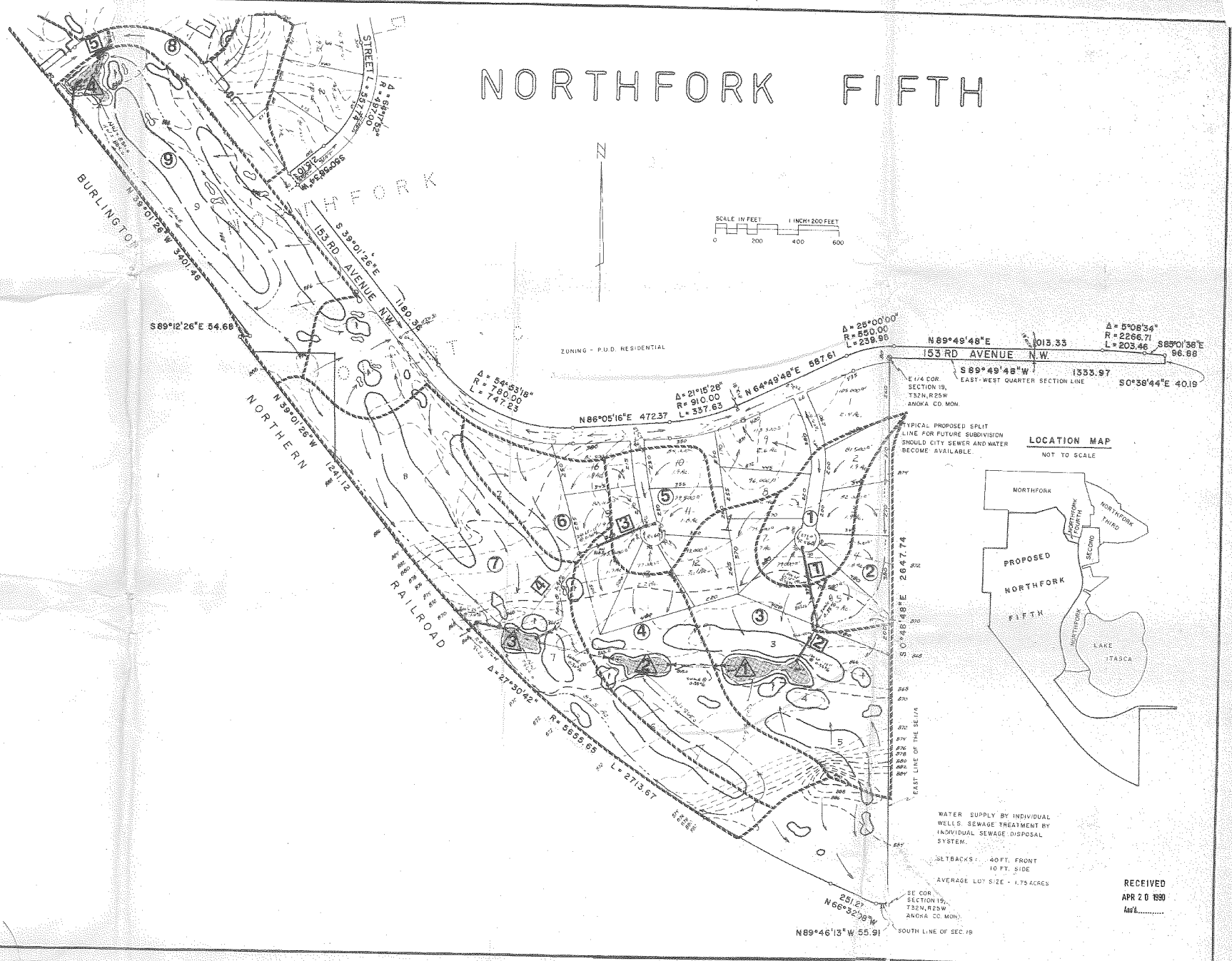
Zoning
(Legal Basis for Decisions)

Zoning

- R-1: Rural Developing (outside MUSA)
- R-1: MUSA
- R-2: Medium-Density Residential
- R-3: High-Density Residential
- B-1: Business District
- B-2: Business District
- H-1: Business District
- E-1: Employment District
- E-2: Employment District
- E-3
- MU-PUD: Mixed-Use, Planned Unit Development
- PUD: Planned Unit Development
- COR: The COR
- P: Public/Quasi-Public District

0 0.05 0.1 0.2 Miles

NORTHFORK FIFTH



CC Regular Session **7. 4.**

Meeting Date: 06/26/2018

By: Tim Gladhill, Community Development

Information

Title:

Adopt Resolution #18-132 Granting Final Plat Approval for Riverstone 2nd Addition; Case of Capstone Homes

Purpose/Background:

The purpose of this case is to consider a Final Plat for Riverstone 2nd Addition, the second phase of an overall 293 lot residential subdivision.

Notification:

Notification is not required for this step, but was provided due to the parallel Preliminary Plat.

Observations/Alternatives:

Specific details are included in the Staff Review Letter. Please note that it would be appropriate to approve this phase regardless of the outcome of the Preliminary Plat (master plan) from the previous case.

Funding Source:

All costs associated with processing the request are the responsibility of the Applicant. There are no City funds associated with this current request (it is noted that the City previously participated in the cost of upgrading infrastructure for Puma Street to facilitate this and other adjacent projects).

Recommendation:

Staff recommends approval of the Final Plat as proposed by Capstone Homes (Riverstone Land, LLC).

Action:

Motion to adopt Resolution #18-132 approving the Final Plat for Riverstone 2nd Addition.

Attachments

Plan Set

Staff Review Letter

DRAFT Planning Commission Minutes dated June 7, 2018

Resolution #18-132

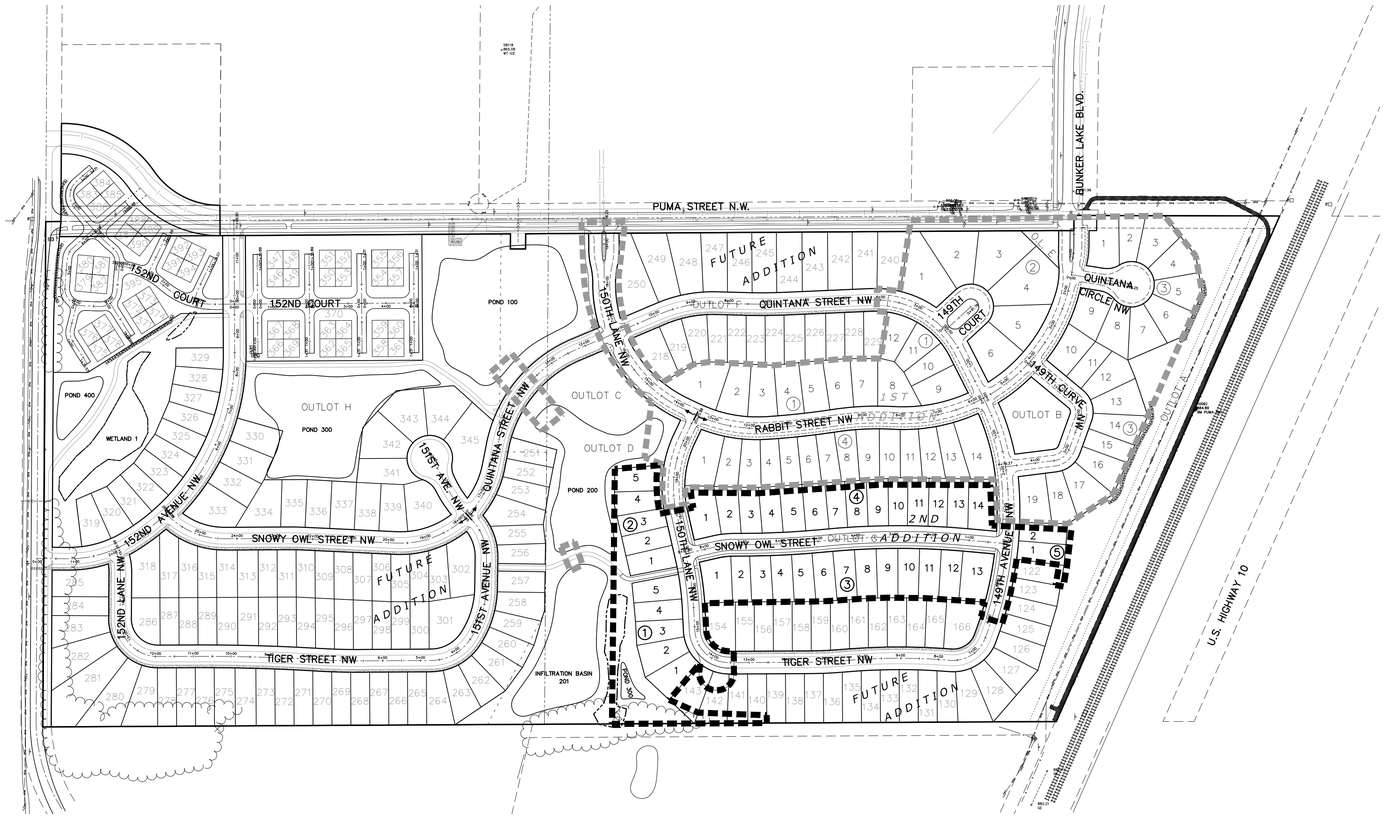
Form Review

Inbox	Reviewed By	Date
Tim Gladhill (Originator)	Tim Gladhill	06/21/2018 03:46 PM
Tim Gladhill (Originator)	Tim Gladhill	06/21/2018 04:04 PM
Form Started By: Tim Gladhill		Started On: 06/21/2018 12:30 PM
Final Approval Date: 06/21/2018		

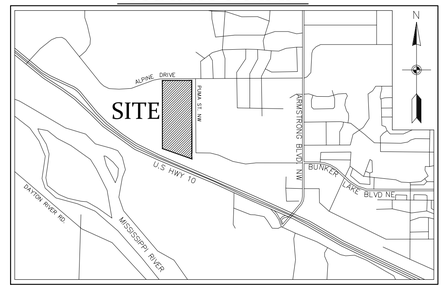
RIVERSTONE 2ND ADDITION

SANITARY SEWER, WATER MAIN, STORM SEWER AND STREET CONSTRUCTION PLANS

RAMSEY, MINNESOTA



VICINITY MAP



NOT TO SCALE

SHEET INDEX

1. COVER
2. SANITARY SEWER INDEX
3. STORM SEWER INDEX
4–5. SANITARY SEWER & WATERMAIN
6–7. STORM SEWER
8. STREET CONSTRUCTION
   - 150TH LANE NW / 149TH AVENUE NW
9. STREET CONSTRUCTION
   - SNOWY OWL STREET NW
10–12. DETAILS

N

0 100 200 400

(IN FEET)

BENCHMARK

1. Anoka County Benchmark No. 3076
   Elev.= 890.186 (NAVD 88)
2. Anoka County Benchmark No. 2078
   Elev.= 899.499 (NAVD 88)

CALL BEFORE YOU DIG

811 Know what's **below.** **Call** before you dig.

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

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Signature: Brian J. Krystofiak
Date: 4/13/18 License #: 25063

Drawn: ADB
Designed: BJK
Date: 4/13/18

Revisions:
1. 6/13/18 Per City Comments

RIVERSTONE DEVELOPMENT, LLC.
14015 Sunfish Lake Blvd., Suite 400
Ramsey, MN 55303

RIVERSTONE 2ND ADDITION
Ramsey, Minnesota

COVER

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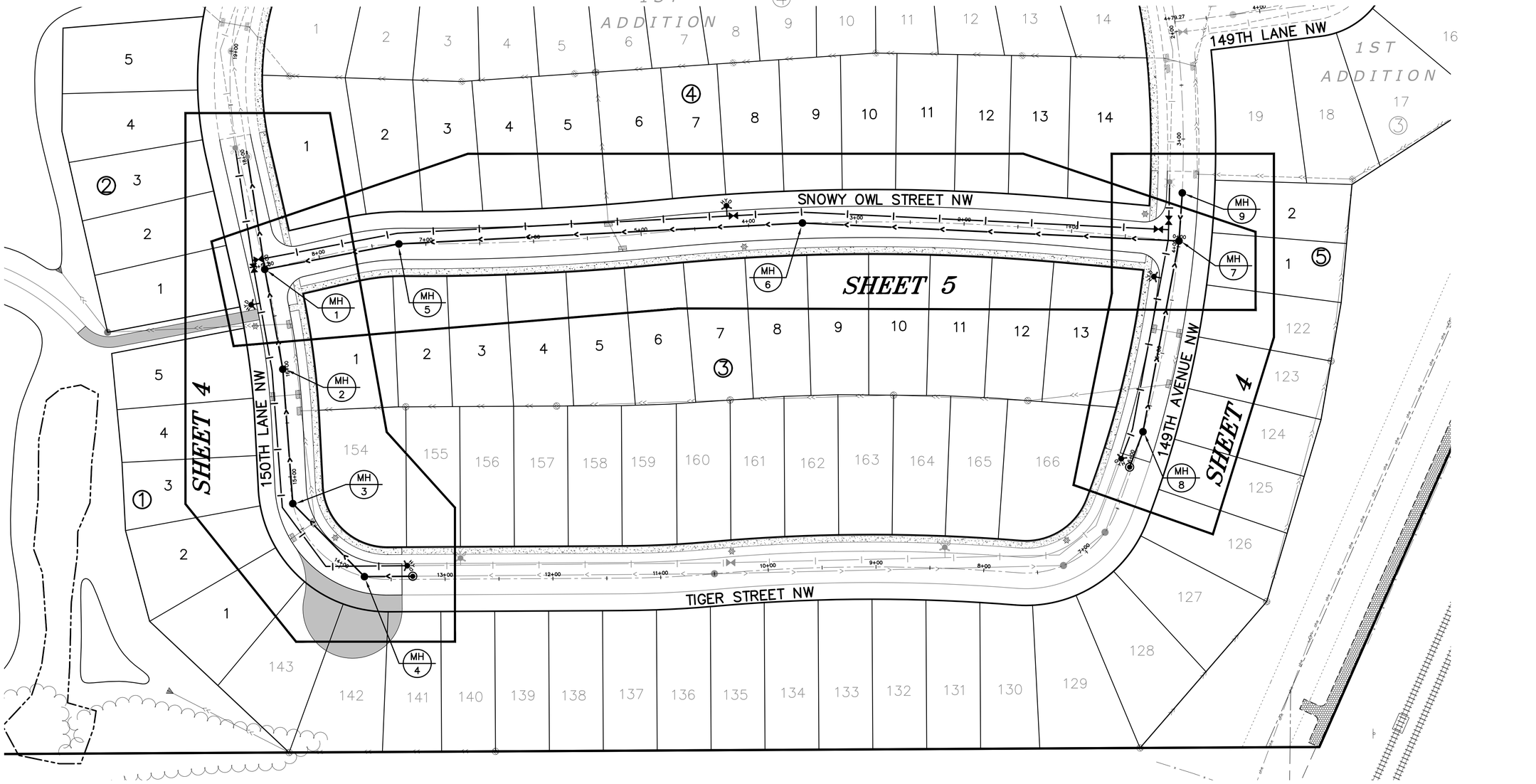

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(IN FEET)

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Ramsey, Minnesota

SANITARY SEWER INDEX

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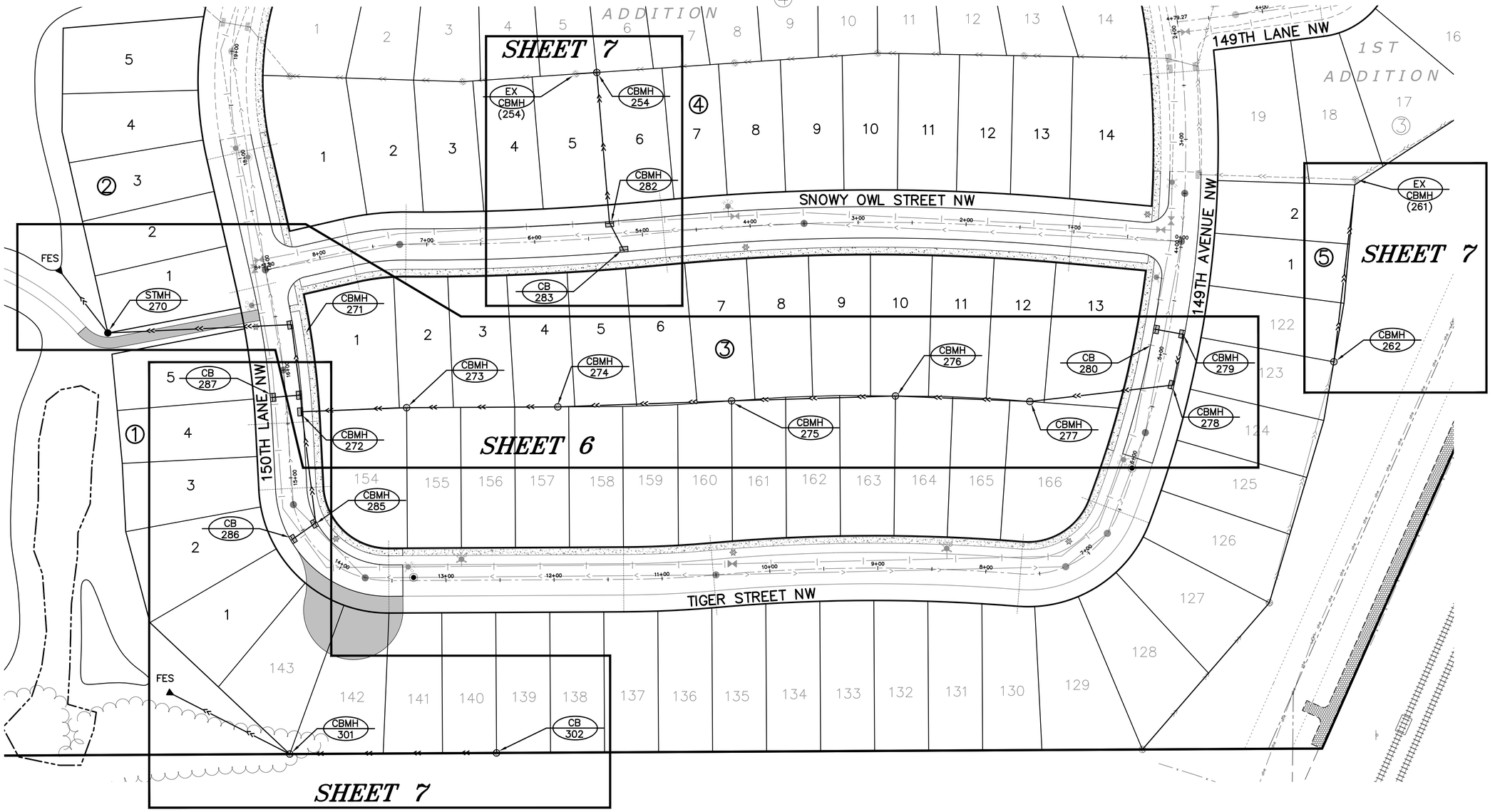

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(IN FEET)

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RIVERSTONE 2ND ADDITION
Ramsey, Minnesota

STORM SEWER INDEX

3 of 12

Save Date: 04/16/18 F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\2nd addition\6435_2nd_cover.dwg

GENERAL NOTES:

1. SANITARY SEWER SERVICES SHALL BE 4" PVC SDR 26 UNLESS OTHERWISE NOTED.
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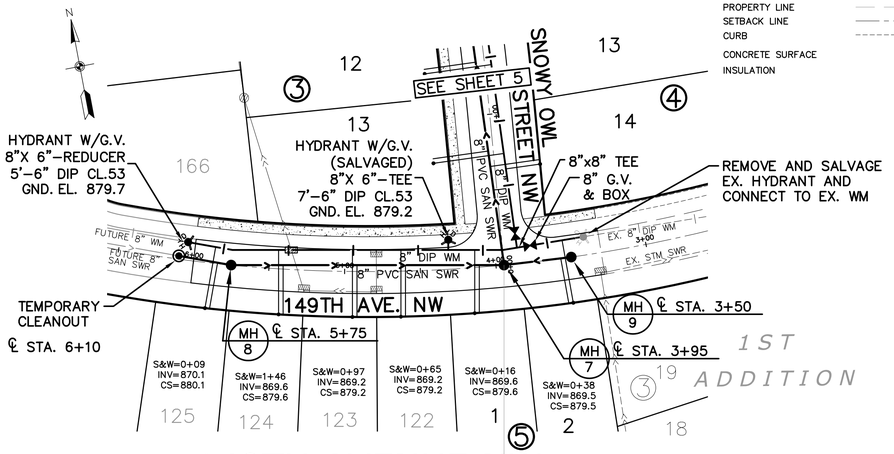
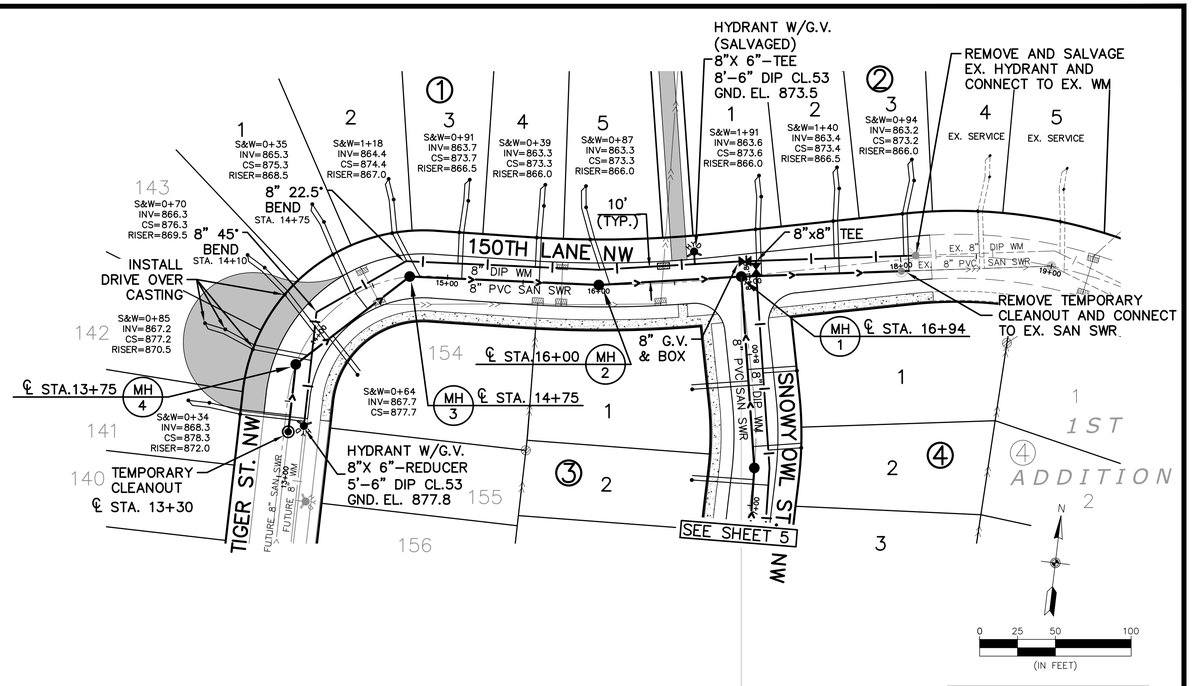
3. SANITARY SEWER SERVICE WYES ARE STATIONED FROM THE DOWN STREAM MANHOLE.
4. SANITARY SEWER INVERTS ARE SHOWN AT THE CURB STOP AND AT THE RISER PIPE INSIDE THE BUILDING (FOR VILLA UNITS).
5. SANITARY SEWER & WATER SERVICES SHALL BE CONSTRUCTED TO THE R/W WHERE THERE IS NO SIDEWALK, AND 10' BEYOND THE R/W WHERE THERE IS SIDEWALK.

LEGEND

	EXISTING	PROPOSED
SANITARY MANHOLE	SAN	
FIRE HYDRANT	HYD	
GATE VALVE	GV	
CATCH BASIN	or	or
FLARED END SECTION	FES	
STORM MANHOLE	STMH	
SERVICE	SRV	
WATERMAIN		
SANITARY SEWER		
FORCEMAIN	FM	FM
STORM SEWER		
PROPERTY LINE		
SETBACK LINE		
CURB		
CONCRETE SURFACE		
INSULATION		
		PLAN / PROFILE



149TH AVENUE NW



TIGER STREET NW ←|→ 150TH LANE NW

BENCHMARK

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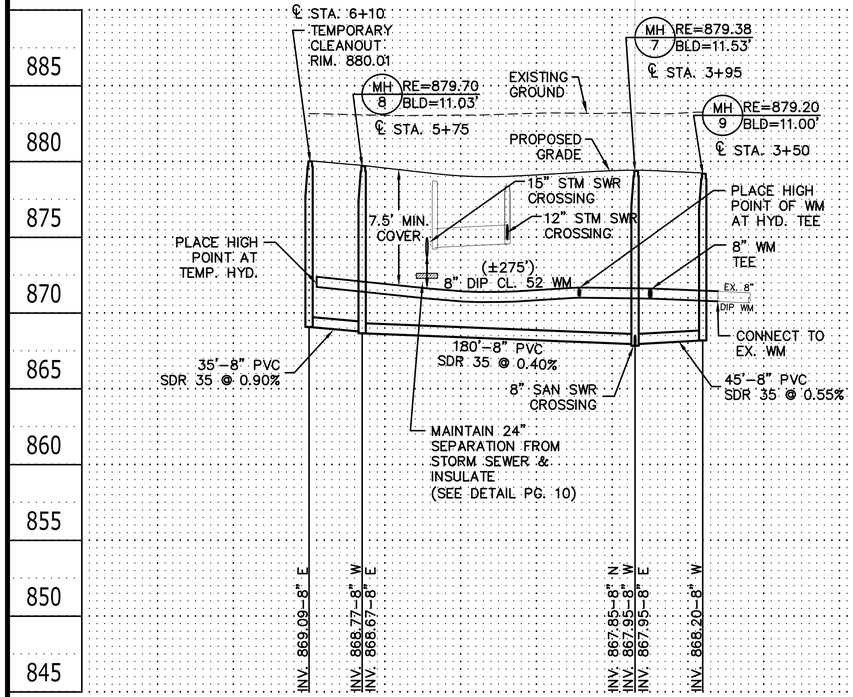

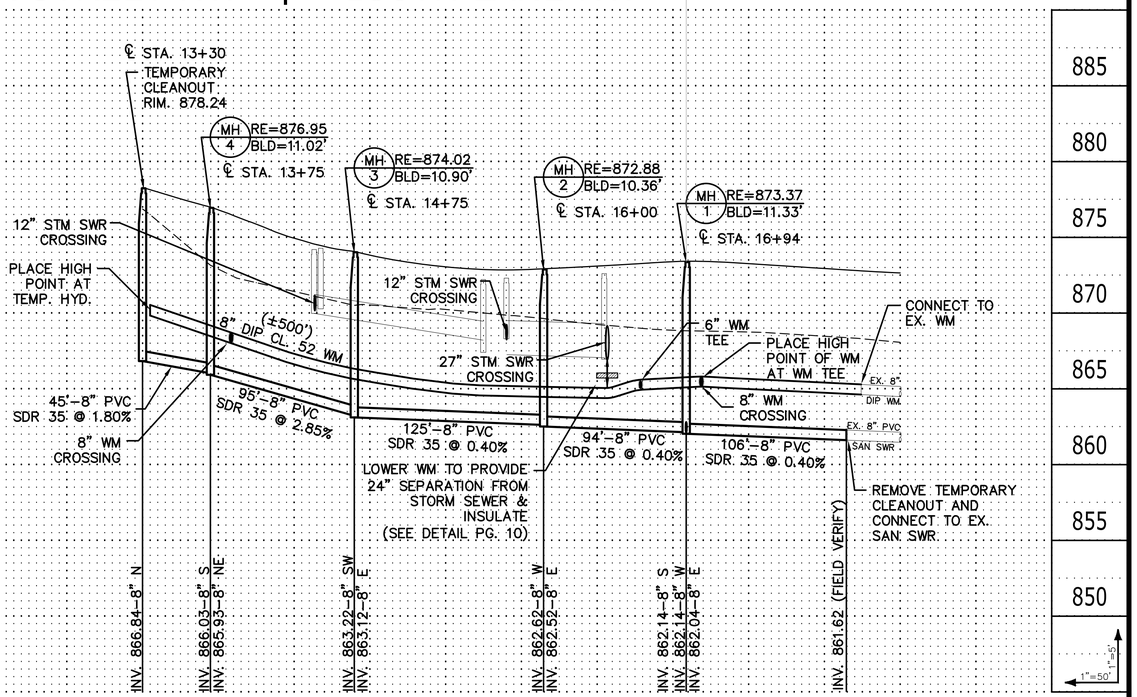

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Ramsey, MN 55303

RIVERSTONE 2ND ADDITION
Ramsey, Minnesota

SANITARY SEWER & WATER MAIN

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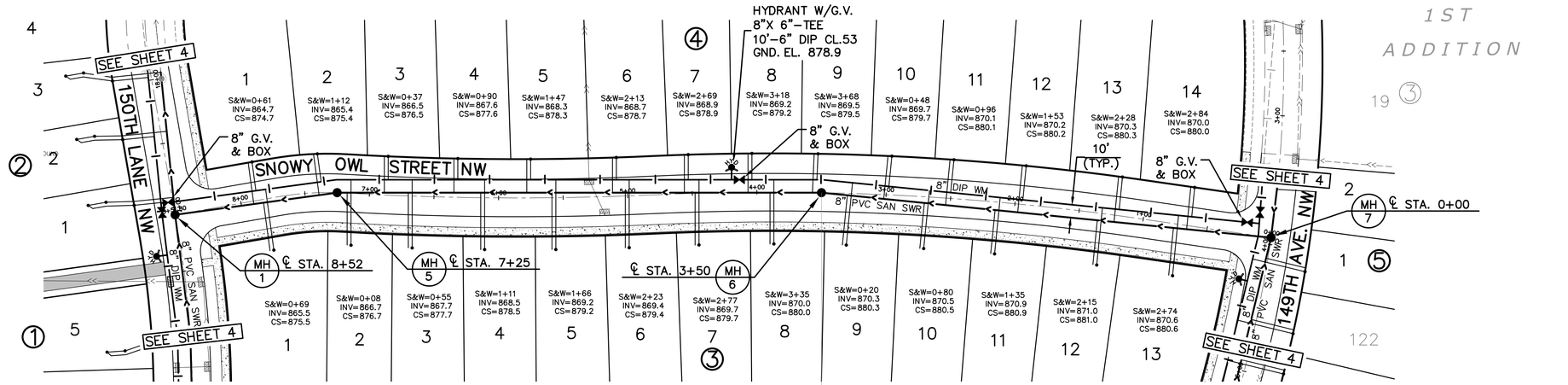
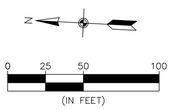
LEGEND

	EXISTING	PROPOSED
SANITARY MANHOLE	SAN	
FIRE HYDRANT	HYD	
GATE VALVE	GV	
CATCH BASIN	or	or
FLARED END SECTION	FES	
STORM MANHOLE	STMH	
SERVICE	SRV	
WATERMAIN		
SANITARY SEWER		
FORCEMAIN	FM	FM
STORM SEWER		
PROPERTY LINE		
SETBACK LINE		
CURB		
CONCRETE SURFACE		
INSULATION		
		PLAN PROFILE





BENCHMARK

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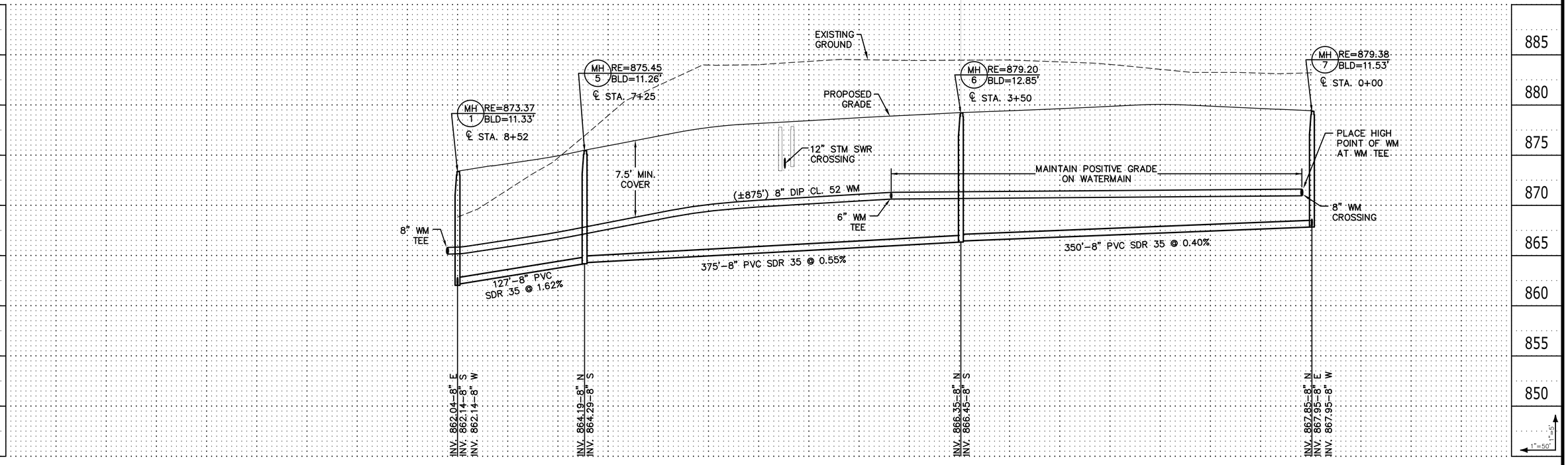
SNOWY OWL STREET NW



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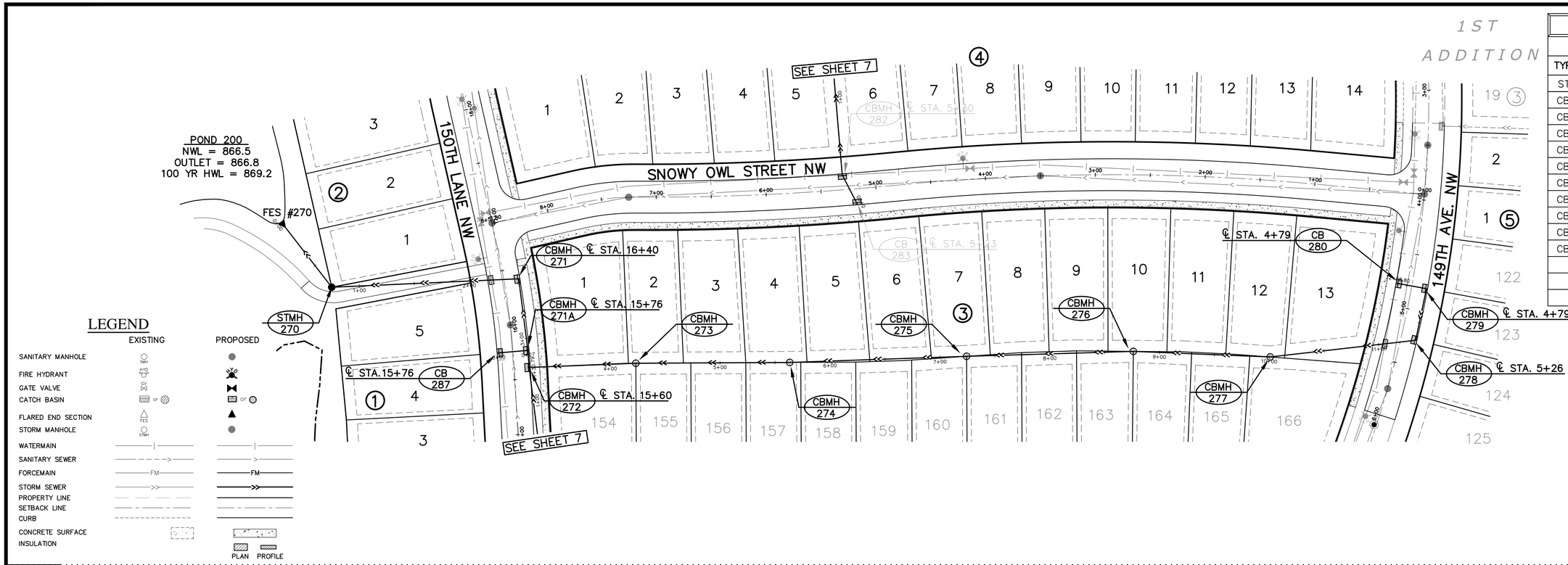

LEGEND

	EXISTING	PROPOSED
SANITARY MANHOLE	SMH	
FIRE HYDRANT	HYD	
GATE VALVE	GV	
CATCH BASIN	or	or
FLARED END SECTION	FES	
STORM MANHOLE	SMH	
WATERMAIN		
SANITARY SEWER		
FORCEMAIN	FM	FM
STORM SEWER		
PROPERTY LINE		
SETBACK LINE		
CURB		
CONCRETE SURFACE		
INSULATION		PLAN PROFILE

STORM SEWER SCHEDULE		
STRUCTURE		NEENAH CASTING or EQUAL
TYPE & No.	SIZE	
STMH–270	60" DIA.	R–1733
CBMH–271	72" DIA.	R–3067
CBMH–271A	60" DIA.	R–3067
CBMH–272	72" DIA.	R–3067
CBMH–273	48" DIA.	R–2570
CBMH–274	48" DIA.	R–2570
CBMH–275	48" DIA.	R–2570
CBMH–276	48" DIA.	R–2570
CBMH–277	48" DIA.	R–2570
CBMH–278	48" DIA.	R–3067
CBMH–279	48" DIA.	R–3067
CB–280	24"X36"	R–3067
CB–287	24"X36"	R–3067

GENERAL NOTES:
1. INSTALL SEDIMENT CONTROL BARRIER INSERTS ON ALL CATCH BASINS (SEE DETAIL).
2. R–3067 SHALL HAVE BICYCLE SAFE GRATED BACK.

0 25 50 100
(IN FEET)

BENCHMARK

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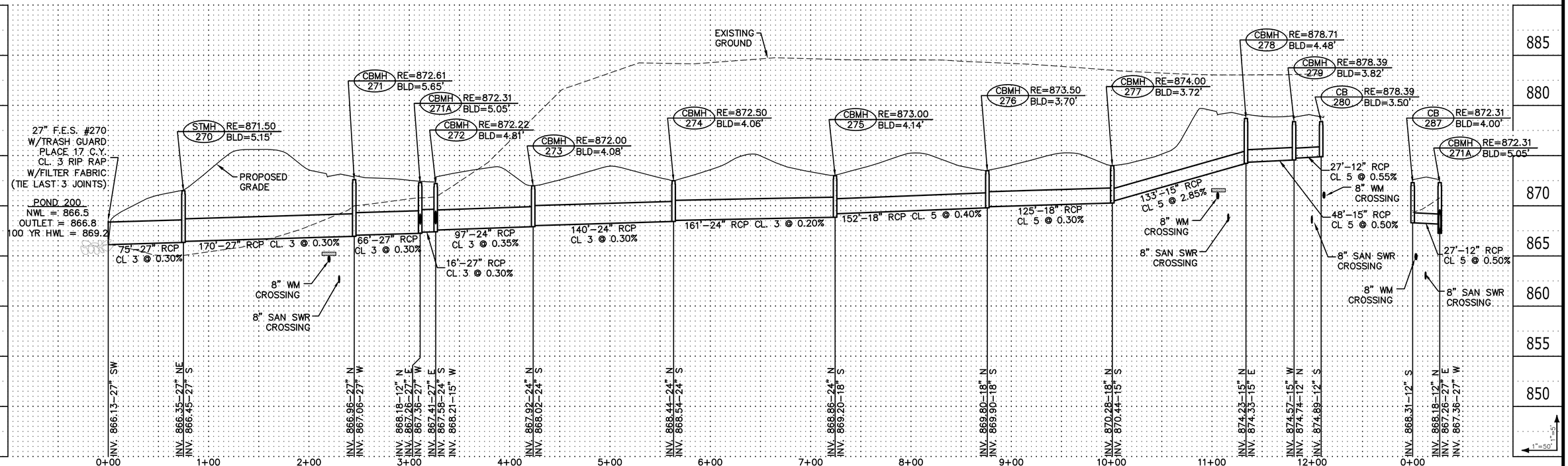

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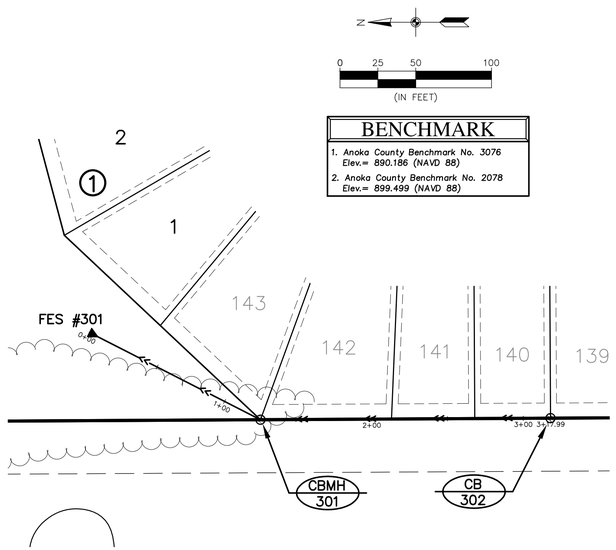
STORM SEWER

Save Date: 06/04/18 F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\2nd addition\6435_2nd_utility.dwg



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BENCHMARK

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STORM SEWER SCHEDULE

STRUCTURE		NEENAH CASTING or EQUAL
TYPE & No.	SIZE	
CBMH–254	60" DIA.	R–2570
CBMH–262	48" DIA.	R–2570
CBMH–282	48" DIA.	R–3067
CB–283	24"X36"	R–3067
CBMH–285	48" DIA.	R–3067
CB–286	24"X36"	R–3067
CBMH–301	48" DIA.	R–2570
CB–302	27" DIA.	R–2570

GENERAL NOTES:
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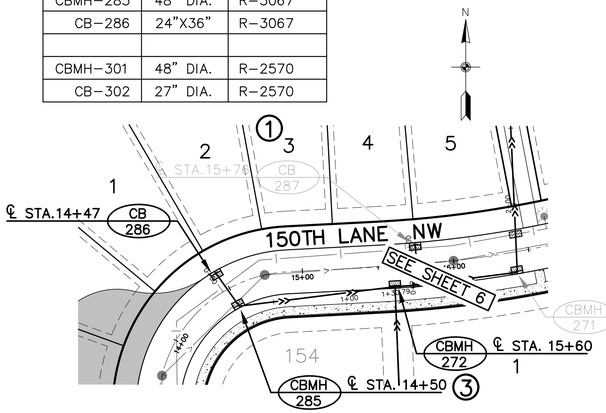
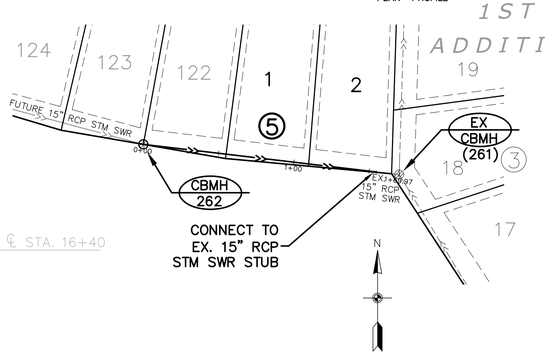
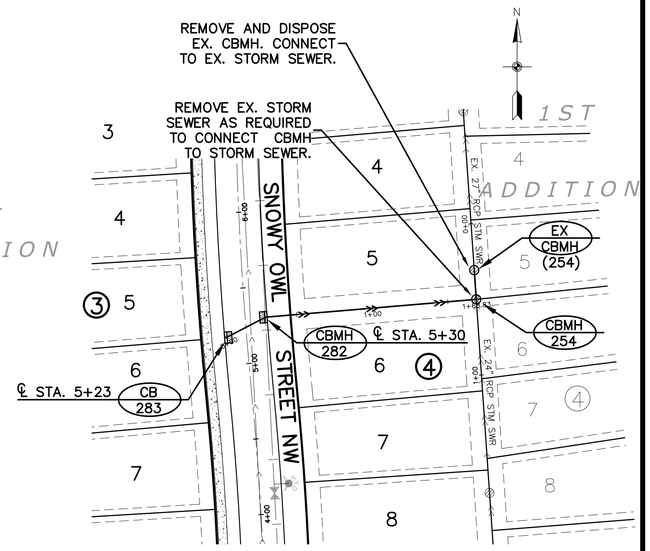
LEGEND

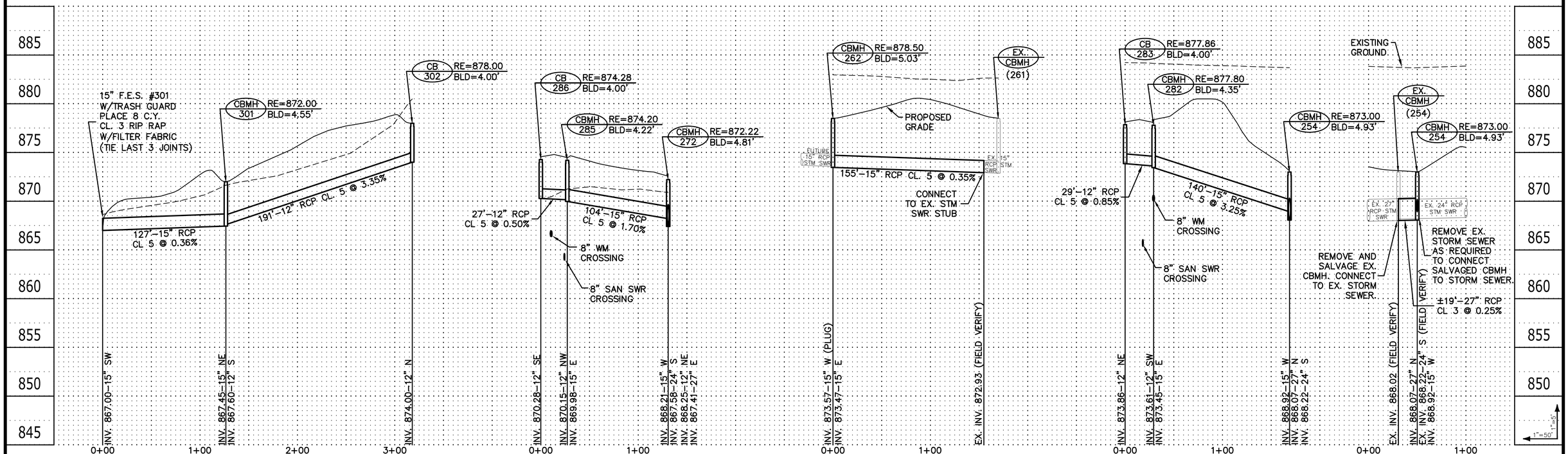
	EXISTING	PROPOSED
SANITARY MANHOLE	SAN	
FIRE HYDRANT	HYD	
GATE VALVE	GV	
CATCH BASIN	or	or
FLARED END SECTION	FES	
STORM MANHOLE	STMH	
WATERMAIN		
SANITARY SEWER		
FORCEMAIN	FM	FM
STORM SEWER		
PROPERTY LINE		
SETBACK LINE		
CURB		
CONCRETE SURFACE		
INSULATION		PLAN PROFILE







NOTE: SEE STORM SEWER INDEX ON SHEET 3 FOR OVERVIEW OF STORM SEWER.



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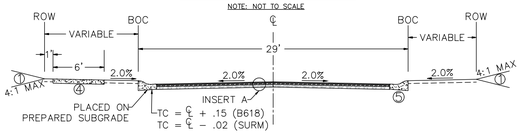
RIVERSTONE 2ND ADDITION
Ramsey, Minnesota

STORM SEWER

Save Date: 06/04/18 F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\2nd addition\6435_2nd_utility.dwg

29' – URBAN STREET

NOTE: NOT TO SCALE



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.

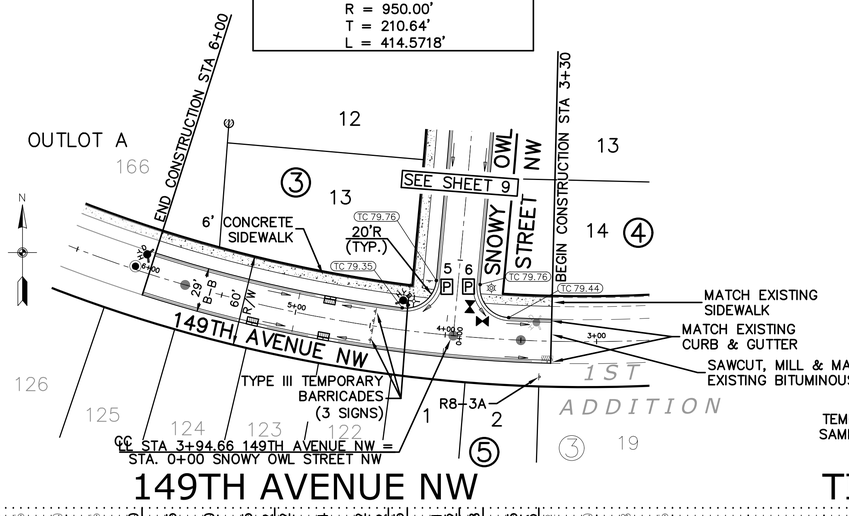
INSERT A:

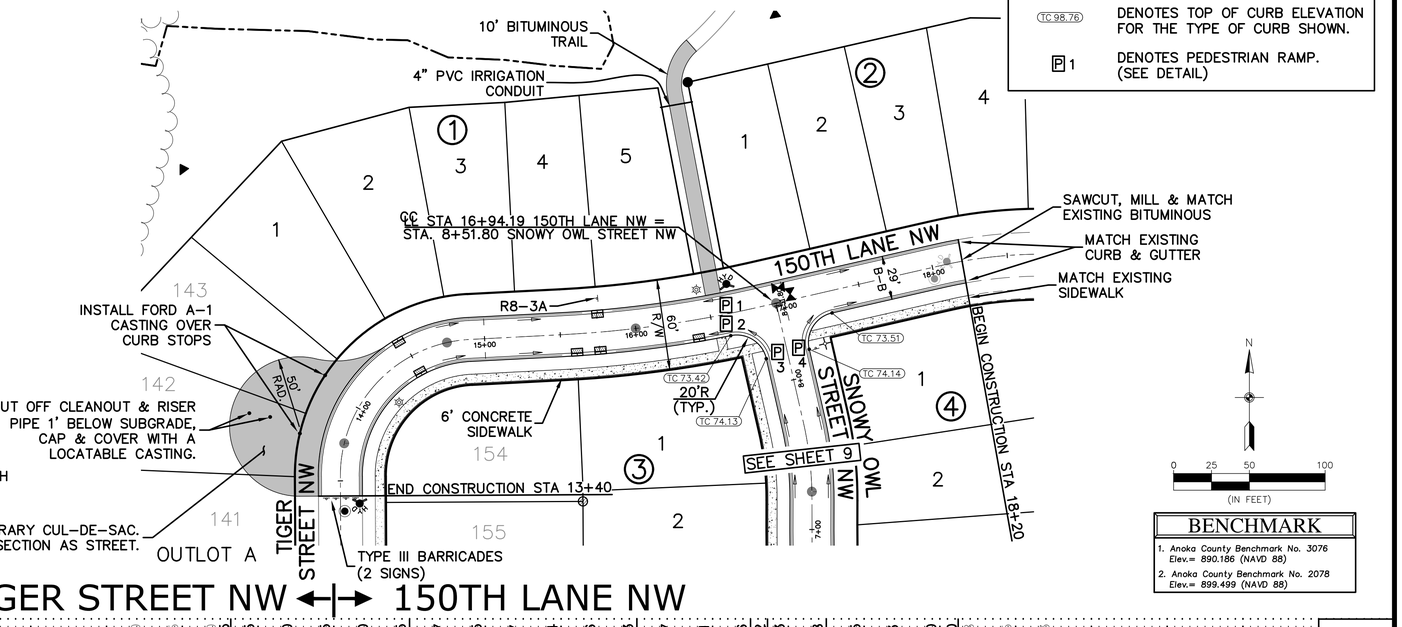
1.5" TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA340B)
BITUMINOUS MATERIAL FOR TACK COAT
2" TYPE SP 12.5 NON WEARING COURSE MIXTURE (SPNWB330B)
MIN. 4" MODIFIED CLASS 5 AGGREGATE BASE ②
PLACED ON PREPARED SUBGRADE ③

℄ CURVE DATA (150TH LANE NW)		
PC = 13+52.95	PC = 15+51.01	PC = 18+05.64
PT = 14+90.17	PT = 16+80.72	PT = 20+05.78
Δ = 087°21'25"	Δ = 009°54'32"	Δ = 038°13'23"
R = 90.00'	R = 750.00'	R = 300.00'
T = 85.94'	T = 65.02'	T = 103.95'
L = 137.2201'	L = 129.7060'	L = 200.1349'

CURB TYPES LEGEND	
═══	SURMOUNTABLE CONCRETE CURB & GUTTER
═══	B618 CONCRETE CURB & GUTTER
═══	B618 CONCRETE CURB & GUTTER (TIP OUT)
(TC 98.76)	DENOTES TOP OF CURB ELEVATION FOR THE TYPE OF CURB SHOWN.
P1	DENOTES PEDESTRIAN RAMP. (SEE DETAIL)

℄ CURVE DATA (149TH AVENUE NW)
PC = 2+37.41
PT = 6+51.98
Δ = 025°00'12"
R = 950.00'
T = 210.64'
L = 414.5718'



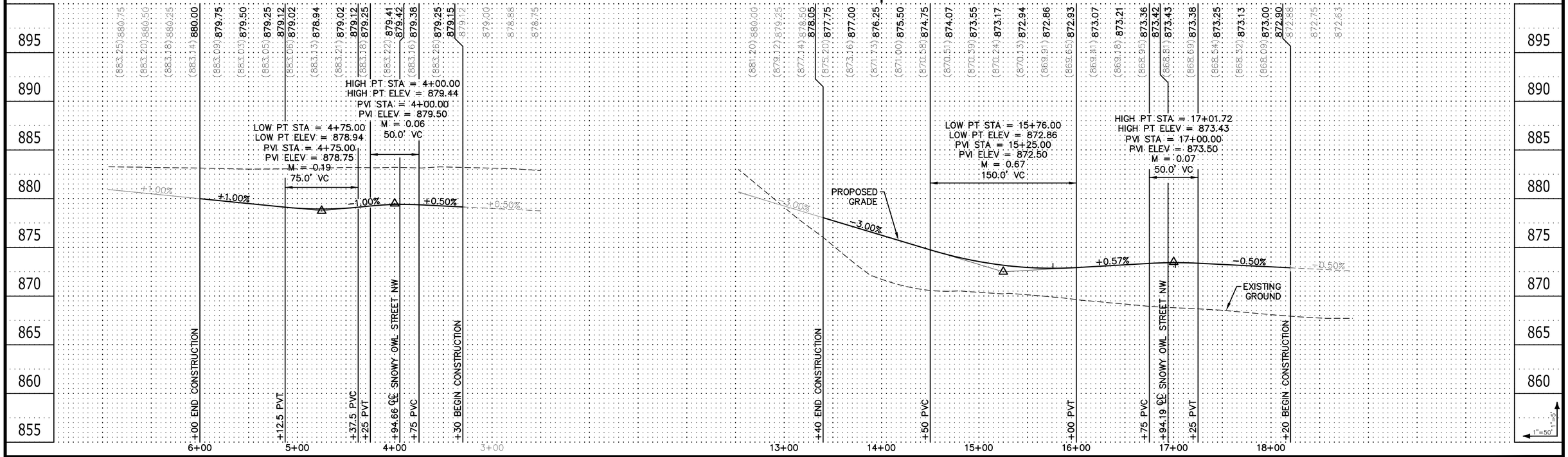


0 25 50 100
(IN FEET)

BENCHMARK

1. Anoka County Benchmark No. 3076 Elev.= 890.186 (NAVD 88)
2. Anoka County Benchmark No. 2078 Elev.= 899.499 (NAVD 88)

149TH AVENUE NW ←|→ TIGER STREET NW ←|→ 150TH LANE NW



Carlson McCain
• environmental
• engineering
• surveying

3890 Pheasant Ridge DR. NE, Suite 100
Blaine, MN 55449
Phone: (763) 489-7900
Fax: (763) 489-7959
www.carlsonmccain.com

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 4/13/18 License #: 25063

Drawn: ADB
Designed: BJK
Date: 4/13/18

Revisions:
1. 6/13/18 Per City Comments

RIVERSTONE DEVELOPMENT, LLC.
14015 Sunfish Lake Blvd., Suite 400
Ramsey, MN 55303

RIVERSTONE 2ND ADDITION
Ramsey, Minnesota

STREET CONSTRUCTION

Save Date: 06/04/18 F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\2nd addition\6435_2nd_street.dwg

SIGN SCHEDULE			
SIGN	SIGN NO.	SIZE	QUANTITY
STOP	R1-1	30" x 30"	2
	R8-3A	12" x 18"	4
	TYPE III BARRICADES		4
+	STREET SIGN		2

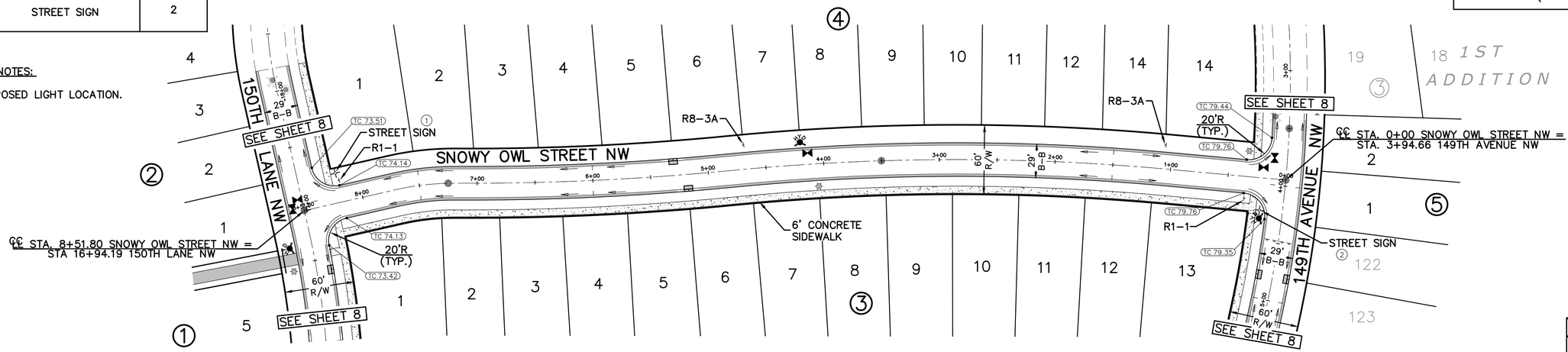
STREET NAME SIGNS		
	NAMES	QUANTITY
①	150th Ln. NW Snowy Owl St. NW	1
②	149th Ave. NW Snowy Owl St. NW	1

℄ CURVE DATA (SNOWY OWL STREET NW)		
PC = 1+01.70	PC = 4+80.40	PC = 7+19.22
PT = 4+80.40	PT = 7+19.22	PT = 7+71.02
Δ = 010°50'56"	Δ = 005°55'25"	Δ = 013°11'26"
R = 2000.00'	R = 2310.00'	R = 225.00'
T = 189.92'	T = 119.52'	T = 26.01'
L = 378.6961'	L = 238.8203'	L = 51.7989'

CURB TYPES LEGEND	
	SURMOUNTABLE CONCRETE CURB & GUTTER
	B618 CONCRETE CURB & GUTTER
	B618 CONCRETE CURB & GUTTER (TIP OUT)
TC 98.76	DENOTES TOP OF CURB ELEVATION FOR THE TYPE OF CURB SHOWN.
P1	DENOTES PEDESTRIAN RAMP. (SEE DETAIL)

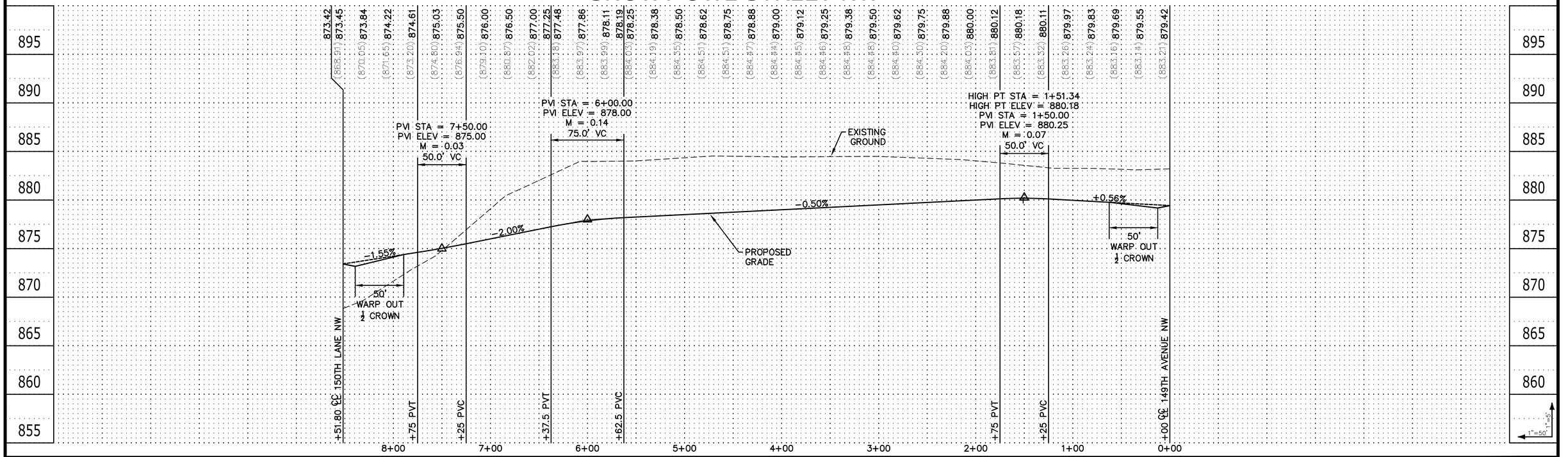
LIGHTING NOTES:

PROPOSED LIGHT LOCATION.



BENCHMARK
1. Anoka County Benchmark No. 3076 Elev.= 890.186 (NAVD 88)
2. Anoka County Benchmark No. 2078 Elev.= 899.499 (NAVD 88)

SNOWY OWL STREET NW



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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 4/13/18 License #: 25063

Drawn: ADB
Designed: BJK
Date: 4/13/18

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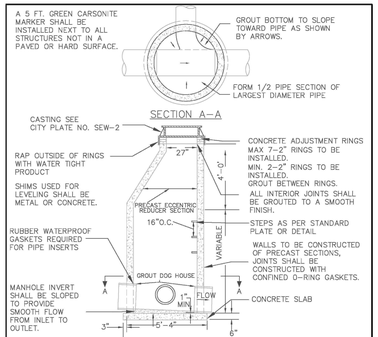
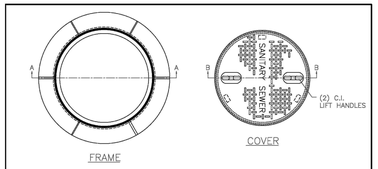
Save Date: 06/04/18 F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\2nd addition\6435_2nd_street.dwg



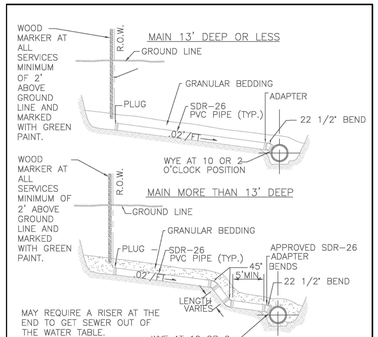
NOTES:
1. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES.
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
3. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.
4. 6" BASE FOR ALL MANHOLES LESS THAN 14 FT. OF DEPTH, INCREASE BASE THICKNESS 2" PER 6 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:
1 - 2016	City of RAMSEY	SANITARY MANHOLE
		CITY PLATE No. SEW-1



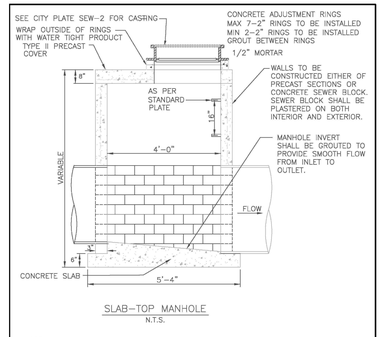
NOTE: NOT TO SCALE

APPROVED:		STANDARD DETAILS:
11 - 2015	City of RAMSEY	WATER TIGHT CASTING
		CITY PLATE No. SEW-2



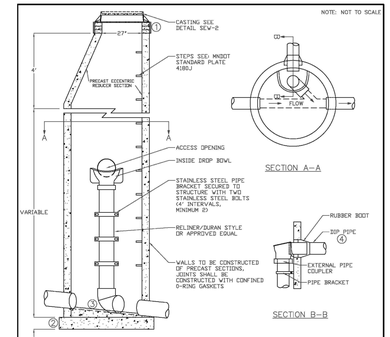
NOTES:
1. 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
3. TRACER WIRE ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.

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



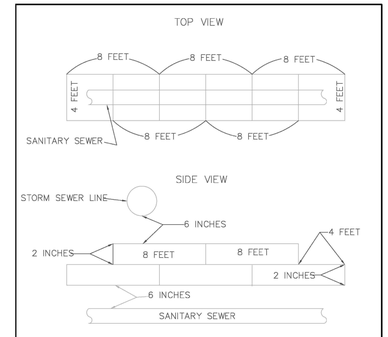
NOTE:
1. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES.
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
3. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GARDE ON ALL SERVIVES STUBS.

APPROVED:		STANDARD DETAILS:
4 - 2016	City of RAMSEY	SLAB-TOP MANHOLE
		CITY PLATE No. SEW-4



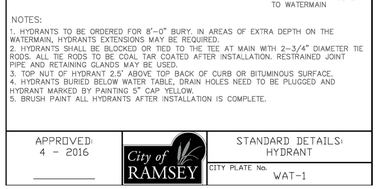
NOTES:
1. CONCRETE ADJUSTMENT RINGS, MIN 2 MAX 7 – 2" RINGS TO BE INSTALLED. ALL INTERIOR JOINTS SHALL BE GROUTED TO A SMOOTH FINISH. WRAP OUTSIDE OF RINGS WITH WATER TIGHT PRODUCT.
2. 8" BASE FOR ALL MANHOLES LESS THAN 14 FT. DEEP. INCREASE BASE THICKNESS 2" PER 6 FT. OF DEPTH BEYOND 14 FT. & REINFORCEMENT WITH 6"X6" X 10"X10" MESH.
3. MANHOLE INVERT SHALL BE SLOPED TO PROVIDE SMOOTH FLOW INLET TO OUTLET. RUBBER WATERPROOF GASKETS REQUIRED FOR PIPE INSERTS.
4. DUCTILE IRON PIPE FROM TEE TO UNDISTURBED SOIL.
5. 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES.
6. CONDUCTIVITY IS REQUIRED ON ALL TRACE WIRE.
7. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.

APPROVED:		STANDARD DETAILS:
4 - 2016	City of RAMSEY	INSIDE DROP MANHOLE
		CITY PLATE No. SEW-5



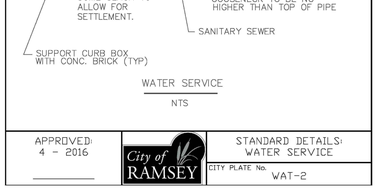
NOTES: 1) SHEETS ARE 2 INCHES BY 4 FEET BY 8 FEET
2) SURFACE PREPARATION SHALL BE SMOOTH AND ROCK FREE
3) JOINTS WILL BE OVERLAPPED BY 4 FEET
4) POLYSTYRENE INSULATION OR APPROVED EQUAL

APPROVED:		STANDARD DETAILS:
9 - 2011	City of RAMSEY	SANITARY SEWER INSULATION
		CITY PLATE No. SEW-6



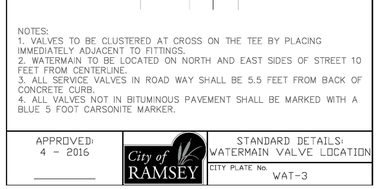
NOTES:
1. HYDRANTS TO BE ORDERED FOR 8'-0" BURY. IN AREAS OF EXTRA DEPTH ON THE WATERMAIN, HYDRANTS EXTENSIONS MAY BE REQUIRED.
2. HYDRANTS SHALL BE BLOCKED OR TIED TO THE TEE AT MAIN WITH 2-3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION. RESTRAINED JOINT PIPE AND RETAINING GLANDS MAY BE USED.
3. TOP NUT OF HYDRANT 2.5" ABOVE TOP BACK OF CURB OR BITUMINOUS SURFACE.
4. HYDRANTS BURIED BELOW WATER TABLE, DRAIN HOLES NEED TO BE PLUGGED AND HYDRANT MARKED BY PAINTING 5" CAP YELLOW.
5. BRUSH PAINT ALL HYDRANTS AFTER INSTALLATION IS COMPLETE.

APPROVED:		STANDARD DETAILS:
4 - 2016	City of RAMSEY	HYDRANT
		CITY PLATE No. WAT-1



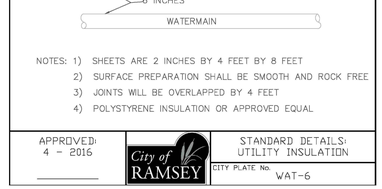
WATER SERVICE
NTS

APPROVED:		STANDARD DETAILS:
4 - 2016	City of RAMSEY	WATER SERVICE
		CITY PLATE No. WAT-2



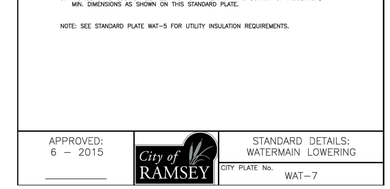
NOTES:
1. VALVES TO BE CLUSTERED AT CROSS ON THE TEE BY PLACING IMMEDIATELY ADJACENT TO FITTINGS.
2. WATERMAIN TO BE LOCATED ON NORTH AND EAST SIDES OF STREET 10 FEET FROM CENTERLINE.
3. ALL SERVICE VALVES IN ROAD WAY SHALL BE 5.5 FEET FROM BACK OF CONCRETE CURB.
4. ALL VALVES NOT IN BITUMINOUS PAVEMENT SHALL BE MARKED WITH A BLUE 5 FOOT CARSONITE MARKER.

APPROVED:		STANDARD DETAILS:
4 - 2016	City of RAMSEY	WATERMAIN VALVE LOCATION
		CITY PLATE No. WAT-3



NOTES: 1) SHEETS ARE 2 INCHES BY 4 FEET BY 8 FEET
2) SURFACE PREPARATION SHALL BE SMOOTH AND ROCK FREE
3) JOINTS WILL BE OVERLAPPED BY 4 FEET
4) POLYSTYRENE INSULATION OR APPROVED EQUAL

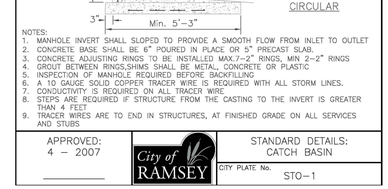
APPROVED:		STANDARD DETAILS:
4 - 2016	City of RAMSEY	UTILITY INSULATION
		CITY PLATE No. WAT-6



NOTE:
1. PROVIDE MEGA LUGS OR APPROVED EQUAL AT ALL JOINT'S ON BENDS AND AS SHOWN ON THIS STANDARD PLATE.
2. USE 2 – 3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFER INSTALLATION.
3. PROVIDE SAND CUSHION BETWEEN TOP OF WATERMAIN AND BOTTOM OF INSULATION, MIN. DIMENSIONS AS SHOWN ON THIS STANDARD PLATE.

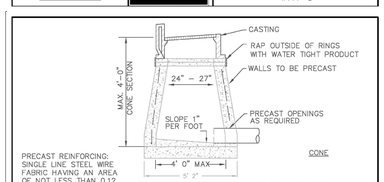
NOTE: SEE STANDARD PLATE WAT-5 FOR UTILITY INSULATION REQUIREMENTS.

APPROVED:		STANDARD DETAILS:
6 - 2015	City of RAMSEY	WATERMAIN LOWERING
		CITY PLATE No. WAT-7



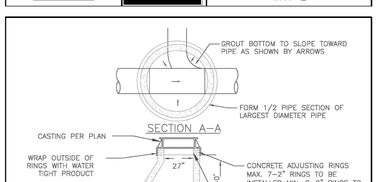
NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB.
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX.7–2" RINGS MIN 2–2" RINGS
4. GROUT BETWEEN RINGS,SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
5. INSPECTION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

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



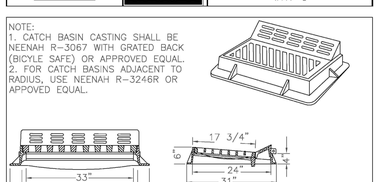
NOTES:
1. MANHOLE INVERT SHALL BE SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET.
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB.
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX 7–2" RINGS. MIN 2–2" RINGS.
4. GROUT BETWEEN RINGS
5. SHIMS USED FOR LEVELING SHALL BE METAL OR CONCRETE.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

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



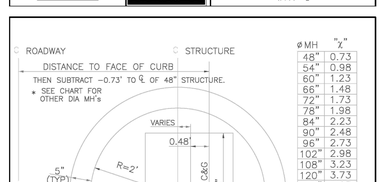
NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
3. ALL INLET INVERTS TO BE 0.10 ABOVE OUTLET INVERTS UNLESS OTHERWISE NOTED
4. A 10 GAUGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL STORM LINES.
5. CONDUCTIVITY 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:		STANDARD DETAILS:
1 – 2016	City of RAMSEY	STORM MANHOLE
		CITY PLATE No. STO-3



STANDARD CATCHBASIN CASTING

APPROVED:		STANDARD DETAILS:
6 - 2016	City of RAMSEY	STORMWATER CASTING
		CITY PLATE No. STO-4

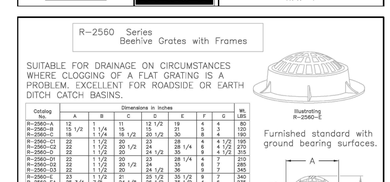


ØMH	"Y"
48"	0.73
54"	0.98
60"	1.23
66"	1.48
72"	1.73
78"	1.98
84"	2.23
90"	2.48
96"	2.73
102"	2.98
108"	3.23
120"	3.73
132"	4.23
144"	4.73
168"	5.73

* BASED ON NEENAH NO 3246 CSTG

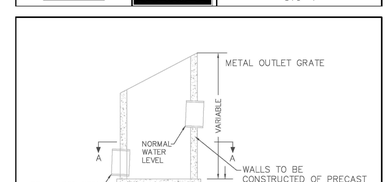
* SEE STD PLATE 4020 FOR CBMH DETAILS.
** PROVIDE 27" DIA OPENING FOR STORM MH WITH R-1733 CASTINGS.

APPROVED:		STANDARD DETAILS:
4 – 2005	City of RAMSEY	SLAB TOP MANHOLE COVER
		CITY PLATE No. STO-5



Catalog No.	Dimensions in Inches A	B	C	D	E	F	G	Wt. Lbs
R-2560-A	12	1	11	12 1/2	19	4	4	80
R-2560-B	15 1/2	1 1/4	15	15	21	5	3	120
R-2560-C	18	1 1/4	16 1/2	20 1/2	30	8	4	190
R-2560-D1	22	1 1/2	20	23	28	4 1/2	4	195
R-2560-D2	22	1 1/2	20 1/2	23	28 1/4	4 1/2	4	210
R-2560-D	22	1 1/2	20	24 1/2	35	4 1/2	4	270
R-2560-E1	22	1 1/2	20	23	28 1/4	4	7	210
R-2560-E2	22	1 1/2	20 1/2	24	35	6	7	285
R-2560-E3	22	1 1/2	20	24 1/2	36	6	7	345
R-2560-F	23 3/4	1 1/2	21	25 1/2	35 1/2	8	7	340
R-2560-G1	23 3/4	7/8	24 1/8	26 1/2	35 1/2	8	5	255
R-2560-G2	23 3/4	7/8	24 1/8	26 1/2	35 1/2	4	5	255
R-2560-G3	23 3/4	7/8	24 1/8	26 1/2	35 1/2	7	6	285
R-2560-G4	23 3/4	7/8	24 1/8	26 1/2	35 1/2	7	9	300
R-2560-G5	23 3/4	7/8	24 1/8	26 1/2	35 1/2	8	6	345
R-2560-G6	23 3/4	7/8	24 1/8	26 1/2	35 1/2	8	9	365
R-2560-G7	23 3/4	7/8	24 1/8	26 1/2	35 1/2	8	9	300
R-2560-G8	23 3/4	7/8	24 1/8	26 1/2	35 1/2	8	9	365
R-2560-G9	23 3/4	7/8	24 1/8	26 1/2	35 1/2	10	6	360
R-2560-G10	23 3/4	7/8	24 1/8	26 1/2	35 1/2	10	9	385
R-2560-J	31	1 1/2	30	36	46	7	9	535

APPROVED:		STANDARD DETAILS:
9 – 2011	City of RAMSEY	STORM CASTING – NON TRAFFIC AREAS
		CITY PLATE No. STO-6



NOTES:
1. A 10 GAGE SOLID COPPER TRACTER WIRE 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 14FT. DEEP, INCREASE BASE 2" PER 6 FT OF DEPTH BEYOND 14 FT. 5" PRECAST BASE MAY BE USED FOR MANHOLES LESS THAN 14 FT. DEEP.

APPROVED:		STANDARD DETAILS:
1 – 2006	City of RAMSEY	POND OUTLET
		CITY PLATE No. STO-7

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 4/13/18 License #: 25063

Drawn: ADB
Designed: BJK
Date: 4/13/18

Revisions:
1. 6/13/18 Per City Comments

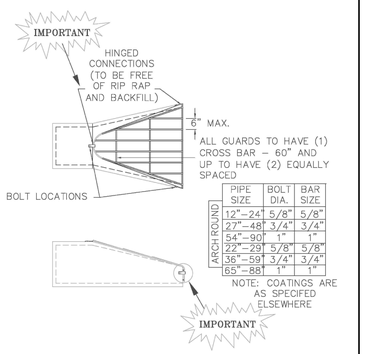
RIVERSTONE DEVELOPMENT, LLC.
14015 Sunfish Lake Blvd., Suite 400
Ramsey, MN 55303

RIVERSTONE 2ND ADDITION
Ramsey, Minnesota

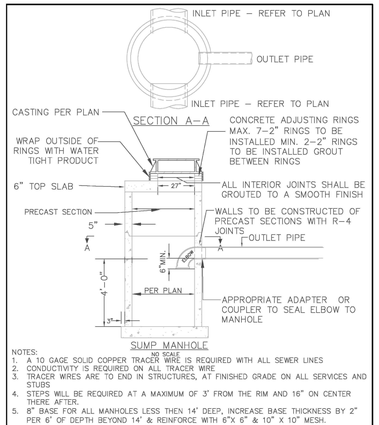
DETAILS

10 of 12

Save Date: 05/24/18 F:\obs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\2nd addition\6435_2nd_details.dwg

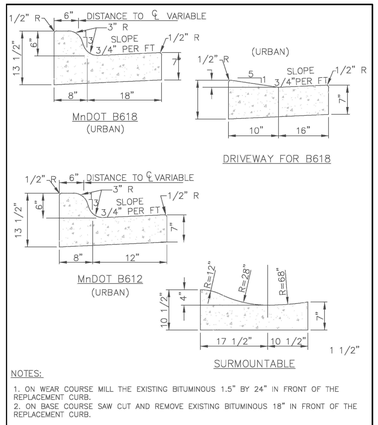


APPROVED:		STANDARD DETAILS:
2 - 2006	City of RAMSEY	TRASH GUARD
	CITY PLATE No.	STO-8



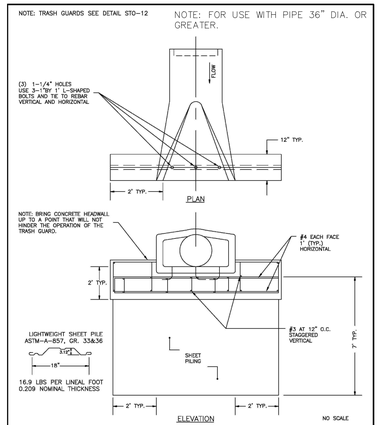
NOTES:
1. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
3. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS
4. STEPS WILL BE REQUIRED AT A MAXIMUM OF 3' FROM THE RIM AND 16" ON CENTER THERE AFTER.
5.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

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

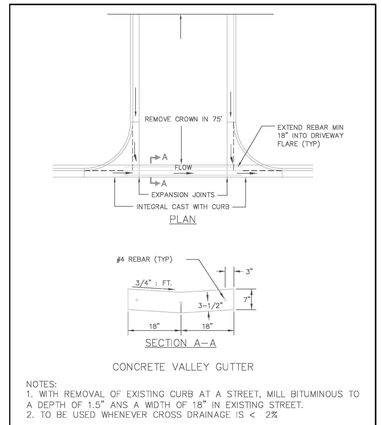


NOTES:
1. ON WEAR COURSE MILL THE EXISTING BITUMINOUS 1.5" BY 24" IN FRONT OF THE REPLACEMENT CURB.
2. ON BASE COURSE SAW CUT AND REMOVE EXISTING BITUMINOUS 18" IN FRONT OF THE REPLACEMENT CURB.

APPROVED:		STANDARD DETAILS:
1 - 2016	City of RAMSEY	CURB AND GUTTER
	CITY PLATE No.	STR-1



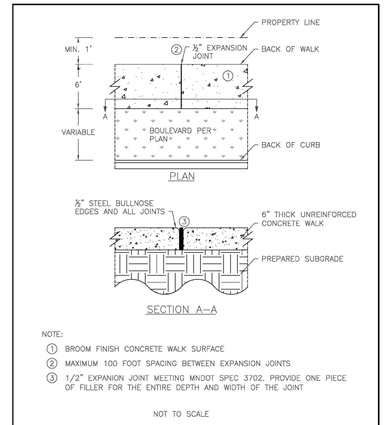
APPROVED:		STANDARD DETAILS:
6 - 2015	City of RAMSEY	STORM SEWER PILING & CONCRETE END SECTION
	CITY PLATE No.	STO-10



CONCRETE VALLEY GUTTER

NOTES:
1. WITH REMOVAL OF EXISTING CURB AT A STREET, MILL BITUMINOUS TO A DEPTH OF 1.5" ANS A WIDTH OF 18" IN EXISTING STREET.
2. TO BE USED WHENEVER CROSS DRAINAGE IS < 2%

APPROVED:		STANDARD DETAILS:
4 - 2007	City of RAMSEY	CROSS GUTTER
	CITY PLATE No.	STR-2



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

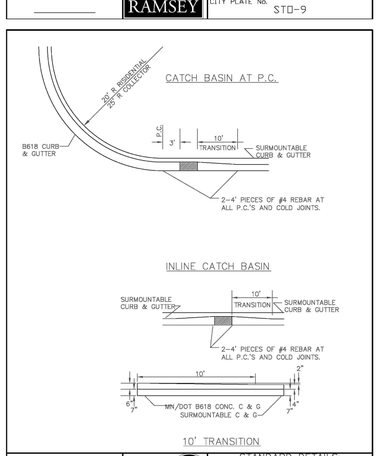
APPROVED:		STANDARD DETAILS:
10 - 2015	City of RAMSEY	CONCRETE SIDEWALK
	CITY PLATE No.	STR-3

TABLE A
MODIFIED CLASS 5 SPECIFICATIONS
% PASSING

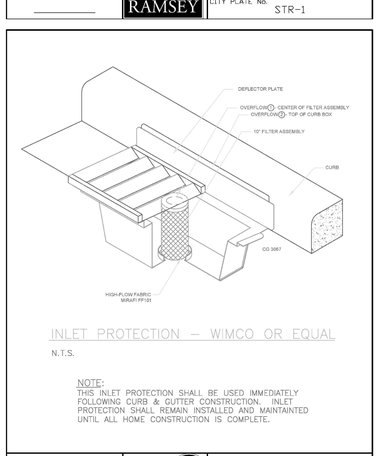
1"	100
3/4"	90 - 100
3/8"	50 - 80
No.4	35 - 70
No.10	20 - 60
No.40	10 - 35
No.200	5 - 10

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:		STANDARD DETAILS:
2 - 2003	City of RAMSEY	MODIFIED CLASS 5 SPECIFICATIONS
	CITY PLATE No.	STR-26



APPROVED:		STANDARD DETAILS:
4 - 2016	City of RAMSEY	CATCHBASIN PLACEMENT - SURMOUNTABLE CURB
	CITY PLATE No.	STR-27

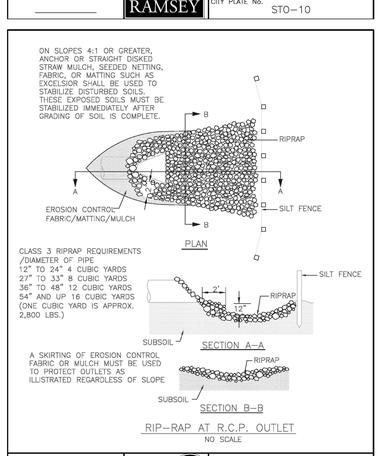


INLET PROTECTION - WIMCO OR EQUAL

N.T.S.

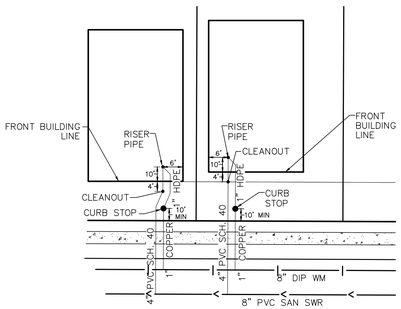
NOTE:
THIS INLET PROTECTION SHALL BE USED IMMEDIATELY FOLLOWING CURB & GUTTER CONSTRUCTION. INLET PROTECTION SHALL REMAIN INSTALLED AND MAINTAINTED UNTIL ALL HOME CONSTRUCTION IS COMPLETE.

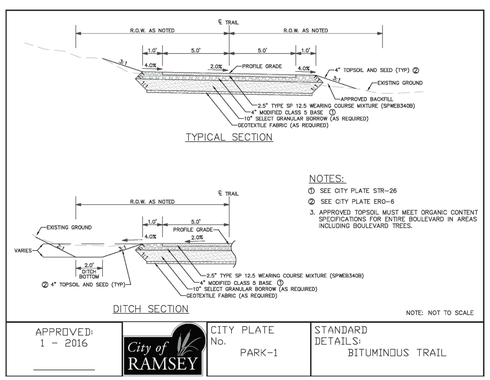
APPROVED:		STANDARD DETAILS:
1 - 2016	City of RAMSEY	INLET PROTECTION
	CITY PLATE No.	ERO-2



APPROVED:		STANDARD DETAILS:
1 - 2016	City of RAMSEY	RIP-RAP
	CITY PLATE No.	ERO-3

TYPICAL SERVICE FOR VILLAS
PLAN VIEW
NOT TO SCALE



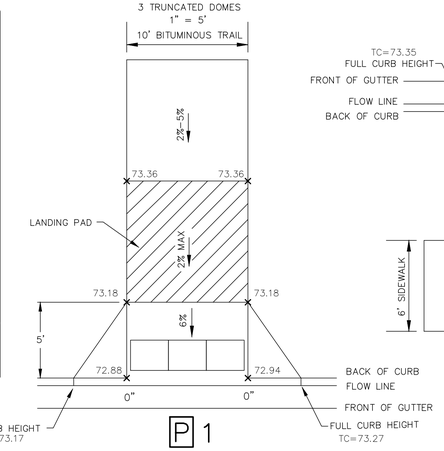


NOTES:
① SEE CITY PLATE STR-26
② SEE CITY PLATE ERO-6
3. APPROVED TOPSOIL MUST MEET ORGANIC CONTENT SPECIFICATIONS FOR ENTIRE BOULEVARD IN AREAS INCLUDING BOULEVARD TREES.

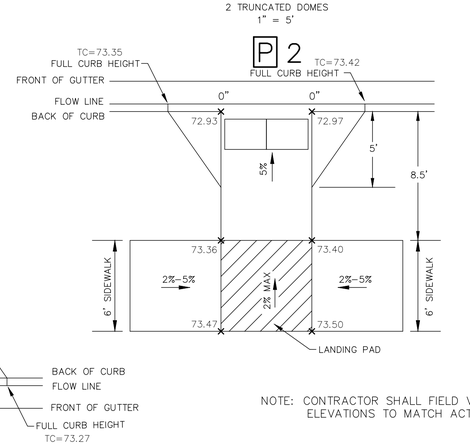
NOTE: NOT TO SCALE

APPROVED:		CITY PLATE No.	STANDARD DETAILS:
1 - 2016	City of RAMSEY	PARK-1	BITUMINOUS TRAIL

PEDESTRIAN RAMP #1
150TH LANE NW
3 TRUNCATED DOMES
1" = 5'

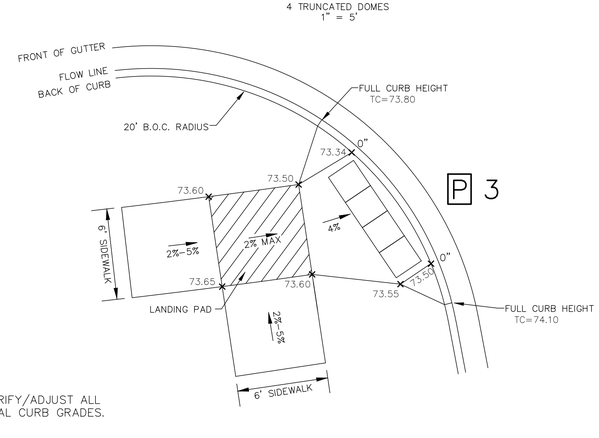


PEDESTRIAN RAMP #2
150TH LANE NW
2 TRUNCATED DOMES
1" = 5'

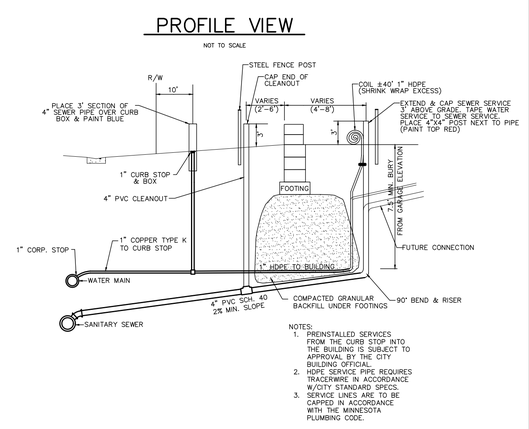


NOTE: CONTRACTOR SHALL FIELD VERIFY/ADJUST ALL ELEVATIONS TO MATCH ACTUAL CURB GRADES.

PEDESTRIAN RAMP #3
150TH LANE NW & SNOWY OWL STREET NW
4 TRUNCATED DOMES
1" = 5'



PROFILE VIEW
NOT TO SCALE



NOTES:
1. PREINSTALLED SERVICES FROM THE CURB STOP INTO THE BUILDING IS SUBJECT TO APPROVAL BY THE CITY BUILDING OFFICIAL.
2. HDPE SERVICE PIPE REQUIRES TRACERWIRE IN ACCORDANCE W/CITY STANDARD SPECS.
3. SERVICE LINES ARE TO BE CAPPED IN ACCORDANCE WITH THE MINNESOTA PLUMBING CODE.

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

Print Name: Brian J. Krystofiak, P.E.
Signature: [signature]
Date: 4/13/18 License #: 25063

Drawn: ADB
Designed: BJK
Date: 4/13/18

Revisions:
1. 6/13/18 Per City Comments

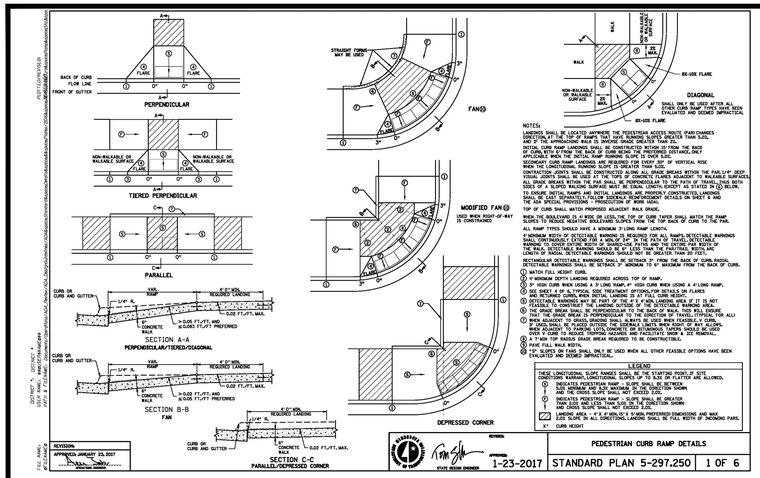
RIVERSTONE DEVELOPMENT, LLC.
14015 Sunfish Lake Blvd., Suite 400
Ramsey, MN 55303

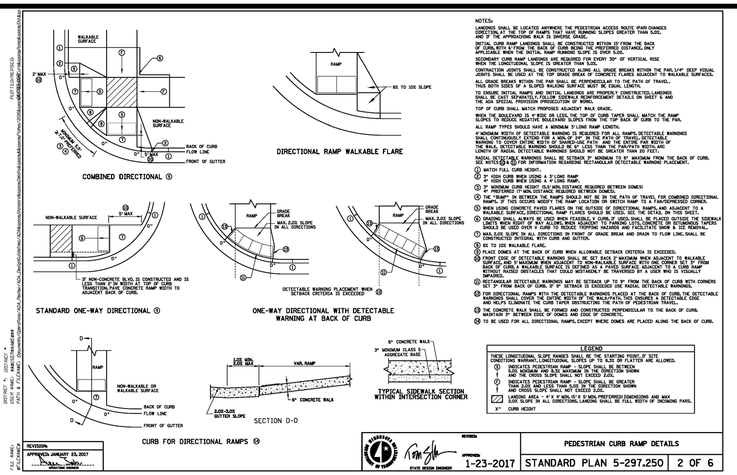
RIVERSTONE 2ND ADDITION
Ramsey, Minnesota

DETAILS

11 of 12

Save Date: 05/24/18 F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\2nd addition\6435_2nd_details.dwg



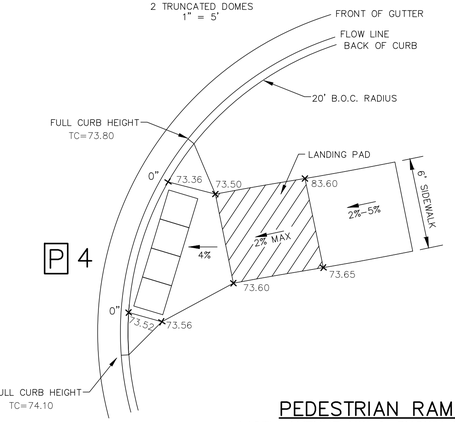


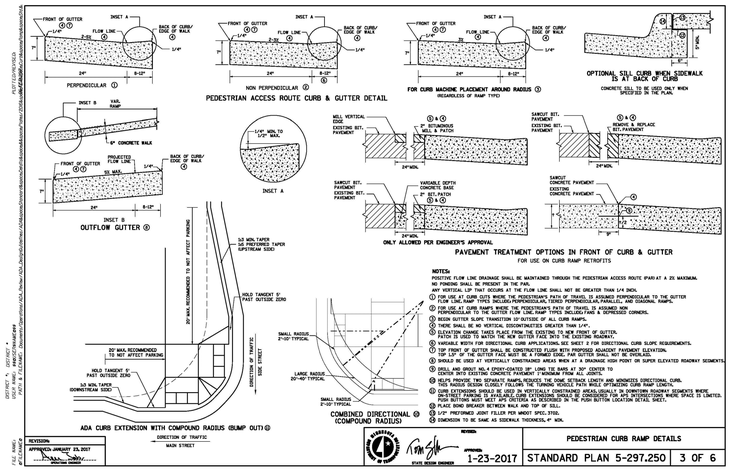
PEDESTRIAN RAMP #4

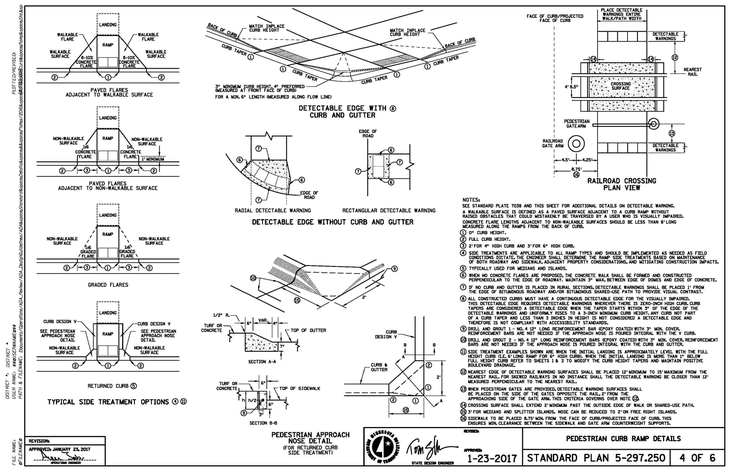
150TH LANE NW & SNOWY OWL STREET NW

2 TRUNCATED DOMES

1" = 5'





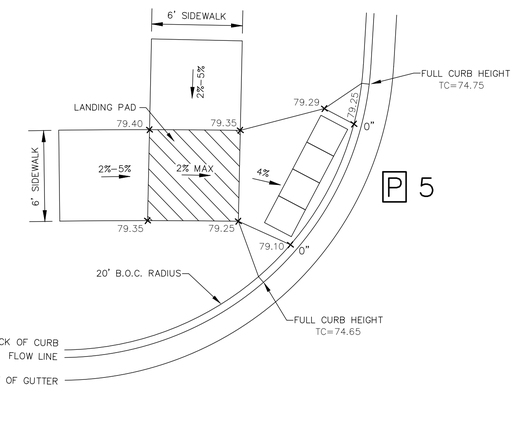


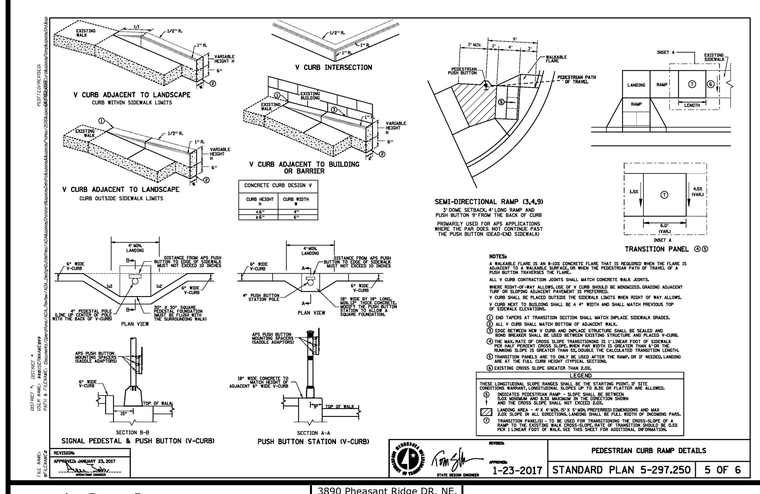
PEDESTRIAN RAMP #5

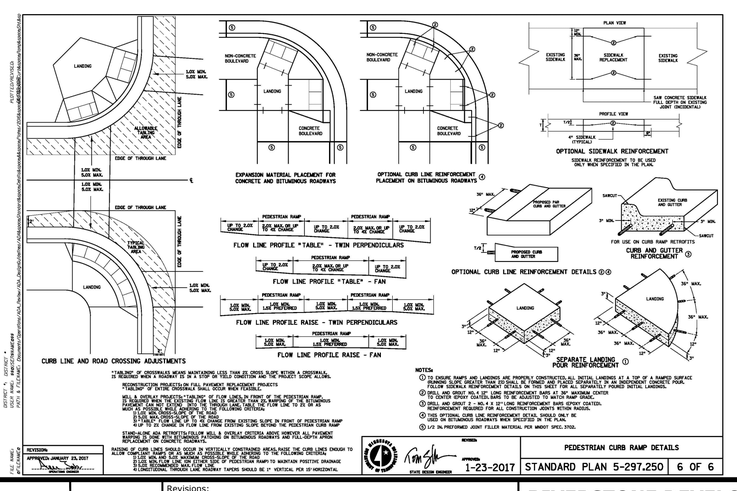
149TH AVENUE NW & SNOWY OWL STREET NW

4 TRUNCATED DOMES

1" = 5'





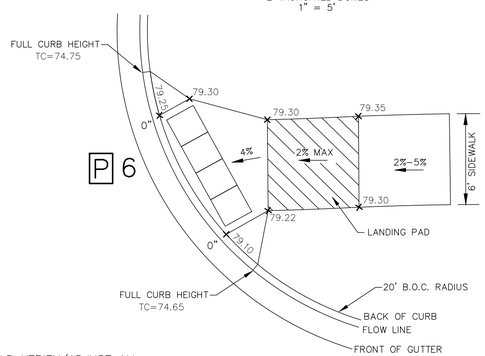


PEDESTRIAN RAMP #6

149TH AVENUE NW & SNOWY OWL STREET NW

2 TRUNCATED DOMES

1" = 5'



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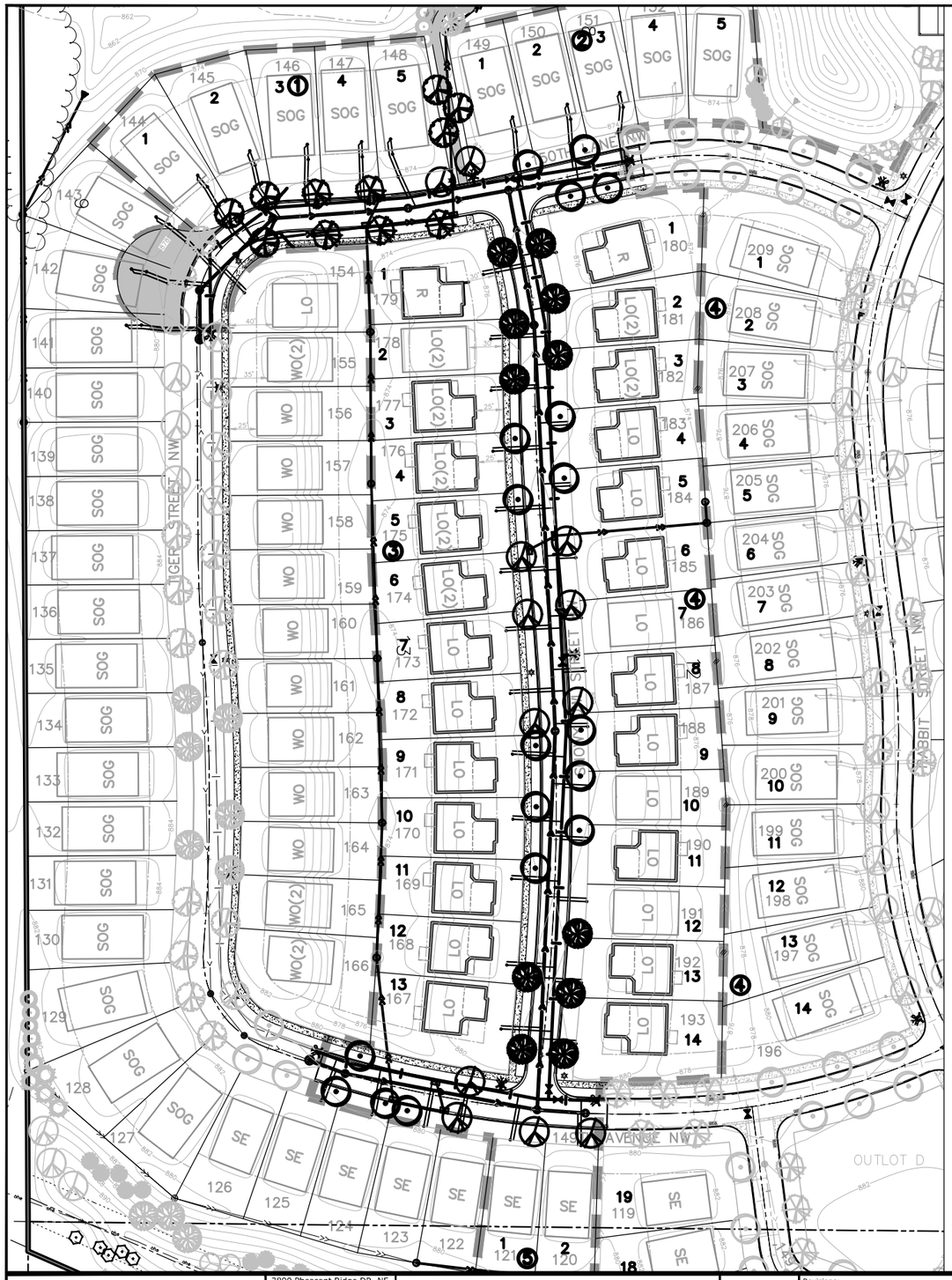
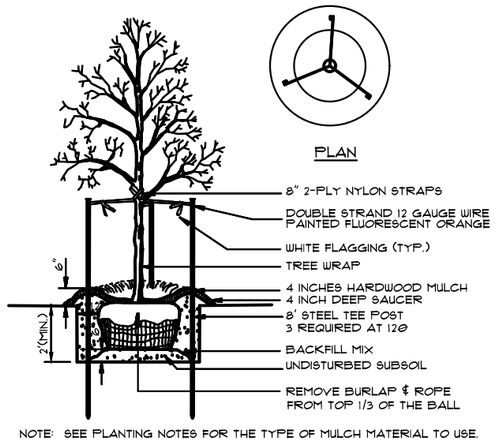
12 of 12

Save Date: 05/24/18 F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\2nd addition\6435_2nd_details.dwg



LANDSCAPE LEGEND (PHASE 2 OVERALL)

			SIZE	ROOT	QTY.
	OVERSTORY TREES				
	Quercus bicolor	SWAMP WHITE OAK	2"	BB	12
	Acer X freemanii 'Jeffersred'	AUTUMN BLAZE MAPLE	2"	BB	18
	Tilia americana 'Boulevard'	BOULEVARD LINDEN	2"	BB	5
	Celtis occidentalis	HACKBERRY	2"	BB	6
	Gleditsia tricanthos var. inermis 'Skycole'	HONEYLOCUST	2"	BB	11



NOTE: SEE PLANTING NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

A **DECIDUOUS TREE PLANTING DETAIL**
NOT TO SCALE

GENERAL NOTES:

1. LANDSCAPE CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS ON THE PROPERTY WITH THE GENERAL CONTRACTOR AND BY GOPHER STATE ONE CALL PRIOR TO STAKING PLANT LOCATIONS.
2. COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON THE SITE.
3. WHERE EXISTING TREES AND/OR SIGNIFICANT SHRUB MASSING ARE FOUND ON THE SITE WHETHER SHOWN ON THE DRAWINGS OR NOT, THEY SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED AND/OR ARE WITHIN THE GRADING LIMITS. ANY QUESTION REGARDING WHETHER PLANT MATERIAL SHOULD OR SHOULD NOT REMAIN SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO REMOVAL.
4. ALL EXISTING TREES TO REMAIN SHALL BE FERTILIZED AND PRUNED TO REMOVE DEAD WOOD AND DAMAGED OR RUBBING BRANCHES.
5. BB TREES AND SHRUBS ARE BALLED AND BURLAPPED.
6. NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO SUBMISSION OF BID AND/OR QUOTATION.
7. ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST ADDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
8. THE CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. CONTRACTOR SHALL PROVIDE A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION.
10. WARRANTY FOR THE LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF PLANTING ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.
11. CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF LANDSCAPE ARCHITECT ACCEPTANCE WITH ALL REPLACEMENTS TO BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER. THE CITY IS REQUIRING AN ADDITIONAL TWO YEARS (3 TOTAL) FOR ALL TREES AT NO ADDITIONAL COST TO THE OWNER.

[redacted] CITY OF RAMSEY REQUESTED NOTES:

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2. TREES SHALL NOT BE PLANTED WITHIN THE VISION TRIANGLE AS DEFINED IN CITY CODE 117-348
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4. TOPSOIL MEETING THE CITY'S SPECIFICATION SHALL BE REQUIRED PER EACH LOT. COPIES OF THE LOAD TICKET SHALL BE PROVIDED AND CITY INSPECTION IS REQUIRED PRIOR TO INSTALLATION OF SOD.
5. NO TOPSOIL (OR OTHER FILL) SHALL BE PLACED WITHIN ANY WETLAND OR WETLAND SETBACK AREA.
6. IRRIGATION SYSTEM SHALL BE DESIGN BUILT BY THE CONTRACTOR AND SHALL UTILIZE MATCH PRECIPITATION HEADS, HEAD TO HEAD COVERAGE AND WEATHER COMPENSATING SMART CONTROLLER.

PLANTING SPECIFICATIONS: [redacted]

1. PLANTING BED PREPARATION: ALL MASS PLANTING BEDS SHALL BE TILLED TO A MINIMUM DEPTH OF 10". AMENDMENTS SHALL BE APPLIED AFTER CULTIVATION.
2. BACKFILL SOIL: USE SOIL EXCAVATED FROM PLANTING HOLES & PROVIDE AMENDMENTS. REMOVE ALL DEBRIS AND ROCKS LARGER THAN 3" IN DIA.
9. FERTILIZATION: IT IS RECOMMENDED THAT NEWLY PLANTED TREES AND SHRUBS SHOULD NOT BE FERTILIZED THE FIRST YEAR. IF NECESSARY, BEGIN FERTILIZING TREES AND SHRUBS THE SECOND YEAR AFTER ESTABLISHMENT AT A RATIO AND RATE BASED ON A SOIL TEST.
10. MULCH MATERIAL: AS SPECIFIED ON LANDSCAPE PLANS. MASS MULCH ALL PLANTING BEDS TO 3" DEPTH OVER FIBER MAT WEED BARRIER. ALL PERENNIAL PLANTING BEDS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH WITH NO FIBER WEED MAT BARRIER. ALL DECIDUOUS AND EVERGREEN TREES TO RECEIVE 6" DEEP SHREDDED HARDWOOD MULCH WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.
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12. TREE WRAPPING: WRAPPING MATERIAL SHALL BE QUALITY, HEAVY WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING BY 5-1.
13. RODENT PROTECTION: PROVIDE ON ALL TREES, EXCEPT SPRUCE UNLESS OTHERWISE NOTED.
14. PLANTING PLAN: ALL PROPOSED PLANTS SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLANS. THE PLAN TAKES PRECEDENCE OVER THE NOTES. RESPECT STATED DIMENSIONS. DO NOT SCALE DRAWINGS.
15. EDGING: EDGING SHALL BE 4: P.V.C COMMERCIAL GRADE EDGING WITH THREE (3) METAL ANCHOR STAKES PER 20 FOOT SECTION, UNLESS OTHERWISE NOTED ON THE PLAN. ALL MASS PLANTING BEDS SHALL HAVE EDGING PLACED BETWEEN MULCH AND ANY ADJACENT TURF AREAS.

PLANTING NOTES: [redacted]

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3. IF THE LANDSCAPE CONTRACTOR PERCEIVES AND DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS, OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT MATERIAL ESTABLISHMENT, SURVIVAL OR GUARANTEE, THEY SHALL BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ADJUSTMENTS IN THE LOCATION OF PROPOSED PLANT MATERIAL MAY BE NEEDED IN THE FIELD. SHOULD AN ADJUSTMENT BE ADVISED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED.
5. ALL PLANTS TO BE INSTALLED PER PLANTING DETAILS.
6. ONE SHRUB PER TYPE AND SIZE IN EACH PLANTING BED AND EVERY TREE SHOULD BE CLEARLY IDENTIFIED (COMMON OR LATIN NOMENCLATURE) WITH A PLASTIC TAG WHICH SHALL NOT BE REMOVED PRIOR TO OWNER ACCEPTANCE.
7. WHERE SOD/SEED ABUTS PAVED SURFACES, FINISHED GRADE OF SEED/SOD SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
8. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3 : 1 OR IN DRAINAGE SWALES, THE SOD SHALL BE STAKED TO THE GROUND.
9. SEED ALL AREAS DISTURBED DUE TO GRADING OTHER THAN THOSE TO RECEIVE SOD.
10. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATORS AT NO COST TO THE OWNER.

1/L1 SITE LANDSCAPE PLAN
0 60 120 180
SCALE 1" = 60'

NORTH

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

Print Name: James A. Kalkes RLA
Signature: [signature]
Date: 04/13/18 License #: 45071

Drawn: JAK
Designed: JAK
Date: 04/13/18

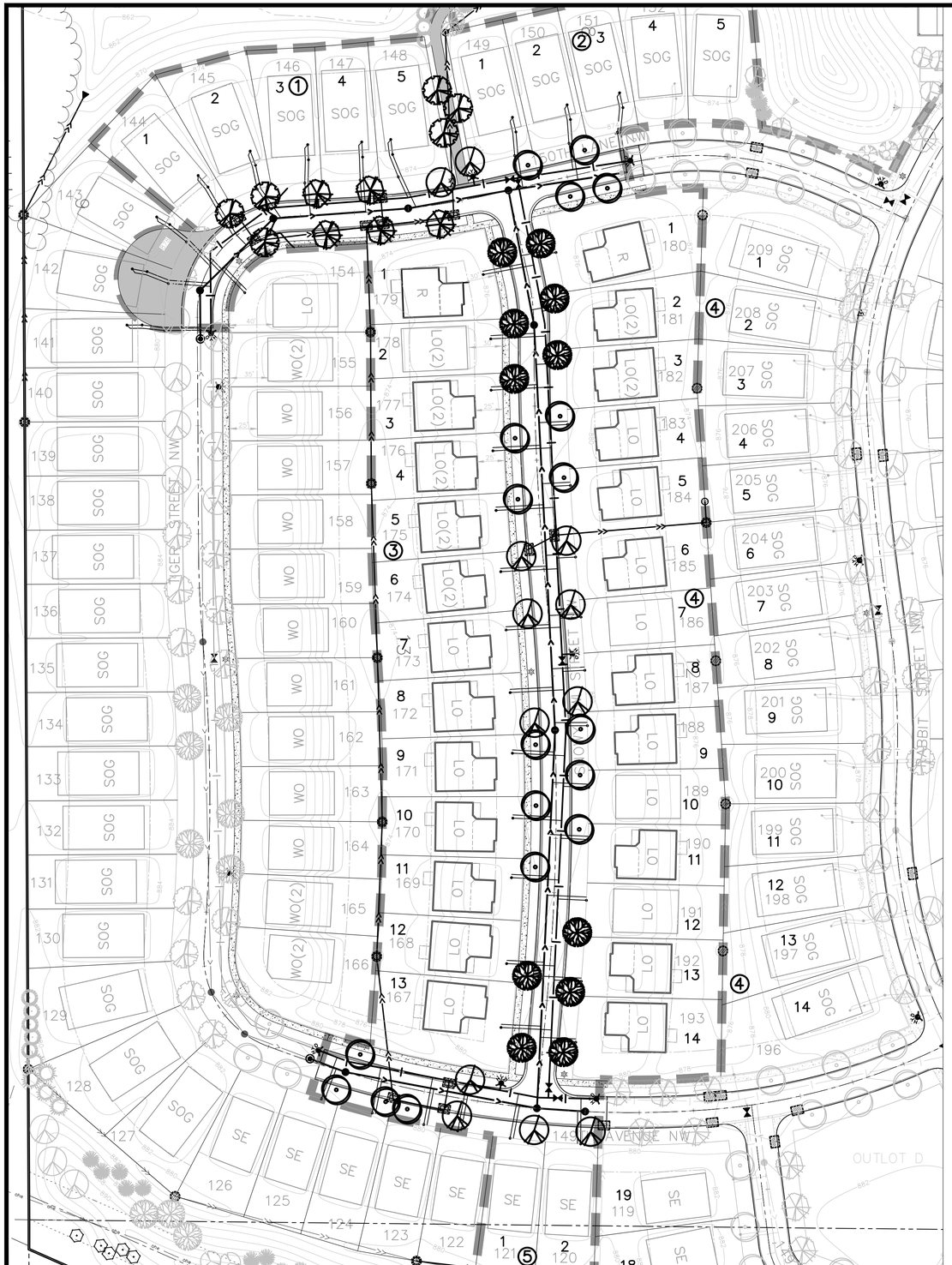
Revisions:
1.

RIVERSTONE DEVELOPMENT, LLC.
14015 Sunfish Lake Blvd., Suite 400
Ramsey, MN 55303

RIVERSTONE 2ND ADDITION
Ramsey, Minnesota

LANDSCAPE PLAN

L1 of 1



LANDSCAPE LEGEND (PHASE 2 OVERALL)

			SIZE	ROOT	QTY.
OVERSTORY TREES					
	Quercus bicolor	SWAMP WHITE OAK	2"	BB	12
	Acer X freemanii 'Jeffersred'	AUTUMN BLAZE MAPLE	2"	BB	18
	Tilia americana 'Boulevard'	BOULEVARD LINDEN	2"	BB	5
	Celtis occidentalis	HACKBERRY	2"	BB	6
	Gleditsia tricanthos var. inermis 'Skycole'	HONEYLOCUST	2"	BB	11

GENERAL NOTES:

1. LANDSCAPE CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS ON THE PROPERTY WITH THE GENERAL CONTRACTOR AND BY GOPHER STATE ONE CALL PRIOR TO STAKING PLANT LOCATIONS.
2. COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON THE SITE.
3. WHERE EXISTING TREES AND/OR SIGNIFICANT SHRUB MASSING ARE FOUND ON THE SITE WHETHER SHOWN ON THE DRAWINGS OR NOT, THEY SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED AND/OR ARE WITHIN THE GRADING LIMITS. ANY QUESTION REGARDING WHETHER PLANT MATERIAL SHOULD OR SHOULD NOT REMAIN SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO REMOVAL.
4. ALL EXISTING TREES TO REMAIN SHALL BE FERTILIZED AND PRUNED TO REMOVE DEAD WOOD AND DAMAGED OR RUBBING BRANCHES.
5. BB TREES AND SHRUBS ARE BALLED AND BURLAPPED.
6. NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO SUBMISSION OF BID AND/OR QUOTATION.
7. ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST ADDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
8. THE CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. CONTRACTOR SHALL PROVIDE A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION.
10. WARRANTY FOR THE LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF PLANTING ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.
11. CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH TWO CALENDAR YEARS FROM THE DATE OF LANDSCAPE ARCHITECT ACCEPTANCE WITH ALL REPLACEMENTS TO BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER. THE CITY IS REQUIRING AN ADDITIONAL ONE YEAR (3 TOTAL) FOR ALL TREES AT NO ADDITIONAL COST TO THE OWNER.
12. CONTRACTOR SHALL SCHEDULE A PRE-PLANTING MEETING WITH THE CITY AND THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF ANY TREES IN THE PUBLIC REALM, INCLUDING BOULEVARDS. CONTRACTOR SHALL USE A WOOD LATH STAKE TO MARK LOCATION AND CULTIVAR OF PROPOSED TREE.

[redacted] CITY OF RAMSEY REQUESTED NOTES:

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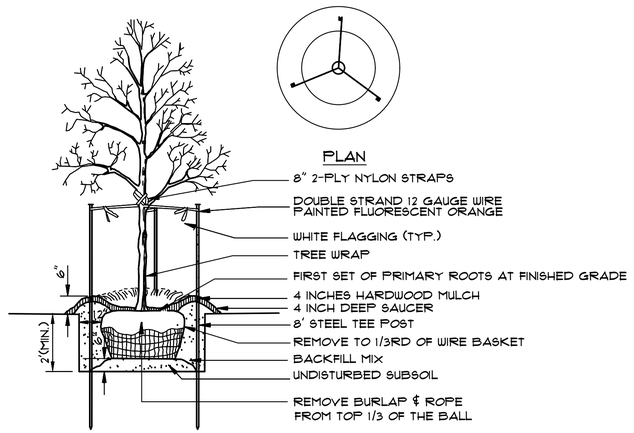

NOTE: SEE PLANTING NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

1 / L1 SITE LANDSCAPE PLAN
0 60 120 180
SCALE 1" = 60'

NORTH

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• environmental
• engineering
• surveying

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Blaine, MN 55449
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Fax: (763) 489-7959
www.carlsonmccain.com

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

Print Name: James A. Kalkes RLA
Signature: James A. Kalkes
Date: 04/13/18 License #: 45071

Drawn: JAK
Designed: JAK
Date: 04/13/18

Revisions:
1. 6/13/18 Per City Comments

RIVERSTONE DEVELOPMENT, LLC.
14015 Sunfish Lake Blvd., Suite 400
Ramsey, MN 55303

RIVERSTONE 2ND ADDITION
Ramsey, Minnesota

LANDSCAPE PLAN

L1 of **1**

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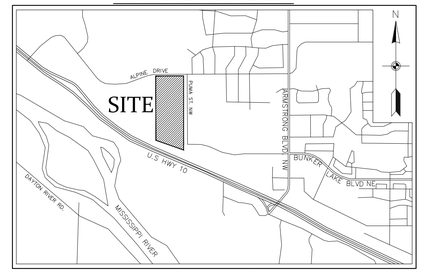
RIVERSTONE

GRADING, DEVELOPMENT & EROSION CONTROL PLANS

RAMSEY, MINNESOTA

VICINITY MAP



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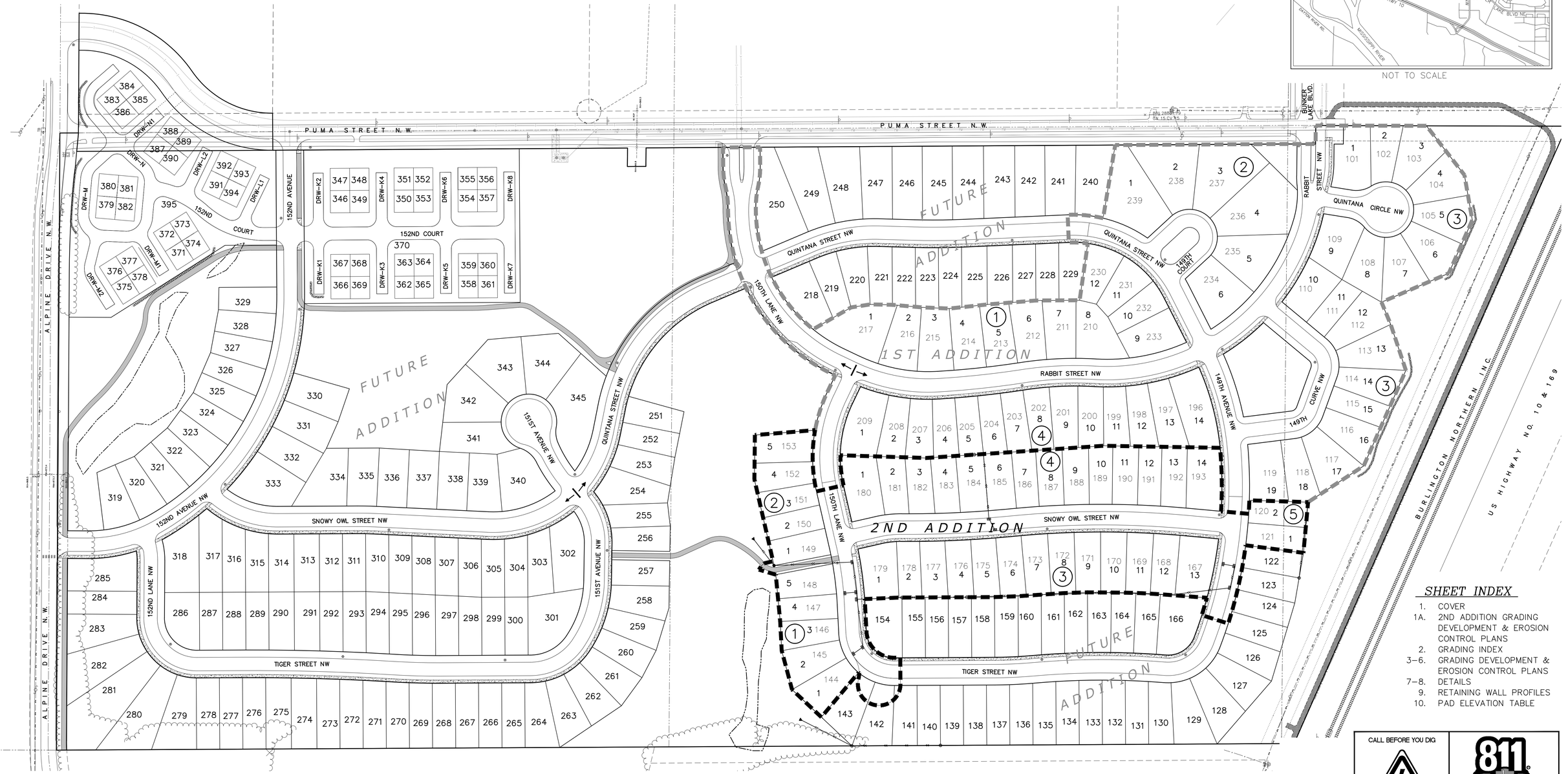

BENCHMARK

1. Anoka County Benchmark No. 3076
   Elev.= 890.186 (NAVD 88)
2. Anoka County Benchmark No. 2078
   Elev.= 899.499 (NAVD 88)

0 50 100 200
(IN FEET)

SHEET INDEX

1. COVER
1A. 2ND ADDITION GRADING DEVELOPMENT & EROSION CONTROL PLANS
2. GRADING INDEX
3–6. GRADING DEVELOPMENT & EROSION CONTROL PLANS
7–8. DETAILS
9. RETAINING WALL PROFILES
10. PAD ELEVATION TABLE

CALL BEFORE YOU DIG

811 Know what's **below.** **Call** before you dig.

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 6/23/17 License #: 25063

Drawn: ADB
Designed: BJK
Date: 6/23/17

Revisions:
1. 7/27/17 per City Comments
2. 8/31/17 per City Comments
3. 11/15/17 Update Street Names & 1st Addition Outlined
4. 4/13/18 Revise Street names, B12L15-28 & B13L1-13 & add NE Trail
5. 6/13/18 per City Comments

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Ramsey, MN 55303

RIVERSTONE
Ramsey, MN

COVER SHEET

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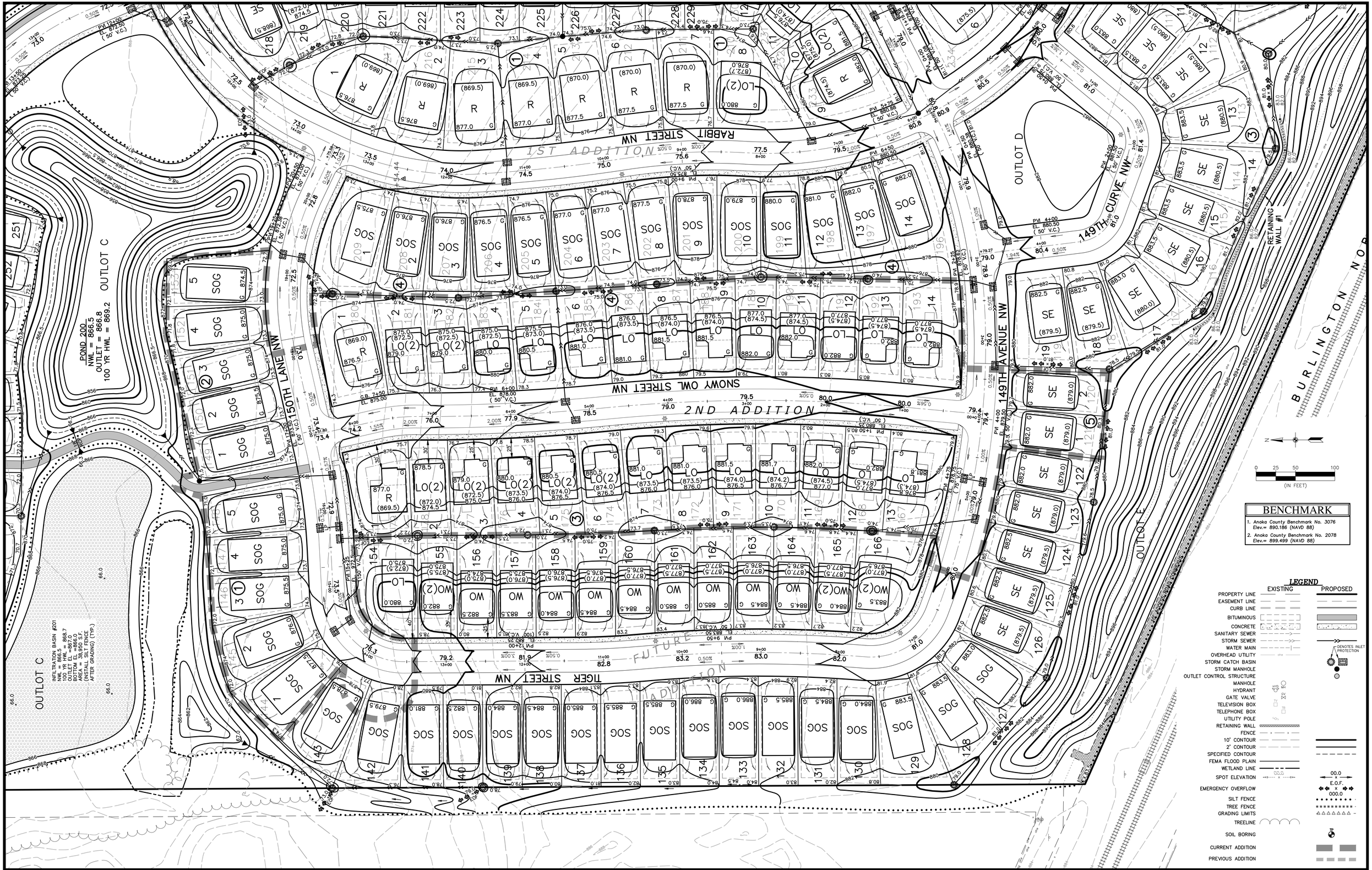

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LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
OVERHEAD UTILITY		
STORM CATCH BASIN		DENOTES INLET PROTECTION
STORM MANHOLE		
OUTLET CONTROL STRUCTURE		
MANHOLE		
HYDRANT		
GATE VALVE		
TELEVISION BOX		
TELEPHONE BOX		
UTILITY POLE		
RETAINING WALL		
FENCE		
10' CONTOUR		
2' CONTOUR		
SPECIFIED CONTOUR		
FEMA FLOOD PLAIN		
WETLAND LINE		
SPOT ELEVATION	000.0	00.0
EMERGENCY OVERFLOW		E.O.F. 000.0
SILT FENCE		
TREE FENCE		
GRADING LIMITS		
TREELINE		
SOIL BORING		TP
CURRENT ADDITION		
PREVIOUS ADDITION		

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RIVERSTONE
Ramsey, MN

GRADING, DEVELOPMENT & EROSION CONTROL PLAN

1A of 10

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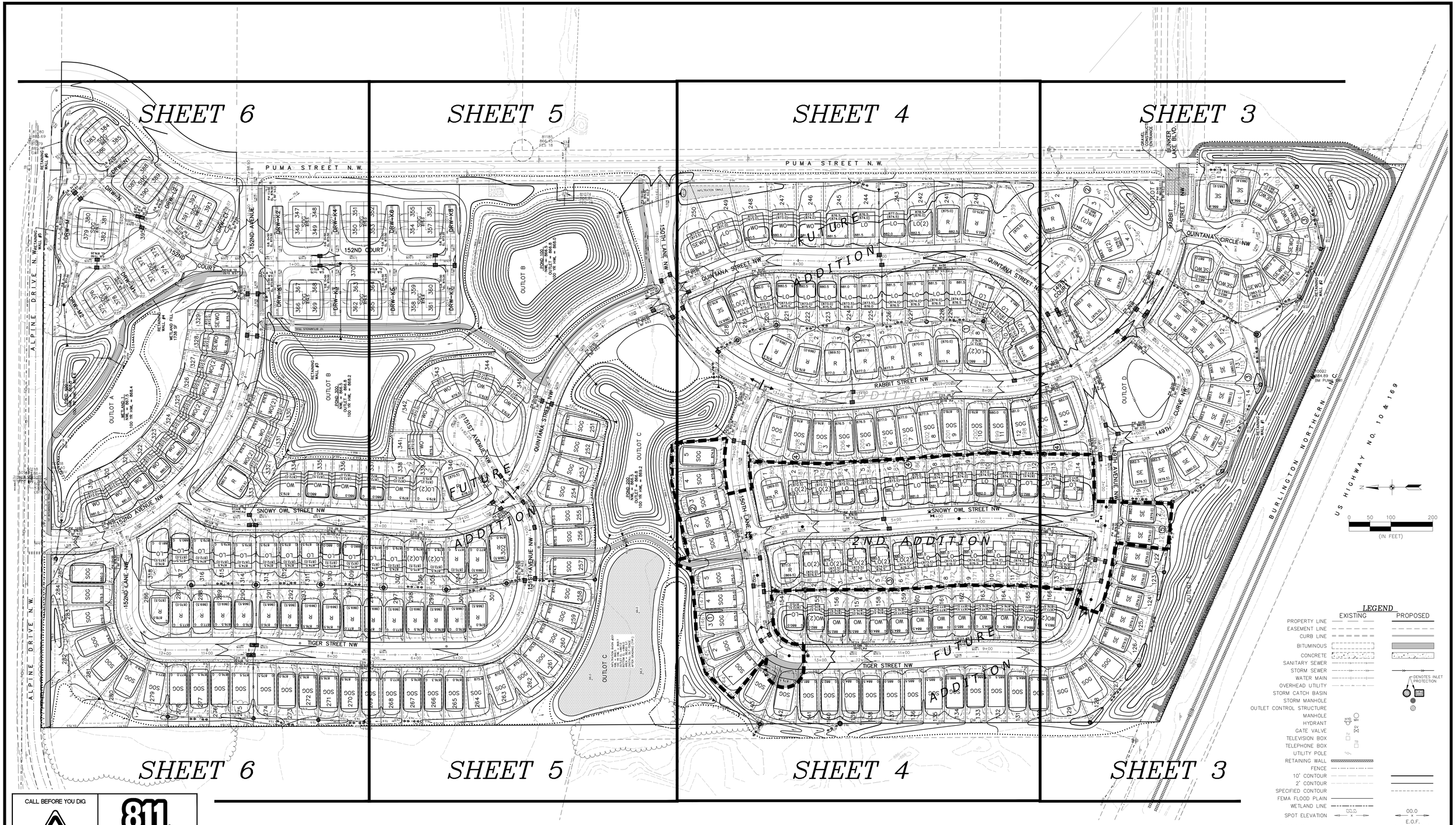

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TREELINE		
SOIL BORING		
CURRENT ADDITION		
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DENOTES INLET PROTECTION

WETLAND SUMMARY

WETLAND FILL = 1738 SF

NOTE: WETLAND FILL TOTAL IS LESS THAN THE DEMINIMUS AMOUNT; NO WETLAND REPLACEMENT WILL BE REQUIRED

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RIVERSTONE
Ramsey, MN

GRADING INDEX

2 of 10

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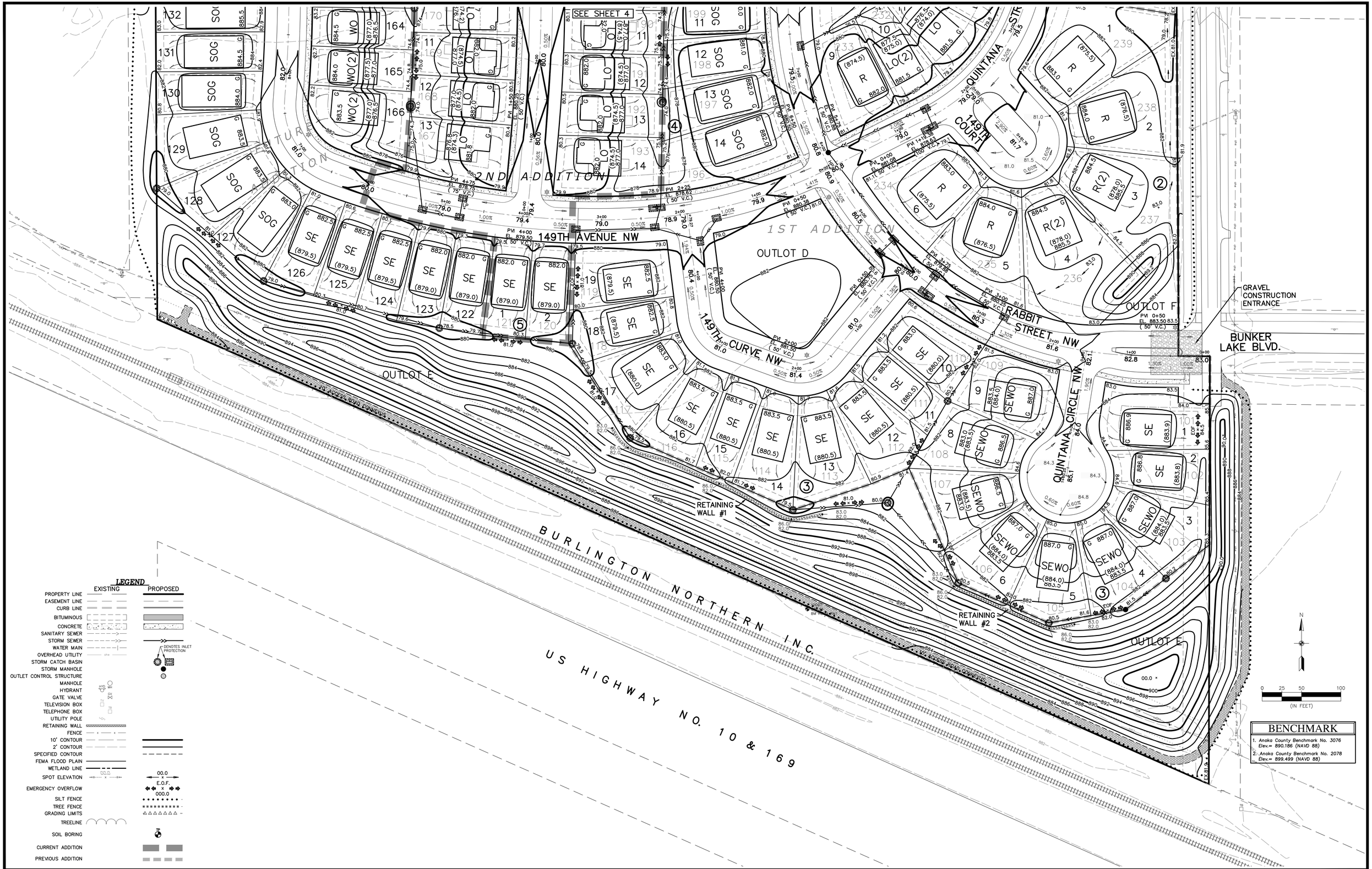

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HYDRANT		
GATE VALVE		
TELEVISION BOX		
TELEPHONE BOX		
UTILITY POLE		
RETAINING WALL		
FENCE		
10' CONTOUR		
2' CONTOUR		
SPECIFIED CONTOUR		
FEMA FLOOD PLAIN		
WETLAND LINE		
SPOT ELEVATION		00.0
EMERGENCY OVERFLOW		E.O.F. 000.0
SILT FENCE		
TREE FENCE		
GRADING LIMITS		
TREELINE		
SOIL BORING		TP
CURRENT ADDITION		
PREVIOUS ADDITION		

BENCHMARK

1. Anoka County Benchmark No. 3076 Elev.= 890.186 (NAVD 88)
2. Anoka County Benchmark No. 2078 Elev.= 899.499 (NAVD 88)

Carlson McCain
• environmental
• engineering
• surveying

3890 Pheasant Ridge Drive NE, Suite 100
Blaine, MN 55449
Phone: (763) 489-7900
Fax: (763) 489-7959
www.carlsonmccain.com

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Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 6/23/17 License #: 25063

Drawn: LC
Designed: BJK
Date: 6/23/17

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2. 8/31/17 per City Comments
3. 11/15/17 Update Street Names & 1st Addition Outlined
4. 4/13/18 Revise Street names, B12L15-28 & B13L1-13 & add NE Trail
5. 6/13/18 per City Comments

RIVERSTONE DEVELOPMENT, LLC.
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

RIVERSTONE
Ramsey, MN

GRADING, DEVELOPMENT & EROSION CONTROL PLAN

3 of 10

[Save Date: 06/04/18] F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\final grading\6435_gr.dwg

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
OVERHEAD UTILITY		
STORM CATCH BASIN		DENOTES INLET PROTECTION
STORM MANHOLE		
OUTLET CONTROL STRUCTURE		
MANHOLE		
HYDRANT		
GATE VALVE		
TELEVISION BOX		
TELEPHONE BOX		
UTILITY POLE		
RETAINING WALL		
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10' CONTOUR		
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FEMA FLOOD PLAIN		
WETLAND LINE		
SPOT ELEVATION	000.0	00.0 / E.O.F. / 000.0
EMERGENCY OVERFLOW		
SILT FENCE		
TREE FENCE		
GRADING LIMITS		
TREELINE		
SOIL BORING		
CURRENT ADDITION		
PREVIOUS ADDITION		

N

0 25 50 100
(IN FEET)

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5 of 10

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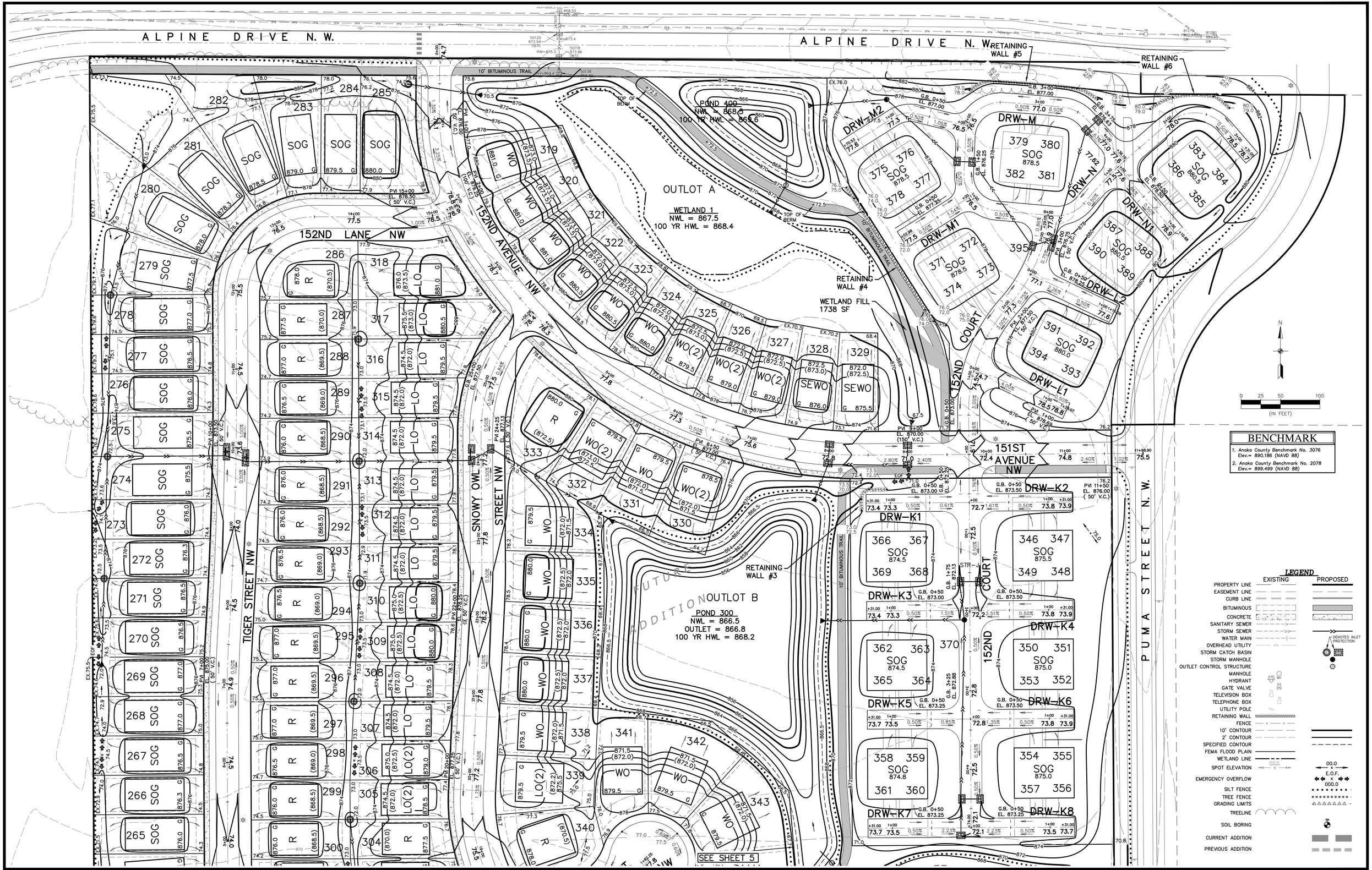

BENCHMARK

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LEGEND

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PROPERTY LINE		
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CURB LINE		
BITUMINOUS		
CONCRETE		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
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GRADING LIMITS		
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CURRENT ADDITION		
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DENOTES INLET PROTECTION

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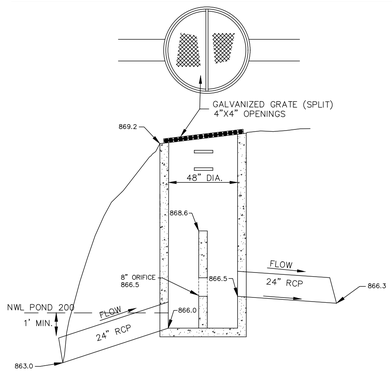
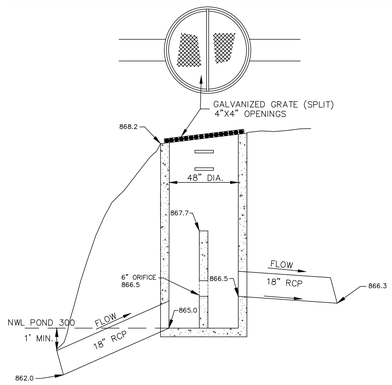
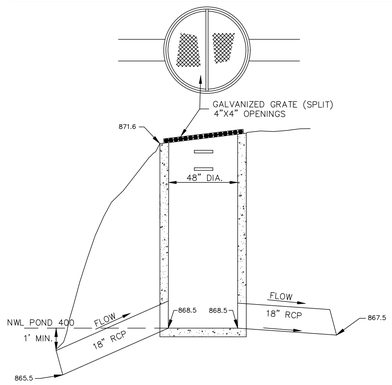
OUTLET CONTROL STRUCTURE POND 200



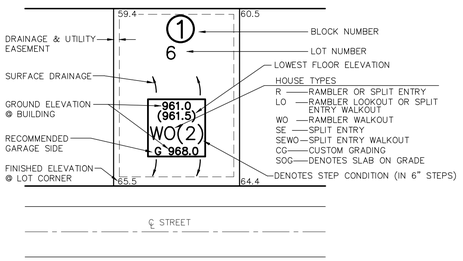
OUTLET CONTROL STRUCTURE POND 300



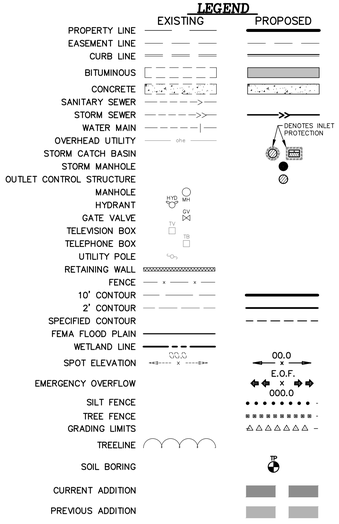
OUTLET CONTROL STRUCTURE POND 400



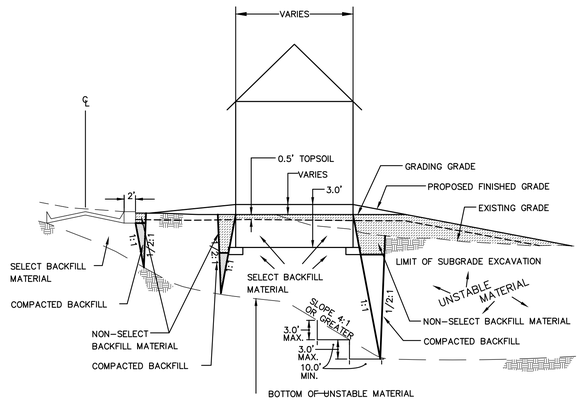
GRADING PLAN LOT KEY



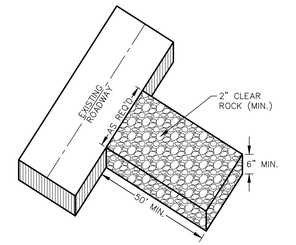
LEGEND



SUBGRADE CORRECTION

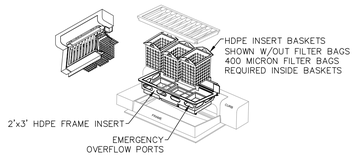


ROCK CONSTRUCTION ENTRANCE



INFRASAFE – 2'x3' DEBRIS COLLECTION DEVICE

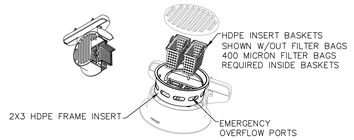
AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS



– MEETS MN/DOT SPECIFICATION 3891.F
"STORM DRAIN INLET PROTECTION – FILTER BAG INSERT"
– DESIGNED FOR NEENAH R–3067 OR R–3290 SERIES

INFRASAFE – 27" DEBRIS COLLECTION DEVICE

AS MANUFACTURED BY ROYAL ENVIRONMENTAL SERVICES



– MEETS MN/DOT SPECIFICATION 3891.F
"STORM DRAIN INLET PROTECTION – FILTER BAG INSERT"
– DESIGNED FOR NEENAH R–3250–A OR R–3250–1 (MNDOT 801) FRAME CASTING

TABLE A
MODIFIED CLASS 5 SPECIFICATIONS

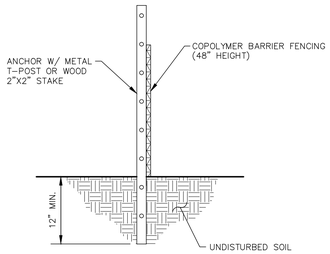
% PASSING

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

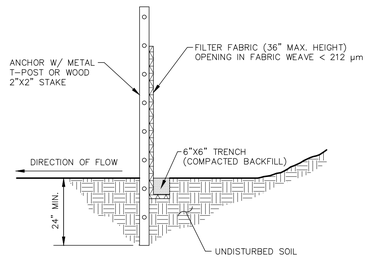
TREE FENCE



NOTES:

1. TREE FENCING SHALL BE PLACED A MINIMUM OF 1 FOOT PER CALIPER INCH OF TREE DIAMETER FROM TREE(S) THAT IS/ARE TO BE SAVED.
2. ANCHOR POST MAY BE SPACED UP TO 10 FEET APART.
3. SECURELY ATTACH TREE FENCE TO ANCHOR POSTS W/ MINIMUM OF TWO ATTACHMENTS PER POST.
4. SEE MNDOT SPECIFICATION 2572.

SILT FENCE



NOTES:

1. DIG A 6"X6" TRENCH ALONG THE INTENDED SILT FENCE LINE.
2. DRIVE ALL ANCHOR POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
3. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART.
4. LAY OUT SILT FENCE ALONG THE UPHILL SIDE OF THE ANCHOR POSTS AND BACK FILL 6"X6" TRENCH.
5. SECURELY ATTACH SILT FENCE TO ANCHOR POSTS W/ MINIMUM OF THREE ATTACHMENTS PER POST.
6. SEE MNDOT SPECIFICATIONS 2573 & 3886.

TURF ESTABLISHMENT

TURF ESTABLISHMENT SHALL APPLY TO ALL DISTURBED AREAS AND SHALL BE ACCORDING TO MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (LATEST EDITION) EXCEPT AS MODIFIED BELOW.

TURF ESTABLISHMENT SHALL OCCUR AS SOON AS POSSIBLE BUT IN NO CASE MORE THAN 7 DAYS.

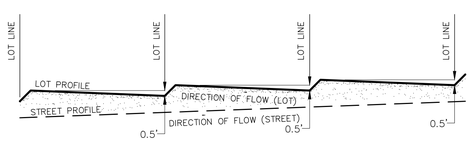
SEED: MnDOT MIXTURE 25–141 AT 60 POUNDS PER ACRE.

DORMANT SEED: SHALL BE APPLIED AT TWICE THE NORMAL RATE AFTER NOVEMBER 1ST.

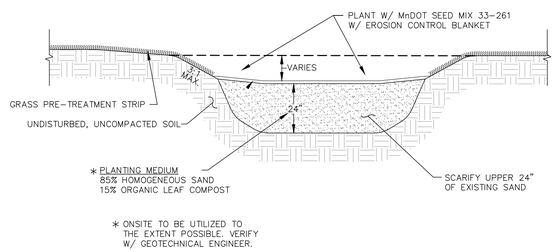
MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).

FERTILIZER: TYPE 1 10–10–10 AT 200 POUNDS PER ACRE.

LOT BENCHING DETAIL



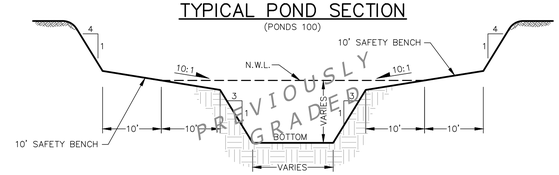
INFILTRATION BASIN



* ONSITE TO BE UTILIZED TO THE EXTENT POSSIBLE. VERIFY W/ GEOTECHNICAL ENGINEER.

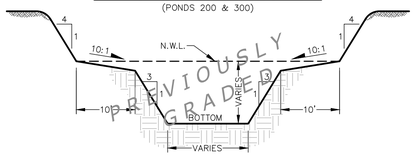
TYPICAL POND SECTION

(PONDS 100)



TYPICAL POND SECTION

(PONDS 200 & 300)



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DETAILS

7 of 10

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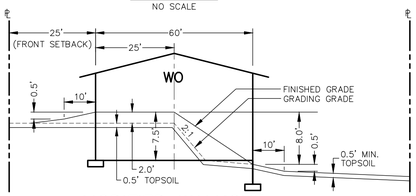
65' LOTS

WALKOUT
NO SCALE



LOOKOUT
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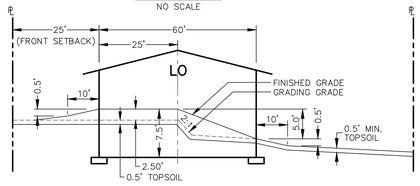

MODIFIED WALKOUT
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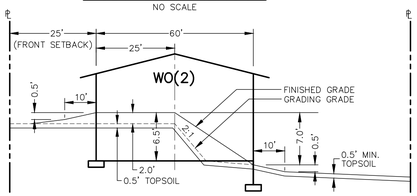

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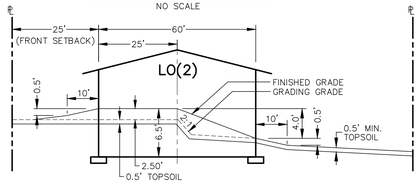

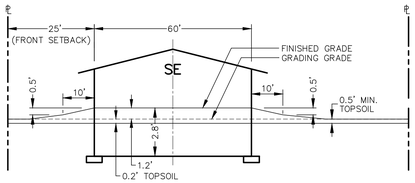

RAMBLER
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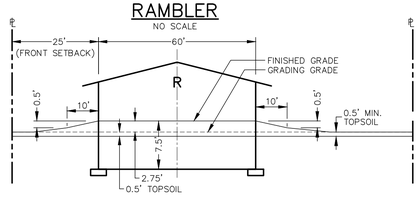
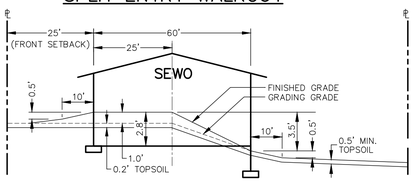
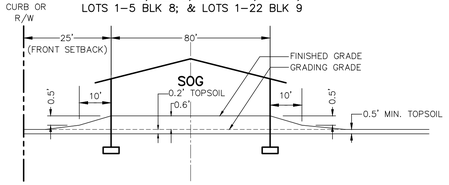
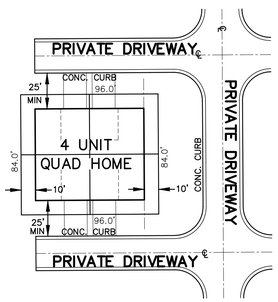


SPLIT ENTRY WALKOUT

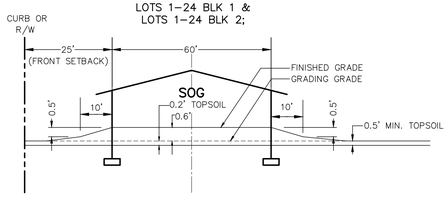


50' VILLAS
SINGLE FAMILY HOLDOWNS
LOTS 1–28, BLK 6; LOTS 1–7, BLK 7;
LOTS 1–5 BLK 8; & LOTS 1–22 BLK 9

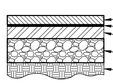




QUAD HOMES
LOTS 1–24 BLK 1 &
LOTS 1–24 BLK 2;



INSERT A:



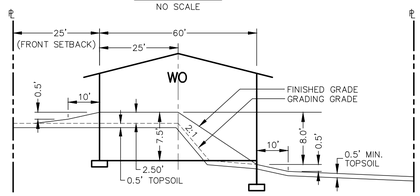
1.5" TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA340B)
BITUMINOUS MATERIAL FOR TACK COAT
2" TYPE SP 12.5 NON WEARING COURSE MIXTURE (SPNWB330B)
MIN. 4" MODIFIED CLASS 5 AGGREGATE BASE (2)
PLACED ON PREPARED SUBGRADE (3)

REFERENCE NOTES:

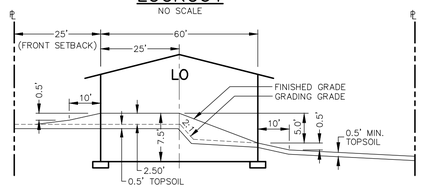
1. GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW IN BOULEVARDS. SEE CITY PLATE No. ERO–6
2. CLASS 5 GRADATION IS MODIFIED PER CITY PLATE No. STR–26
3. CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL PRIOR TO PLACING ANY 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.

50' LOTS

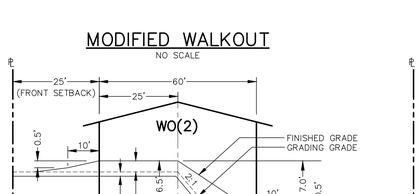
WALKOUT
NO SCALE



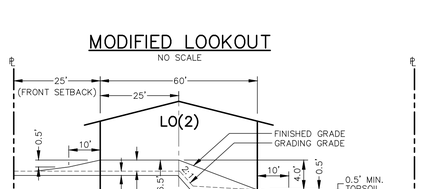
LOOKOUT
NO SCALE



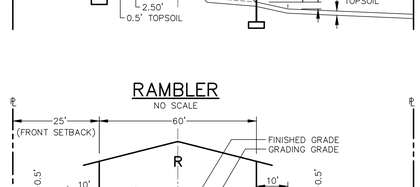
MODIFIED WALKOUT
NO SCALE

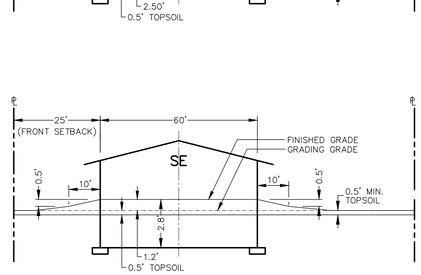


MODIFIED LOOKOUT
NO SCALE

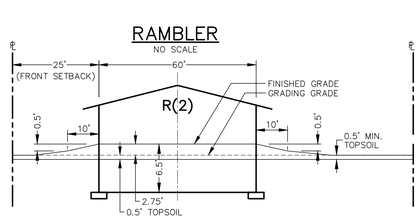


RAMBLER
NO SCALE

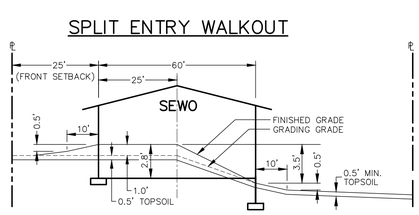




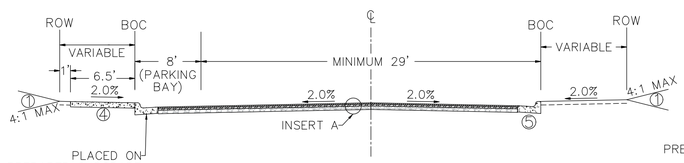
RAMBLER
NO SCALE



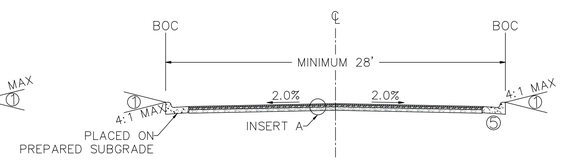
SPLIT ENTRY WALKOUT



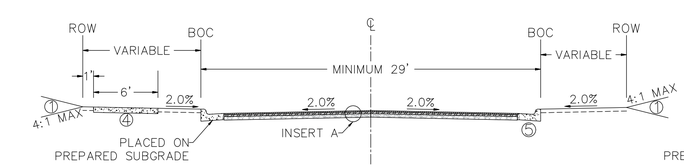
29' – URBAN STREET
W/ PARKING BAY
NOTE: NOT TO SCALE



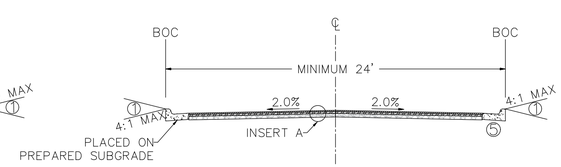
28' – PRIVATE STREET
NOTE: NOT TO SCALE



29' – URBAN STREET
NOTE: NOT TO SCALE



24' – PRIVATE STREET
NOTE: NOT TO SCALE



Carlson McCain
• environmental
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• surveying

3890 Pheasant Ridge Drive NE, Suite 100
Blaine, MN 55449
Phone: (763) 489-7900
Fax: (763) 489-7959
www.carlsonmccain.com

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 6/23/17 License #: 25063

Drawn: ADB
Designed: BJK
Date: 6/23/17

Revisions:
1. 7/27/17 per City Comments
2. 8/31/17 per City Comments
3. 11/15/17 Update Street Names & 1st Addition Outlined
4. 4/13/18 Revise Street names, B12L15-28 & B13L1-13 & add NE Trail
5. 6/13/18 per City Comments

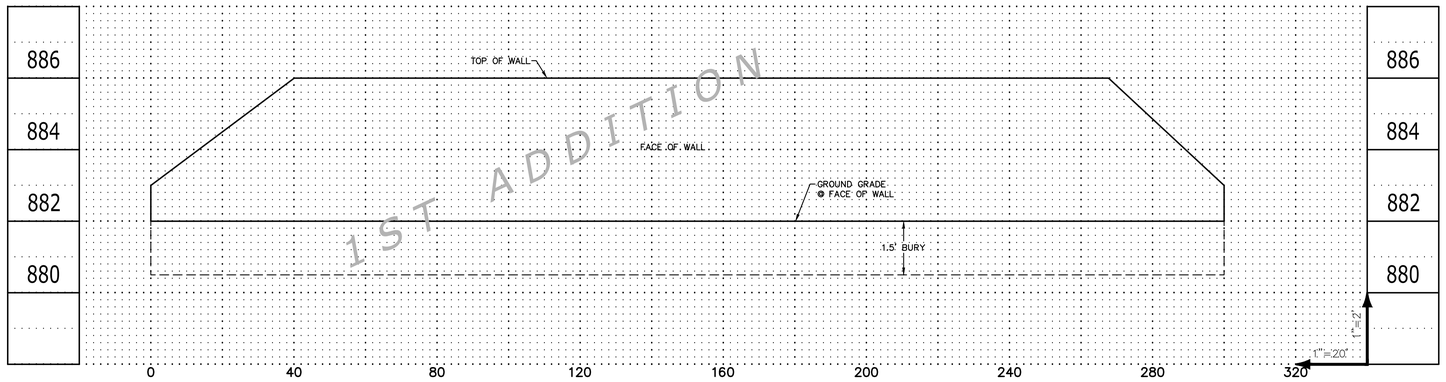
RIVERSTONE DEVELOPMENT, LLC.
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

RIVERSTONE
Ramsey, MN

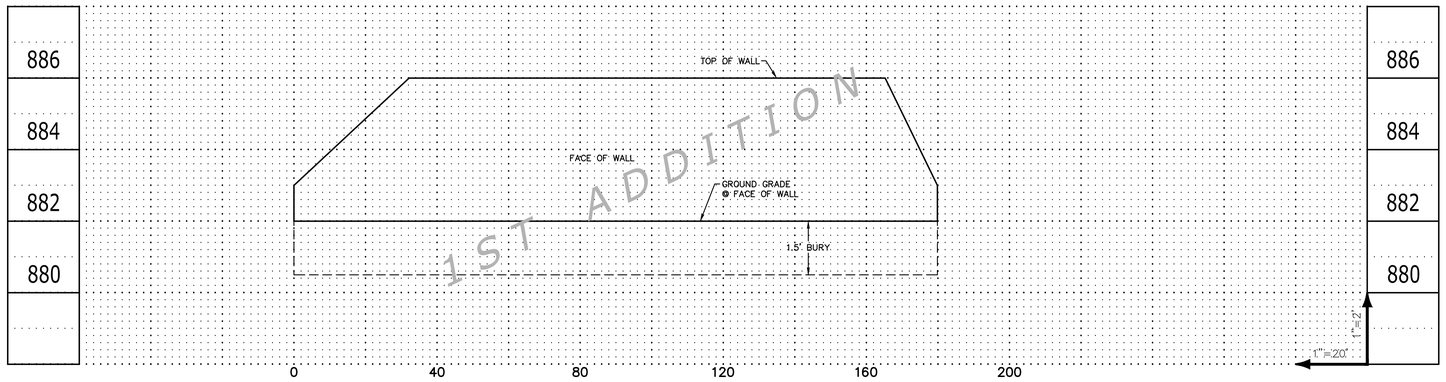
DETAILS

[Save Date: 05/30/18] F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\final grading\6435_details.dwg

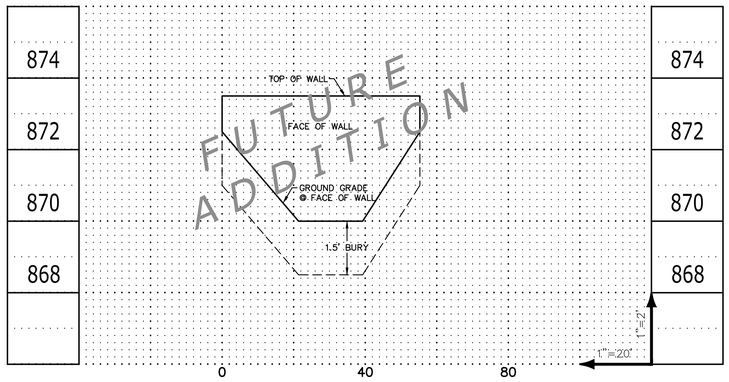
MODULAR RETAINING WALL #1
(1542 SF)



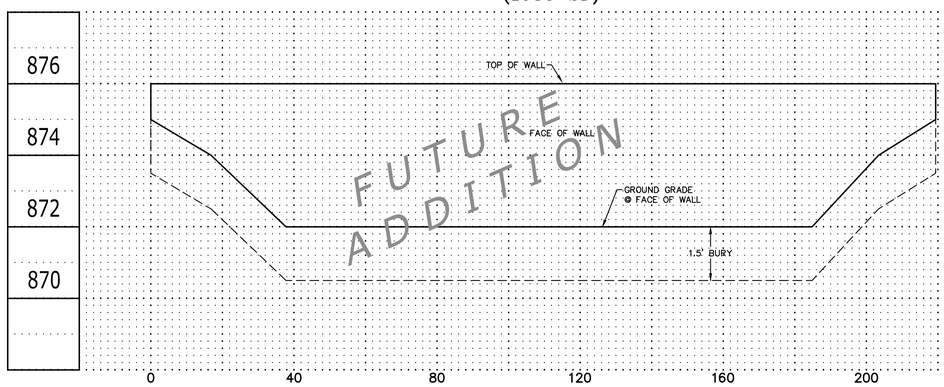
MODULAR RETAINING WALL #2
(919 SF)



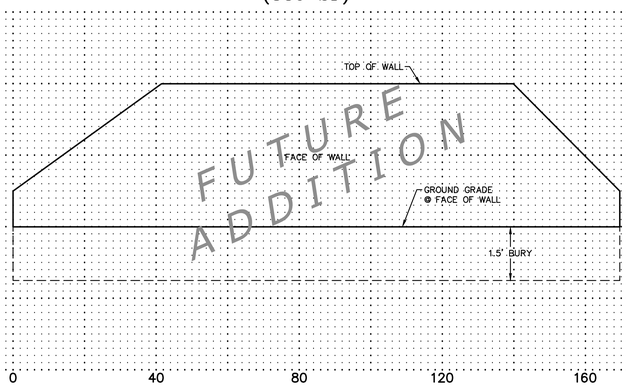
MODULAR RETAINING WALL #3
(235 SF)



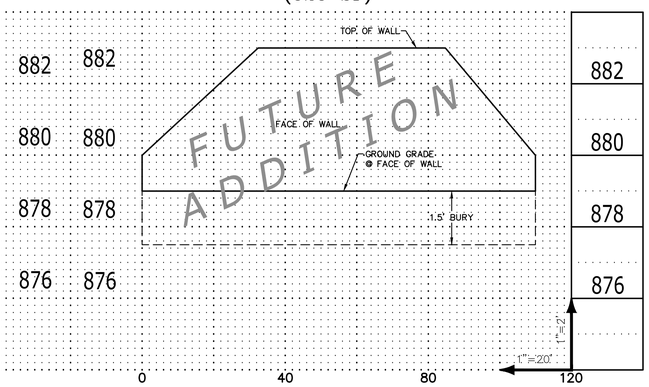
MODULAR RETAINING WALL #4
(1085 SF)



MODULAR RETAINING WALL #5
(830 SF)



MODULAR RETAINING WALL #6
(525 SF)



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

Print Name: Brian J. Krystofiak, P.E.
Signature: Brian J. Krystofiak
Date: 6/23/17 License #: 25063

Drawn: ADB
Designed: BJK
Date: 6/23/17

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Ramsey, MN

RETAINING WALL PROFILES

[Save Date: 05/30/18] F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\final grading\6435_details.dwg

Grading Lot Number	Addition	Block	Lot	House Type	Garage Floor Elevation	Proposed Lowest Floor Elevation	Lowest opening Elevation	EOF	100 Year	Water Table	Controling Elevation		Method
											LF	LO	
101	1	3	1	SE	886.9	883.9	886.9	884.5	-	864.7	-	885.5	EOF
102	1	3	2	SE	886.8	883.8	886.8	882.0	-	864.7	-	883.0	EOF
103	1	3	3	SEWO	887.0	884.0	884.0	882.0	-	864.7	-	883.0	EOF
104	1	3	4	SEWO	887.0	884.0	884.0	882.0	-	864.7	-	883.0	EOF
105	1	3	5	SEWO	887.0	884.0	884.0	882.0	-	864.7	-	883.0	EOF
106	1	3	6	SEWO	887.0	884.0	884.0	882.0	-	864.7	-	883.0	EOF
107	1	3	7	SEWO	886.5	883.5	883.5	882.0	-	864.7	-	883.0	EOF
108	1	3	8	SEWO	886.5	883.5	883.5	882.0	-	864.7	-	883.0	EOF
109	1	3	9	SEWO	887.0	884.0	884.0	882.0	-	864.7	-	883.0	EOF
110	1	3	10	SE	883.0	880.0	883.0	882.0	-	864.7	-	883.0	EOF
111	1	3	11	SE	883.5	880.5	883.5	882.0	-	864.7	-	883.0	EOF
112	1	3	12	SE	883.5	880.5	883.5	882.0	-	864.7	-	883.0	EOF
113	1	3	13	SE	883.5	880.5	883.5	882.0	-	864.7	-	883.0	EOF
114	1	3	14	SE	883.5	880.5	883.5	882.0	-	864.7	-	883.0	EOF
115	1	3	15	SE	883.5	880.5	883.5	882.0	-	864.7	-	883.0	EOF
116	1	3	16	SE	883.5	880.5	883.5	881.0	-	864.7	-	882.0	EOF
117	1	3	17	SE	883.0	880.0	883.0	881.0	-	864.7	-	882.0	EOF
118	1	3	18	SE	882.5	879.5	882.5	881.0	-	864.7	-	882.0	EOF
119	1	3	19	SE	882.5	879.5	882.5	881.0	-	864.7	-	882.0	EOF
120	2	5	2	SE	882.0	879.0	882.0	881.0	-	864.7	-	882.0	EOF
121	2	5	1	SE	882.0	879.0	882.0	881.0	-	864.7	-	882.0	EOF
122				SE	882.0	879.0	882.0	881.0	-	864.7	-	882.0	EOF
123				SE	882.0	879.0	882.0	881.0	-	864.7	-	882.0	EOF
124				SE	882.5	879.5	882.5	881.0	-	864.7	-	882.0	EOF
125				SE	882.5	879.5	882.5	881.0	-	864.7	-	882.0	EOF
126				SE	882.5	879.5	882.5	881.0	-	864.7	-	882.0	EOF
127				SOG	883.0	883.0	883.0	881.0	-	864.7	-	882.0	EOF
128				SOG	883.5	883.5	883.5	881.0	-	864.7	-	882.0	EOF
129				SOG	883.5	883.5	883.5	881.0	-	864.7	-	882.0	EOF
130				SOG	884.0	884.0	884.0	881.0	-	864.7	-	882.0	EOF
131				SOG	884.5	884.5	884.5	881.0	-	864.7	-	882.0	EOF
132				SOG	885.5	885.5	885.5	881.0	-	864.7	-	882.0	EOF
133				SOG	886.0	886.0	886.0	881.0	-	864.7	-	882.0	EOF
134				SOG	886.0	886.0	886.0	879.0		864.7	-	880.0	EOF
135				SOG	885.5	885.5	885.5	879.0		864.7	-	880.0	EOF
136				SOG	885.5	885.5	885.5	879.0		864.7	-	880.0	EOF
137				SOG	885.0	885.0	885.0	879.0		864.7	-	880.0	EOF
138				SOG	884.5	884.5	884.5	879.0		864.7	-	880.0	EOF
139				SOG	884.0	884.0	884.0	879.0		864.7	-	880.0	EOF
140				SOG	882.5	882.5	882.5	879.0		864.7	-	880.0	EOF
141				SOG	881.0	881.0	881.0	873.0		864.7	-	874.0	EOF
142				SOG	879.5	879.5	879.5	873.0		864.7	-	874.0	EOF
143				SOG	878.5	878.5	878.5	-	869.2	864.7	871.2	-	100 YR
144	2	1	1	SOG	877.5	877.5	877.5	-	869.2	864.7	871.2	-	100 YR
145	2	1	2	SOG	876.0	876.0	876.0	-	869.2	864.7	871.2	-	100 YR
146	2	1	3	SOG	875.5	875.5	875.5	-	869.2	864.7	871.2	-	100 YR
147	2	1	4	SOG	875.0	875.0	875.0	-	869.2	864.7	871.2	-	100 YR
148	2	1	5	SOG	875.0	875.0	875.0	-	869.2	864.7	871.2	-	100 YR
149	2	2	1	SOG	875.0	875.0	875.0	-	869.2	864.7	871.2	-	100 YR
150	2	2	2	SOG	875.5	875.5	875.5	-	869.2	864.7	871.2	-	100 YR
151	2	2	3	SOG	875.0	875.0	875.0	-	869.2	864.7	871.2	-	100 YR
152	2	2	4	SOG	875.0	875.0	875.0	-	869.2	864.7	871.2	-	100 YR
153	2	2	5	SOG	874.5	874.5	874.5	-	869.2	864.7	871.2	-	100 YR
154				LO	880.0	872.5	875.0	873.5	-	864.7	-	874.5	EOF
155				WO(2)	882.0	875.5	875.5	873.5	-	864.7	-	874.5	EOF
156				WO	882.5	875.0	875.0	874.0	-	864.7	-	875.0	EOF
157				WO	883.5	876.0	876.0	874.0	-	864.7	-	875.0	EOF
158				WO	884.0	876.5	876.5	874.0	-	864.7	-	875.0	EOF
159				WO	884.5	877.0	877.0	875.0	-	864.7	-	876.0	EOF
160				WO	884.5	877.0	877.0	875.0	-	864.7	-	876.0	EOF
161				WO	885.0	877.5	877.5	875.0	-	864.7	-	876.0	EOF
162				WO	885.0	877.5	877.5	875.0	-	864.7	-	876.0	EOF
163				WO	884.5	877.0	877.0	875.0	-	864.7	-	876.0	EOF
164				WO	884.5	877.0	877.0	875.0	-	864.7	-	876.0	EOF
165				WO(2)	884.0	877.5	877.5	875.0	-	864.7	-	876.0	EOF
166				WO(2)	883.5	877.0	877.0	875.0	-	864.7	-	876.0	EOF
167	2	3	13	LO	881.8	874.3	876.8	875.0	-	864.7	-	876.0	EOF
168	2	3	12	LO	882.0	874.5	877.0	875.0	-	864.7	-	876.0	EOF
169	2	3	11	LO	882.0	874.5	877.0	875.0	-	864.7	-	876.0	EOF
170	2	3	10	LO	881.7	874.2	876.7	875.0	-	864.7	-	876.0	EOF
171	2	3	9	LO	881.5	874.0	876.5	875.0	-	864.7	-	876.0	EOF
172	2	3	8	LO	881.0	873.5	876.0	875.0	-	864.7	-	876.0	EOF
173	2	3	7	LO	881.0	873.5	876.0	875.0	-	864.7	-	876.0	EOF
174	2	3	6	LO(2)	880.5	874.0	876.5	875.0	-	864.7	-	876.0	EOF
175	2	3	5	LO(2)	880.5	874.0	876.5	874.0	-	864.7	-	875.0	EOF
176	2	3	4	LO(2)	880.0	873.5	876.0	874.0	-	864.7	-	875.0	EOF
177	2	3	3	LO(2)	879.0	872.5	875.0	874.0	-	864.7	-	875.0	EOF
178	2	3	2	LO(2)	878.5	872.0	874.5	873.5	-	864.7	-	874.5	EOF
179	2	3	1	R	877.0	869.5	877.0	873.5	-	864.7	-	874.5	EOF
180	2	4	1	R	876.5	869.0	876.5	872.5	-	864.7	-	873.5	EOF
181	2	4	2	LO(2)	879.0	872.5	875.0	874.0	-	864.7	-	875.0	EOF

Grading Lot Number	Addition	Block	Lot	House Type	Garage Floor Elevation	Proposed Lowest Floor Elevation	Lowest opening Elevation	EOF	100 Year	Water Table	Controling Elevation		Method
											LF	LO	
182	2	4	3	LO(2)	879.0	872.5	875.0	874.0	-	864.7	-	875.0	EOF
183	2	4	4	LO	880.0	872.5	875.0	874.0	-	864.7	-	875.0	EOF
184	2	4	5	LO	880.5	873.0	875.5	874.0	-	864.7	-	875.0	EOF
185	2	4	6	LO	881.0	873.5	876.0	875.0	-	864.7	-	876.0	EOF
186	2	4	7	LO	881.0	873.5	876.0	875.0	-	864.7	-	876.0	EOF
187	2	4	8	LO	881.5	874.0	876.5	875.0	-	864.7	-	876.0	EOF
188	2	4	9	LO	881.5	874.0	876.5	875.5	-	864.7	-	876.5	EOF
189	2	4	10	LO	882.0	874.5	877.0	875.5	-	864.7	-	876.5	EOF
190	2	4	11	LO	882.0	874.5	877.0	875.5	-	864.7	-	876.5	EOF
191	2	4	12	LO	882.0	874.5	877.0	875.5	-	864.7	-	876.5	EOF
192	2	4	13	LO	882.0	874.5	877.0	875.5	-	864.7	-	876.5	EOF
193	2	4	14	LO	882.0	874.5	877.0	875.5	-	864.7	-	876.5	EOF
196	1	4	14	SOG	882.0	882.0	882.0	875.5	-	864.7	-	876.5	EOF
197	1	4	13	SOG	882.0	882.0	882.0	875.5	-	864.7	-	876.5	EOF
198	1	4	12	SOG	881.0	881.0	881.0	875.5	-	864.7	-	876.5	EOF
199	1	4	11	SOG	880.0	880.0	880.0	875.5	-	864.7	-	876.5	EOF
200	1	4	10	SOG	879.0	879.0	879.0	875.5	-	864.7	-	876.5	EOF
201	1	4	9	SOG	878.0	878.0	878.0	875.5	-	864.7	-	876.5	EOF
202	1	4	8	SOG	877.5	877.5	877.5	875.0	-	864.7	-	876.0	EOF
203	1	4	7	SOG	877.0	877.0	877.0	875.0	-	864.7	-	876.0	EOF
204	1	4	6	SOG	877.0	877.0	877.0	875.0	-	864.7	-	876.0	EOF
205	1	4	5	SOG	876.5	876.5	876.5	874.0	-	864.7	-	875.0	EOF
206	1	4	4	SOG	876.5	876.5	876.5	874.0	-	864.7	-	875.0	EOF
207	1	4	3	SOG	876.0	876.0	876.0	874.0	-	864.7	-	875.0	EOF
208	1	4	2	SOG	876.0	876.0	876.0	874.0	-	864.7	-	875.0	EOF
209	1	4	1	SOG	875.5	875.5	875.5	872.5	-	864.7	-	873.5	EOF
210	1	1	8	LO(2)	880.0	872.7	876.0	875.0	-	864.7	-	876.0	EOF
211	1	1	7	R	877.5	870.0	877.5	875.0	-	864.7	-	876.0	EOF
212	1	1	6	R	877.5	870.0	877.5	875.0	-	864.7	-	876.0	EOF
213	1	1	5	R	877.5	870.0	877.5	875.0	-	864.7	-	876.0	EOF
214	1	1	4	R	877.0	869.5	877.0	874.0	-	864.7	-	875.0	EOF
215	1	1	3	R	877.0	869.5	877.0	874.0	-	864.7	-	875.0	EOF
216	1	1	2	R	876.5	869.0	876.5	874.0	-	864.7	-	875.0	EOF
217	1	1	1	R	876.5	869.0	876.5	873.0	-	864.7	-	874.0	EOF
218				SE	876.0	868.5	876.0	873.0	-	864.7	-	874.0	EOF
219				LO(2)	878.5	872.0	874.5	873.0	-	864.7	-	874.0	EOF
220				LO	880.0	872.5	875.0	873.0	-	864.7	-	874.0	EOF
221				LO	880.5	873.0	875.5	873.0	-	864.7	-	874.0	EOF
222				LO	880.5	873.0	875.5	874.0	-	864.7	-	875.0	EOF
223				LO	880.5	873.0	875.5	874.0	-	864.7	-	875.0	EOF
224				LO	881.0	873.5	876.0	874.0	-	864.7	-	875.0	EOF
225				LO	881.0	873.5	876.0	874.0	-	864.7	-	875.0	EOF
226				LO	881.5	874.0	876.5	875.0	-	864.7	-	876.0	EOF
227				LO	881.5	874.0	876.5	875.0	-	864.7	-	876.0	EOF
228				LO	881.5	874.0	876.5	875.0	-	864.7	-	876.0	EOF
229				LO	881.5	874.0	876.5	875.0	-	864.7	-	876.0	EOF
230	1	1	12	LO	881.5	874.0	876.5	875.0	-	864.7	-	876.0	EOF
231	1	1	11	LO	881.5	874.0	876.5	875.0	-	864.7	-	876.0	EOF
232	1	1	10	LO(2)	881.5	875.0	877.5	875.0	-	864.7	-	876.0	EOF
233	1	1	9	R	882.0	874.5	882.0	875.0	-	864.7	-	876.0	EOF
234	1	2	6	R	883.0	875.5	883.0	880.5	-	864.7	-	881.5	EOF
235	1	2	5	R	884.0	876.5	884.0	880.5	-	864.7	-	881.5	EOF
236	1	2	4	R(2)	884.5	878.0	884.5	880.5	-	864.7	-	881.5	EOF
237	1	2	3	R(2)	884.5	878.0	884.5	874.0	-	864.7	-	875.0	EOF
238	1	2	2	R	884.0	876.5	884.0	874.0	-	864.7	-	875.0	EOF
239	1	2	1	R	883.0	875.5	883.0	874.0	-	864.7	-	875.0	EOF
240				R	882.5	875.0	882.5	874.0	-	864.7	-	875.0	EOF
241				R	882.5	875.0	882.5	874.0	-	864.7	-	875.0	EOF
242				LO(2)	882.5	876.0	878.5	874.0	-	864.7	-	875.0	EOF
243				LO	882.0	874.5	877.0	874.0	-	864.7	-	875.0	EOF
244				LO	881.5	874.0	876.5	874.0	-	864.7	-	875.0	EOF
245				LO	881.5	874.0	876.5	-	868.0	864.7	870.0	-	100 YR
246				WO	881.5	874.0	874.0	-	868.0	864.7	870.0	-	100 YR
247				WO	880.5	873.0	873.0	-	868.0	864.7	870.0	-	100 YR
248				WO	880.5	873.0	873.0	-	868.0	864.7	870.0	-	100 YR
249				LO	878.5	871.0	873.5	-	868.0	864.7	870.0	-	100 YR
250				SEWO	876.5	873.5	873.5	-	868.0	864.7	870.0	-	100 YR
251				SOG	874.5	874.5	874.5	-	869.2	864.7	871.2	-	100 YR
252				SOG	875.0	875.0	875.0	-	869.2	864.7	871.2	-	100 YR
253				SOG	875.0	875.0	875.0	-	869.2	864.7	871.2	-	100 YR
254				SOG	875.5	875.5	875.5	-	869.2	864.7	871.2	-	100 YR
255				SOG	875.0	875.0	875.0	-	869.2	864.7	871.2	-	100 YR
256				SOG	875.0	875.0	875.0	-	869.2	864.7	871.2	-	100 YR
257				SOG	874.5	874.5	874.5	-	869.2	864.7	871.2	-	100 YR
258				SOG	874.5	874.5	874.5	-	869.2	864.7	871.2	-	100 YR
259				SOG	875.0	875.0	875.0	-	869.2	864.7	871.2	-	100 YR
260				SOG	875.0	875.0	875.0	-	869.2	864.7	871.2	-	100 YR
261				SOG	875.5	875.5	875.5	-	869.2	864.7	871.2	-	100 YR
262				SOG	875.5	875.5	875.5	-	869.2	864.7	871.2	-	100 YR
263				SOG	875.5	875.5	875.5	-	869.2	864.7	871.2	-	100 YR
264				SOG	875.8	875.8	875.8	-	869.2	864.7	871.2	-	100 YR

Grading Lot Number	Addition	Block	Lot	House Type	Garage Floor Elevation	Proposed Lowest Floor Elevation	Lowest opening Elevation	EOF	100 Year	Water Table	Controling Elevation		Method
											LF	LO	
266				SOG	876.3	876.3	876.3	-	869.2	864.7	871.2	-	100 YR
267				SOG	876.5	876.5	876.5	874.5	-	864.7	-	875.5	EOF
268				SOG	877.0	877.0	877.0	874.5	-	864.7	-	875.5	EOF
269				SOG	877.0	877.0	877.0	874.5	-	864.7	-	875.5	EOF
270				SOG	876.5	876.5	876.5	874.5	-	864.7	-	875.5	EOF
271				SOG	876.5	876.5	876.5	874.1	-	864.7	-	875.1	EOF
272				SOG	876.3	876.3	876.3	874.1	-	864.7	-	875.1	EOF
273				SOG	876.0	876.0	876.0	874.1	-	864.7	-	875.1	EOF
274				SOG	875.5	875.5	875.5	874.1	-	864.7	-	875.1	EOF
275				SOG	875.5	875.5	875.5	874.1	-	864.7	-	875.1	EOF
276				SOG	876.0	876.0	876.0	874.1	-	864.7	-	875.1	EOF
277				SOG	876.5	876.5	876.5	875.1	-	864.7	-	876.1	EOF
278				SOG	877.0	877.0	877.0	875.1	-	864.7	-	876.1	EOF
279				SOG	877.5	877.5	877.5	875.1	-	864.7	-	876.1	EOF
280				SOG	878.0	878.0	878.0	875.1	-	864.7	-	876.1	EOF
281				SOG	878.3	878.3	878.3	875.0	-	864.7	-	876.0	EOF
282				SOG	878.5	878.5	878.5	875.0	-	864.7	-	876.0	EOF
283				SOG	879.0	879.0	879.0	-	868.4	864.7	870.4	-	100 YR
284				SOG	879.5	879.5	879.5	-	868.4	864.7	870.4	-	100 YR
285				SOG	880.0	880.0	880.0	-	868.4	864.7	870.4	-	100 YR
286				R	878.0	870.5	878.0	873.5	-	864.7	-	874.5	EOF
287				R	877.5	870.0	877.5	873.5	-	864.7	-	874.5	EOF
288				R	877.0	869.5	877.0	873.5	-	864.7	-	874.5	EOF
289				R	876.5	869.0	876.5	873.5	-	864.7	-	874.5	EOF
290				R	876.0	868.5	876.0	873.5	-	864.7	-	874.5	EOF
291				R	876.0	868.5	876.0	873.5	-	864.7	-	874.5	EOF
292				R	876.0	868.5	876.0	873.5	-	864.7	-	874.5	EOF
293				R	876.5	869.0	876.5	873.5	-	864.7	-	874.5	EOF
294				R	876.5	869.0	876.5	873.5	-	864.7	-	874.5	EOF
295				R	877.0	869.5	877.0	873.5	-	864.7	-	874.5	EOF
296				R	877.0	869.5	877.0	873.5	-	864.7	-	874.5	EOF
297				R	877.0	869.5	877.0	873.5	-	864.7	-	874.5	EOF
298				R	876.5	869.0	876.5	873.5	-	864.7	-	874.5	EOF
299				R	876.0	868.5	876.0	873.5	-	864.7	-	874.5	EOF
300				R	876.0	868.5	876.0	873.5	-	864.7	-	874.5	EOF
301				R	876.0	868.5	876.0	873.5	-	864.7	-	874.5	EOF
302				R	876.0	868.5	876.0	873.0	-	864.7	-	874.0	EOF
303				R	877.0	869.5	877.0	873.5	-	864.7	-	874.5	EOF
304				R	877.5	870.0	877.5	873.5	-	864.7	-	874.5	EOF
305				LO(2)	878.5	872.0	874.5	873.5	-	864.7	-	874.5	EOF
306				LO(2)	879.0	872.5	875.0	873.5	-	864.7	-	874.5	EOF
307				LO	879.5	872.0	874.5	873.5	-	864.7	-	874.5	EOF
308				LO	879.5	872.0	874.5	873.5	-	864.7	-	874.5	EOF
309				LO	880.0	872.5	875.0	873.5	-	864.7	-	874.5	EOF
310				LO	880.0	872.5	875.0	873.5	-	864.7	-	874.5	EOF
311				LO	879.5	872.0	874.5	873.5	-	864.7	-	874.5	EOF
312				LO	879.5	872.0	874.5	873.5	-	864.7	-	874.5	EOF
313				LO	879.5	872.0	874.5	873.5	-	864.7	-	874.5	EOF
314				LO	879.5	872.0	874.5	873.5	-	864.7	-	874.5	EOF
315				LO	879.5	872.0	874.5	873.5	-	864.7	-	874.5	EOF
316				LO	879.5	872.0	874.5	873.5	-	864.7	-	874.5	EOF
317				LO	880.5	873.0	875.5	873.5	-	864.7	-	874.5	EOF
318				LO	881.0	873.5	876.0	873.5	-	864.7	-	874.5	EOF
319				WO	881.0	873.5	873.5	-	868.4	864.7	870.4	-	100 YR
320				WO	881.0	873.5	873.5	-	868.4	864.7	870.4	-	100 YR
321				WO	881.0	873.5	873.5	-	868.4	864.7	870.4	-	100 YR
322				WO	880.5	873.0	873.0	-	868.4	864.7	870.4	-	100 YR
323				WO	880.5	873.0	873.0	-	868.4	864.7	870.4	-	100 YR
324				WO	880.0	872.5	872.5	-	868.4	864.7	870.4	-	100 YR
325				WO(2)	879.5	873.0	873.0	-	868.4	864.7	870.4	-	100 YR
326				WO(2)	879.0	872.5	872.5	-	868.4	864.7	870.4	-	100 YR
327				WO(2)	879.0	872.5	872.5	-	868.4	864.7	870.4	-	100 YR
328				SEWO	876.0	873.0	873.0	-	868.4	864.7	870.4	-	100 YR
329				SEWO	875.5	872.5	872.5	-	868.4	864.7	870.4	-	100 YR
330				WO(2)	878.5	872.0	872.0	-	868.2	864.7	870.2	-	100 YR
331				WO	879.5	872.0	872.0	-	868.2	864.7	870.2	-	100 YR
332				WO(2)	879.5	873.0	873.0	-	868.2	864.7	870.2	-	100 YR
333				R	880.0	872.5	880.0	-	868.2	864.7	870.2	-	100 YR
334				WO	879.5	872.0	872.0	-	868.2	864.7	870.2	-	100 YR
335				WO	880.0	872.5	872.5	-	868.2	864.7	870.2	-	100 YR
336				WO	880.0	872.5	872.5	-	868.2	864.7	870.2	-	100 YR
337				WO	880.0	872.5	872.5	-	868.2	864.7	870.2	-	100 YR
338				WO	879.5	872.0	872.0	-	868.2	864.7	870.2	-	100 YR
339				LO(2)	879.5	872.2	875.5	-	868.2	864.7	870.2	-	100 YR
340				R	878.0	870.5	878.0	-	868.2	864.7	870.2	-	100 YR
341				WO	879.5	872.0	872.0	-	868.2	864.7	870.2	-	100 YR
342				WO	879.5	872.0	872.0	-	868.2	864.7	870.2	-	100 YR
343				WO	879.5	872.0	872.0	-	868.2	864.7	870.2	-	100 YR
344				WO	879.5	872.0	872.0	-	868.2	864.7	870.2	-	100 YR
345				WO	879.5	872.0	872.0	-	868.2	864.7	870.2	-	100 YR

Grading Lot Number	Addition	Block	Lot	House Type	Garage Floor Elevation	Proposed Lowest Floor Elevation	Lowest opening Elevation	EOF	100 Year	Water Table	Controling Elevation		Method
											LF	LO	
346				SOG	875.5	875.5	875.5	872.7	-	864.7	-	873.7	EOF
347				SOG	875.5	875.5	875.5	872.7	-	864.7	-	873.7	EOF
348				SOG	875.5	875.5	875.5	872.7	-	864.7	-	873.7	EOF
349				SOG	875.5	875.5	875.5	872.7	-	864.7	-	873.7	EOF
350				SOG	875	875	875	872.7	-	864.7	-	873.7	EOF
351				SOG	875	875	875	872.7	-	864.7	-	873.7	EOF
352				SOG	875	875	875	872.7	-	864.7	-	873.7	EOF
353				SOG	875	875	875	872.7	-	864.7	-	873.7	EOF
354				SOG	875	875	875	872.8	-	864.7	-	873.8	EOF
355				SOG	875	875	875	872.8	-	864.7	-	873.8	EOF
356				SOG	875	875	875	872.8	-	864.7	-	873.8	EOF
357				SOG	875	875	875	872.8	-	864.7	-	873.8	EOF
358				SOG	874.8	874.8	874.8	872.8	868.2	864.7	-	873.8	EOF
359				SOG	874.8	874.8	874.8	872.8	868.2	864.7	-	873.8	EOF
360				SOG	874.8	874.8	874.8	872.8	868.2	864.7	-	873.8	EOF
361				SOG

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	6/1/18	**PROJECT ADDRESS**	SW QUADRANT BUNKER LAKE BOULEVARD/PUMA STREET
PROJECT. TITLE	RIVERSTONE ADDITION (**REVISED** PRELIMINARY PLAT)		
PROJECT #	17-106		
DEPARTMENT:	Community Development – Planning Division		
TECHNICAL REVIEWER:	Name: Tim Gladhill, Community Development Director Phone: 763-433-9826 Email: tgladhill@cityoframsey.com		

This letter is the City's Staff Review Letter pertaining to a proposal to revise the Preliminary Plat (Master Plan) for Riverstone Addition. Key highlights of the updated Preliminary Plat are as follows.

1. Pedestrian Crossing at Alpine Drive. The City had required that the Developer design an appropriate pedestrian crossing at Alpine Drive as a contingency of the previous Preliminary Plat approval.
2. Alpine Drive Trail. The previous Preliminary Plat was deficient of a trail along Alpine Drive.
3. Revised Layout. The Developer is requesting a modification to a few of the lots on Block 12 and 13. This would widen these lots, resulting in a net reduction of approximately two (2) lots.

Comprehensive Plan

The project is consistent with the Comprehensive Plan guiding a majority of the area as Medium Density Residential, with a small pocked of High Density Residential in the north east quadrant of the project.

Permitted Uses

The project is consistent with the approved Planned Unit Development which includes the following lot types.

1. 65-foot-wide traditional single-family lot
2. 50-foot-wide traditional single-family lot
3. 50-foot-wide 'villa' lot (association maintained lawn care and snow removal)
4. 4-unit townhome building

Continued on next page.

Layout

The following design standards are required for the various housing types proposed within the development. Please note that due to the variety of housing types, it is difficult to apply a single-set of layout standards to the project. Any perceived deviation to City Code appears to be reasonable with the utilization of a Planned Unit Development. A significant portion of the project area is being preserved for open space, a key component of a PUD Approval, and a requirement of the R-2 Residential District.

Traditional Single-Family/Small Lot Single-Family and Villa Lots

Miscellaneous Standards	Attached and Detached Townhomes
Lot size	None
Minimum density (net)	3.0
Maximum density (net)	7.0
Lot width	None
Building setback from public street right-of-way	25 feet
Building setback from private street measured from back of curb	25 feet
Building setback from exterior development boundary line	30 feet 25 feet (detached)
Minimum separation between buildings, including any appurtenances thereto (i.e., patios, decks)	20 feet 15 feet (detached)
Parking node setback from exterior development boundary line	30 feet
Parking node setback from structure	15 feet
Maximum lot coverage	35%
Maximum building height (measured from mean ground level to mean gable)	35 feet
Accessory structure setback (measured from the development boundary line)	30 feet
Maximum number of units per structure	81 (detached)
Open space required	40% general open space 10% of which must be identifiable community space

The only deficiency in the above table would be the minimum separation between buildings. The approved Planned Unit Development allows the layout as presented.

Townhome/Quad Units

Miscellaneous Standards	Twinhome or Quad
Lot size	7,000 square feet per dwelling unit
Minimum density (net)	3.0
Maximum density (net)	7.0
Lot width	50 feet
Front yard setback	30 feet
Side yard setback	10 feet
Side yard setback corner lot	30 feet
Side yard interior wall setback	0
Rear yard setback	30 feet
Maximum lot coverage for all principal and accessory buildings (excludes impervious or prepared surface)	35%
Maximum building height (measured from mean ground level to mean ground gable)	35 feet
Accessory structure setbacks:	
Front	30 feet or same as principal structure, which ever is greater
Rear	5 feet
Side	6 feet
Side corner	30 feet
Maximum number of units per structure	4

Continued on next page.

Architectural Standards

Attached to this letter is the list of approved models for construction. Permit submittals must be in substantial compliance with these models as determined by the City's Community Development Department.

Street Widths and Design [section modified from Sketch Plan Review]

The proposed street widths are shown at twenty-nine (29) feet. Traditional City Streets in Ramsey are measured at thirty-two (32) foot widths. These street widths were already approved with the previous Preliminary Plat.

A Street Light Plan must be created and submitted to the City for review. The City will work with Connexus Energy to determine the final, appropriate Street Light Plan.

Please note that there appears to be objection to the current proposal to vacate road easement for former Puma Street south of Bunker Lake Boulevard. This is an item that will need to be resolved before Final Plat approval, otherwise the Preliminary Plat will need to be modified. The City requests a Letter from Connexus Energy outlining acceptable alternatives to the transmission line in question.

Development Fees

Standard Development Fees are due on the plat. The Developer has entered into a Master Park Dedication and Trail Development Fee Agreement guiding satisfaction of these fees.

Standard Development Fees are due on the plat at time of recording of the Final Plat. The fees will be collected at the rate in effect at time of recording of the plat for buildable lots.

- Water Trunk/Connection
- Sanitary Sewer Trunk/Connection
- Stormwater Management

Environmental Review

An Environmental Assessment Worksheet (EAW) is mandatory by the State of Minnesota for this project as was previously accepted as adequate with the original Preliminary Plat approval.

Civil Engineering Comments

Comments from the City Engineer have been forwarded to the Developer through the City's online plan review system.

Cedar – Rambler

Foster – 2-story

Linwood – Multi-level

Cheyenne – Multi-level

Hemlock – Villa

Maple - Villa

Norway - Villa

Rockport – Multi-level

Architectural Standards

Attached are proposed architectural renderings of the different models. Please note that with approval of the Preliminary Plat, the City is approving the following models as 'master plans'. So long as the models are in substantial compliance with the approved models. The Community Development Department will make a final determination on 'substantial compliance'. Models that are not in substantial compliance shall require the approval of the Planning Commission.

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, June 7, 2018, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Randy Bauer Commissioner Bruce Anderson Commissioner Cheri Gengler Commissioner Patrick Surma (left at 8:43 and returned at 8:53) Commissioner Gary VanScoy Commissioner Matt Woestehoff
Members Absent:	Commissioner Daniel Onyambu
Also Present:	Community Development Director Timothy Gladhill City Planner Chloe McGuire Brigl Planning Intern PeggySue Imihy

1. CALL TO ORDER

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

2. CITIZEN INPUT

None.

3. APPROVAL OF AGENDA

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

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

4. APPROVE PLANNING COMMISSION MINUTES

4.01: Approve the Following Planning Commission Minutes:

4.01.1: Planning Commission Meeting Minutes Dated May 3, 2018

Motion by Commissioner Anderson, seconded by Commissioner VanScoy, to approve the following minutes as presented: Planning Commission Meeting Minutes dated May 3, 2018.

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

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: Public Hearing: Consider Home Occupation Permit for Commercial Kennel (Project #18-119); Case of Rebecca Bader

Public Hearing

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

Presentation

Planning Intern Imihy presented the staff report stating the City of Ramsey has received an application from Rebecca Bader (the "Applicant") for a Home Occupation Permit for a Commercial Dog Kennel at 17860 Nowthen Blvd (the "Subject Property"). The Applicant is requesting a Conditional Use Permit to maintain up to 25 dogs on the Subject Property at any given time. Staff reviewed the request in further detail and recommended approval of the CUP.

Citizen Input

Commissioner VanScoy asked if the parking pad was allowable on a residential lot.

Planning Intern Imihy explained the applicant was allowed to have a parking pad that was 20 feet in length. She noted the applicant was requesting a parking pad larger than was allowed and would be dealt with administratively. She reported the Commission was being asked to consider the CUP at this time.

Commissioner Anderson questioned if the fenced in area was flat and useable.

Planning Intern Imihy reported this was the case.

Commissioner VanScoy inquired if the applicant would have limited hours on when the dogs could be outside.

Planning Intern Imihy commented the dogs would have to remain indoors from 9:00 p.m. to 7:00 a.m.

Becky Bader, the applicant, thanked the Commission for their consideration. She stated she was excited about this request and noted she has wanted to operate a dog boarding business for a long

time. She indicated her business would be a service that would benefit the community. She reported this property has 37 acres and explained the small business would run out of the pole building. Her goal was to run a family friendly dog business. She explained her building would hold 25 dogs. She commented further on the hours of operation noting the dogs would be supervised at all times when outside. It was noted all dogs would be required to be vaccinated.

Commissioner Woestehoff asked how many employees the business would have. Ms. Bader reported it would be herself and Brandon McManigal, who would also be residing on the property.

Commissioner VanScoy questioned if the pole barn would have plumbing.

Brandon McManigal, stated at this time the building would not be plumbed, but would have HVAC.

Commissioner VanScoy commented he wanted to assured that the pole barn would not be turned into a residence at some point in the future.

Cindy Schmidt, 7160 181st Avenue NW, reported she was a 30-year Ramsey resident. She noted she lived two doors away from the proposed dog kennel. She expressed concern with how she would be impacted by barking dogs. She noted she was also concerned with how the pole building will be cleaned on a daily basis if the building had no water source. She recommended the building be plumbed to provide fresh water for the dogs being boarded, along with a collection/sewer system to collect the waste. She feared that the site would have more traffic than anticipated. She requested the quiet hours at the kennel be from 7:00 p.m. to 7:00 a.m. She reported she did not want to have dogs barking after 7:00 p.m. on holidays and weekends. She expressed concern that her property value would be negatively impacted because it was located so closely to a dog kennel. She questioned if the City would allow the kennel to expand in the future and recommended that an environmental impact study be completed on this property. She recommended the fencing not be within the wetland area.

Leo Polack, neighbor to the north, commented he would like to see the changes to the hours the dogs are allowed outside. He recommended the dogs not be allowed outside from 7:00 p.m. to 7:00 a.m. He stated this would allow the neighbors to be outside after 7:00 p.m. without having to listen to barking dogs. He requested a barrier or berm be constructed in the applicant's rear yard to keep waste water from entering his pond. He noted he has owned businesses in the past and asked if the City has requested a P&L. He expressed concern that this business would not have enough cash to sustain them through the first year or two. He stated he did not want this business and or its failing to impact the value of his property.

Chairperson Bauer requested further comment from staff regarding the requirements within the CUP and if the applicants would be allowed to expand their site in the future.

Community Development Director Gladhill discussed the City's CUP and wetland requirements. He noted staff has no concerns with the proposed business impacting the adjacent wetlands and noted the applicant would be complying with all wetland conservation efforts. He noted all

stormwater runoff would have to be contained onsite or within a City regional stormwater pond. He explained the applicant as meeting all stormwater runoff requirements. He explained the CUP could only be expanded after another public hearing was held. He indicated the City had another commercial kennel within the City, Armstrong Kennels, which was a much larger operation and was located on a residentially zoned property.

Commissioner Woestehoff asked if Armstrong Kennels had a CUP.

Community Development Director Gladhill reported this was the case.

Commissioner VanScoy questioned what noise restrictions the City had in place for properties with a CUP.

Community Development Director Gladhill explained the City deferred to State Statute for noise restrictions. He commented further on the State's indoor and outdoor noise requirements.

Further discussion ensued regarding the hours of operation and noise requirements.

Commissioner VanScoy asked if the City could adjust the hours of operation.

Planning Intern Imihy explained the City could set the hours of operation within the CUP.

Commissioner Surma thanked the neighbors for coming forward and voicing their concerns. He stated he shared many of their same concerns. He was of the opinion that the kennel building should have plumbing.

Commissioner VanScoy asked how the applicant would be managing the pet waste onsite.

Ms. Bader stated she would be using a low moisture mop (Swiffer Wet Jet) within the pole building for cleaning the pet areas. She indicated the outdoor waste would be bagged and properly disposed of.

Mr. McMonigal reported the dogs would be let out numerous times a day and he did not anticipate the pole building would have a large amount of pet waste indoors. He noted that any barking dogs would be brought back inside.

Commissioner VanScoy stated his main concerns at this time were how the site would be cleaned, how it would be kept clean and how to avoid contaminating the surrounding areas.

Mr. McMonigal reported mops would be used indoors and all waste outdoors would be collected and disposed of. He explained he could investigate plumbing the pole barn if this was required by the City.

Chairperson Bauer asked if the applicants would be agreeable to reconsidering their hours of operation based on the comments voiced by the neighbors.

Ms. Bader stated they would be willing to change the hours. She indicated she was very willing to work with the neighbors to address their concerns.

Commissioner Anderson asked if the pole building had a concrete floor.

Mr. McMonigal reported the pole building had a sealed concrete floor.

Commissioner Surma stated again, for the record, that he was concerned the pole building did not have plumbing. She explained he could not understand how the applicants would keep 25 dogs watered and fed without running water in the pole barn. He indicated he supported the applicants request but recommended the pole barn have plumbing.

Community Development Director Gladhill commented the Commission could require the pole barn to be plumbed and make this a condition for approval within the CUP.

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

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

Chairperson Bauer closed the public hearing closed at 7:44 p.m.

Commission Business

Commissioner VanScoy asked if the business would have a sign on Nowthen Boulevard.

Community Development Director Gladhill reported the City would not allow the sign as proposed and noted staff would be working with the applicants on the sign.

Motion by Commissioner VanScoy, seconded by Commissioner Anderson, to recommend that City Council adopt Resolution #18-119 approving a Commercial Dog Kennel on the Subject Property.

Further discussion

Commissioner Anderson offered a friendly amendment and recommended the hours the dogs must remain indoors be amended to 7:00 p.m. to 7:00 a.m. The Commission supported this friendly amendment.

Commissioner Surma requested another friendly amendment to the motion requiring the applicants to add plumbing (waste and water) to the building in a timely manner. This amendment failed to proceed as the consensus of the Commission was not to support the request.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Anderson, Gengler, and Woestehoff. Voting No: Surma. Absent: Commissioner Onyambu.

5.02: Public Hearing: Review Preliminary Plat Application for Cottages at the COR (Project 17-162); Case of Centra Homes, LLC

Public Hearing

Chairperson Bauer called the public hearing to order at 7:49 p.m.

Presentation

City Planner McGuire Brigl presented the staff report stating Centra Homes, LLC has a Purchase Agreement in place with the City to acquire the land located at the southwest corner of Ramsey Blvd and Bunker Lake Blvd (the "Subject Property") for a residential subdivision. The proposed subdivision is in the COR4 Neighborhood District and would include forty (40), 2-story townhomes with association-maintained private roads. The Subject Property is approximately 4.29 acres.

Citizen Input

Commissioner VanScoy asked if the road to the west does not go through.

City Planner McGuire Brigl explained if this road did not connect there would be a dead end within the subdivision.

Community Development Director Gladhill reported staff would continue to work on this issue with the applicant.

Commissioner VanScoy requested further information on where sidewalks would be located within the development.

City Planner McGuire Brigl reviewed the location of the sidewalks within the development with the Commission. She noted all City standards were being met regarding the sidewalks.

David Patberg, Centra Homes, thanked staff for their assistance with this Planning Case. He indicated he was excited to be bringing a new housing product to the City of Ramsey.

Commissioner VanScoy requested further information regarding the proposed floor plans and architectural standards.

Mr. Patberg stated he would have five different floor plans noting each floor plan would have three elevation different options.

DRAFT

Community Development Director Gladhill commented on the stringent architectural guidelines that were in place within The COR.

Commissioner Anderson stated he was not a fan of whites and blacks, but rather supported earth or neutral tones.

Commissioner Gengler questioned how parking would be managed on the site.

Mr. Patberg explained all of the two car garages would be located to the back of the home. He indicated the driveway would offer two additional parking stalls and noted parallel on-street parking would be available within the development.

Motion by Commissioner Anderson, seconded by Commissioner Gengler, to close the public hearing.

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

Chairperson Bauer closed the public hearing closed at 8:02 p.m.

Commission Business

Motion by Commissioner Woestehoff, seconded by Commissioner VanScoy, to recommend that City Council approval of the Preliminary Plat.

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

5.03: Public Hearing: Consider Revised Preliminary Plat for Riverstone; Case of Capstone Homes

Public Hearing

Chairperson Bauer called the public hearing to order at 8:03 p.m.

Presentation

Chairperson Bauer commented for full disclosure purposes, he was in the process of purchasing a home within the Riverstone development.

Community Development Director Gladhill presented the staff report stating the purpose of this case is to consider a revised Preliminary Plat for Riverstone, a 293-lot residential subdivision. Primarily, the intent of this revision is to satisfy contingencies of original Preliminary Plat approval. Of note, plans for pedestrian crossings at Alpine Drive are included. Secondarily, the Developer (Capstone Homes) desires to slightly revise lot widths on two (2) blocks to slightly

widen lots, resulting in the net reduction of approximately two (2) lots. Overall, the project is significantly the same as originally approved. Finally, the Developer proposes a slight modification to topsoil standards to address stormwater and drainage.

Citizen Input

Commissioner VanScoy asked if there were any plans to develop the land on either side of this property.

Community Development Director Gladhill stated to the east a project called Northfork Meadows was being considered but noted this project was denied by the City Council. He explained this property has since been sold and purchased by another developer. He anticipated that the site would be developed with detached townhomes at some point in time. He explained the property to the west would probably be developed in the same manner.

Heather Lorch, Capstone Homes, stated Capstone has enjoyed working with the City on this project. She discussed the homes that have been built in the City to date and noted she looked forward to continuing to build homes for Ramsey residents.

Kent Raceler, 4870 Viking Boulevard, stated he opposed the approval of this Preliminary Plat Amendment. He requested the item be denied. He explained he owned the adjacent properties and did not have any development plans in place. He described how the proposed development would impact the future development of his property. He indicated he had an approved PUD in place for his property which would allow for the construction homes on 2.5 acre lots. He discussed the importance of running sewer lines through the Riverstone property. He recommended a buffer zone be put in place and requested he be allowed more time to review this matter with staff prior to the Planning Commission moving forward with this Preliminary Plat Amendment.

Commissioner VanScoy questioned when Mr. Raceler's plat was approved.

Mr. Raceler indicated his plat began in 1984 and was for the entire Northfork area, which included approximately 1,000 acres of land.

Commissioner VanScoy asked if the lots were platted.

Mr. Raceler commented the lots were not formally platted.

Commissioner VanScoy inquired if Mr. Raceler intended to build on 2.5 acre lots.

Mr. Raceler commented he was not stating that as he did not have any formal plans in place. However, he noted a Preliminary Plat was in place for this land and the intent was to have 2.5 acre lots. He explained he was very concerned with the property being stubbed to the west and wanted assurances from the City.

Further discussion ensued regarding the Preliminary Plat that Mr. Raceler had in place on his property in Ramsey.

Mr. Raceler explained that because significant improvements have been made to the property with respect to the infrastructure, he had the understanding that the Preliminary Plat had not expired.

Commissioner VanScoy requested staff address the issue of the utility stubbing.

Community Development Director Gladhill reported under the current Comprehensive Plan the property to the west was not part of the MUSA. He stated from an engineering and planning point of view, this could be further evaluated and made a condition of the Riverstone Preliminary Plat. He indicated he did see great value in providing a stub to the property to the west and noted further discussions could be held with Mr. Raceler.

Mr. Raceler commented his property was outside the MUSA but only because of a recent action taken by the City. He noted cities often stub to property lines and requested the City stub to the property line. He reported the legality of the Preliminary Plat expiring after two years then the Northfork development should not have been able to develop over a 10- to 15-year period of time with requesting a new Preliminary Plat each year. He believes this meant a precedent had been set within the City of Ramsey.

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

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

Chairperson Bauer closed the public hearing closed at 8:29 p.m.

Commission Business

Commissioner Surma asked if a buffer area could be created by the developer.

Ms. Lorch reported there was not an area available to create a significant buffer zone between her property and the properties to the east and the west. She explained it would not be the developer's preference to have to create two buffer zones.

Commissioner Surma stated another option for the buffer zone would be to encourage Mr. Raceler to create a buffer zone on his land.

Commissioner VanScoy requested further information regarding the history of the MUSA line.

Community Development Director Gladhill discussed the history of the MUSA line and noted the City was simply reacting to the requests of the property owner. He noted based on the feedback of the property owner, the City could hold further discussions with the adjacent property owner.

Motion by Commissioner VanScoy, seconded by Commissioner Surma, to recommend that City Council to approve the revised Preliminary Plat requiring utilities to be stubbed to the west.

Further discussion

Commissioner Anderson asked if this item were tabled what effect that would have on the applicant.

Ms. Lorch stated this would Commission consideration more than 30 days which would in turn delay the project. She explained it was her desire to begin working on the project yet this summer and feared a delay would push the project off to 2019.

Commissioner Anderson expressed concern with this item moving forward without the utility line issue being addressed.

Motion by Commissioner Anderson to table action on the revised Preliminary Plat to the July Planning Commission meeting. The motion failed for lack of a second.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Surma, Gengler, and Woestehoff. Voting No: Commissioner Anderson. Absent: Commissioner Onyambu.

6. COMMISSION BUSINESS

6.01: Discuss Item: Review of City Code Section 117-351 – Home Occupation Ordinance

Presentation

Planning Intern Imihy presented the Staff Report stating under staff direction from the City Council, a review and comparison of neighboring towns and their ordinances for home occupations, also known as home-based businesses has been completed. This review specifically examines the number of employees, allowable outdoor storage and number of allowable vehicles on the property. The purpose of this agenda item is to discuss if Staff should further review and make changes to Section 117-351 of the City Code. Staff requested the Commission provide feedback on this item.

Commission Business

Commissioner Gengler requested further information on the City's current standards for outdoor storage.

Planning Intern _ Imihy __ reviewed the City's standards regarding outdoor storage.

Chairperson Bauer stated he was not so concerned with how other cities managed their outdoor storage so long as things were working for the City of Ramsey.

Community Development Director Gladhill explained staff was reviewing this Ordinance after receiving a directive from the City Council, noting this group feels there is an issue with the Ordinance. He provided further comment on the concerns that were raised after a recent home occupation was requested that had outdoor storage.

Chairperson Bauer asked if the Commission was addressing this portion of City Code based on an isolated issue.

Community Development Director Gladhill commented there were five or six home occupations that were driving this issue to be further reviewed by the City.

Commissioner VanScoy questioned what the challenges were the City was facing at this time by changing the code.

Community Development Director Gladhill explained the City was being challenged on the outdoor storage issue and number of employees.

Commissioner Anderson stated he did not support outdoor storage for a home occupation in a residential area.

The Commission was in agreement.

Commissioner Gengler did not believe it was necessary for a home occupation to have five employees. She was of the opinion a home business was an up and coming business that had very few employees and once there were five employees onsite it would be good for this business to find a proper site.

Commissioner Anderson stated he did not support home occupations allowing employees to drop off their vehicle in order to pick up a service vehicle. He believed this activity should occur at a place of business. He indicated he wanted to protect the neighbors living adjacent to those with a home occupation.

Commissioner Woestehoff agreed adding that the more concise the City was with their home occupation code the better off the City would be.

Commissioner Surma encouraged the City not to step on the rights of Ramsey residents to own and operate their own business from their property.

Planning Intern Imihy asked if the Commission supported home occupations operating out of an accessory structure.

Commissioner Woestehoff and Chairperson Bauer supported this type of business.

6.02: Discussion Item: Feedback on the Creation of a Neighborhood Business District

Presentation

Planning Intern Imihy presented the Staff Report stating in 2016, following the Public Hearing regarding the property located at 6139 157th Lane NW, staff was instructed to create a new zoning district within the City of Ramsey for the purposes of commercial property located near or adjacent to residential properties. This zoning district did not move forward in 2016 and staff has been directed to bring the case back to the Planning Commission as a discussion item. This proposed zoning district is slightly more restrictive than the current B-1 district and would not occur along Highways 47 or 10. The intent of this ordinance is truly small-scale, neighborhood-scale commercial uses. The intent is not to allow higher intensity uses most commonly found along highway corridors. This district can be a valuable tool moving forward as the City attempts to accomplish comprehensive plan goals to provide a mix of uses focused on neighborhoods. For example, another potential area for this zoning district could be used would be near the new elementary school (not proposed at this time). Staff has modified the proposed zoning district from 2016 to include four permitted uses, three conditional uses and five prohibited uses. Staff would like the Planning Commission's feedback. The purpose of the discussion tonight is to review the draft zoning district, collect feedback from the Planning Commission regarding the new zoning district, and bring an ordinance back to a later meeting.

Commission Business

Commissioner Anderson commented he was not in favor staff pursuing this further.

Commissioner Gengler indicated she supported the creation of small neighborhood business districts. She explained this type of zoning district could assist in creating walkable neighborhoods and would create sense of community.

Commissioner Surma agreed and noted this would make the community walkable.

Commissioner Woestehoff stated he could support the sale of beer or wine for a small restaurant in the neighborhood business district.

Commissioner Anderson stated he feared dropping businesses into a residential neighborhood could change the character of the neighborhood.

Commissioner VanScoy indicated he appreciated the flexibility of the proposed zoning district and believed this would be a good tool for the City.

7. COMPREHENSIVE PLAN UPDATE ITEMS

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

8. COMMISSION / STAFF INPUT

8.01: Receive Staff Update

The Staff Update was noted.

8.02: Zoning Bulletins

Zoning Bulletins were noted.

8.03: July Planning Commission Meeting Date

Community Development Director Gladhill explained the July Planning Commission meeting has been rescheduled to Thursday, July 12, 2018.

9. ADJOURNMENT

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

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

The regular meeting of the Planning Commission adjourned at 9:24 p.m.

Respectfully submitted,

_____
Tim Gladhill
Community Development Director

ATTEST:

_____
JoAnn Shaw
Community Development Assistant

Drafted by Heidi Guenther
TimeSaver Off Site Secretarial, Inc.

DRAFT

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #18-132

RESOLUTION GRANTING PRELIMINARY PLAT APPROVAL OF RIVERSTONE ADDITION

WHEREAS, Riverstone Development LLC, hereafter referred to as "Developer", properly applied for revised/extended Preliminary Plat approval of the following described property located in the City of Ramsey:

(the 'Subject Property');

WHEREAS, the City has received an Application for Preliminary Plat Approval for Riverstone Addition, which includes up to 246 detached single-family homes and 98 attached townhome units (293 total units); and

WHEREAS, Minnesota Rules 4410.4300, Subp. 19.C, requires that an EAW be prepared for a residential development of this size; and

WHEREAS, the Planning Commission reviewed the sketch plan on April 6, 2017; and

WHEREAS, by April 24, 2017, copies of the EAW were distributed to all persons and agencies on the official Environmental Quality Board (EQB) distribution list and other interested parties; and

WHEREAS, on April 24, 2017, the EAW was publicly noticed in the EQB Monitor, commencing the 30-day public comment period; and

WHEREAS, a press release and public notice for the EAW was submitted to the Anoka County Union Herald and published on April 21, 2017, announcing the completion of the EAW, its availability to interested parties, and the process for submitting comments on the EAW; and

WHEREAS, the Planning Commission held a Public Comment Meeting on the EAW and Public Hearing and reviewed the Preliminary Plat on May 4 and recommended approval of said plat; and

WHEREAS, the 30-day comment period for the EAW ended May 24, 2017 at 4:30 p.m., and the City of Ramsey accepted and responded to all written comments received; and

WHEREAS, none of the comments received recommended preparation of an EIS, and none suggested that the project had the potential to cause significant environmental effects; and

WHEREAS, the City Council approved the original Preliminary Plat with several contingencies on June 13, 2017; and

WHEREAS, the Developer has provided a revised Preliminary Plat that addresses the June 13, 2017 contingencies and widens multiple lots for a net reduction of total lots by two (2).

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

1. That the Ramsey City Council hereby grants final plat approval for Riverstone 2nd Addition.

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 26th 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 **7. 5.**

Meeting Date: 06/26/2018

By: Diana Lund, Finance

Information

Title:

Adopt Resolution #18-121 Providing for the Issuance and Sale of $1,210,000 GO Street Reconstruction Bonds, Series 2018A, Pledging Special Assessments and Levying a Tax for the Payment Thereof

Purpose/Background:

Purpose: To provide funding for road reconstructions via the issuance of Street Reconstruction Plan Bonds.

Background: Over the past several years, much discussion has taken place over the financing of road improvements. These needed improvements: Sealcoats, Overlays and Reconstructions are based on the 60-year Long-Term Street Maintenance Program that the engineering department had compiled on all of the City's streets based on a PASER rating (the lower the PASER rating, the worse the road). Based on the Long-Term Street Maintenance Program, it was estimated that the highest priority projects averaged $2.2M over the first five years and increased thereafter. Of the estimated $2.2M, $500,000 would be funded from the General Fund and the remainder from the issuance of debt. The payment of said debt would be paid from an annual tax levy and assessment to benefiting parties.

The year 2015 was the first year that the City issued road reconstruction debt to fund the first road reconstruction project (Garnet and 168th Avenue) as outlined in the Long-Term Street Maintenance Program. and the 2015-2019 Capital Improvement Plan (5-Year Road Plan that was adopted in 2015 and that outlined the respective projects and costs for years 2015-2019). The City issued a total of $1,205,000 GO Street Reconstruction bonds in 2015 for Garnet/168th Avenue reconstruction and overlay projects.

The second road reconstruction project to be undertaken per the Street Maintenance Program and the 2015-2019 Capital Improvement Plan was Andrie Street and 164th Lane. The City issued a total of $1,650,000 GO Street Reconstruction bonds in 2016 to fund these improvements.

The third year of road reconstruction projects to be undertaken per the Street Maintenance Program and the 2015-2019 Capital Improvement Plan was the reconstruction of Alpine Drive and Sunwood Drive. The City Issued a total of $895,000 GO Street Reconstruction bonds in 2017 to fund these reconstructions.

The City is now in its fourth year of funding road projects via the issuance of Street Reconstruction bonds. For year 2018, $1,210,000 (hard and soft costs) is proposed to be issued to fund the reconstructions of Stanhope Terrace and River's Bend, along with several overlay projects in the areas known as North Forty, Northfork Itasca and Northfork Oaks.

The issuance of General Obligation Street Reconstruction Bonds will be used to **fund the street reconstruction portion only** of the project. Storm water utility costs related to any of the projects will be funded from the storm water utility fund.

At its regular meeting of May 22, 2018 City Council passed Resolution #18-100 authorizing the issuance of GO

Street Reconstruction Bonds.

Jason Aarsvold from Ehler's and Associates, the City's financial consultant, will present the bid results on the night of June 26, 2018 as the Go Street Reconstruction bonds will be bid on earlier that afternoon by prospective bond buyers. The total bonded request, as noted above, is $1,210,000.

The City had a bond rating call with Standard & Poor's (S&P) rating service on June 15, 2018. S&P assigned an AA+ rating to this issue and affirmed the City's rating of AA+ on prior issues. The current S&P rating report is attached.

Notification:

Ehlers and Associates, the City's financial consultant, has prepared a Presale Report of the Bond issue which is attached. The Pre-sale Report reflects the bond issuance in the amount of $1,210,000 with an all inclusive interest rate of 3.57% The term of the bond is for 10 years with the annual debt service of approximately $141,425. The payment of this debt will be funded via the annual property tax levy and a 25% assessment on benefiting properties. The first year of this levy will be for 2019 payable.

Observations/Alternatives:

#1: Motion to Adopt Resolution #18-121 authorizing approval of the sale of $1,210,000 GO Street Reconstruction Bonds, Series 2018A,

#2: Motion to not Adopt Resolution #18-121 which would be rejecting the bonds of the bond sale

Funding Source:

The issuance of the Street Reconstruction Bonds (and a percentage from special assessments) will fund the reconstructions of Stanhope Terrace and River's Bend and overlays in the Northfork area. These street improvements were outlined in the Long-Term Street Maintenance Program and the 2015-2019 CIP.

Recommendation:

Staff recommends alternative #1 as the issuance of debt follows the direction that City Council authorized as the funding mechanism of how road reconstruction projects would be funded (with up to 25% being funded via special assessments).

Action:

Motion to Adopt Resolution #18-121 providing for the Issuance and Sale of $1,210,000 GO Street Reconstruction Bonds, Series 2018A Pledging Special Assessments and Levying a Tax for the Payment Thereof

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Attachments

Presale Report $1,210,000 GO Road Recon Bond

Reso #18-121 Sale of GO Recon Bonds

S&P Rating Report

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Diana Lund	06/21/2018 11:40 AM
Diana Lund (Originator)	Diana Lund	06/21/2018 11:43 AM
Kurt Ulrich	Kathy Schmitz	06/21/2018 01:33 PM
Tim Gladhill	Tim Gladhill	06/21/2018 02:52 PM
Form Started By: Diana Lund		Started On: 06/18/2018 08:45 AM
Final Approval Date: 06/21/2018		

May 22, 2018

Pre-Sale Report for

City of Ramsey, Minnesota

$1,210,000 General Obligation Street Reconstruction Bonds, Series 2018A

Prepared by:

Stacie Kvilvang, CIPMA
Senior Municipal Advisor

And

Jason Aarsvold, CIPMA
Senior Municipal Advisor

Executive Summary of Proposed Debt

Proposed Issue:	$1,210,000 General Obligation Street Reconstruction Bonds, Series 2018A
Purposes:	The proposed issue includes financing for the 2018 road reconstruction and overlay projects in the City. Debt service will be paid from a combination of special assessments and ad valorem property taxes. It is the intent of the City to levy special assessments in the amount of approximately $287,375 to benefiting property owners. These assessments will be levied in 2018 for collection in years 2019 through 2028 at a rate of 2% over the True Interest Cost of the proposed Bonds (rounded to the nearest .25%). Annual assessments are paid on an equal principal basis. The City anticipates receiving $15,125 in prepayments (approximately 5%) so the Bond size has been reduced accordingly.
Authority:	The Bonds are being issued pursuant to Minnesota Statutes, Chapter: • 475.58 3b The Bonds will be general obligations of the City for which its full faith, credit and taxing powers are pledged. The Bonds count against the City's General Obligation Debt Capacity Limit of 3% of estimated market value (EMV). In the City the pay 2018 EMV is $2,460,843,300. Therefore, the total amount of outstanding debt cannot exceed $73,825,299. As of May 16, 2017, the City has $23,920,000 subject to the legal debt limit. The City held the required public hearing on it 5-year street reconstruction plan on March 10, 2015.
Term/Call Feature:	The Bonds are being issued for a 10-year term. Principal on the Bonds will be due on December 15 in the years 2019 through 2028. Interest is payable every six months beginning June 15, 2019. The Bonds maturing on and after December 15, 2027 will be subject to prepayment at the discretion of the City on December 15, 2026 or any date thereafter.
Bank Qualification:	Because the City is expecting to issue no more than $10,000,000 in tax exempt debt during the calendar year, the City will be able to designate the Bonds as "bank qualified" obligations. Bank qualified status broadens the market for the Bonds, which can result in lower interest rates.
Rating:	The City's most recent bond issues were rated AA+ by Standard & Poor's. The City will request a new rating for the Bonds. If the winning bidder on the Bonds elects to purchase bond insurance, the rating for the issue may be higher than the City's bond rating if the bond rating of the insurer is higher than that of the City.

Basis for Recommendation:	Based on our knowledge of your situation, your objectives communicated to us, our advisory relationship as well as characteristics of various municipal financing options, we are recommending the issuance of General Obligation Street Reconstruction Bonds as a suitable financing option because - This is a viable option available to finance this type of project under State law - This is the most overall cost effective option that still maintains future flexibility for the repayment of debt - These projects were anticipated when the City completed its street reconstruction plan in 2015 and held the required public hearing to finance these projects under this authority This coincides with the City's past practices to finance these types of projects with this type of debt issue.
Method of Sale/Placement:	In order to obtain the lowest interest cost to the City, we will competitively bid the purchase of the Bonds from local and national underwriters/banks. We have included an allowance for discount bidding equal to 1.20000% of the principal amount of the issue. The discount is treated as an interest item and provides the underwriter with all or a portion of their compensation in the transaction. If the Bonds are purchased at a price greater than the minimum bid amount (maximum discount), the unused allowance may be used to lower your borrowing amount. **Premium Bids:** Under current market conditions, most investors in municipal bonds prefer "premium" pricing structures. A premium is achieved when the coupon for any maturity (the interest rate paid by the issuer) exceeds the yield to the investor, resulting in a price paid that is greater than the face value of the bonds. The sum of the amounts paid in excess of face value is considered "reoffering premium." The amount of the premium varies, but it is not uncommon to see premiums for new issues in the range of 2.00% to 10.00% of the face amount of the issue. This means that an issuer with a $2,000,000 offering may receive bids that result in proceeds of $2,040,000 to $2,200,000. For this issue of Bonds, we have been directed to use the premium to reduce the size of the issue. The adjustments may slightly change the true interest cost of the original bid, either up or down. You have the choice to limit the amount of premium in the bid specifications. This may result in fewer bids, but it may also eliminate large adjustments on the day of sale and other uncertainties.
Review of Existing Debt:	We have reviewed all outstanding indebtedness for the City and find that there are no refunding opportunities at this time. We will continue to monitor the market and the call dates for the City's outstanding debt and will alert you to any future refunding opportunities.

Continuing Disclosure:	Because the City has more than $10,000,000 in outstanding debt (including this issue) and this issue is over $1,000,000, the City will be agreeing to provide certain updated Annual Financial Information and its Audited Financial Statement annually as well as providing notices of the occurrence of certain reportable events to the Municipal Securities Rulemaking Board (the "MSRB"), as required by rules of the Securities and Exchange Commission (SEC). The City is already obligated to provide such reports for its existing bonds, and has contracted with Ehlers to prepare and file the reports.
Arbitrage Monitoring:	Because the Bonds are tax-exempt obligations/tax credit obligations, the City must ensure compliance with certain Internal Revenue Service (IRS) rules throughout the life of the issue. These rules apply to all gross proceeds of the issue, including initial bond proceeds and investment earnings in construction, escrow, debt service, and any reserve funds. How issuers spend bond proceeds and how they track interest earnings on funds (arbitrage/yield restriction compliance) are common subjects of IRS inquiries. Your specific responsibilities will be detailed in the Nonarbitrage Certificate prepared by your Bond Attorney and provided at closing. You have retained Ehlers to assist you with compliance with these rules.
Risk Factors:	If significant amounts of prepayments of special assessments are received, the levy may need to be increased in future years because the City's investment earnings on additional prepayments will likely be less than the assessment rate.
Other Service Providers:	This debt issuance will require the engagement of other public finance service providers. This section identifies those other service providers, so Ehlers can coordinate their engagement on your behalf. Where you have previously used a particular firm to provide a service, we have assumed that you will continue that relationship. For services you have not previously required, we have identified a service provider. Fees charged by these service providers will be paid from proceeds of the obligation, unless you notify us that you wish to pay them from other sources. Our pre-sale bond sizing includes a good faith estimate of these fees, so their final fees may vary. If you have any questions pertaining to the identified service providers or their role, or if you would like to use a different service provider for any of the listed services please contact us. **Bond Attorney:** Briggs and Morgan, Professional Association **Paying Agent:** Bond Trust Services Corporation **Rating Agency:** Standard & Poor's Global Ratings (S&P)

This presale report summarizes our understanding of the City's objectives for the structure and terms of this financing as of this date. As additional facts become known or capital markets conditions change, we may need to modify the structure and/or terms of this financing to achieve results consistent with the City's objectives.

Proposed Debt Issuance Schedule

Pre-Sale Review by City Council:	May 22, 2018
Distribute Official Statement:	Week of June 11, 2018
Conference with Rating Agency:	Week of June 18, 2018
City Council Meeting to Award Sale of the Bonds:	June 26, 2018
Estimated Closing Date:	July 19, 2018

Attachments

Sources and Uses of Funds

Proposed Debt Service Schedule

Resolution Authorizing Ehlers to Proceed With Bond Sale

Ehlers Contacts

Municipal Advisors:	Stacie Kvilvang	(651) 697-8506
	Jason Aarsvold	(651) 697-8512
Disclosure Coordinator:	Jen Chapman	(651) 697-8566
Financial Analyst:	Alicia Gage	(651) 697-8551

The Official Statement for this financing will be mailed to the City Council at their home address or e-mailed for review prior to the sale date.

City of Ramsey, Minnesota

$1,210,000 General Obligation Street Reconstruction Bonds, Series 2018A
Issue Summary
Assumes Current Market BQ AA+ Rates plus 25bps

Total Issue Sources And Uses

Dated 07/19/2018 | Delivered 07/19/2018

	Street Reconstruction	Overlays	Issue Summary
Sources Of Funds			
Par Amount of Bonds	$630,000.00	$580,000.00	$1,210,000.00
Prepaid Assessments	7,875.00	7,250.00	15,125.00
Total Sources	**$637,875.00**	**$587,250.00**	**$1,225,125.00**
Uses Of Funds			
Total Underwriter's Discount (1.200%)	7,560.00	6,960.00	14,520.00
Costs of Issuance	19,264.46	17,735.54	37,000.00
Deposit to Project Construction Fund	607,000.00	566,000.00	1,173,000.00
Rounding Amount	4,050.54	(3,445.54)	605.00
Total Uses	**$637,875.00**	**$587,250.00**	**$1,225,125.00**

EHLERS
LEADERS IN PUBLIC FINANCE

City of Ramsey, Minnesota

$1,210,000 General Obligation Street Reconstruction Bonds, Series 2018A

Issue Summary

Assumes Current Market BQ AA+ Rates plus 25bps

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
07/19/2018	-	-	-	-	-
06/15/2019	-	-	29,052.49	29,052.49	-
12/15/2019	105,000.00	2.200%	16,041.25	121,041.25	150,093.74
06/15/2020	-	-	14,886.25	14,886.25	-
12/15/2020	115,000.00	2.300%	14,886.25	129,886.25	144,772.50
06/15/2021	-	-	13,563.75	13,563.75	-
12/15/2021	115,000.00	2.400%	13,563.75	128,563.75	142,127.50
06/15/2022	-	-	12,183.75	12,183.75	-
12/15/2022	115,000.00	2.500%	12,183.75	127,183.75	139,367.50
06/15/2023	-	-	10,746.25	10,746.25	-
12/15/2023	125,000.00	2.600%	10,746.25	135,746.25	146,492.50
06/15/2024	-	-	9,121.25	9,121.25	-
12/15/2024	125,000.00	2.700%	9,121.25	134,121.25	143,242.50
06/15/2025	-	-	7,433.75	7,433.75	-
12/15/2025	125,000.00	2.800%	7,433.75	132,433.75	139,867.50
06/15/2026	-	-	5,683.75	5,683.75	-
12/15/2026	125,000.00	2.850%	5,683.75	130,683.75	136,367.50
06/15/2027	-	-	3,902.50	3,902.50	-
12/15/2027	125,000.00	2.950%	3,902.50	128,902.50	132,805.00
06/15/2028	-	-	2,058.75	2,058.75	-
12/15/2028	135,000.00	3.050%	2,058.75	137,058.75	139,117.50
Total	**$1,210,000.00**	**-**	**$204,253.74**	**$1,414,253.74**	**-**

Yield Statistics

Bond Year Dollars	$7,355.72
Average Life	6.079 Years
Average Coupon	2.7768006%
Net Interest Cost (NIC)	2.9741980%
True Interest Cost (TIC)	2.9874355%
Bond Yield for Arbitrage Purposes	2.7668657%
All Inclusive Cost (AIC)	3.5663949%

IRS Form 8038

Net Interest Cost	2.7768006%
Weighted Average Maturity	6.079 Years

City of Ramsey, Minnesota

$1,210,000 General Obligation Street Reconstruction Bonds, Series 2018A
Issue Summary
Assumes Current Market BQ AA+ Rates plus 25bps

Detail Costs Of Issuance

Dated 07/19/2018 | Delivered 07/19/2018

COSTS OF ISSUANCE DETAIL

Municipal Advisor	$16,000.00
Bond Counsel (Briggs and Morgan)	$10,000.00
Rating Agency Fee (S&P)	$10,000.00
Miscellaneous	$1,000.00
TOTAL	**$37,000.00**

EHLERS
LEADERS IN PUBLIC FINANCE

City of Ramsey, Minnesota

$1,210,000 General Obligation Street Reconstruction Bonds, Series 2018A

Issue Summary

Assumes Current Market BQ AA+ Rates plus 25bps

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Net New D/S	105% of Total	Assessments	Levy/(Surplus)
12/15/2018	-	-	-	-	-	-	-	-
12/15/2019	105,000.00	2.200%	45,093.74	150,093.74	150,093.74	157,598.43	42,467.64	115,130.79
12/15/2020	115,000.00	2.300%	29,772.50	144,772.50	144,772.50	152,011.13	41,669.38	110,341.75
12/15/2021	115,000.00	2.400%	27,127.50	142,127.50	142,127.50	149,233.88	40,232.50	109,001.38
12/15/2022	115,000.00	2.500%	24,367.50	139,367.50	139,367.50	146,335.88	38,795.64	107,540.24
12/15/2023	125,000.00	2.600%	21,492.50	146,492.50	146,492.50	153,817.13	37,358.76	116,458.37
12/15/2024	125,000.00	2.700%	18,242.50	143,242.50	143,242.50	150,404.63	35,921.88	114,482.75
12/15/2025	125,000.00	2.800%	14,867.50	139,867.50	139,867.50	146,860.88	34,485.00	112,375.88
12/15/2026	125,000.00	2.850%	11,367.50	136,367.50	136,367.50	143,185.88	33,048.14	110,137.74
12/15/2027	125,000.00	2.950%	7,805.00	132,805.00	132,805.00	139,445.25	31,611.26	107,833.99
12/15/2028	135,000.00	3.050%	4,117.50	139,117.50	139,117.50	146,073.38	30,174.38	115,899.00
Total	**$1,210,000.00**	**-**	**$204,253.74**	**$1,414,253.74**	**$1,414,253.74**	**$1,484,966.43**	**$365,764.58**	**$1,119,201.85**

Significant Dates

Dated	7/19/2018
First Coupon Date	6/15/2019

Yield Statistics

Bond Year Dollars	$7,355.72
Average Life	6.079 Years
Average Coupon	2.7768006%
Net Interest Cost (NIC)	2.9741980%
True Interest Cost (TIC)	2.9874355%
Bond Yield for Arbitrage Purposes	2.7668657%
All Inclusive Cost (AIC)	3.5663949%

EHLERS
LEADERS IN PUBLIC FINANCE

City of Ramsey, Minnesota

$630,000 General Obligation Street Reconstruction Bonds, Series 2018A

Street Reconstruction

Assumes Current Market BQ AA+ Rates plus 25bps

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Net New D/S	105% of Total	Assessments	Levy/(Surplus)
12/15/2018	-	-	-	-	-	-	-	-
12/15/2019	55,000.00	2.200%	23,472.78	78,472.78	78,472.78	82,396.42	22,111.25	60,285.17
12/15/2020	60,000.00	2.300%	15,490.00	75,490.00	75,490.00	79,264.50	21,695.62	57,568.88
12/15/2021	60,000.00	2.400%	14,110.00	74,110.00	74,110.00	77,815.50	20,947.50	56,868.00
12/15/2022	60,000.00	2.500%	12,670.00	72,670.00	72,670.00	76,303.50	20,199.38	56,104.12
12/15/2023	65,000.00	2.600%	11,170.00	76,170.00	76,170.00	79,978.50	19,451.26	60,527.24
12/15/2024	65,000.00	2.700%	9,480.00	74,480.00	74,480.00	78,204.00	18,703.12	59,500.88
12/15/2025	65,000.00	2.800%	7,725.00	72,725.00	72,725.00	76,361.25	17,955.00	58,406.25
12/15/2026	65,000.00	2.850%	5,905.00	70,905.00	70,905.00	74,450.25	17,206.88	57,243.37
12/15/2027	65,000.00	2.950%	4,052.50	69,052.50	69,052.50	72,505.13	16,458.76	56,046.37
12/15/2028	70,000.00	3.050%	2,135.00	72,135.00	72,135.00	75,741.75	15,710.62	60,031.13
Total	**$630,000.00**	**-**	**$106,210.28**	**$736,210.28**	**$736,210.28**	**$773,020.79**	**$190,439.39**	**$582,581.40**

Significant Dates

Dated	7/19/2018
First Coupon Date	6/15/2019

Yield Statistics

Bond Year Dollars	$3,825.50
Average Life	6.072 Years
Average Coupon	2.7763764%
Net Interest Cost (NIC)	2.9739976%
True Interest Cost (TIC)	2.9872338%
Bond Yield for Arbitrage Purposes	2.7668657%
All Inclusive Cost (AIC)	3.5668130%

City of Ramsey, Minnesota

$580,000 General Obligation Street Reconstruction Bonds, Series 2018A

Overlays

Assumes Current Market BQ AA+ Rates plus 25bps

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Net New D/S	105% of Total	Assessments	Levy/(Surplus)
12/15/2018	-	-	-	-	-	-	-	-
12/15/2019	50,000.00	2.200%	21,620.96	71,620.96	71,620.96	75,202.01	20,356.39	54,845.62
12/15/2020	55,000.00	2.300%	14,282.50	69,282.50	69,282.50	72,746.63	19,973.76	52,772.87
12/15/2021	55,000.00	2.400%	13,017.50	68,017.50	68,017.50	71,418.38	19,285.00	52,133.38
12/15/2022	55,000.00	2.500%	11,697.50	66,697.50	66,697.50	70,032.38	18,596.26	51,436.12
12/15/2023	60,000.00	2.600%	10,322.50	70,322.50	70,322.50	73,838.63	17,907.50	55,931.13
12/15/2024	60,000.00	2.700%	8,762.50	68,762.50	68,762.50	72,200.63	17,218.76	54,981.87
12/15/2025	60,000.00	2.800%	7,142.50	67,142.50	67,142.50	70,499.63	16,530.00	53,969.63
12/15/2026	60,000.00	2.850%	5,462.50	65,462.50	65,462.50	68,735.63	15,841.26	52,894.37
12/15/2027	60,000.00	2.950%	3,752.50	63,752.50	63,752.50	66,940.13	15,152.50	51,787.63
12/15/2028	65,000.00	3.050%	1,982.50	66,982.50	66,982.50	70,331.63	14,463.76	55,867.87
Total	**$580,000.00**	-	**$98,043.46**	**$678,043.46**	**$678,043.46**	**$711,945.63**	**$175,325.19**	**$536,620.44**

Significant Dates

Dated	7/19/2018
First Coupon Date	6/15/2019

Yield Statistics

Bond Year Dollars	$3,530.22
Average Life	6.087 Years
Average Coupon	2.7772603%
Net Interest Cost (NIC)	2.9744150%
True Interest Cost (TIC)	2.9876541%
Bond Yield for Arbitrage Purposes	2.7668657%
All Inclusive Cost (AIC)	3.5659417%

City of Ramsey, Minnesota

$287,375 General Obligation Street Reconstruction Bonds, Series 2018A
Assessments - 100% Assessed - 5% Prepaids
2.0% over TIC (round to nearest .25%) - Equal Principal

Assessments

Date	Principal	Coupon	Interest	Total P+I
12/15/2019	28,737.50	5.000%	13,730.14	42,467.64
12/15/2020	28,737.50	5.000%	12,931.88	41,669.38
12/15/2021	28,737.50	5.000%	11,495.00	40,232.50
12/15/2022	28,737.50	5.000%	10,058.14	38,795.64
12/15/2023	28,737.50	5.000%	8,621.26	37,358.76
12/15/2024	28,737.50	5.000%	7,184.38	35,921.88
12/15/2025	28,737.50	5.000%	5,747.50	34,485.00
12/15/2026	28,737.50	5.000%	4,310.64	33,048.14
12/15/2027	28,737.50	5.000%	2,873.76	31,611.26
12/15/2028	28,737.50	5.000%	1,436.88	30,174.38
Total	**$287,375.00**	**-**	**$78,389.58**	**$365,764.58**

Significant Dates

Filing Date	1/01/2019
First Payment Date	12/15/2019

EHLERS
LEADERS IN PUBLIC FINANCE

City of Ramsey, Minnesota

$149,625 General Obligation Street Reconstruction Bonds, Series 2018A

Assessments

2.0% over TIC (round to nearest .25%) - Equal Principal

Assessments

Date	Principal	Coupon	Interest	Total P+I
12/15/2019	14,962.50	5.000%	7,148.75	22,111.25
12/15/2020	14,962.50	5.000%	6,733.12	21,695.62
12/15/2021	14,962.50	5.000%	5,985.00	20,947.50
12/15/2022	14,962.50	5.000%	5,236.88	20,199.38
12/15/2023	14,962.50	5.000%	4,488.76	19,451.26
12/15/2024	14,962.50	5.000%	3,740.62	18,703.12
12/15/2025	14,962.50	5.000%	2,992.50	17,955.00
12/15/2026	14,962.50	5.000%	2,244.38	17,206.88
12/15/2027	14,962.50	5.000%	1,496.26	16,458.76
12/15/2028	14,962.50	5.000%	748.12	15,710.62
Total	**$149,625.00**	**-**	**$40,814.39**	**$190,439.39**

Significant Dates

Filing Date	1/01/2019
First Payment Date	12/15/2019

EHLERS
LEADERS IN PUBLIC FINANCE

City of Ramsey, Minnesota

$137,750 General Obligation Street Reconstruction Bonds, Series 2018A

Assessments

2.0% over TIC (round to nearest .25%) - Equal Principal

Assessments

Date	Principal	Coupon	Interest	Total P+I
12/15/2019	13,775.00	5.000%	6,581.39	20,356.39
12/15/2020	13,775.00	5.000%	6,198.76	19,973.76
12/15/2021	13,775.00	5.000%	5,510.00	19,285.00
12/15/2022	13,775.00	5.000%	4,821.26	18,596.26
12/15/2023	13,775.00	5.000%	4,132.50	17,907.50
12/15/2024	13,775.00	5.000%	3,443.76	17,218.76
12/15/2025	13,775.00	5.000%	2,755.00	16,530.00
12/15/2026	13,775.00	5.000%	2,066.26	15,841.26
12/15/2027	13,775.00	5.000%	1,377.50	15,152.50
12/15/2028	13,775.00	5.000%	688.76	14,463.76
Total	**$137,750.00**	**-**	**$37,575.19**	**$175,325.19**

Significant Dates

Filing Date	1/01/2019
First Payment Date	12/15/2019

Resolution No. _____

Council Member _____ introduced the following resolution and moved its adoption:

Resolution Providing for the Sale of
$1,210,000 General Obligation Street Reconstruction Bonds, Series 2018A

A. WHEREAS, the City Council of the City of Ramsey, Minnesota has heretofore determined that it is necessary and expedient to issue the City's $1,210,000 General Obligation Street Reconstruction Bonds, Series 2018A (the "Bonds"), to finance 2018 street reconstruction and overlay projects in the City; and

B. WHEREAS, the City has retained Ehlers & Associates, Inc., in Roseville, Minnesota ("Ehlers"), as its independent municipal advisor for the Bonds in accordance with Minnesota Statutes, Section 475.60, Subdivision 2(9);

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ramsey, Minnesota, as follows:

1. Authorization; Findings. The City Council hereby authorizes Ehlers to assist the City for the sale of the Bonds.

2. Meeting; Proposal Opening. The City Council shall meet at 7:00 p.m. on June 26, 2018, for the purpose of considering proposals for and awarding the sale of the Bonds.

3. Official Statement. In connection with said sale, the officers or employees of the City are hereby authorized to cooperate with Ehlers and participate in the preparation of an official statement for the Bonds and to execute and deliver it on behalf of the City upon its completion.

The motion for the adoption of the foregoing resolution was duly seconded by City Council Member _____ and, after full discussion thereof and upon a vote being taken thereon, the following City Council Members voted in favor thereof:

and the following voted against the same:

Whereupon said resolution was declared duly passed and adopted.

Dated this 22nd day of May, 2018.

_____
City Administrator

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

RESOLUTION #18-121 _____

RESOLUTION PROVIDING FOR THE ISSUANCE AND SALE OF $1,210,000 GGENERAL OBLIGATION STREET RECONSTRUCTION BONDS, SERIES 2018A, PLEDGING SPECIAL ASSESSMENTS AND LEVYING A TAX FOR THE PAYMENT THEREOF

A. **WHEREAS**, the City of Ramsey, Minnesota (the "City"), has heretofore determined and declared that it is necessary and expedient to issue $1,210,000 General Obligation Street Reconstruction Bonds, Series 2018A (the "Bonds" or individually, a "Bond"), pursuant to Minnesota Statutes, Chapter 475 and Section 475.58, Subdivision 3b, to finance street reconstruction improvement projects under the City's 2015 through 2019 Five-Year Street Reconstruction Overlay Plan adopted on March 10, 2015 (the "Improvements"); and

B. **WHEREAS,** on March 10, 2015, following duly published notice thereof, the Council held a public hearing on the issuance of approximately $10,000,000 principal amount of bonds to finance the Improvements and all persons who wished to speak or provide written information relative to the public hearing were afforded an opportunity to do so; and

C. **WHEREAS**, no petition signed by voters equal to 5 percent of the votes cast in the City in the last municipal general election requesting a vote on the issuance of the street reconstruction bonds has been filed with the City Administrator within 30 days after the public hearing on March 10, 2015; and

D. **WHEREAS,** the Bonds, together with any outstanding bonds of the City that are subject to the City's net debt limit, do not exceed the City's net debt limit; and

E. **WHEREAS,** the City has retained Ehlers & Associates, Inc., in Roseville, Minnesota ("Ehlers"), as its independent municipal advisor for the sale of the Bonds and was therefore authorized to sell the Bonds by private negotiation in accordance with Minnesota Statutes, Section 475.60, Subdivision 2(9) and proposals to purchase the Bonds have been solicited by Ehlers; and

F. **WHEREAS**, the proposals set forth on Exhibit A attached hereto were received by the Administrator, or designee, at the office of Ehlers, at 10:30 A.M. on the date hereof, pursuant to the Preliminary Official Statement for the Bonds, dated June 14, 2018; and

G. **WHEREAS,** it is in the best interests of the City that the Bonds be issued in book-entry form as hereinafter provided;

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

1. Acceptance of Proposal. The proposal of _____ (the "Purchaser"), to purchase the Bonds, in accordance with the Preliminary Official Statement

established for the Bonds, at the rates of interest hereinafter set forth, and to pay therefor the sum of $_____, plus interest accrued to settlement, is hereby found, determined and declared to be the most favorable proposal received, is hereby accepted and the Bonds are hereby awarded to the Purchaser. The Finance Director is directed to retain the deposit of the Purchaser and to forthwith return to the unsuccessful bidders their good faith checks or drafts.

2. Bond Terms.

(a) Original Issue Date; Denominations; Maturities; Term Bond Option. The Bonds shall be dated July 19, 2018, as the date of original issue, shall be issued forthwith on or after such date in fully registered form, shall be numbered from R-1 upward in the denomination of $5,000 each or in any integral multiple thereof of a single maturity (the "Authorized Denominations") and shall mature on December 15 in the years and amounts as follows:

Year	Amount	Year	Amount
2019		2024	
2020		2025	
2021		2026	
2022		2027	
2023		2028	

As may be requested by the Purchaser, one or more term Bonds may be issued having mandatory sinking fund redemption and final maturity amounts conforming to the foregoing principal repayment schedule, and corresponding additions may be made to the provisions of the applicable Bond(s).

(b) Book Entry Only System. The Depository Trust Company, a limited purpose trust company organized under the laws of the State of New York or any of its successors or its successors to its functions hereunder (the "Depository") will act as securities depository for the Bonds, and to this end:

(i) The Bonds shall be initially issued and, so long as they remain in book entry form only (the "Book Entry Only Period"), shall at all times be in the form of a separate single fully registered Bond for each maturity of the Bonds; and for purposes of complying with this requirement under paragraphs 5 and 10 Authorized Denominations for any Bond shall be deemed to be limited during the Book Entry Only Period to the outstanding principal amount of that Bond.

(ii) Upon initial issuance, ownership of the Bonds shall be registered in a bond register maintained by the Bond Registrar (as hereinafter defined) in the name of CEDE & CO., as the nominee (it or any nominee of the existing or a successor Depository, the "Nominee").

(iii) With respect to the Bonds neither the City nor the Bond Registrar shall have any responsibility or obligation to any broker, dealer, bank, or any other financial institution for which the Depository holds Bonds as securities depository (the

"Participant") or the person for which a Participant holds an interest in the Bonds shown on the books and records of the Participant (the "Beneficial Owner"). Without limiting the immediately preceding sentence, neither the City, nor the Bond Registrar, shall have any such responsibility or obligation with respect to (A) the accuracy of the records of the Depository, the Nominee or any Participant with respect to any ownership interest in the Bonds, or (B) the delivery to any Participant, any Owner or any other person, other than the Depository, of any notice with respect to the Bonds, including any notice of redemption, or (C) the payment to any Participant, any Beneficial Owner or any other person, other than the Depository, of any amount with respect to the principal of or premium, if any, or interest on the Bonds, or (D) the consent given or other action taken by the Depository as the Registered Holder of any Bonds (the "Holder"). For purposes of securing the vote or consent of any Holder under this Resolution, the City may, however, rely upon an omnibus proxy under which the Depository assigns its consenting or voting rights to certain Participants to whose accounts the Bonds are credited on the record date identified in a listing attached to the omnibus proxy.

(iv) The City and the Bond Registrar may treat as and deem the Depository to be the absolute owner of the Bonds for the purpose of payment of the principal of and premium, if any, and interest on the Bonds, for the purpose of giving notices of redemption and other matters with respect to the Bonds, for the purpose of obtaining any consent or other action to be taken by Holders for the purpose of registering transfers with respect to such Bonds, and for all purpose whatsoever. The Bond Registrar, as paying agent hereunder, shall pay all principal of and premium, if any, and interest on the Bonds only to the Holder or the Holders of the Bonds as shown on the bond register, and all such payments shall be valid and effective to fully satisfy and discharge the City's obligations with respect to the principal of and premium, if any, and interest on the Bonds to the extent of the sum or sums so paid.

(v) Upon delivery by the Depository to the Bond Registrar of written notice to the effect that the Depository has determined to substitute a new Nominee in place of the existing Nominee, and subject to the transfer provisions in paragraph 10, references to the Nominee hereunder shall refer to such new Nominee.

(vi) So long as any Bond is registered in the name of a Nominee, all payments with respect to the principal of and premium, if any, and interest on such Bond and all notices with respect to such Bond shall be made and given, respectively, by the Bond Registrar or City, as the case may be, to the Depository as provided in the Letter of Representations to the Depository required by the Depository as a condition to its acting as book-entry Depository for the Bonds (said Letter of Representations, together with any replacement thereof or amendment or substitute thereto, including any standard procedures or policies referenced therein or applicable thereto respecting the procedures and other matters relating to the Depository's role as book-entry Depository for the Bonds, collectively hereinafter referred to as the "Letter of Representations").

(vii) All transfers of beneficial ownership interests in each Bond issued in book-entry form shall be limited in principal amount to Authorized Denominations and

shall be effected by procedures by the Depository with the Participants for recording and transferring the ownership of beneficial interests in such Bonds.

(viii) In connection with any notice or other communication to be provided to the Holders pursuant to this Resolution by the City or Bond Registrar with respect to any consent or other action to be taken by Holders, the Depository shall consider the date of receipt of notice requesting such consent or other action as the record date for such consent or other action; provided, that the City or the Bond Registrar may establish a special record date for such consent or other action. The City or the Bond Registrar shall, to the extent possible, give the Depository notice of such special record date not less than 15 calendar days in advance of such special record date to the extent possible.

(ix) Any successor Bond Registrar in its written acceptance of its duties under this Resolution and any paying agency/bond registrar agreement, shall agree to take any actions necessary from time to time to comply with the requirements of the Letter of Representations.

(c) Termination of Book-Entry Only System. Discontinuance of a particular Depository's services and termination of the book-entry only system may be effected as follows:

(i) The Depository may determine to discontinue providing its services with respect to the Bonds at any time by giving written notice to the City and discharging its responsibilities with respect thereto under applicable law. The City may terminate the services of the Depository with respect to the Bond if it determines that the Depository is no longer able to carry out its functions as securities depository or the continuation of the system of book-entry transfers through the Depository is not in the best interests of the City or the Beneficial Owners.

(ii) Upon termination of the services of the Depository as provided in the preceding paragraph, and if no substitute securities depository is willing to undertake the functions of the Depository hereunder can be found which, in the opinion of the City, is willing and able to assume such functions upon reasonable or customary terms, or if the City determines that it is in the best interests of the City or the Beneficial Owners of the Bond that the Beneficial Owners be able to obtain certificates for the Bonds, the Bonds shall no longer be registered as being registered in the bond register in the name of the Nominee, but may be registered in whatever name or names the Holder of the Bonds shall designate at that time, in accordance with paragraph 10. To the extent that the Beneficial Owners are designated as the transferee by the Holders, in accordance with paragraph 10, the Bonds will be delivered to the Beneficial Owners.

(iii) Nothing in this subparagraph (c) shall limit or restrict the provisions of paragraph 10.

(d) Letter of Representations. The provisions in the Letter of Representation are incorporated herein by reference and made a part of the resolution, and if and to the extent any such provisions are inconsistent with the other provisions of this resolution, the provisions in the Letter of Representation shall control.

3. Purpose. The Bonds shall provide funds to finance the Improvements. The total cost of the Improvements, which shall include all costs enumerated in Minnesota Statutes, Section 475.65, is estimated to be at least equal to the amount of the Bonds. Work on the Improvements shall proceed with due diligence to completion. The City covenants that it shall do all things and perform all acts required of it to assure that work on the Improvements proceeds with due diligence to completion and that any and all permits and studies required under law for the Improvements are obtained.

4. Interest. The Bonds shall bear interest payable semiannually on June 15 and December 15 of each year (each, an "Interest Payment Date"), commencing June 15, 2019, calculated on the basis of a 360-day year of twelve 30-day months, at the respective rates per annum set forth opposite the maturity years as follows:

Maturity Year	Interest Rate	Maturity Year	Interest Rate
2019		2024	
2020		2025	
2021		2026	
2022		2027	
2023		2028	

5. Optional Redemption. All Bonds maturing December 15, 2027 and thereafter shall be subject to redemption and prepayment at the option of the City on December 15, 2026, and on any date thereafter at a price of par plus accrued interest. Redemption may be in whole or in part of the Bonds subject to prepayment. If redemption is in part, the maturities and the principal amounts within each maturity to be redeemed shall be determined by the City; and if only part of the Bonds having a common maturity date are called for prepayment, the specific Bonds to be prepaid shall be chosen by lot by the Bond Registrar. Bonds or portions thereof called for redemption shall be due and payable on the redemption date, and interest thereon shall cease to accrue from and after the redemption date. Mailed notice of redemption shall be given to the paying agent and to each affected registered holder of the Bonds not more than sixty (60) days and not fewer than thirty (30) days prior to the date fixed for redemption.

To effect a partial redemption of Bonds having a common maturity date, the Bond Registrar prior to giving notice of redemption shall assign to each Bond having a common maturity date a distinctive number for each $5,000 of the principal amount of such Bond. The Bond Registrar shall then select by lot, using such method of selection as it shall deem proper in its discretion, from the numbers so assigned to such Bonds, as many numbers as, at $5,000 for each number, shall equal the principal amount of such Bonds to be redeemed. The Bonds to be redeemed shall be the Bonds to which were assigned numbers so selected; provided, however, that only so much of the principal amount of each such Bond of a denomination of more than $5,000 shall be redeemed as shall equal $5,000 for each number assigned to it and so selected. If a Bond is to be redeemed only in part, it shall be surrendered to the Bond Registrar (with, if the City or Bond Registrar so requires, a written instrument of transfer in form satisfactory to the City and Bond Registrar duly executed by the Holder thereof or the Holder's attorney duly authorized in writing) and the City shall execute (if necessary) and the Bond Registrar shall authenticate and deliver to the Holder of the Bond, without service charge, a new Bond or Bonds

having the same stated maturity and interest rate and of any Authorized Denomination or Denominations, as requested by the Holder, in aggregate principal amount equal to and in exchange for the unredeemed portion of the principal of the Bond so surrendered

6. Bond Registrar. Bond Trust Services Corporation, in Roseville, Minnesota, is appointed to act as bond registrar and transfer agent with respect to the Bonds (the "Bond Registrar"), and shall do so unless and until a successor Bond Registrar is duly appointed, all pursuant to any contract the City and Bond Registrar shall execute which is consistent herewith. The Bond Registrar shall also serve as paying agent unless and until a successor paying agent is duly appointed. Principal and interest on the Bonds shall be paid to the registered Holders (or record holders) of the Bonds in the manner set forth in the form of Bond and paragraph 12.

7. Form of Bond. The Bonds, together with the Bond Registrar's Certificate of Authentication, the form of Assignment and the registration information thereon, shall be in substantially the following form:

UNITED STATES OF AMERICA
STATE OF MINNESOTA
ANOKA COUNTY
CITY OF RAMSEY

R-_____ $_____

GENERAL OBLIGATION STREET RECONSTRUCTION BOND, SERIES 2018A

Interest Rate	Maturity Date	Date of Original Issue	CUSIP
____%	December 15,	July 19, 2018	751813

REGISTERED OWNER: CEDE & CO.

PRINCIPAL AMOUNT: _____ DOLLARS

THE CITY OF RAMSEY, ANOKA COUNTY, MINNESOTA (the "Issuer"), certifies that it is indebted and for value received promises to pay to the registered owner specified above, or registered assigns, in the manner hereinafter set forth, the principal amount specified above, on the maturity date specified above, unless called for earlier redemption and to pay interest thereon semiannually on June 15 and December 15 of each year (each, an "Interest Payment Date"), commencing June 15, 2019, at the rate per annum specified above (calculated on the basis of a 360-day year of twelve 30-day months) until the principal sum is paid or has been provided for. This Bond will bear interest from the most recent Interest Payment Date to which interest has been paid or, if no interest has been paid, from the date of original issue hereof. The principal of and premium, if any, on this Bond are payable upon presentation and surrender hereof at the principal office of Bond Trust Services Corporation, in Roseville, Minnesota (the "Bond Registrar"), acting as paying agent, or any successor paying agent duly appointed by the Issuer. Interest on this Bond will be paid on each Interest Payment Date by check or draft mailed to the person in whose name this Bond is registered (the "Holder" or "Bondholder") on the registration books of the Issuer maintained by the Bond Registrar and at the address appearing thereon at the close of business on the first day of the calendar month of such Interest Payment Date (the "Regular Record Date"). Any interest not so timely paid shall cease to be payable to the person who is the Holder hereof as of the Regular Record Date, and shall be payable to the person who is the Holder hereof at the close of business on a date (the "Special Record Date") fixed by the Bond Registrar whenever money becomes available for payment of the defaulted interest. Notice of the Special Record Date shall be given to Bondholders not less than ten days prior to the Special Record Date. The principal of and premium, if any, and interest on this Bond are payable in lawful money of the United States of America. So long as this Bond is registered in the name of the Depository or its Nominee as provided in the Resolution hereinafter described, and as those terms are defined therein, payment of principal of, premium, if any, and interest on this Bond and notice with respect thereto shall be made as provided in the Letter of Representations, as defined in the Resolution, and surrender of this Bond shall not be required for payment of the redemption price upon a partial redemption of this Bond. Until termination of

the book-entry only system pursuant to the Resolution, Bonds may only be registered in the name of the Depository or its Nominee.

Optional Redemption. All Bonds of this issue (the "Bonds") maturing December 15, 2027 and thereafter are subject to redemption and prepayment at the option of the Issuer on December 15, 2026, and on any date thereafter at a price of par plus accrued interest. Redemption may be in whole or in part of the Bonds subject to prepayment. If redemption is in part, the maturities and the principal amounts within each maturity to be redeemed shall be determined by the Issuer; and if only part of the Bonds having a common maturity date are called for prepayment, the specific Bonds to be prepaid shall be chosen by lot by the Bond Registrar. Bonds or portions thereof called for redemption shall be due and payable on the redemption date, and interest thereon shall cease to accrue from and after the redemption date. Mailed notice of redemption shall be given to the paying agent and to each affected registered holder of the Bonds not more than sixty (60) days and not fewer than thirty (30) days prior to the date fixed for redemption.

Prior to the date on which any Bond or Bonds are directed by the Issuer to be redeemed in advance of maturity, the Issuer will cause notice of the call thereof for redemption identifying the Bonds to be redeemed to be mailed to the Bond Registrar and all Bondholders, at the addresses shown on the Bond Register. All Bonds so called for redemption will cease to bear interest on the specified redemption date, provided funds for their redemption have been duly deposited.

Selection of Bonds for Redemption; Partial Redemption. To effect a partial redemption of Bonds having a common maturity date, the Bond Registrar shall assign to each Bond having a common maturity date a distinctive number for each $5,000 of the principal amount of such Bond. The Bond Registrar shall then select by lot, using such method of selection as it shall deem proper in its discretion, from the numbers assigned to the Bonds, as many numbers as, at $5,000 for each number, shall equal the principal amount of the Bonds to be redeemed. The Bonds to be redeemed shall be the Bonds to which were assigned numbers so selected; provided, however, that only so much of the principal amount of such Bond of a denomination of more than $5,000 shall be redeemed as shall equal $5,000 for each number assigned to it and so selected. If a Bond is to be redeemed only in part, it shall be surrendered to the Bond Registrar (with, if the Issuer or Bond Registrar so requires, a written instrument of transfer in form satisfactory to the Issuer and Bond Registrar duly executed by the Holder thereof or the Holder's attorney duly authorized in writing) and the Issuer shall execute (if necessary) and the Bond Registrar shall authenticate and deliver to the Holder of the Bond, without service charge, a new Bond or Bonds having the same stated maturity and interest rate and of any Authorized Denomination or Denominations, as requested by the Holder, in aggregate principal amount equal to and in exchange for the unredeemed portion of the principal of the Bond so surrendered.

Issuance; Purpose; General Obligation. This Bond is one of an issue in the total principal amount of $1,210,000, all of like date of original issue and tenor, except as to number, maturity, interest rate, denomination and redemption privilege, issued pursuant to and in full conformity with the Charter of the Issuer, Constitution and laws of the State of Minnesota and pursuant to a resolution adopted by the City Council on June 26, 2018 (the "Resolution"), for the purpose of providing money to finance street reconstruction improvements within the Issuer. This Bond is

payable out of the General Obligation Street Reconstruction Bonds, Series 2018A Fund of the Issuer. This Bond constitutes a general obligation of the Issuer, and to provide moneys for the prompt and full payment of its principal, premium, if any, and interest when the same become due, the full faith and credit and taxing powers of the Issuer have been and are hereby irrevocably pledged.

Denominations; Exchange; Resolution. The Bonds are issuable solely in fully registered form in Authorized Denominations (as defined in the Resolution) and are exchangeable for fully registered Bonds of other Authorized Denominations in equal aggregate principal amounts at the principal office of the Bond Registrar, but only in the manner and subject to the limitations provided in the Resolution. Reference is hereby made to the Resolution for a description of the rights and duties of the Bond Registrar. Copies of the Resolution are on file in the principal office of the Bond Registrar.

Transfer. This Bond is transferable by the Holder in person or by the Holder's attorney duly authorized in writing at the principal office of the Bond Registrar upon presentation and surrender hereof to the Bond Registrar, all subject to the terms and conditions provided in the Resolution and to reasonable regulations of the Issuer contained in any agreement with the Bond Registrar. Thereupon the Issuer shall execute and the Bond Registrar shall authenticate and deliver, in exchange for this Bond, one or more new fully registered Bonds in the name of the transferee (but not registered in blank or to "bearer" or similar designation), of an Authorized Denomination or Denominations, in aggregate principal amount equal to the principal amount of this Bond, of the same maturity and bearing interest at the same rate.

Fees upon Transfer or Loss. The Bond Registrar may require payment of a sum sufficient to cover any tax or other governmental charge payable in connection with the transfer or exchange of this Bond and any legal or unusual costs regarding transfers and lost Bonds.

Treatment of Registered Owners. The Issuer and Bond Registrar may treat the person in whose name this Bond is registered as the owner hereof for the purpose of receiving payment as herein provided (except as otherwise provided herein with respect to the Record Date) and for all other purposes, whether or not this Bond shall be overdue, and neither the Issuer nor the Bond Registrar shall be affected by notice to the contrary.

Authentication. This Bond shall not be valid or become obligatory for any purpose or be entitled to any security unless the Certificate of Authentication hereon shall have been executed by the Bond Registrar.

Qualified Tax-Exempt Obligation. This Bond has been designated by the Issuer as a "qualified tax-exempt obligation" for purposes of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

IT IS HEREBY CERTIFIED AND RECITED that all acts, conditions and things required by the Charter of the Issuer, Constitution and laws of the State of Minnesota to be done, to happen and to be performed, precedent to and in the issuance of this Bond, have been done, have happened and have been performed, in regular and due form, time and manner as required by law, and that this Bond, together with all other debts of the Issuer outstanding on the date of

original issue hereof and the date of its issuance and delivery to the original purchaser, does not exceed any charter, constitutional or statutory limitation of indebtedness.

IN WITNESS WHEREOF, the City of Ramsey, Anoka County, Minnesota, by its City Council has caused this Bond to be executed on its behalf by the facsimile signatures of its Mayor and its Administrator, the corporate seal of the Issuer having been intentionally omitted as permitted by law.

Date of Registration:	Registrable by: BOND TRUST SERVICES CORPORATION
_____	Payable at: BOND TRUST SERVICES CORPORATION

BOND REGISTRAR'S CERTIFICATE OF AUTHENTICATION This Bond is one of the Bonds described in the Resolution mentioned Within. BOND TRUST SERVICES CORPORATION Roseville, Minnesota Bond Registrar	CITY OF RAMSEY, ANOKA COUNTY, MINNESOTA /s/ Facsimile Mayor /s/ Facsimile Administrator

By: _____
Authorized Signature

ABBREVIATIONS

The following abbreviations, when used in the inscription on the face of this Bond, shall be construed as though they were written out in full according to applicable laws or regulations:

TEN COM - as tenants in common
TEN ENT - as tenants by the entireties
JT TEN - as joint tenants with right of survivorship and not as tenants in common
UTMA - _____ as custodian for _____
(Cust) (Minor)
under the _____ Uniform Transfers to Minors Act
(State)

Additional abbreviations may also be used though not in the above list.

ASSIGNMENT

For value received, the undersigned hereby sells, assigns and transfers unto _____ the within Bond and does hereby irrevocably constitute and appoint _____ attorney to transfer the Bond on the books kept for the registration thereof, with full power of substitution in the premises.

Dated:_____ _____

Notice: The assignor's signature to this assignment must correspond with the name as it appears upon the face of the within Bond in every particular, without alteration or any change whatever.

Signature Guaranteed:

_____

Signature(s) must be guaranteed by a national bank or trust company or by a brokerage firm having a membership in one of the major stock exchanges or any other "Eligible Guarantor Institution" as defined in 17 CFR 240.17 Ad-15(a)(2).

The Bond Registrar will not effect transfer of this Bond unless the information concerning the transferee requested below is provided.

Name and Address: _____
_____
_____

(Include information for all joint owners if the Bond is held by joint account.)

8. Execution. The Bonds shall be in typewritten form, shall be executed on behalf of the City by the signatures of its Mayor and Administrator and be sealed with the seal of the City; provided, as permitted by law, both signatures may be photocopied facsimiles and the corporate seal has been omitted. In the event of disability or resignation or other absence of either officer, the Bonds may be signed by the manual or facsimile signature of the officer who may act on behalf of the absent or disabled officer. In case either officer whose signature or facsimile of whose signature shall appear on the Bonds shall cease to be such officer before the delivery of the Bonds, the signature or facsimile shall nevertheless be valid and sufficient for all purposes, the same as if the officer had remained in office until delivery.

9. Authentication. No Bond shall be valid or obligatory for any purpose or be entitled to any security or benefit under this resolution unless a Certificate of Authentication on such Bond, substantially in the form hereinabove set forth, shall have been duly executed by an authorized representative of the Bond Registrar. Certificates of Authentication on different Bonds need not be signed by the same person. The Bond Registrar shall authenticate the signatures of officers of the City on each Bond by execution of the Certificate of Authentication on the Bond and by inserting as the date of registration in the space provided the date on which the Bond is authenticated, except that for purposes of delivering the original Bonds to the Purchaser, the Bond Registrar shall insert as a date of registration the date of original issue of July 19, 2018. The Certificate of Authentication so executed on each Bond shall be conclusive evidence that it has been authenticated and delivered under this resolution.

10. Registration; Transfer; Exchange. The City will cause to be kept at the principal office of the Bond Registrar a bond register in which, subject to such reasonable regulations as the Bond Registrar may prescribe, the Bond Registrar shall provide for the registration of Bonds and the registration of transfers of Bonds entitled to be registered or transferred as herein provided.

Upon surrender for transfer of any Bond at the principal office of the Bond Registrar, the City shall execute (if necessary), and the Bond Registrar shall authenticate, insert the date of registration (as provided in paragraph 9) of, and deliver, in the name of the designated transferee or transferees, one or more new Bonds of any Authorized Denomination or Denominations of a like aggregate principal amount, having the same stated maturity and interest rate, as requested by the transferor; provided, however, that no Bond may be registered in blank or in the name of "bearer" or similar designation.

At the option of the Holder, Bonds may be exchanged for Bonds of any Authorized Denomination or Denominations of a like aggregate principal amount and stated maturity, upon surrender of the Bonds to be exchanged at the principal office of the Bond Registrar. Whenever any Bonds are so surrendered for exchange, the City shall execute (if necessary), and the Bond Registrar shall authenticate, insert the date of registration of, and deliver the Bonds which the Holder making the exchange is entitled to receive.

All Bonds surrendered upon any exchange or transfer provided for in this resolution shall be promptly canceled by the Bond Registrar and thereafter disposed of as directed by the City.

All Bonds delivered in exchange for or upon transfer of Bonds shall be valid general obligations of the City evidencing the same debt, and entitled to the same benefits under this resolution, as the Bonds surrendered for such exchange or transfer.

Every Bond presented or surrendered for transfer or exchange shall be duly endorsed or be accompanied by a written instrument of transfer, in form satisfactory to the Bond Registrar, duly executed by the Holder thereof or the Holder's attorney duly authorized in writing.

The Bond Registrar may require payment of a sum sufficient to cover any tax or other governmental charge payable in connection with the transfer or exchange of any Bond and any legal or unusual costs regarding transfers and lost Bonds.

Transfers shall also be subject to reasonable regulations of the City contained in any agreement with the Bond Registrar, including regulations which permit the Bond Registrar to close its transfer books between record dates and payment dates. The Finance Director is hereby authorized to negotiate and execute the terms of said agreement.

11. Rights Upon Transfer or Exchange. Each Bond delivered upon transfer of or in exchange for or in lieu of any other Bond shall carry all the rights to interest accrued and unpaid, and to accrue, which were carried by such other Bond.

12. Interest Payment; Record Date. Interest on any Bond shall be paid on each Interest Payment Date by check or draft mailed to the person in whose name the Bond is registered (the "Holder") on the registration books of the City maintained by the Bond Registrar and at the address appearing thereon at the close of business on the first day of the calendar month of such Interest Payment Date (the "Regular Record Date"). Any such interest not so timely paid shall cease to be payable to the person who is the Holder thereof as of the Regular Record Date, and shall be payable to the person who is the Holder thereof at the close of business on a date (the "Special Record Date") fixed by the Bond Registrar whenever money becomes available for payment of the defaulted interest. Notice of the Special Record Date shall be given by the Bond Registrar to the Holders not less than ten days prior to the Special Record Date.

13. Treatment of Registered Owner. The City and Bond Registrar may treat the person in whose name any Bond is registered as the owner of such Bond for the purpose of receiving payment of principal of and premium, if any, and interest (subject to the payment provisions in paragraph 12) on, such Bond and for all other purposes whatsoever whether or not such Bond shall be overdue, and neither the City nor the Bond Registrar shall be affected by notice to the contrary.

14. Delivery; Application of Proceeds. The Bonds when so prepared and executed shall be delivered by the Finance Director to the Purchaser upon receipt of the purchase price, and the Purchaser shall not be obliged to see to the proper application thereof.

15. Funds. There is hereby established a special fund to be designated the "General Obligation Street Reconstruction Bonds, Series 2018A Fund" (the "Fund") to be administered and maintained by the Finance Director as a bookkeeping account separate and apart from all other funds maintained in the official financial records of the City. The Fund shall be maintained

in the manner herein specified until all of the Bonds and the interest thereon have been fully paid. There shall be maintained in the Fund the following separate accounts.

(a) Construction Account. To the Construction Account there shall be credited the proceeds of the sale of the Bonds, plus any special assessments levied with respect to the Improvements and collected prior to completion of the Improvements and payment of the costs thereof. From the Construction Account there shall be paid all costs and expenses of making the Improvements, including the cost of any construction contracts heretofore let and all other costs incurred and to be incurred of the kind authorized in Minnesota Statutes, Section 475.65; and the moneys in the Construction Account shall be used for no other purpose except as otherwise provided by law; provided that the proceeds of the Bonds may also be used to the extent necessary to pay interest on the Bonds due prior to the anticipated date of commencement of the collection of taxes or special assessments herein levied or covenanted to be levied; and provided further that if any special assessments credited to the Construction Account shall only be applied towards payment of the costs of the Improvements upon adoption of a resolution by the City Council determining that the application of the special assessments for such purpose will not cause the City to no longer be in compliance with Minnesota Statutes, Section 475.61, Subdivision 1.

(b) Debt Service Account. There are hereby irrevocably appropriated and pledged and shall be credited to the Debt Service Account: (i) all collections of special assessments herein covenanted to be levied with respect to the Improvements and either initially credited to the Construction Account and not already spent as permitted above and required to pay any principal and interest due on the Bonds or collected subsequent to the completion of the Improvements and payment of the costs thereof; (ii) all collections of taxes herein or hereafter levied for the payment of the Bonds; (iii) all funds remaining in the Construction Account after completion of the Improvements and payment of the costs thereof; (iv) all investment earnings on funds held in the Debt Service Account; and (v) any and all other moneys which are properly available and are appropriated by the governing body of the City to the Debt Service Account. The Debt Service Account shall be used solely to pay the principal and interest on the Bonds and any other general obligation bonds of the City hereafter issued by the City and made payable from the Debt Service Account as provided by law.

No portion of the proceeds of the Bonds shall be used directly or indirectly to acquire higher yielding investments or to replace funds which were used directly or indirectly to acquire higher yielding investments, except (1) for a reasonable temporary period until such proceeds are needed for the purpose for which the Bonds were issued and (2) in addition to the above in an amount not greater than the lesser of five percent of the proceeds of the Bonds or $100,000. To this effect, any proceeds of the Bonds and any sums from time to time held in the Construction Account or Debt Service Account (or any other City account which will be used to pay principal or interest to become due on the bonds payable therefrom) in excess of amounts which under then applicable federal arbitrage regulations may be invested without regard to yield shall not be invested at a yield in excess of the applicable yield restrictions imposed by said arbitrage regulations on such investments after taking into account any applicable "temporary periods" or "minor portion" made available under the federal arbitrage regulations. Money in the Construction Account shall not be invested in obligations or deposits issued by, guaranteed by or insured by the United States or any agency or instrumentality thereof if and to the extent that

such investment would cause the Bonds to be "federally guaranteed" within the meaning of Section 149(b) of the Internal Revenue Code of 1986, as amended (the "Code").

16. Special Assessments. It is hereby determined that a portion of the cost to the City of the Improvements financed hereunder within the meaning of Minnesota Statutes, Section 475.58, Subdivision 1(3), shall be paid by special assessments to be levied against every assessable lot, piece and parcel of land benefitted by the Improvements. The City hereby covenants and agrees that it will let all construction contracts not heretofore let within one year after ordering each Improvement financed hereunder unless the resolution ordering the Improvement specifies a different time limit for the letting of construction contracts. The City hereby further covenants and agrees that it will do and perform, as soon as they may be done, all acts and things necessary for the final and valid levy of such special assessments, and in the event that any such assessment be at any time held invalid with respect to any lot, piece or parcel of land due to any error, defect, or irregularity in any action or proceedings taken or to be taken by the City or this Council or any of the City officers or employees, either in the making of the assessments or in the performance of any condition precedent thereto, the City and this Council will forthwith do all further acts and take all further proceedings as may be required by law to make the assessments a valid and binding lien upon such property.

The special assessments have heretofore been authorized. Subject to such adjustments as are required by conditions in existence at the time the assessments are levied, it is hereby determined that the assessments shall be payable in equal, consecutive, annual installments, including both principal and interest, with interest at a rate per annum set forth below:

Improvement Designation	Amount	Levy Years	Collection Years	Rate

SEE ATTACHED SCHEDULE IN EXHIBIT B

At the time the assessments are in fact levied the City Council shall, based on the then-current estimated collections of the assessments, make any adjustments in any ad valorem taxes required to be levied in order to assure that the City continues to be in compliance with Minnesota Statutes, Section 475.61, Subdivision 1.

17. Tax Levy; Coverage Test. To provide moneys for payment of the principal and interest on the Bonds there is hereby levied upon all of the taxable property in the City a direct annual ad valorem tax which shall be spread upon the tax rolls and collected with and as part of other general property taxes in the City for the years and in the amounts as follows:

Years of Tax Levy	Years of Tax Collection	Amount

SEE ATTACHED SCHEDULE IN EXHIBIT B

For the payment of the principal and interest on the Bonds maturing in 2019, the City has heretofore levied in 2018 a direct ad valorem in the amount of $_____ which was spread upon the tax rolls and will be collected with and as part of other general property taxes in the City.

The tax levies are such that if collected in full they, together with special assessments will produce at least five percent in excess of the amount needed to meet when due the principal and interest payments on the Bonds. The tax levies shall be irrepealable so long as any of the Bonds are outstanding and unpaid, provided that the City reserves the right and power to reduce the levies in the manner and to the extent permitted by Minnesota Statutes, Section 475.61, Subdivision 3.

18. General Obligation Pledge. For the prompt and full payment of the principal and interest on the Bonds, as the same respectively become due, the full faith, credit and taxing powers of the City shall be and are hereby irrevocably pledged. If the balance in the Debt Service Account is ever insufficient to pay all principal and interest then due on the Bonds and any other bonds payable therefrom, the deficiency shall be promptly paid out of any other funds of the City which are available for such purpose, and such other funds may be reimbursed with or without interest from the Debt Service Account when a sufficient balance is available therein.

19. Continuing Disclosure. The City is the sole obligated person with respect to the Bonds. The City hereby agrees, in accordance with the provisions of Rule 15c2-12 (the "Rule"), promulgated by the Securities and Exchange Commission (the "Commission") pursuant to the Securities Exchange Act of 1934, as amended, and a Continuing Disclosure Undertaking (the "Undertaking") hereinafter described to:

(a) Provide or cause to be provided to the Municipal Securities Rulemaking Board (the "MSRB") by filing at www.emma.msrb.org in accordance with the Rule, certain annual financial information and operating data in accordance with the Undertaking. The City reserves the right to modify from time to time the terms of the Undertaking as provided therein.

(b) Provide or cause to be provided to the MSRB notice of the occurrence of certain events with respect to the Bonds in not more than ten (10) business days after the occurrence of the event, in accordance with the Undertaking.

(c) Provide or cause to be provided to the MSRB notice of a failure by the City to provide the annual financial information with respect to the City described in the Undertaking, in not more than ten (10) business days following such occurrence.

(d) The City agrees that its covenants pursuant to the Rule set forth in this paragraph and in the Undertaking is intended to be for the benefit of the Holders of the Bonds and shall be enforceable on behalf of such Holders; provided that the right to enforce the provisions of these covenants shall be limited to a right to obtain specific enforcement of the City's obligations under the covenants.

The Mayor and Administrator, or any other officer of the City authorized to act in their place (the "Officers") are hereby authorized and directed to execute on behalf of the City the Undertaking in substantially the form presented to the City Council subject to such modifications thereof or additions thereto as are (i) consistent with the requirements under the Rule, (ii) required by the Purchaser of the Bonds, and (iii) acceptable to the Officers.

20. Defeasance. When all Bonds have been discharged as provided in this paragraph, all pledges, covenants and other rights granted by this resolution to the registered holders of the Bonds shall, to the extent permitted by law, cease. The City may discharge its obligations with

respect to any Bonds which are due on any date by irrevocably depositing with the Bond Registrar on or before that date a sum sufficient for the payment thereof in full; or if any Bond should not be paid when due, it may nevertheless be discharged by depositing with the Bond Registrar a sum sufficient for the payment thereof in full with interest accrued to the date of such deposit. The City may also at any time discharge its obligations with respect to any Bonds, subject to the provisions of law now or hereafter authorizing and regulating such action, by depositing irrevocably in escrow, with a suitable banking institution qualified by law as an escrow agent for this purpose, cash or securities described in Minnesota Statutes, Section 475.67, Subdivision 8, bearing interest payable at such times and at such rates and maturing on such dates as shall be required, without regard to sale and/or reinvestment, to pay all amounts to become due thereon to maturity or, if notice of redemption as herein required has been duly provided for, to such earlier redemption date.

21. Compliance With Reimbursement Bond Regulations. The provisions of this paragraph are intended to establish and provide for the City's compliance with United States Treasury Regulations Section 1.150-2 (the "Reimbursement Regulations") applicable to the "reimbursement proceeds" of the Bonds, being those portions thereof which will be used by the City to reimburse itself for any expenditure which the City paid or will have paid prior to the Closing Date (a "Reimbursement Expenditure").

The City hereby certifies and/or covenants as follows:

(a) Not later than sixty days after the date of payment of a Reimbursement Expenditure, the City (or person designated to do so on behalf of the City) has made or will have made a written declaration of the City's official intent (a "Declaration") which effectively (i) states the City's reasonable expectation to reimburse itself for the payment of the Reimbursement Expenditure out of the proceeds of a subsequent borrowing; (ii) gives a general and functional description of the property, project or program to which the Declaration relates and for which the Reimbursement Expenditure is paid, or identifies a specific fund or account of the City and the general functional purpose thereof from which the Reimbursement Expenditure was to be paid (collectively the "Project"); and (iii) states the maximum principal amount of debt expected to be issued by the City for the purpose of financing the Project; provided, however, that no such Declaration shall necessarily have been made with respect to: (i) "preliminary expenditures" for the Project, defined in the Reimbursement Regulations to include engineering or architectural, surveying and soil testing expenses and similar prefatory costs, which in the aggregate do not exceed twenty percent of the "issue price" of the Bonds, and (ii) a *de minimis* amount of Reimbursement Expenditures not in excess of the lesser of $100,000 or five percent of the proceeds of the Bonds.

(b) Each Reimbursement Expenditure is a capital expenditure or a cost of issuance of the Bonds or any of the other types of expenditures described in Section 1.150-2(d)(3) of the Reimbursement Regulations.

(c) The "reimbursement allocation" described in the Reimbursement Regulations for each Reimbursement Expenditure shall and will be made forthwith following (but not prior to) the issuance of the Bonds and in all events within the period ending on the date which is the later of eighteen months after payment of the Reimbursement Expenditure or one year after the date

on which the Project to which the Reimbursement Expenditure relates is first placed in service, but not more than three years after the date of the Reimbursement Expenditure.

(d) Each such reimbursement allocation will be made in a writing that evidences the City's use of Bond proceeds to reimburse the Reimbursement Expenditure and, if made within 30 days after the Bonds are issued, shall be treated as made on the day the Bonds are issued.

Provided, however, that the City may take action contrary to any of the foregoing covenants in this paragraph upon receipt of an opinion of its Bond Counsel for the Bonds stating in effect that such action will not impair the tax-exempt status of the Bonds.

22. Certificate of Registration. A certified copy of this resolution is hereby directed to be filed with the County Auditor of Anoka County, Minnesota, together with such other information as the County Auditor shall require, and there shall be obtained from the County Auditor a certificate that the Bonds have been entered in the County Auditor's Bond Register and the tax levy required by law has been made.

23. Records and Certificates. The officers of the City are hereby authorized and directed to prepare and furnish to the Purchaser, and to the attorneys approving the legality of the issuance of the Bonds, certified copies of all proceedings and records of the City relating to the Bonds and to the financial condition and affairs of the City, and such other affidavits, certificates and information as are required to show the facts relating to the legality and marketability of the Bonds as the same appear from the books and records under their custody and control or as otherwise known to them, and all such certified copies, certificates and affidavits, including any heretofore furnished, shall be deemed representations of the City as to the facts recited therein.

24. Negative Covenant as to Use of Proceeds and Improvements. The City hereby covenants not to use the proceeds of the Bonds or to use the Improvements, or to cause or permit them to be used, or to enter into any deferred payment arrangements for the cost of the Improvements, in such a manner as to cause the Bonds to be "private activity bonds" within the meaning of Sections 103 and 141 through 150 of the Code.

25. Tax-Exempt Status of the Bonds; Rebate. The City shall comply with requirements necessary under the Code to establish and maintain the exclusion from gross income under Section 103 of the Code of the interest on the Bonds, including without limitation (i) requirements relating to temporary periods for investments, (ii) limitations on amounts invested at a yield greater than the yield on the Bonds, and (iii) the rebate of excess investment earnings to the United States, if the Bonds (together with other obligations reasonably expected to be issued and outstanding at one time in this calendar year) exceed the small issuer exception amount of $5,000,000.

For purposes of qualifying for the exception to the federal arbitrage rebate requirements for governmental units issuing $5,000,000 or less of bonds, the City hereby finds, determines and declares that (i) the Bonds are issued by a governmental unit with general taxing powers, (ii) no Bond is a private activity bond, (iii) ninety-five percent or more of the net proceeds of the Bonds are to be used for local governmental activities of the City (or of a governmental unit the jurisdiction of which is entirely within the jurisdiction of the City), and (iv) the aggregate face

amount of all tax exempt bonds (other than private activity bonds) issued by the City (and all subordinate entities thereof, and all entities treated as one issuer with the City) during the calendar year in which the Bonds are issued and outstanding at one time is not reasonably expected to exceed $5,000,000, all within the meaning of Section 148(f)(4)(D) of the Code.

26. Designation of Qualified Tax-Exempt Obligations. In order to qualify the Bonds as "qualified tax-exempt obligations" within the meaning of Section 265(b)(3) of the Code, the City hereby makes the following factual statements and representations:

(a) the Bonds are issued after August 7, 1986;

(b) the Bonds are not "private activity bonds" as defined in Section 141 of the Code;

(c) the City hereby designates the Bonds as "qualified tax-exempt obligations" for purposes of Section 265(b)(3) of the Code;

(d) the reasonably anticipated amount of tax-exempt obligations (other than private activity bonds, treating qualified 501(c)(3) bonds as not being private activity bonds) which will be issued by the City (and all entities treated as one issuer with the City, and all subordinate entities whose obligations are treated as issued by the City) during this calendar year 2018 will not exceed $10,000,000;

(e) not more than $10,000,000 of obligations issued by the City during this calendar year 2018 have been designated for purposes of Section 265(b)(3) of the Code; and

(f) the aggregate face amount of the Bonds does not exceed $10,000,000.

The City shall use its best efforts to comply with any federal procedural requirements which may apply in order to effectuate the designation made by this paragraph.

27. Official Statement. The Official Statement relating to the Bonds prepared and distributed by Ehlers is hereby approved and the officers of the City are authorized in connection with the delivery of the Bonds to sign such certificates as may be necessary with respect to the completeness and accuracy of the Official Statement.

28. Payment of Issuance Expenses. The City authorizes the Purchaser to forward the amount of Bond proceeds allocable to the payment of issuance expenses to KleinBank, Chaska, Minnesota on the closing date for further distribution as directed by the City's financial advisor, Ehlers.

29. Severability. If any section, paragraph or provision of this resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this resolution.

30. Headings. Headings in this resolution are included for convenience of reference only and are not a part hereof, and shall not limit or define the meaning of any provision 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:

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 26th day of June, 2018.

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 compared the attached and foregoing extract of minutes with the original thereof on file in my office, and that the same is a full, true and complete transcript of the minutes of a meeting of the City Council duly called and held on the date therein indicated, insofar as the minutes relate to considering proposals and awarding the competitive negotiated sale of $1,210,000 General Obligation Street Reconstruction Bonds, Series 2018A.

WITNESS my hand on June _____, 2018.

_____
City Administrator

EXHIBIT A

PROPOSALS

[To be supplied by Ehlers & Associates, Inc.]

EXHIBIT B

SCHEDULES

[To be supplied by Ehlers & Associates, Inc.]

S&P Global
Ratings

RatingsDirect®

Summary:

Ramsey, Minnesota; General Obligation

Primary Credit Analyst:
Eric J Harper, Chicago (1) 312-233-7094; eric.harper@spglobal.com

Secondary Contact:
Daniel E Hughes, Chicago (1) 312-233-7054; daniel.hughes@spglobal.com

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Rationale

Outlook

Related Research

Summary:

Ramsey, Minnesota; General Obligation

Credit Profile		
US$1.21 mil GO str reconstruction bnds ser 2018A dtd 06/19/2018 due 12/15/2028		
Long Term Rating	AA+/Stable	New
Ramsey GO		
Long Term Rating	AA+/Stable	Affirmed

Rationale

S&P Global Ratings assigned its 'AA+' long-term rating to Ramsey, Minn.'s series 2018A general obligation (GO) street reconstruction bonds. At the same time, we affirmed our 'AA+' rating on the city's existing GO bonds. The outlook is stable.

The city's GO unlimited property tax pledge secures the bonds. Debt service on the bonds will also be paid by special assessments, but we rate to the GO pledge, which we view as the stronger security. Proceeds from the 2018A bonds will be used for street reconstruction and overlay projects.

The rating reflects our view of the city's:

- Strong economy, with access to a broad and diverse metropolitan statistical area (MSA);
- Strong management, with "good" financial policies and practices under our Financial Management Assessment (FMA) methodology;
- Strong budgetary performance, with operating surpluses in the general fund and at the total governmental fund level in fiscal 2017;
- Very strong budgetary flexibility, with an available fund balance in fiscal 2017 of 72% of operating expenditures;
- Very strong liquidity, with total government available cash at 3.9x total governmental fund expenditures and 22.4x governmental debt service, and access to external liquidity we consider strong;
- Adequate debt and contingent liability position, with debt service carrying charges at 17.6% of expenditures and net direct debt that is 156.8% of total governmental fund revenue, as well as low overall net debt at less than 3% of market value and rapid amortization, with 74.1% of debt scheduled to be retired in 10 years; and
- Strong institutional framework score.

Strong economy

We consider Ramsey's economy strong. The city, with an estimated population of 26,120, is in Anoka County about 28 miles north of Minneapolis. It is in the Minneapolis-St. Paul-Bloomington MSA, which we consider to be broad and diverse. The city has a projected per capita effective buying income of 112% of the national level and per capita market value of $92,012. Overall, market value grew by 5.8% over the past year to $2.4 billion in 2017. The county unemployment rate was 3.3% in 2017.

Residential growth in the city has been strong in recent years and has led to steady increases in market value, which management expects will continue. In addition to single-family developments, it also is expecting a new 174-unit senior apartment development and new elementary school. The city expects assessed value to increase by about 8% in 2019, which is consistent with prior increases. The largest employers in the city include Life Fitness (460 employees), Vision-Ease Lens (300), and Showdown Displays (253). We expect the economy to remain strong over the next few years, although if market value continues to grow, our view of the economy could strengthen.

Strong management

We view the city's management as strong, with "good" financial policies and practices under our FMA methodology, indicating financial practices exist in most areas, but that governance officials might not formalize or monitor all of them on a regular basis.

Management uses four years of historical data, outside data sources, and line-item estimates during budget development. It provides monthly budget-to-actual reports to the council and the budget can be amended as necessary throughout the year. The city maintains a 10-year capital improvement plan and a five-year financial forecast. It has an investment management policy and management reports investment holdings to the council monthly. The city has a debt management policy but it is not comprehensive, in our opinion. Its general fund reserve policy is to maintain a minimum of 50% of expenditures, which it has historically followed.

Strong budgetary performance

Ramsey's budgetary performance is strong, in our opinion. The city had operating surpluses of 3.6% of expenditures in the general fund and 3.1% across all governmental funds in fiscal 2017. General fund operating results of the city have been stable over the last three years, with results of 2.3% in 2016 and 2.7% in 2015.

Budgetary performance has been stable and resulted in small surpluses in the general fund and total governmental funds for the last several years. In 2018, management expects about a $200,000 general fund surplus (1.6%) due to higher-than-budgeted building permit revenue and salary savings. It expects at least balanced results in fiscal 2019. We expect budgetary performance to remain strong.

Major general fund revenue sources include property taxes (81%), licenses and permits (7%), and charges for services (7%). In evaluating budgetary performance, we adjusted for one-time capital expenditures and treated recurring transfers as either revenue or expenditures.

Very strong budgetary flexibility

Ramsey's budgetary flexibility is very strong, in our view, with an available fund balance in fiscal 2017 of 72% of operating expenditures, or $7.9 million. We expect the available fund balance to remain above 30% of expenditures for the current and next fiscal years, which we view as a positive credit factor.

The city has maintained available reserves close to, or exceeding, 70% of expenditures in each of the last several years and it reports no plans to reduce general fund reserves. We expect budgetary flexibility to remain very strong.

Very strong liquidity

In our opinion, Ramsey's liquidity is very strong, with total government available cash at 3.9x total governmental fund expenditures and 22.4x governmental debt service in 2017. In our view, the city has strong access to external liquidity

if necessary.

Its $68.4 million in cash and investments in 2017 were held primarily in certificates of deposit, municipal bonds, and U.S. agency securities, which we do not consider aggressive investments. The city has strong access to external liquidity, in our opinion, because of its history issuing GO debt over the last two decades. We expect liquidity to remain very strong.

Adequate debt and contingent liability profile

In our view, Ramsey's debt and contingent liability profile is adequate. Total governmental fund debt service is 17.6% of total governmental fund expenditures, and net direct debt is 156.8% of total governmental fund revenue. Overall net debt is low at 2.5% of market value, and approximately 74.1% of the direct debt is scheduled to be repaid within 10 years, which are, in our view, positive credit factors.

The city indicates that it may issue up to $2 million in GO debt within the next year for road improvements. It has no variable-rate or private-placement debt outstanding.

Ramsey's combined required pension and actual other postemployment benefit (OPEB) contributions totaled 3.6% of total governmental fund expenditures in 2017. The city made its full annual required pension contribution in 2017.

The city participates in two cost-sharing multiple-employer pension plans, including the General Employees Retirement Fund (GERF) and the Public Employees Police and Fire Fund (PEPFF). Required pension contributions to these plans are determined by state statute. Statutory contributions have generally not kept pace with actuarially determined contribution (ADC) rates, indicating the potential for future payment acceleration. The state recently passed pension legislation that will marginally increase contributions (for PEPFF only), reduce the investment rate of return to 7.5% (from 8%), and reduce some employee benefits (primarily cost-of-living adjustments). While we view these as positive changes for future plan funding levels, the lack of an actuarial funding policy remains a weakness in these plans.

The PEPFF and GERF were 85.4% and 75.9% funded, respectively, in fiscal 2017. The city's proportionate share of the net pension liability for these plans totaled $6.5 million. We consider historical plan funding levels somewhat weak, and we believe that the history of pension contributions below ADC increases the risk of payment acceleration. Additionally, in our view, the plan investment portfolios are exposed to significant market risk, with only 22% of its investments allocated to fixed income and cash, which increases the risk for volatility in funding levels. Despite these weaknesses, we believe the city has sufficient taxing and operational flexibility to manage future increases in pension contributions. However, in the future, if pension contributions absorb a larger share of the city's budget, our view of its debt and contingent liability profile could weaken.

The city maintains a single-employer plan for OPEBs, which it funds on a pay-as-you-go basis. We understand its liabilities for the plan are limited to the implicit rate subsidy as the city makes no contributions towards retiree health care premiums.

Strong institutional framework

The institutional framework score for Minnesota cities with a population greater than 2,500 is strong.

Outlook

The stable outlook reflects our view of Ramsey's very strong budgetary flexibility and liquidity, which is supported by strong management conditions. It also reflects the city's access to the broad and diverse Twin Cities MSA, which provides a moderating effect on local economic fluctuations. We do not expect to change the rating within the two-year outlook period.

Upside scenario

Although unlikely, in our opinion, a higher rating is possible if economic indicators improve to, and are sustained at, levels that are commensurate with those of higher rated peers, in addition to no deterioration in budgetary performance or flexibility and no weakening in the debt profile.

Downside scenario

We could lower the rating if, due to budgetary imbalance, available reserves weakened significantly.

Related Research

- S&P Public Finance Local GO Criteria: How We Adjust Data For Analytic Consistency, Sept. 12, 2013
- Incorporating GASB 67 And 68: Evaluating Pension/OPEB Obligations Under Standard & Poor's U.S. Local Government GO Criteria, Sept. 2, 2015

Ratings Detail (As Of June 21, 2018)		
Ramsey GO		
Long Term Rating	AA+/Stable	Affirmed
Ramsey GO		
Long Term Rating	AA+/Stable	Affirmed
Ramsey GO		
Long Term Rating	AA+/Stable	Affirmed
Ramsey GO		
Long Term Rating	AA+/Stable	Affirmed

Certain terms used in this report, particularly certain adjectives used to express our view on rating relevant factors, have specific meanings ascribed to them in our criteria, and should therefore be read in conjunction with such criteria. Please see Ratings Criteria at www.standardandpoors.com for further information. Complete ratings information is available to subscribers of RatingsDirect at www.capitaliq.com. All ratings affected by this rating action can be found on S&P Global Ratings' public website at www.standardandpoors.com. Use the Ratings search box located in the left column.

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