City of Ramsey
Agenda
Regular City Council
Revised
Tuesday, July 10, 2018
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

1. Call to Order

2. Presentation

3. Citizen Input

4. Consent Agenda

1. Receive Cash & Investments for Period Ending June 30, 2018

2. Approve the Following Meeting Minutes:
1. City Council Work Session dated 6/26/2018
2. City Council Regular dated 6/26/2018

3. Approve Licenses

4. Adopt Resolution #18-137 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of June 21, 2018 through July 3, 2018

5. Adopt Resolution #18-127 Appointing Election Judges for the Primary Election on August 14, 2018

6. Adopt Resolution #18-134 to Enter into Memorandum of Understanding for Anoka County Cooperative Weed Management Area Partnership

7. Adopt Resolution #18-135 Releasing the Property at 8390 Riverdale Drive NW from the Alpaca Estates 4th Addition Development Agreement; Case of Shorewood RV

8. Adopt Resolution #18-140 Extending Contract with CBRE for Commercial Real Estate Brokerage Services

9. Adopt Resolution #18-141 Approving Extension to Purchase Agreement with Capstone Homes for Outlot C, Alpha Development

10. ~~Adopt Resolution #18-142 Approving Final Versions of Agreements Affiliated with Affinity at Ramsey, Case of Inland Group~~ **This item was moved to the Regular Agenda as Case 7.05.**

11. Adopt Resolution #18-143 Approving Development Agreement for Riverstone 2nd Addition; Case of Riverstone Development, LLC (Capstone Homes)

12. Adopt Resolution #18-133 to Fill the Vacant Part-time Economic Development Administrative Assistant Position

13. Report from Public Works Committee
The Public Works Committee held its regular meeting on June 19, 2018 and discussed the following cases:
1. Consider Stop Sign Installation at Garnet Street and 169th Lane: Ratify the recommendation of the Public Works Committee
to accept staff recommendation to not install additional stop signs at 169th Lane/Garnet Street based on the traffic counts, visibility, and accident history.
2. Consider Speed Study Request for Ramsey Boulevard between Bunker Lake Boulevard and Sunwood Drive: Ratify the
recommendation of the Public Works Committee of denial to file a request with Anoka County to perform a speed study on Ramsey Boulevard between Bunker Lake Boulevard and Sunwood Drive.
3. Consider Replacing 20+ Year Old Pergola and Park Shelter Roof at Emerald Pond Park: Ratify the recommendation of the Public Works Committee to recommend to City Council the replacement of the pergola and roof shelter at Emerald Pond Park as discussed, at a not-to-exceed cost of $45,000 from the Capital Maintenance Fund.

5. Approve Agenda

6. Public Hearing

1. Public Hearing: Approve On-Sale, Patio, and Sunday Liquor License for LLBatsche LLC, dba Kitchen Table located in the City of Ramsey at 7533 Sunwood Drive NW, Suite 110.

7. Council Business

1. Adopt Resolution #18-138 Establishing Restaurant Awning Assistance Program

2. Adopt Resolution #18-139 Approving Restaurant Subsidy Application for Awning Replacement: Kitchen Table

3. Professional Services Contract Extension for the Tinklenberg Group - **This item has been moved to case 7.00**.

4. Consider Authorization for the Submission of a Grant Application to Metropolitan Council for the Mississippi Skyway.

5. Adopt Resolution #18-142 Approving Final Versions of Agreements Affiliated with Affinity at Ramsey, Case of Inland Group - **This item was moved from the Consent Agenda (4.12) to be considered as Case 7.05.**

8. Mayor/Council/Staff Input

9. Adjournment

CC Regular Session **4. 1.**

Meeting Date: 07/10/2018

By: Diana Lund, Finance

Information

Title

Receive Cash & Investments for Period Ending June 30, 2018

Purpose/Background:

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

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

Action:

No action required. Informational only.

Attachments

Cash & Investments for Period Ending June 30, 2018

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	07/05/2018 02:06 PM
Form Started By: Diana Lund		Started On: 06/29/2018 11:12 AM
Final Approval Date: 07/05/2018		

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

	June-18 CURRENT MONTH	2018 YEAR-TO-DATE
CASH AND TEMPORARY INVESTMENTS		
BEGINNING BALANCE	$ 67,773,840.65	$ 69,531,209.52
CASH INFLOWS:		
Daily Deposit	431,066.11	5,029,708.39
Tax Settlements		22,366.22
U/B Receipts	43,340.60	1,022,295.65
Credit Cards (Includes Utility Billing)	141,936.51	1,500,649.79
Interest Earnings [Net of Interest Paid on Investments]	162,749.88	589,779.66
Bond Proceeds	4,300,000.00	4,300,000.00
TOTAL CASH INFLOW	$ 5,079,093.10	$ 12,464,799.71
TOTAL CASH AVAILABLE	$ 72,852,933.75	$ 81,996,009.23
CASH OUTFLOWS:		
Prepaid Checks	623,416.04	3,936,362.33
Bills Lists	777,018.50	3,522,678.63
Pay Estimates	340,309.64	986,218.89
Credit Cards	7,866.30	28,847.05
Payroll - Net	497,972.07	2,110,872.49
Flex Reimbursement	1,706.34	23,406.21
Void Checks/Dormant Checks Paid	(1,380.05)	(99,479.94)
Debt Service	-	880,788.16
Miscellaneous [Bank Charges; etc.]	59.50	350.00
TOTAL CASH OUTFLOW	$ 2,246,968.34	$ 11,390,043.82
POOLED CASH AND TEMPORARY INVESTMENTS ENDING BALANCE	**$ 70,605,965.41**	**$ 70,605,965.41**
MEMO - NET 2018 CASH INFLOW (OUTFLOW)	**2,832,124.76**	**1,074,755.89**
INVESTMENT PORTFOLIO SUMMARY		
BEGINNING BALANCE	**$ 61,809,700.25**	**61,031,260.23**
Purchases	3,494,000.00	12,567,000.00
Maturities/Sales	(5,707,263.17)	(14,001,823.15)
ENDING BALANCE	**$ 59,596,437.08**	**$ 59,596,437.08**

Prepared by the City of Ramsey Finance Department
7/2/2018

2018 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	FDIC #	CUSIP	PRIN BAL 1/1/2018	PURCH 2018	SOLD/ MATURE 2018	BV PRIN BAL 12/31/2018	PAR
170202	1/30/2018	4M	Term Series 4M			1,000,000.00		1,000,000.00	0.00	1,000,000.00
171208A	3/29/2018	4M	Term Series 4M		249114	500,000.00		500,000.00	0.00	500,000.00
180130	3/28/2019	4M	Term Series 4M				500,000.00	0.00	500,000.00	500,000.00
180510	8/31/2018	4M	Term Series 4M		253392		500,000.00	0.00	500,000.00	500,000.00
180406A	10/31/2018	4M	Term Series 4M		252586		500,000.00	0.00	500,000.00	500,000.00
180406B	1/30/2019	4M	Term Series 4M		252589		1,000,000.00	0.00	1,000,000.00	1,000,000.00
180228	7/30/2018	4M	Term Series 4M				1,000,000.00	0.00	1,000,000.00	500,000.00
180629D	10/31/2018	4M	Term Series 4M				500,000.00	0.00	500,000.00	500,000.00
180629E	1/30/2019	4M	Term Series 4M				500,000.00	0.00	500,000.00	500,000.00
180629F	7/30/2019	4M	Term Series 4M				500,000.00	0.00	500,000.00	500,000.00
171208B	6/28/2018	4M	Term Series 4M		249104	500,000.00		500,000.00	0.00	500,000.00
171208C	12/10/2018	4M	Term Series 4M		249093	1,000,000.00		0.00	1,000,000.00	1,000,000.00
171109A	2/28/2018	4M	Term Series 4M			500,000.00		500,000.00	0.00	500,000.00
171109B	5/10/2018	4M	Term Series 4M			500,000.00		500,000.00	0.00	500,000.00
170831	8/31/2018	4M	Term Series 4M			750,000.00		0.00	750,000.00	750,000.00
170629A	6/29/2018	4M	Term Series 4M			2,000,000.00		2,000,000.00	0.00	2,000,000.00
170406B	4/13/2018	4M	Term Series 4M			1,000,000.00		1,000,000.00	0.00	1,000,000.00
									6,750,000.00	
150701A	2/1/2020	BAIRD	WINTHROP MN TAX		976367ND0	290,000.00		0.00	290,000.00	290,000
180223	12/30/2019	BAIRD	FNMA		3136G3VS2		500,000.00	0.00	500,000.00	500,000
160322A	3/22/2021	BAIRD	FNMA		3136H3BT1	250,000.00		0.00	250,000.00	250,000
160322B	1/1/2020	BAIRD	MINNENOTONKA MN ISD 276		604195D20	100,000.00		0.00	100,000.00	100,000
150701B	2/1/2021	BAIRD	WINTHROP MN TAX		976367NE8	305,000.00		0.00	305,000.00	305,000
140904	9/1/2021	BAIRD	OKLAHOMA TAXABLE		678519RP6	535,000.00		0.00	535,000.00	535,000
									1,980,000.00	
160826A	8/27/2018	ICD SEC	CD-ADMIRALS BANK	27015	007220AM8	200,000.00		0.00	200,000.00	200,000
170629B	12/31/2018	ICD SEC	CD-ALLY BANK	57803	02006L3SO	100,000.00		0.00	100,000.00	100,000
171012	10/13/2020	ICD SEC	CD-ALLY BANK	57803	03006L5Z2	74,000.00		0.00	74,000.00	74,000
160728B	7/30/2018	ICD SEC	CD-ALLY BANK	57803	02006LH30	75,000.00		0.00	75,000.00	75,000
170829B	3/1/2019	ICD SEC	CD-AMERICAN EXPRESS	27471	02587DX45	249,000.00		0.00	249,000.00	249,000
170829A	8/29/2019	ICD SEC	CD-AMERICAN EXPRESS	35328	02587CFQ8	249,000.00		0.00	249,000.00	249,000
160930C	4/6/2018	ICD SEC	CD-AMERICAN NATIONA	24472	02771RAQ6	249,000.00		249,000.00	0.00	249,000.00
160930A	4/2/2018	ICD SEC	CD-AMERICAN NATIONA	38812	02771PNK9	157,000.00		157,000.00	0.00	157,000.00
180302	1/2/2020	ICD SEC	CD-AXIOM BANK	31390	05464LAV3		200,000.00	0.00	200,000.00	200,000
180621	6/21/2021	ICD SEC	CD-MERCANTILE COMM	22953	58733AEX3		200,000.00	0.00	200,000.00	200,000
180629B	6/1/2920	ICD SEC	CD-FIRST INTERNET BAN	34607	32056GC21		249,000.00	0.00	249,000.00	249,000
170630A	6/29/2018	ICD SEC	CD-BANK BARODA	33681	06062RAU6	98,000.00		98,000.00	0.00	98,000
160615	6/15/2018	ICD SEC	CD-BANK LEUMI USA	19842	063248FQ6	250,000.00		250,000.00	0.00	250,000
170413	4/13/2018	ICD SEC	CD-BANK OF BARODA	33681	06062Q2P8	151,000.00		151,000.00	0.00	151,000
170517	5/17/2018	ICD SEC	CD-BANK OF CHINA	33653	06426WFAS	99,000.00		99,000.00	0.00	99,000
171220B	12/20/2018	ICD SEC	CD-BANK OF CHINA	33653	06426WXH0	150,000.00		0.00	150,000.00	150,000
160826B	8/27/2018	ICD SEC	CD-BANK OF HOPE	26610	062683AB3	249,000.00		0.00	249,000.00	249,000
180215	2/13/2019	ICD SEC	CD-BANK OF INDIA	33648	06279KFK7		200,000.00	0.00	200,000.00	200,000
170125B	1/25/2019	ICD SEC	CD-BANKERS West BANK	23210	06610YFQ5	109,000.00		0.00	109,000.00	200,000
180125	1/25/2019	ICD SEC	CD-BANNER BANK	28489	06552XFNO		200,000.00	0.00	200,000.00	200,000
170630B	12/28/2018	ICD SEC	CD-BAR HARBOR	11971	066851VR4	249,000.00		0.00	249,000.00	249,000
140716	7/16/2019	ICD SEC	CD-BARCLAYS BANK	57203	0674OKHF7	250,000.00		0.00	250,000.00	250,000
171228C	12/27/2019	ICD SEC	CD-BELL BANK	19581	07815AAT4	249,000.00		0.00	249,000.00	249,000
170714A	1/14/2019	ICD SEC	CD-BMW BANK	35141	05580AJP0	149,000.00		0.00	149,000.00	149,000
161130	11/30/2018	ICD SEC	CD-BMW BANK OF NORT	35141	05580AFN9	100,000.00		0.00	100,000.00	100,000
171229A	12/27/2019	ICD SEC	CD-BRICKELL BANK	21220	10801DAM3	249,000.00		0.00	249,000.00	249,000
160729A	4/30/2018	ICD SEC	CD-BROOKLINE BANK	17798	113730CE6	176,000.00		176,000.00	0.00	176,000
170131	7/31/2019	ICD SEC	CD-CAPE COD	23287	13934CAB3	249,000.00		0.00	249,000.00	200,000
170111	1/11/2019	ICD SEC	CD-CAPITAL ONE BANK	33954	140420S92	148,000.00		0.00	148,000.00	200,000
150715A	7/16/2018	ICD SEC	CD-CAPITAL ONE BANK	04297	14042E4R8	250,000.00		0.00	250,000.00	250,000.00
180216	8/16/2019	ICD SEC	CD-CATHAY BANK	18503	149159LY9		249,000.00	0.00	249,000.00	249,000
170330B	9/30/2019	ICD SEC	CD-CENTRAL FEDERAL S	27910	15347EAE9	249,000.00		0.00	249,000.00	249,000
180329	3/30/2020	ICD SEC	CD-CITIBANK	7213	17312QHS1		249,000.00	0.00	249,000.00	249,000
180117	7/17/2020	ICD SEC	CD-CITIZENS NATIONAL	06531	175144DH4		150,000.00	0.00	150,000.00	150,000
170728C	7/29/2019	ICD SEC	CD-CITIZENS STATE BAN	00419	17669WGF6	249,000.00		0.00	249,000.00	249,000
170331	9/30/2019	ICD SEC	CD-CITIZENS STATE BAN	11778	17668UAP5	103,000.00		0.00	103,000.00	103,000
160826C	2/28/2019	ICD SEC	CD-COMENITY CAP BANI	57570	20033ARR9	249,000.00		0.00	249,000.00	249,000
170208	8/8/2018	ICD SEC	CD-COMMERCIAL BANK	12246	20146AAC4	101,000.00		0.00	101,000.00	101,000
170928	3/27/2020	ICD SEC	CD-CONNECTONE BANK	57919	20786ABV6	249,000.00		0.00	249,000.00	249,000
171129B	11/29/2019	ICD SEC	CD-CRESCOM BANK	57135	225862DH1	249,000.00		0.00	249,000.00	249,000
180124A	1/24/2020	ICD SEC	CD-CROSSFIRST BANK	58648	2766ACD5		249,000.00	0.00	249,000.00	249,000
140723A	1/23/2018	ICD SEC	CD-CUSTOMERS BANK	34444	23204HBR8	200,000.00		200,000.00	0.00	200,000
170719A	7/19/2019	ICD SEC	CD-DISCOVER BANK	05649	2546726A1	100,000.00		0.00	100,000.00	100,000

2018 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	FDIC #	CUSIP	PRIN BAL 1/1/2018	PURCH 2018	SOLD/ MATURE 2018	BV PRIN BAL 12/31/2018	PAR
150730	7/30/2018	ICD SEC	CD-DISCOVER BANK	05649	254672TA6	149,000.00		0.00	149,000.00	149,000.00
160720	7/20/2018	ICD SEC	CD-EAGLE BANK	34742	27002YCX2	249,000.00		0.00	249,000.00	249,000
170724	7/24/2019	ICD SEC	CD-EAST BOSTON SAVIN	33510	27119PBU4	249,000.00		0.00	249,000.00	249,000
170719C	7/19/2019	ICD SEC	CD-ENERBANK	57293	29266N5Q6	249,000.00		0.00	249,000.00	249,000
170228	2/28/2019	ICD SEC	CD-ESSA BANK & TRUST	28262	29667RPN7	249,000.00		0.00	249,000.00	249,000
160129	1/29/2018	ICD SEC	CD-EVERBANK	34775	29976DH94	248,000.00		248,000.00	0.00	250,000
170630C	12/31/2018	ICD SEC	CD-FIRST BANK SOUTHE	15019	31931TEP6	249,000.00		0.00	249,000.00	249,000
170731	1/31/2019	ICD SEC	CD-FIRST COMMERCIAL	57069	31984GEF2	249,000.00		0.00	249,000.00	249,000
180430A	10/30/2019	ICD SEC	CD-FIRST GENERAL BAN	58060	320337CF3		200,000.00	0.00	200,000.00	200,000
160816	2/16/2018	ICD SEC	CD-FIRST NATIONAL BAI	05452	332135GM8	249,000.00		249,000.00	0.00	249,000
151218B	6/18/2018	ICD SEC	CD-FIRST SOURCE BANK	09087	33646CFY5	250,000.00		250,000.00	0.00	250,000.00
180129	1/29/2020	ICD SEC	CD-FORTUNE BANK	58107	34969RCD8		248,000.00	0.00	248,000.00	248,000
130301	3/1/2018	ICD SEC	CD-GE CAPITAL BANK	33778	3616ITJB2	200,000.00		200,000.00	0.00	200,000
170327	7/27/2018	ICD SEC	CD-GNB BANK	14079	36198JCP7	249,000.00		0.00	249,000.00	249,000
170726	7/27/2020	ICD SEC	CD-GOLDMAN SACHS	33124	38148PLS4	249,000.00		0.00	249,000.00	249,000
171215A	12/16/2019	ICD SEC	CD-HAMNI BANK	24170	410193CR9	249,000.00		0.00	249,000.00	249,000
171130C	5/29/2020	ICD SEC	CD-HENRY COUNTY BAN	15384	426336BM4	200,000.00		0.00	200,000.00	200,000
160729B	3/29/2018	ICD SEC	CD-HERITAGE BANK	30090	42724JDF9	249,000.00		249,000.00	0.00	249,000
160721A	7/23/2018	ICD SEC	CD-INDEPENDENCE BAN	08136	4534OKDP1	249,000.00		0.00	249,000.00	249,000
161216A	12/17/2018	ICD SEC	CD-INVESTORS SAVINGS	28892	46176PFV2	249,000.00		0.00	249,000.00	249,000
160831	8/31/2018	ICD SEC	CD-JP MORGAN CHASE	00628	48126XCN3	249,000.00		0.00	249,000.00	249,000
170927	9/27/2019	ICD SEC	CD-KEY BANK	17534	49306SYU4	100,000.00		0.00	100,000.00	100,000
170222	8/22/2019	ICD SEC	CD-KEY BANK	17534	493065XF8	149,000.00		0.00	149,000.00	149,000
171013	10/15/2019	ICD SEC	CD-LAKESIDE BANK	19573	51210SNQ6	101,000.00		0.00	101,000.00	101,000
161019	10/19/2018	ICD SEC	CD-LAKESIDE BANK	19573	51210SLX3	100,000.00		0.00	100,000.00	100,000
170929	3/27/2020	ICD SEC	CD-LANDMARK COMM B	34982	51507LBM5	249,000.00		0.00	249,000.00	249,000
161230A	12/30/2019	ICD SEC	CD-M BANK	14816	55275FKK3	160,000.00		0.00	160,000.00	160,000
180430B	4/30/2020	ICD SEC	CD-MAGYAR BANK	30704	55977RBP7		225,000.00	0.00	225,000.00	225,000
161215	2/14/2019	ICD SEC	CD-MAIN STREET BANK	57162	56034WAP6	249,000.00		0.00	249,000.00	200,000
171220A	12/20/2019	ICD SEC	CD-MB FINANCIAL	03628	55266CXT8	249,000.00		0.00	249,000.00	249,000
170714B	1/14/2019	ICD SEC	CD-MEDALLION BANK	57449	58403D7B6	249,000.00		0.00	249,000.00	249,000
170721	7/22/2019	ICD SEC	CD-MERRICK BANK	34519	59013JZB8	249,000.00		0.00	249,000.00	249,000
171214A	6/14/2019	ICD SEC	CD-MIDLAND STATES BA	01040	59774QFF4	249,000.00		0.00	249,000.00	249,000
170714C	7/15/2019	ICD SEC	CD-MIDSOUTH BANK	25884	59805FAB5	249,000.00		0.00	249,000.00	249,000
171214B	12/16/2019	ICD SEC	CD-MORGAN STANLEY B	32992	61747MD65	249,000.00		0.00	249,000.00	249,000
170728B	1/28/2020	ICD SEC	CD-NATIONWIDE BANK	34710	63861NAH8	249,000.00		0.00	249,000.00	249,000
151031	1/4/2018	ICD SEC	CD-NOA BANK	58657	65487TBD2	150,000.00		150,000.00	0.00	150,000
170330A	4/1/2019	ICD SEC	CD-NORTHFIELD BANK	28710	66612ABG2	249,000.00		0.00	249,000.00	249,000
160210A	2/9/2018	ICD SEC	CD-ORIENTAL BANK	31469	686184WS7	200,000.00		200,000.00	0.00	200,000
161221	6/21/2019	ICD SEC	CD-ORRSTOWN BANK	00713	687377EA5	249,000.00		0.00	249,000.00	249,000
171215B	6/15/2020	ICD SEC	CD-PACIFIC CITY BANK	57463	69406PCT4	249,000.00		0.00	249,000.00	249,000
170719B	7/19/2019	ICD SEC	CD-PEOPLES UNITED BAI	27334	71270QQZZ	249,000.00		0.00	249,000.00	249,000
170727	10/28/2019	ICD SEC	CD-PILOT BANK	27045	721531BT7	249,000.00		0.00	249,000.00	249,000
170728A	7/27/2018	ICD SEC	CD-PINNACLE BANK	35583	72345SFJS	249,000.00		0.00	249,000.00	249,000
171130B	11/29/2019	ICD SEC	CD-PONCE DELEON	31189	73233AM1	53,000.00		0.00	53,000.00	53,000
161229	6/29/2018	ICD SEC	CD-PREFERRED BANK	33539	740367FE2	249,000.00		249,000.00	0.00	249,000
170317	9/17/2018	ICD SEC	CD-PRIVATE BANK & TR	33306	74267GVR5	200,000.00		0.00	200,000.00	200,000
161228A	6/28/2018	ICD SEC	CD-PROVIDENCE BANK	01643	74374MAD6	249,000.00		249,000.00	0.00	249,000
171127	11/27/2019	ICD SEC	CD-ROCKFORD BANK &	57927	77315PBM3	249,000.00		0.00	249,000.00	249,000
161207	6/7/2018	ICD SEC	CD-ROLLSTONE BANK &	17797	77579ABW5	200,000.00		200,000.00	0.00	200,000
170125C	1/25/2019	ICD SEC	CD-RONDOUT SAVINGS I	15969	776322AR0	200,000.00		0.00	200,000.00	200,000
171222	9/23/2019	ICD SEC	CD-SACO & BIDDEFORD	17743	78577TAV7	249,000.00		0.00	249,000.00	249,000
160916	9/17/2018	ICD SEC	CD-SAFRA NATIONAL BA	26876	78/658QYZ0	249,000.00		0.00	249,000.00	249,000.00
171213	12/13/2019	ICD SEC	CD-SALLIE MAE BANK	58177	795450G41	249,000.00		0.00	249,000.00	249,000
180417	4/17/2020	ICD SEC	CD-SOUTHWEST NATION	4801	845182BK9		151,000.00	0.00	151,000.00	151,000
171229B	12/29/2020	ICD SEC	CD-STATE BANK OF FEN	11406	856188AV9	249,000.00		0.00	249,000.00	249,000
170623	6/24/2019	ICD SEC	CD-STATE BANK OF INDI	33682	856285BZ3	249,000.00		0.00	249,000.00	249,000
180531A	5/29/2020	ICD SEC	CD-STEARNS BANK	10988	857894WV9		249,000.00	0.00	249,000.00	249,000
160930D	4/30/2018	ICD SEC	CD-STEARNS BANK	10988	857894RN1	249,000.00		249,000.00	0.00	249,000.00
161228B	6/28/2019	ICD SEC	CD-STEUBEN TR CO	12936	860010BG1	160,000.00		0.00	160,000.00	160,000
170630D	6/28/2019	ICD SEC	CD-SUMMIT COMMUNIT	34102	86604XLX2	205,000.00		0.00	205,000.00	205,000
180406C	4/6/2020	ICD SEC	CD-SYNCHRONY BANK	27314	87164WUX4		249,000.00	0.00	249,000.00	249,000
161123	5/23/2018	ICD SEC	CD-TCF NATIONAL BANK	28330	872278XK7	100,000.00		100,000.00	0.00	100,000
170922	5/26/2020	ICD SEC	CD-TEXAS EXCHANGE B.	20096	88241TCA6	249,000.00		0.00	249,000.00	249,000
171027	10/27/2020	ICD SEC	CD-THIRD FEDERAL SAV	30012	88413QBS6	249,000.00		0.00	249,000.00	249,000
160721B	1/22/2018	ICD SEC	CD-TRANSPORTATION A	34781	89388CBE7	249,000.00		249,000.00	0.00	249,000
170421	4/22/2019	ICD SEC	CD-UNITED COMMUNITY	19143	90983HAC8	249,000.00		0.00	249,000.00	249,000
171130A	11/29/2019	ICD SEC	CD-UNIVEST NATIONAL	07759	91527PBF3	249,000.00		0.00	249,000.00	249,000
161219	12/19/2018	ICD SEC	CD-WEB BANK	34404	947547JJ5	249,000.00		0.00	249,000.00	249,000
160617	6/18/2018	ICD SEC	CD-WELLS FARGO BANK	03511	9497485X1	150,000.00		150,000.00	0.00	150,000
180530	5/29/2020	ICD SEC	CD-WEX BANK	34697	92937CHA9		249,000.00	0.00	249,000.00	249,000
170125A	1/25/2019	ICD SEC	CD-WHITNEY BANK	12441	966594AV5	249,000.00		0.00	249,000.00	249,000
160930B	4/2/2018	ICD SEC	CD-WOOD & HUSTON BA	01060	978208AA4	249,000.00		249,000.00	0.00	249,000.00
170112	1/11/2019	ICD SEC	CD-WORLDS FOREMOST	57079	981571CS9	100,000.00		0.00	100,000.00	200,000

2018 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	FDIC #	CUSIP	PRIN BAL 1/1/2018	PURCH 2018	SOLD/ MATURE 2018	BV PRIN BAL 12/31/2018	PAR
170119	1/18/2019	ICD SEC	CD-WORLDS FOREMOST	57079	981571CU4	100,000.00		0.00	100,000.00	200,000
171214C	6/14/2019	ICD SEC	CD-ZB (ZION)	02270	98878BLQ9	249,000.00		0.00	249,000.00	249,000
			2017 Investments & MM						20,351,000.00	
090102B	12/25/2018	Com Sec	FNR 2003-120 BY		31393UGR8	3,572.05		3,038.12	533.93	200,000
									533.93	
160606	5/1/2020	Northland	ANCHOR BAY MI SCH DISTRICT		032879-TC-2	500,000.00		0.00	500,000.00	500,000
161114B	2/1/2024	Northland	ANDOVER MN TAX		034313-ZU-3	300,000.00		0.00	300,000.00	300,000
130412	2/1/2024	Northland	BECKER MN TAX		075671LJ4	50,000.00		0.00	50,000.00	50,000
160317	2/1/2019	Northland	BECKER MN TAX		075663YH9	645,000.00		0.00	645,000.00	645,000
150903	11/1/2018	Northland	BROOKFIELD WI, TAXABLE		112857-BL-0	500,000.00		0.00	500,000.00	500,000
110310	2/1/2020	Northland	BROOKLYN CENTER ISD#286		113853-KG-9	285,000.00		0.00	285,000.00	285,000
17128A	4/1/2018	Northland	BURLINGTON WIS REFUND		122133-KW-0	25,000.00		25,000.00	0.00	25,000
120215B	6/1/2026	Northland	CEDAR RAPIDS IO TAX		150528-JU-2	50,000.00		0.00	50,000.00	50,000
120606B	6/1/2022	Northland	CEDAR RAPIDS IO TAX		150528-N2-6	135,000.00		0.00	135,000.00	135,000
120606A	6/1/2023	Northland	CEDAR RAPIDS IO TAX		150528-PA-9	140,000.00		0.00	140,000.00	140,000
140620	12/1/2020	Northland	CELINA OHIO SCHOOL DISTR		151069-FD-8	300,000.00		0.00	300,000.00	300,000
130815A	12/1/2020	Northland	CHASKA, MN TAX		161664-DY-0	75,000.00		0.00	75,000.00	75,000
130815B	12/1/2021	Northland	CHASKA, MN TAX		161664-DZ-7	75,000.00		0.00	75,000.00	75,000
171129A	2/1/2019	Northland	CHASKA, MN TAX		161664-G4-7	120,000.00		0.00	120,000.00	120,000
140502	2/15/2020	Northland	COLLINGSWOOD NJ TAX		194756-PQ-9	145,000.00		0.00	145,000.00	145,000
140730A	6/1/2019	Northland	DES MOINES IA TAXABLE		25009X-GB-5	115,000.00		0.00	115,000.00	115,000
140730B	6/1/2020	Northland	DES MOINES IA TAXABLE		25009X-GC-3	145,000.00		0.00	145,000.00	145,000
170109	6/1/2022	Northland	DESMOINES IA TAX		250097-J3-7	200,000.00		0.00	200,000.00	200,000
141104	2/1/2022	Northland	DULUTH MN TAXABLE		264438-G5-5	150,000.00		0.00	150,000.00	150,000
151217A	12/1/2018	Northland	FARGO ND TAXABLE		30747N-BC-7	435,000.00		0.00	435,000.00	435,000
151216A	6/14/2018	Northland	FFCB		3133EF-SH-1	500,000.00		500,000.00	0.00	500,000
170712	7/1/2021	Northland	GARDENDALE ALA TAX		365478-DQ-6	240,000.00		0.00	240,000.00	240,000
171218B	3/1/2020	Northland	GLENDALE RIVER HILLS WIS TAX		378541-CN-4	135,000.00		0.00	135,000.00	135,000
171218C	2/15/2018	Northland	HALE COUNTY TAX		405468-CN-7	25,000.00		25,000.00	0.00	25,000
170823A	3/1/2018	Northland	HAWLEY MN SCHOOL DISTRICT		420416-EY-1	150,000.00		150,000.00	0.00	150,000
140320A	3/1/2019	Northland	HAWLEY MN SCHOOL DISTRICT		420416-EZ-8	390,000.00		0.00	390,000.00	390,000
140117	11/1/2019	Northland	HONOLULU TAXABLE		438670-Q4-6	275,000.00		0.00	275,000.00	275,000
150109	10/1/2022	Northland	HUBBARD COUNTY TAX		443348-DE-4	135,000.00		0.00	135,000.00	140,000
180212A	6/1/2018	Northland	IOWA WESTIN COMM COLLEGE		462612-RZ-7		160,000.00	160,000.00	0.00	160,000
180212B	6/1/2019	Northland	IOWA WESTIN COMM COLLEGE		462612-SA-1		140,000.00	0.00	140,000.00	140,000
180212C	6/1/2020	Northland	IOWA WESTIN COMM COLLEGE		462612-SB-9		160,000.00	0.00	160,000.00	160,000
120321	3/1/2022	Northland	MADISION WI SCHOOL DISTR		558495-KN-6	500,000.00		0.00	500,000.00	500,000
150708	2/1/2019	Northland	MAPLEWOOD MN TAX		56557-UM-5	350,000.00		0.00	350,000.00	350,000
161101	3/1/2019	Northland	MARSHFIELD WI TAX		572852-W4-9	145,000.00		0.00	145,000.00	145,000
121228B	9/1/2023	Northland	MIDDLETON WIS REFUND		596782-T6-7	300,000.00		0.00	300,000.00	300,000
120214B	9/1/2025	Northland	MIDDLETON WIS REFUND		596782-TJ-1	315,000.00		0.00	315,000.00	315,000
150430	2/1/2022	Northland	MINNETONKA ISD #276		604195-YG-6	270,000.00		0.00	270,000.00	270,000
130702A	1/1/2019	Northland	MINNETONKA ISD #276		604195-VW-4	285,000.00		0.00	285,000.00	285,000
130702B	1/1/2021	Northland	MINNETONKA ISD #276		604195-VY-0	400,000.00		0.00	400,000.00	400,000
120215A	1/1/2028	Northland	MINNETONKA ISD #276		604195-SB-4	50,000.00		50,000.00	0.00	50,000
160812	5/1/2023	Northland	MONROE MI TAX		611101-MF-0	190,000.00		0.00	190,000.00	190,000
130722	2/1/2021	Northland	MOUND MN TAXABLE		620S35-W4-2	95,000.00		0.00	95,000.00	95,000
100803B	2/1/2018	Northland	NEW PRAGUE BAB		648159-TX-9	70,000.00		70,000.00	0.00	70,000
100803C	2/1/2019	Northland	NEW PRAGUE BAB		648159-TY-7	45,000.00		0.00	45,000.00	45,000
100803D	2/1/2020	Northland	NEW PRAGUE BAB		648159-TZ-4	70,000.00		0.00	70,000.00	70,000
141006	6/1/2020	Northland	NORTHEAST IOWA COMM COLLEGE		664214-JQ-7	320,000.00		0.00	320,000.00	320,000
161003A	2/1/2018	Northland	OLIVIA MN TAX		681079-YD-5	45,000.00		45,000.00	0.00	45,000
161003B	2/1/2019	Northland	OLIVIA MN TAX		681079-YE-3	95,000.00		0.00	95,000.00	95,000
161003C	2/1/2020	Northland	OLIVIA MN TAX		681079-YF-0	100,000.00		0.00	100,000.00	100,000
180131	3/1/2021	Northland	PALMYRA EAGE AREA SCHOOL		697165-EH-7		75,000.00	0.00	75,000.00	75,000
111031	6/1/2018	Northland	RACINE WIS TAXABLE		750021-6D-4	755,000.00		755,000.00	0.00	755,000
130624A	2/1/2023	Northland	RAMSEY COUNTY TAXABLE		751622-HH-7	595,000.00		0.00	595,000.00	595,000
130624B	2/1/2022	Northland	RAMSEY COUNTY TAXABLE		751622-HG-9	285,000.00		0.00	285,000.00	285,000
180124B	2/1/2019	Northland	RICHFIELD TAX TIF		763325-6K-8		25,000.00	0.00	25,000.00	25,000
171228A	2/1/2020	Northland	SCOTT COUNTY TAX		809557-AY-7	60,000.00		0.00	60,000.00	60,000
171228B	2/1/2021	Northland	SCOTT COUNTY TAX		809557-AZ-4	115,000.00		0.00	115,000.00	115,000
160420B	10/1/2018	Northland	SHEBOYGAN WIS TAX		82102R-BY-0	250,000.00		0.00	250,000.00	250,000
150804	11/1/2018	Northland	SHEBYGAN WISCON REFUND		82102R-BM-6	800,000.00		0.00	800,000.00	800,000
120308A	12/1/2020	Northland	SHOREWOOD WIS TAX		825230-KU-8	150,000.00		0.00	150,000.00	150,000
120308B	12/1/2022	Northland	SHOREWOOD WIS TAX		825230-KW-4	150,000.00		0.00	150,000.00	150,000
120308C	12/1/2027	Northland	SHOREWOOD WIS TAX		825230-LB-9	225,000.00		0.00	225,000.00	225,000
120308D	12/1/2028	Northland	SHOREWOOD WIS TAX		825230-LC-7	465,000.00		0.00	465,000.00	465,000
170215	5/1/2019	Northland	SPARTA WIS REFUNDING		846748-HC-8	100,000.00		0.00	100,000.00	100,000
161222	2/1/2019	Northland	ST. PAUL MN PORT AUTHORITY TAX		793028-WR-8	145,000.00		0.00	145,000.00	145,000
110608	2/1/2019	Northland	WADENA MN BAB		930217-JD-7	95,000.00		0.00	95,000.00	95,000
170620A	6/1/2019	Northland	WATERLOO IOWA TAXABLE		941647-VS-5	210,000.00		0.00	210,000.00	210,000

2018 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	FDIC #	CUSIP	PRIN BAL 1/1/2018	PURCH 2018	SOLD/ MATURE 2018	BV PRIN BAL 12/31/2018	PAR
170620B	6/1/2020	Northland	WATERLOO IOWA TAXABLE		941647-VT-3	210,000.00		0.00	210,000.00	210,000
130624C	6/1/2018	Northland	WATERLOO IOWA TAXABLE		941647-NZ-8	345,000.00		345,000.00	0.00	345,000
170823B	10/1/2019	Northland	WESTERN LAKE SUPERIOR		958522-XW-9	120,000.00		0.00	120,000.00	120,000
120215C	10/1/2019	Northland	WESTERN LAKE SUPERIOR		958522-WU-4	100,000.00		0.00	100,000.00	100,000
160728A	5/1/2020	Northland	WISCONSIN STATE TAX		97705M-DS-1	500,000.00		0.00	500,000.00	500,000
141205A	9/1/2018	Northland	WYANDOTTE KANSAS SD		982696-QE-9	125,000.00		0.00	125,000.00	125,000
									14,120,000.00	
120817A	5/1/2018	UBS	NYC-TAXABLE		64971QTU7	500,000.00		500,000.00	0.00	500,000
130611	5/21/2018	UBS	FNMA		3135GOXDO	750,000.00		750,000.00	0.00	750,000
030630A	6/15/2018	UBS	FHR 2628 AB		31393VMQ1C	553.50		553.56	-0.06	200,000
030730A	8/25/2018	UBS	FNR 2003-74-KN		31393EAL3C	1,042.57		885.11	157.46	300,000.00
121207	11/1/2018	UBS	NYC GEN TAX		64971QH55	500,000.00		0.00	500,000.00	500,000
160412	5/1/2019	UBS	LINCOLN SD TAX		533883NG5	500,000.00		0.00	500,000.00	500,000
040730A	7/15/2019	UBS	FHR 2822 DB		31395C3S8	865.81		866.54	-0.73	500,000
160930E	9/30/2019	UBS	CD-JEFFERSON BANK & TRUST		472376AA0	245,000.00		0.00	245,000.00	245,000.00
130606B	11/1/2019	UBS	NYC GEN TAX		64971QH63	1,000,000.00		0.00	1,000,000.00	1,000,000
160224B	12/1/2019	UBS	MCLEAN COUNTY IL SCHOOL DISTRIC		582018Ff5	450,000.00		0.00	450,000.00	450,000
150310	4/1/2020	UBS	MONTGOMERY ALA TAX		613035L69	400,000.00		0.00	400,000.00	400,000
160526	5/1/2020	UBS	MILAN MICH SCHOOL TAX		598801JD1	500,000.00		0.00	500,000.00	500,000
160613	12/1/2020	UBS	SCHILLER PARK TAX		8062721LM6	325,000.00		0.00	325,000.00	325,000
151207	12/1/2020	UBS	SACRAMENTO TAXABLE		786060BB8	300,000.00		0.00	300,000.00	300,000
970625	2/25/2021	UBS	FNMA FNR-1991-7 H		31358FZW2	1,000.00		0.00	1,000.00	129,000
160927A	5/1/2021	UBS	YPSILANTI MI SCHOOL DISTR		987864NY7	405,000.00		0.00	405,000.00	405,000.00
160422	5/15/2021	UBS	UNIVERSITY OF CA TAX		91412GFS9	500,000.00		0.00	500,000.00	500,000
171211	7/1/2021	UBS	FLORIDA STATE BOARD OF ADMIN		341271AB0	235,000.00		0.00	235,000.00	235,000
970917B	9/15/2021	UBS	FHLMC REMIC SERIES FH194E		312904GT6C	80.09		80.14	-0.05	255,714
160705	11/1/2021	UBS	MICHIGAN STATE TAX		594612CX9	300,000.00		0.00	300,000.00	300,000
160718	12/1/2021	UBS	LITTLE MIAMI OHIO SCHOOL		537292KY9	345,000.00		0.00	345,000.00	345,000
160601	2/15/2022	UBS	MCALLEN TAX'		582018Ff5	200,000.00		0.00	200,000.00	200,000
151104	3/1/2022	UBS	NEW YORK TAXALBE		64966KQC0	500,000.00		0.00	500,000.00	500,000
160727	5/1/2022	UBS	NORTH BRANCH SCHOOL TAX		657740F50	500,000.00		0.00	500,000.00	500,000
001127	7/25/2022	UBS	FNR G92-35		31358PHV2C	690.86		129.62	561.24	75,215
160830C	8/1/2022	UBS	NEW YORK CITY TAXABLE		64966MED7	300,000.00		0.00	300,000.00	300,000
021004	8/25/2022	UBS	FNR 1992-125L		31358PS40C	803.28		125.50	677.78	52,000
180108	10/1/2022	UBS	PALM BEACH COUNTY SOLID WASTE				450,000.00	0.00	450,000.00	450,000
180531B	6/1/2020	UBS	CD-MORGAN STANLY		6176OALP2		245,000.00	0.00	245,000.00	245,000
180522	2/5/2025	UBS	FFCB		3133EJBN8		750,000.00	0.00	750,000.00	750,000
180629A	6/29/2021	UBS	CD-WELLS FARGO	3511	949763RX6		245,000.00	0.00	245,000.00	245,000
180614	6/12/2024	UBS	FFCB		3133EH2F9		500,000.00	0.00	500,000.00	500,000
180626	2/1/2003	UBS	FFCB		3133EG5K7		300,000.00	0.00	300,000.00	300,000
180628	6/28/2023	UBS	CD-COMENITY BANK	27499	981996UP3		200,000.00	0.00	200,000.00	200,000
180629C	6/1/2025	UBS	MARYLAND STATE TAX		57420PGR1		300,000.00	0.00	300,000.00	300,000
020826	10/15/2022	UBS	FHR 1391D		312912LUO	652.07		144.56	507.51	59,990
160428	10/28/2022	UBS	FNMA		3136G3JS5	250,000.00		0.00	250,000.00	250,000
161216B	12/16/2022	UBS	CD-MERCANTIL COMM BANK		58733ADQ9	245,000.00		0.00	245,000.00	245,000
161208A	4/1/2023	UBS	NEW HOPE CULTURAL ED TAX		64542WAY6	250,000.00		0.00	250,000.00	250,000
150812	6/1/2023	UBS	CHARLOTTE TAXABLE		161037L61	300,000.00		0.00	300,000.00	300,000
010328	6/25/2023	UBS	FHG14A		312916PD5R	2,000.00		0.00	2,000.00	152,000
160830D	8/24/2023	UBS	FNMA		3136G32Y0	250,000.00		0.00	250,000.00	250,000
160830B	8/28/2023	UBS	FHLMC		3134GAAKO	300,000.00		0.00	300,000.00	300,000
161018	7/1/2024	UBS	SELMA ALA TAX		816459QV6	500,000.00		0.00	500,000.00	500,000
160726	7/26/2024	UBS	FHLMC		3134G9N78	500,000.00		0.00	500,000.00	500,000
151009	9/1/2024	UBS	NJ ENVIRONMENTAL INFRASTRUCTUR		645791CAO	270,000.00		0.00	270,000.00	270,000
161026	10/1/2024	UBS	HONOLULU TAX		4386705W7	300,000.00		0.00	300,000.00	300,000
151023	10/1/2024	UBS	MADISON TAXABLE		55844RKN3	640,000.00		0.00	640,000.00	640,000
161208B	11/1/2024	UBS	MICHIGAN FIN AUTH REV		59447TJX2	250,000.00		0.00	250,000.00	250,000
150311	3/11/2025	UBS	CD-HBSC BANK		40434ASB6	240,000.00		0.00	240,000.00	240,000
160928	3/28/2025	UBS	FHLB		3130A9CN9	300,000.00		0.00	300,000.00	300,000.00
161114A	7/1/2025	UBS	LEXINGTON FAYETTE AIRPORT		52909MCA0	300,000.00		0.00	300,000.00	300,000
160826D	8/24/2026	UBS	FHLB		3130A8Z63	300,000.00		0.00	300,000.00	300,000
160830A	8/28/2026	UBS	FHLB		3130A8ZF3	300,000.00		0.00	300,000.00	300,000
160802	12/1/2027	UBS	TOOLE CITY UT TAX		89033RBU7	400,000.00		0.00	400,000.00	400,000
									16,394,903.15	

2018 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	FDIC #	CUSIP	PRIN BAL 1/1/2018	PURCH 2018	SOLD/ MATURE 2018	BV PRIN BAL 12/31/2018	PAR
	TOTAL INVESTMENTS					61,031,260.23	12,567,000.00	14,001,823.15	59,596,437.08	
			Unamortized Premiums			1,457,335.04			1,457,335.04	
			Unamortized Discounts			(3,294,871.24)	(37,316.45)		(3,332,187.69)	
			BOW			6,736,009.95	20,502,101.84	19,032,829.50	8,205,282.29	
			Money Market Accounts			3,601,475.54	6,077,623.15	5,000,000.00	4,679,098.69	
			Net Cash and Investments			69,531,209.52	39,109,408.54	38,034,652.65	70,605,965.41	

CC Regular Session **4. 2.**

Meeting Date: 07/10/2018

Submitted For: Jo Thieling, Administrative Services

By: Colleen Lasher, Administrative Services

Information

Title

Approve the Following Meeting Minutes:

1. City Council Work Session dated 6/26/2018
2. City Council Regular dated 6/26/2018

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 6/26/2018
2. City Council Regular dated 6/26/2018

Attachments

CCWS

CC Mts

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	07/05/2018 02:06 PM
Form Started By: Colleen Lasher		Started On: 07/02/2018 02:24 PM
Final Approval Date: 07/05/2018		

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, June 26, 2018, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Acting Mayor John LeTourneau
Councilmember Mark Kuzma
Councilmember Chris Riley
Councilmember Melody Shryock

Members Absent: Councilmember Jill Johns

Also Present: City Administrator Kurtis Ulrich
Parks and Assistant Public Works Superintendent Mark Riverblood
Community Development Director Timothy Gladhill
City Engineer Bruce Westby
Communications and Event Specialist Megan Thorstad
City Planner Chloe McGuire Brigl
City Attorney Joe Langel

1. CALL TO ORDER

Acting Mayor LeTourneau called the City Council Work Session to order at 5:34 p.m.

2. TOPICS FOR DISCUSSION

2.01: Review Objections to Revised Preliminary Plat for Riverstone; Case of Capstone Homes

Community Development Director Gladhill reviewed the staff report.

Acting Mayor LeTourneau summarized that the intent is to have a discussion to satisfy the contingencies of Preliminary Plat, on density transitioning, and on the utility discussion.

Community Development Director Gladhill suggested beginning with the discussion regarding possible utility extension.

Councilmember Kuzma asked if the extension would be along Puma.

Community Development Director Gladhill replied that the connection would be internal to the Riverstone subdivision, east/west connection on the road network.

Councilmember Kuzma asked who would be responsible for the financial obligation for the connection. He asked if AKM Farms would reimburse costs to Capstone for the two potential lots that would be lost if the connection is provided for utilities.

Community Development Director Gladhill replied that the City would pay for the extension upfront with the trunk fund, which would then be reimbursed with trunk connection fees in the future. He noted that the City would prefer for the two parties (AKM Farms and Capstone) to work out any additional financial obligations between themselves regarding potential loss of lots.

Councilmember Riley noted that it was stated that it would be a good planning process to extend services while the ground is open and therefore believes that it would make sense to provide the additional connection for future development opportunity. He agreed that the two parties should work out the details between themselves and the City should not be involved regarding potential loss of lots.

Acting Mayor LeTourneau asked for additional details on the two lots that would potentially be lost if the connections are provided.

Community Development Director Gladhill provided additional details on watermain looping and potential locations. He stated that if the request from Northfork would have come in earlier, the City would have pushed for that utility extension (primarily the water connection) prior to the approval of the Preliminary Plat for Capstone.

City Engineer Westby provided additional details on the easements that would be necessary for both water and sewer, estimating about 30 to 40 feet of easement on the south end and 20 feet on the north for the water connection.

Community Development Director Gladhill noted that staff would need direction on whether or not to include the utility connection as a condition, noting that the item would still need to come back with engineering plans to be approved.

Acting Mayor LeTourneau noted that with the estimated information, there would be a loss of two lots if the utility extension is completed. He stated that if the extension is done later, the process would be more complicated and expensive and believes that it would be in the best interest of the parties involved to work together to allow for the utility extension, which would allow the Northfork property to incur the least amount of cost for utility extension in the future.

Councilmember Kuzma stated that he would be in favor of the utility extension but would not be in favor of subsidizing the loss of lots and would want the two parties to work out those details.

Kent Roessler, representing AKM Farm, stated that they are present as a property owner that is concerned with development for the future. He stated that Outlot C is one of the nicest pieces of ground in the city and there is a lot of potential if sewer and water connection is provided. He stated that because of the golf course amenity, this 32 acres is one of the last pieces with such an amenity which will draw high-end values. He stated that now would be the time to direct Capstone to bring utilities to the property line and believed that it would be good planning to

require utilities to be brought to the property line. He stated that he is fine working with Capstone to figure out a process but noted that in the end another party would be brought in to develop the AKM Farms property. He simply asked that the City require utilities be brought to the property line. He noted that it would not be feasible to serve the property with sewer and water without that connection as it would not be feasible to run the utilities down Alpine. He stated that the lift station could also serve the golf course property in the future, if the connection is provided, in the case that the golf course goes defunct and is developed. He stated that the trunk fees would pay for the connection and this would be the only utility stub to the west of the Capstone property. He stated that they will follow the City's guidance and noted that if the utility connection is not provided, the land will be sold and developed as rural and if utility connection is provided, the development possibility will increase.

Acting Mayor LeTourneau confirmed that AKM Farms would like the utility connection provided now. He asked for input on the potential compensation for the two lots that would be lost by providing the connection.

Mr. Roessler stated that they believe that the City already provided compensation to Capstone for making their project feasible and providing that utility connection to the west. He stated that they would be open to discussion but believe that this should not be an issue with Capstone and AKM Farms and should be an issue with the City and Capstone as the City would like to allow for opportunity for future development. He stated that if the two parties are left to negotiate and an agreement cannot be reached, the City would be left with Outlot C developing as 16 rural lots. He stated that if this would have been addressed at the time of the original Preliminary Plat, a 60-foot easement would have been required.

Councilmember Kuzma asked if providing the water connection only would be sufficient.

Mr. Roessler confirmed that water connection would be agreeable and septic systems would be used.

Councilmember Shryock asked if there is any concern or difference between sewer and water utilities or individual wells.

Councilmember Kuzma stated that if septic and wells are used, the water stays here whereas utility connections send the water and sewer to St. Paul.

City Engineer Westby stated that currently there are no prohibiting regulations that would prevent development of well and septic on the site. He stated that the future preference would be to promote municipal utilities as septic systems will become more highly regulated.

Councilmember Shryock stated that if the City typically requires a sewer and water connection to future areas, how was this missed in this case.

Community Development Director Gladhill stated that there are many areas in the community where future pipe connections are not required based off the City's land use plan. He stated that if the developing property is adjacent to an urban service area property, that connection will be

required whereas if the developing property is adjacent to a rural character property, that connection is not required. He stated that the City worked off a previous request from Northfork Inc., which was not interested in utility connection and was only interested in rural style development.

Steve Bona, Capstone, stated that they do not oppose extending water and sewer to the property to the west if the City determines that is necessary. He stated that they strongly oppose any change to their Preliminary Plat to accommodate that extension. He noted that Capstone has an approved Preliminary Plat. He stated that there were a few technicalities in the original Preliminary Plat regarding the pedestrian crossing which have been worked out between staff and Capstone. He stated that they have an entitlement through Preliminary Plat. He stated that a representative from Capstone met with AKM Farms and explained that they would need a proposal from the other property owner showing the plans, schedule, cost for engineering, and cost for the changes that would occur to the approved Preliminary Plat lots. He believed that the utility extension could be provided with only losing one lot. He stated that they would need a plan and proposal and would not want to be subjected to their plat being contingent upon that. He stated that they are willing to do a fair deal if a proposal comes to Capstone. He stated that they would use fair market value for the land and would forego the loss of the revenue for the homes that could be built, if there is a fair proposal. He stated that they are only asking for the pedestrian crossing change in this Preliminary Plat amendment and would be willing to work with AKM Farms and their proposal. He noted that Capstone would still be a few years out from providing that western utility extension and therefore there is time for those details to be worked out. He stated that they would like to work with the City and would be willing to accommodate the connection but noted that the City cannot change a Preliminary Plat that has already been approved. He stated that the letter from AKM Farms came to the City and Capstone one day before the Planning Commission meeting and they still have not received a proposal.

Councilmember Shryock asked if Capstone would be opposed to stubbing a road connection in the western border that would provide connection to a future development in the west.

Community Development Director Gladhill stated that the discussion on road connection is merely a discussion as staff has not prepared for that discussion. He stated that all the concepts for Outlot C have two access points on Alpine Drive. He stated that a road connection would be a new variable.

Councilmember Shryock stated that she was not asking for a commitment but simply input from Capstone and whether the City would be okay with the two connection points on Alpine for Outlot C.

Mr. Bona replied that Capstone has an approved Preliminary Plat and therefore Capstone has a legal entitlement and that discussion would lose value. He stated that Capstone would oppose a change to the Preliminary Plat that has already been approved. He stated that if there was a proposal provided to Capstone prior to Final Plat, with monetary compensation, Capstone would be open to that discussion. He explained that it would be lost value to the approved plat and Capstone would not be open to that at this point. He confirmed that the decision would come down to the value of the land that has been lost.

Councilmember Riley stated that the Council already approved the plat without the street access and suggesting tabling that discussion. He stated that for planning sake, he believes that the utility extension would make sense and the details should be negotiated between the developers. He noted that the role of the City could be as moderator but that would be it.

Mr. Roessler stated that Capstone is before the Council tonight with an amendment to the Preliminary Plat, which will change size of lots to the south and access to the north. He believed that this would be the time to address any changes the Council would like to see to the Preliminary Plat. He stated that a caveat could be added stating that Capstone will work with the City prior to the third phase to provide utility extension stubbed to the west. He did not think two developers should attempt to work out the details and believed that the City should require the extension.

Acting Mayor LeTourneau summarized the consensus of the Council for the two developers to work out the details on utility extension. He suggested that the discussion move toward the topic of density transitioning.

Councilmember Riley summarized the comments in the staff report and from the City Attorney that the original plat for Capstone was correct using the existing development.

Mr. Roessler stated that the Preliminary Plat for Northfork was provide in the 1980s and reiterated in the 1990's. He stated that AKM Farms believes that their Preliminary Plat was in existence and therefore believes that it was short sighted to not consider the density transitioning without buffering between $200,000 homes and $500,000 homes. He stated that they would like some kind of buffering on the 15 to 18 homes that backup to Outlot C.

Acting Mayor LeTourneau asked if there is an approved Preliminary Plat for Outlot C.

Community Development Director Gladhill stated that there were concepts and Preliminary Plats in the past which are decades old and there is not a valid Preliminary Plat in place.

City Attorney Langel stated that the Preliminary Plat is 33 years old and therefore a Preliminary Plat that old is dead. He stated that the property owner would need to conform to current zoning and unless a property owner has been given permission to keep a plat in limbo, it would not be valid after that amount of time. He stated that density transitioning protects an existing residential development, which does not exist to the west as that is vacant land. He stated that it would be hard pressed to describe land that has been vacant for decades as an existing residential neighborhood. He did not therefore see how the requirement for density transitioning would apply.

Councilmember Shryock asked how long AKM Farms has owned the property.

Mr. Roessler replied about one year.

Councilmember Shryock then found it difficult for AKM Farms to lay claim to a 30-year-old plat plan. She stated that the density transitioning was put in place to protect residents that have been in the community for decades from developing property and not to apply toward vacant land that does not have purpose or intention.

Acting Mayor LeTourneau confirmed the consensus of the Council that the density transitioning remains as is and additional requirements will not be added.

Community Development Director Gladhill noted that the contingencies of the plat can be discussed at the regular meeting tonight.

2.02: Review Future Land Use Options for 6021 and 6043 Highway 10 N

Community Development Director Gladhill reviewed the staff report.

Councilmember Shryock stated that as the City is looking at frontage roads for Highway 10, it seems as this property would connect to Anoka and asked if the front or back of the property would be needed for frontage.

Community Development Director Gladhill noted that a strip taking would be a possibility. He stated that in order to create space for a frontage road, a portion of the property where the loading dock exists would be needed. He stated that could open a discussion for property value.

Councilmember Riley asked if RALF funds are available and whether this property would qualify.

Community Development Director Gladhill stated that a full acquisition would not be possible for this property. He stated that it seems unlikely, based upon recent requests for RALF funds that this property would qualify.

Councilmember Riley asked if the buildings are up to code currently.

Community Development Director Gladhill replied that the building is up to code, noting that there are legal non-conforming elements. He stated that the property owner is asking for input from the City on broader redevelopment before investing in the property.

Mr. Roman Gadaskin stated that he originally proposed a creative plan in 2016 that was supported by staff. He stated that he spent eight months fighting with the gas station property and was finally able to purchase the property. He stated that he has already made an investment and is still at square one. He agreed that there was a bad tenant, which he has gotten rid of without legal issues. He stated that if the City wants new development, the City would have to buy the land, or he would have to resell the property as developable land. He stated that if the City were to consider redevelopment of the existing building/gas station, he can show his previous plans which would increase removing the piece in the south side for the City land in the middle between the properties. He stated that he cannot keep spending money on something that will not be approved. He stated that he simply wants direction on which way to go.

Community Development Director Gladhill stated that the original plan stalled because there were two major code violations. He noted that one has been cured while the other is being worked out. He stated that the proposal would add a third building behind the gas station, which would be an additional use to the property that already had issues. He stated that they would like to see improvement to the property, but consistent with the allowed uses.

Mr. Gadaskin stated that he does not care whether the third building is allowed.

Councilmember Shryock stated that knowing that the City is attempting to do on Highway 10, the gateway does not have to start right at the City line. She stated that she would support staff working with property owners along Highway 10 to improve their properties, keeping in mind areas that will be needed for frontage road. She stated that perhaps the area needed for frontage be left alone and the property owner work with staff to address code violations and beautification of the property along the corridor. She stated that the intent would be to create a cohesive look that will not burden the property owner but will improve the aesthetics of the corridor. She stated that she would like to see staff encourage improvement in the site, whether a third building is included or not. She stated that perhaps staff could assist the property owner in phasing to bring the first buildings up to code before working on a third building.

Acting Mayor LeTourneau agreed. He stated that the City is not at the place where a completed plan could be agreed on. He stated that the property owner is here, interested, and cooperative and would like to encourage the property owner and staff to work together on developing a plan. He stated that even though Highway 10 is going to be redesigned, that may change the dynamics of the use along the corridor which he believes will be helpful for the property.

Community Development Director Gladhill confirmed the consensus of the Council to allow the property owner to make improvements to the building, ensuring that the parking area is properly paved to allow for parking.

Mr. Gadaskin asked if he could share his plans.

City Administrator Ulrich noted that there is limited time but noted that the plans could be emailed to staff, and he could send them to the Council.

2.03: Provide Direction on Streetscape Plan/Manual

This item was postponed for lack of time.

2.04: Approve Tinklenberg Group Proposal for Professional Services Contract Extension

City Administrator Ulrich reviewed the staff report. He confirmed that the Council did not desire any modifications to the proposal and noted that the item will come before the Council for action at the next Council meeting.

Councilmember Kuzma noted that the contract previously was renewed every six months, whereas this proposal is for one year. He stated that he would prefer to continue on six months.

Acting Mayor LeTourneau confirmed the consensus of the Council that this item be placed on the regular agenda rather than consent to allow for additional discussion.

Mr. Tinklenberg confirmed that he could be available at that meeting to address questions.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

Noted.

4. MAYOR / COUNCIL / STAFF INPUT

None.

5. ADJOURNMENT

The Work Session of the City Council was adjourned at 6:58 p.m.

Respectfully submitted,

_____
Kurtis G. Ulrich
City Administrator

ATTEST:

_____
Jo Ann M. Thieling
City Clerk

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

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CITY COUNCIL
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a regular meeting on Tuesday, June 26, 2018, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Acting Mayor John LeTourneau
Councilmember Mark Kuzma
Councilmember Chris Riley
Councilmember Melody Shryock

Members Absent: Councilmember Jill Johns

Also Present: City Administrator Kurtis Ulrich
Finance Director Diana Lund
Police Chief Jeff Katers
Parks and Assistant Public Works Superintendent Mark Riverblood
Human Resources Manager Colleen Lasher
Community Development Director Timothy Gladhill
City Engineer Bruce Westby
City Attorney Joe Langel
Communications and Events Coordinator Megan Thorstad
Planning Intern PeggySue Imihy
City Planner Chloe McGuire Brigl

1. CALL TO ORDER

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

2. PRESENTATION

2.01: Introduce Megan Thorstad, Communications and Events Coordinator

City Administrator Ulrich welcomed the newest member of staff, Communications and Events Coordinator Megan Thorstad. He noted that Ms. Thorstad was previously a newspaper reporter and will help the City to get its message out to the community.

Communications and Events Coordinator Thorstad introduced herself and provided background information on her education and career experience. She stated that she is thrilled to be a part of Ramsey and noted that she can be reached at mthorstad@cityoframsey.com or by phone at 763-433-9831.

Acting Mayor LeTourneau welcomed Communications and Events Coordinator Thorstad to the team on behalf of the Council.

2.02: Other

City Administrator Ulrich noted that there are four Councilmembers present tonight and the City Charter requires four members of the Council to vote affirmatively in order for the item to pass.

3. CITIZEN INPUT

None.

4. CONSENT AGENDA

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

4.01: Receive May 2018 Financial Reports – General Fund and Enterprise Funds
4.02: 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

4.03: Approve Rescheduling of First Council Meeting in August to August 6, 2018
4.04: Approve the following Meeting Minutes:
1) City Council Work Session dated June 12, 2018
2) City Council Regular dated June 12, 2018

4.05: Approve Licenses
4.06: Adopt Resolution #18-131 Approving Multiple Actions for Affinity at Ramsey
4.07: 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
4.08: Adopt Resolution #18-129 Approving Amendment to the Northwestern Anoka County Community Consortium (NWACCC) Joint Powers Agreement
4.09: Adopt Resolution #18-117 Authorizing Partial Payment to North Valley, Inc. for IP #17-00, Sunwood Drive Reconstruction
4.10: Adopt Resolution #18-118 Authorizing Partial Payment to North Valley, Inc. for IP #17-02, Rivers Bend Street Reconstruction
4.11: Adopt Resolution #18-120 Hiring a Seasonal Public Works Maintenance Worker
4.12: Adopt Resolution #18-124 Authorizing Partial Payment to North Valley, Inc. for IP #18-00, Stanhope Terrace Street Reconstruction
4.13: Adopt Resolution #18-125 Approving Change Order #1 for 2018 Crackseal and Sealcoat Improvements, Improvement Project #18-04
4.14: Adopt Resolution #18-128 Authorizing Partial Payment to North Valley, Inc. for IP #17-01, Alpine Drive Reconstruction
4.15: Adopt Resolution #18-122 Approving an Adjustment to the Hours Worked by Two Employees in the Community Development Department

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

5. APPROVE AGENDA

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

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

6. PUBLIC HEARING

None.

7. COUNCIL BUSINESS

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

Planning Intern Imihy reviewed the staff report and recommendation from the Planning Commission to approve the Commercial Dog Kennel on the subject property.

Councilmember Riley stated that the Planning Commission minutes did not appear to include plumbing, but the staff report appears to include plumbing.

Planning Inter Imihy noted that there were concerns from the Planning Commission and neighbors and therefore the applicant has amended their request to include plumbing.

Councilmember Shryock stated that she would like to hear from the applicant.

Becky Bader and Brandon McManigle, 17860 Nowthen Boulevard, stated that they have been wanting to open a dog boarding business and intend for the business to be small scale, convenient and family friendly. She stated that they do not intend to impact neighboring property owners and intend to provide individual care for the animals. She noted that only she and Brandon would work for the business and would like on the property. She provided details on the space proposed for the boarding and the outdoor area that would be used for exercise. She stated that dogs would be supervised at all times and excessive barking will not be allowed. She stated that dogs will be kept inside at night, which will minimize noise. She stated that there would be one sign at the street to direct customers to the property.

Councilmember Kuzma asked if the plans would be for breeding or just boarding.

Mr. McManigle replied that they would just be boarding dogs and not breeding.

Acting Mayor LeTourneau asked if the request tonight would include approval of the sign or whether that action would go back before the Planning Commissioner.

Planning Intern Imihy replied that the action tonight will include the sign.

Motion by Councilmember Kuzma, seconded by Councilmember Riley, to Adopt Resolution #18-119 Approving the Issuance of a Conditional Use Permit to Allow a Commercial Dog Kennel on the Property Generally Known as 17860 Nowthen Boulevard NW and Declaring Terms of Same.

Further discussion: Acting Mayor LeTourneau asked if there is anyone present to address the sign in the audience. No comments were made.

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

7.02: Consider Adoption of Resolution #18-116 Approving Preliminary Plat for Cottages at the COR (Project #17-162); Case of Centra Homes, LLC

City Planner McGuire Brigl reviewed the staff report and recommendation from the Planning Commission and staff to adopt Resolution #18-116 approving the Preliminary Plat for Cottages at the COR.

Acting Mayor LeTourneau asked for input on the access with only one connection, from a police and fire aspect.

City Planner McGuire Brigl provided details on an emergency access that would be provided from an adjacent development.

Councilmember Shryock stated that she feels more comfortable with this layout as compared to the previous layout that was presented to the Council.

Motion by Councilmember Shryock, seconded by Councilmember Riley, to Adopt Resolution #18-116 Granting Preliminary Plat Approval of Cottages at the COR.

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

7.03: REVISED (June 22, 2018): Consider Adoption of Resolution #18-130 Approving Revised Preliminary Plat for Riverstone; Case of Capstone Homes

Community Development Director Gladhill reviewed the staff report and recommendation to from the Planning Commission to approve 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. He noted that 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 proposed. He summarized the discussion from the worksession tonight where the consensus of the Council was to require the extension but allow the two parties (AKM Farms and Capstone) to negotiate the details of the extension and loss of lot(s) to Capstone because of the utility extension.

Councilmember Riley stated that the Council discussed this item at worksession and part of the suggested action is to include utility access as that would be a good planning practice. He stated that element was not required earlier.

Community Development Director Gladhill stated that it comes down to working with the property owner of Outlot C at the time of the original Preliminary Plat for the Capstone development. He provided background information on previous request from Northfork Inc., the previous property owner of Outlot C, noting that the property owner first lobbied for including Outlot C in the MUSA but then in 2008 stated that they did not want the property included in the MUSA. He stated that the City reached out to Northfork Inc. to gather input on whether they would desire a utility extension and on density transitioning prior to the Preliminary Plat approval for the Capstone project and there were no objections. He noted that since that time ownership of Outlot C has changed, and the desires of the new property owner are different.

Councilmember Kuzma stated that it would make sense to extend the utilities and Capstone appears to be willing to work with that, if that is the City's desire. He stated that AKM Farms would like the extension, but the benefit will to be AKM to have that extension. He stated that AKM can still develop their property with septic and wells and therefore if the utilities are not provided, the property can still develop. He stated that he would prefer to have the developers work together to try to reach an agreement.

Councilmember Shryock stated that there has been question to having two developers work together and asked the type of agreement that the City would expect the developers to come to. She asked whether the City should decide whether or not it wants the utility extension.

Community Development Director Gladhill noted that in order to make space for the utility extension, there would be a loss of lots from the approved Preliminary Plat for Capstone and therefore their objection would be compensation for the loss of lots. He noted that Capstone would be willing to forego the revenue from the home construction that would be lost but would want compensation for the loss of lots. He stated that the City would pay for the extension of the utility in terms of infrastructure using the trunk fund, but the discussion between the developers would need to occur in terms of the loss of value for the land itself.

Acting Mayor LeTourneau stated that it was the consensus of the Council that staff could facilitate discussion between the two developers but that would be the limited role of the City in that discussion. He thanked the members from Capstone and AKM Farms that attended the worksession to further discuss the issue earlier tonight.

Councilmember Shryock noted that the Council also discussed the issue of density transitioning during the worksession. She explained that density transition applies to existing residents and

was created to protect existing residents that have been here for many years and are used to their rural way of lot but would be adjacent to higher density housing. She stated that Outlot C has not been an existing development and has not been proposed as any type of development and therefore does not qualify as an existing neighborhood.

Councilmember Riley stated that at the worksession there was an organic discussion that matched the recommendation of the Planning Commission.

Acting Mayor LeTourneau noted that there was a thorough discussion by the Planning Commission that matched the consensus of the Council.

Community Development Director Gladhill noted that City Attorney Langel made a presentation during the worksession that the ordinance specifies existing residential neighborhood and not existing residential development.

Steve Bona, Capstone, stated that at the Planning Commission Capstone did not object to the proposal that AKM Farms was making at the time, noting that the issue came up the night before the Planning Commission meeting. He stated that at that time the details of the proposal from AKM Farms were not made available and have still not been made available. He stated that Capstone has a Preliminary Plat approved and there is no mention of how the loss of lots would be compensated. He stated that since the Planning Commission meeting, Capstone did further research on potential costs and what that water and sewer connection would mean in terms of cost to the Capstone development. He stated that they will provide a sewer and water connection to the west if a proposal is made by AKM Farms to compensate Capstone for the loss of lots included in the approved Preliminary Plat. He stated that connection to sewer and water for Outlot C could result in five times the density, noting that is a large change in value for that development to the west. He stated that the City has requested the change to the Preliminary Plat for the pedestrian crossing, and that is what they are doing. He noted that was recommended to clean it up but is not required. He stated that if water and sewer is desired that can be discussed, but there is a loss of lots that would occur and the developer to the west should submit a proposal for compensation. He stated that there has been mention that a Preliminary Plat would expire after one year, noting that they have never heard anything about that time limit in a phased project. He provided an example of another development Capstone completed in Ramsey which was phased and never required additional approvals. He stated that they would like their Preliminary Plat approved as agreed upon. He stated that while Capstone would entertain a proposal from AKM Farms, he would not want his Preliminary Plat contingent upon working with that property owner.

Councilmember Kuzma stated that he agrees and would agree with approving the Preliminary Plat tonight without the condition to provide the utility extension. He stated that should AKM decide to submit a proposal in the future, perhaps that could be added in the future.

Community Development Director Gladhill confirmed that the Council could take that action tonight. He stated that AKM Farms could then come to terms with Capstone and an amendment could be made to the Preliminary Plat in the future. He stated that it would be likely that AKM

would object to that. He referenced the Capstone development which was mentioned, Brookfield, and stated that a new Preliminary Plat was submitted throughout the process.

City Administrator Ulrich stated that if the motion was silent on the utility extension at this point, a future phase could include that condition.

Community Development Director Gladhill noted that the Council could add that condition through a future Preliminary Plat approval or Final Plat approval. He noted that could be independent of construction or included in construction of a future phase.

Councilmember Shryock stated that the Council needs to decide whether it wants to require the utility extension or whether that extension could succeed or fail based on the negotiation of the developers. She believed that the Council should decide whether the connection should be required. She asked if there is further benefit to the community by providing that utility extension. She stated that the services would not be pulled into Northfork and would only serve Outlot C. She asked if it would then be worth it for the City to require the extension to go through the development with the sole purpose of serving Outlot C.

Councilmember Kuzma stated that the City has already given approval for the plat in existence and did not believe that the City could require the extension at this time.

Councilmember Shryock stated that because it is of limited value of the community, she would not require the connection and therefore the issue should be left to the developers.

Acting Mayor LeTourneau stated that in regard to benefit, extending utilities could equate to a high value development not but for the utility connection. He stated that not everyone would agree with that comment. He stated that the other side would put that burden back on the property owner and the benefit to their organization to develop with or without that utility extension. He asked if Mr. Bona would prefer for the Council not to pass the Preliminary Plat.

Mr. Bona stated that in normal circumstance he would not be worried about his Preliminary Plat expiring. He stated that at this time he is now worried about a loss of lots. He stated that he has never been in the position where an approved Preliminary Plat is at risk of expiring and the City is requiring changes to be made. He stated that the neighboring lot has been planned for wells and septic property and the story has now changed. He stated that in a normal circumstance he would not need the Preliminary Plat approved and would just move forward with Final Plat. He stated that if the easement for utility extension is going to be required, the property owner to the west would need to compensate for the loss of property.

Acting Mayor LeTourneau asked the risk of the Preliminary Plat expiring.

Community Development Director Gladhill stated that Preliminary Plat is good for one year from the date of approval before Final Plat is applied for. He stated that State Statute allows for a City and developer to negotiate for an additional extension, in the case of a phased development. He confirmed that the City Council could extend the Preliminary Plat approval for

another year based off the previous approval. He stated that the safety issue from Alpine Drive pedestrian crossing would not be closed.

City Attorney Langel stated that he was not part of the original discussion for Preliminary Plat and noted that it would not hurt for a motion to include extension of the Preliminary Plat for another year.

Acting Mayor LeTourneau stated that however the Council moves forward that extension could be given.

Councilmember Shryock stated that the Council is not going to let the Preliminary Plat expire and hoped that took some anxiety from Capstone. She stated that the Council has consensus with the proposed Preliminary Plat in front of the Council with the pedestrian crossing details. She stated that there is not consensus to require the utility extension and may be okay with allowing negotiations between the two parties (Capstone and AKM) to determine whether or not that utility extension moves forward. She stated that the possible changes in the future, regarding utility extensions, would be up to Capstone.

Mr. Bona stated that he appreciates the comments from Councilmember Shryock. He explained that if the utility extension is required, Capstone would lose leverage to gain compensation from the other party to gain market value for the lost lots. He stated that after the Planning Commission, the owner of Capstone approached the neighboring property owner to explain that they would be open to possible utility extension if a proposal/compensation is provided.

Kent Roessler, AKM Farms, stated that AKM does not have an opposition to the City approving the Preliminary Plat but wants to ensure that this development and future development goes in the direction the City desires. He identified the AKM Farm property, noting that the two AKM properties are equal in size to the Capstone property. He stated that they would like to see the City plan for the future of that area, noting that his 32 acres is probably the most prime land available for development in the City because of the proximity to the golf course. He noted that amenity will bring higher values. He stated that this should be a planning decision from the City itself. He stated that they would like to see the sewer and water extended through the Capstone parcel to the western boundary. He stated that Mr. Bona spoke of entitlement on his property and noted that Capstone simply has a preliminary entitlement and therefore now would be the time for the City to require that connection. He stated that the City requires that activity regardless of whether the neighboring property is within the MUSA. He stated that the City would have the opportunity to capitalize on the development of Outlot C by requiring the utility extension. He requested that the utility extension be required and negotiated by the City and Capstone. He referenced the topic of density transitioning, noting that Capstone's west boundary will have 17 or 18 homes with 50 to 60-foot width lots. He noted that four lots were preliminary platted in that area that would backup to that boundary. He stated that there is no density transitioning proposed. He displayed the original plat for Outlot C, which was preliminary platted in 1985 and included 16 single family homes. He stated that in 1990 a Preliminary Plat was included as part of a master plan and PUD. He stated that it is the position of the City that the Preliminary Plat has expired. He stated that only one Preliminary Plat was ever required for Northfork and therefore based on precedent the entire property can develop as long as it follows

the Preliminary Plat. He stated that they feel that buffering should be required. He stated that the purpose of the buffering zone is to require a residential development transition plan and does not reference existing or even require a home. He disagreed that only the members of the community are protected by buffering simply because they have a home and believe all property owners should be protected. He did not believe that it makes sense to have 50-foot lots backup to 2.5 acre lots. He stated that if $400,000 to $600,000 homes, the revenue alone would be atrocious for the City and would be forever revenue. He stated that the community does not need a bunch of $500,000 to $700,000 homes but does not transitioning homes from the $1,000,000 plus homes in Northfork to those that are becoming empty nesters. He stated that Mr. Bona has stated that he does not want his approvals taken away but perhaps the City should push the pause button for 30 days to allow the topic to be discussed further. He stated that the City gave heaven upon earth when Capstone gained its approvals in the first place and therefore he does not feel that Capstone should receive additional compensation for lost lots to extend the utilities to the west. He does not think any consideration was given to the west when this project was approved. He believed that the City should incorporate the changes now before this moves forward through another Preliminary Plat approval. He asked that a condition be added to provide the sewer and water connection to the west and to provide additional buffering for the lots that border the land to the west. He stated that it is the decision of the City whether to allow one home on 32 acres or high value development on Outlot C.

Councilmember Riley stated that he appreciates the point of the flexibility to add the utilities to the western edge, however the next argument is disingenuous when the next AKM proposal shows a denser project than Capstone.

Acting Mayor LeTourneau thanked Mr. Roessler for his input, noting that it is his perception of the case he believes to be reality. He stated that he disagrees with points from both parties but will take all points into the decision tonight. He believed that all parties involved are trying to come to the best decision for the community and the residents of the community. He acknowledged that the Council is making difficult decisions with the residents in mind.

City Administrator Ulrich commented on the process, noting that he would favor a strategy where this be delayed until they know what will be developed on Outlot C. He stated that the uncertainty is that someone could come in tomorrow with a request to develop the 16 lots on Outlot C, and therefore the extension would then be a waste of money. He stated that Capstone has said that they are two years out from development of the lots on the west and therefore he recommends approval of the Preliminary Plat as proposed tonight. He stated that would give additional time for the developers to work together and for a proposal to come forward for Outlot C. He stated that there is not a development proposal for Outlot C or approval from the Planning Commission or Council that the MUSA line would even be extended to Outlot C. He stated that therefore the discussion could be tabled for the time being on utility extension.

Community Development Director Gladhill requested that the Preliminary Plat approval be extended tonight, regardless of the decision tonight to ensure there is no ambiguity on that status.

Councilmember Shryock agreed with the comments of City Administrator Ulrich to move forward on phase two. She stated that there are many other questions that would be answered on

the topic of utility extension. She noted that there has been precedent on requiring developers to pull sewer to their property on their own expense. She also does not agree with buffering without knowing what will develop on Outlot C. She asked the length of time staff would recommend for extension of the original Preliminary Plat.

Community Development Director Gladhill recommend a one-year time extension.

Acting Mayor LeTourneau stated that he is predominantly in favor of pushing the pause button to allow additional discussion, allowing Capstone to move forward on phase two, including the contingencies regarding the pedestrian crossing and further discussion on buffering. He stated that he is less clear on the extension of sewer and water. He stated that the role of government is to address infrastructure, but he would like to determine the best way to address that topic. He believed that the two neighbors should attempt to resolve the issues to the best of their ability without the City providing policy.

Motion by Councilmember Kuzma, seconded by Councilmember Riley, to extend the Preliminary Plat of Riverstone Addition for one year.

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

Community Development Director Gladhill stated that the draft Comprehensive Plan will wrap up later this year and therefore some of the other discussion items will be worked out during that time. He stated that no further action is necessary, and the Council can move to the next case.

7.04: Consider Adoption of Resolution #18-132 Granting Final Plat Approval for Riverstone 2nd Addition; Case of Capstone Homes

Community Development Director Gladhill reviewed the staff report and recommendation to approve the Final Plat as proposed by Capstone Homes (Riverstone Land, LLC).

Councilmember Riley asked for information on the lots included in the Final Plat for phase one.

Community Development Director Gladhill identified the lots already included in phase one.

Motion by Councilmember Shryock, seconded by Councilmember Kuzma, to Adopt Resolution #18-132 Granting Preliminary Plat Approval of Riverstone Addition.

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

7.05: Consider Adoption of 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

Finance Director Lund reviewed the staff report and recommendation to Adopt Resolution #18-121 authorizing approval of the sale of GO Street Reconstruction Bonds, Series 2018A. She noted that 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). She stated that the City received favorable bidding with a final cost of $1,175,000, which is a decrease from the original amount of $1,210,000.

Councilmember Riley stated that the City is selling bonds to reconstruct and funds the streets, which is the chosen method of funding. He stated that the City is currently bonding and going into debt to fix the roads.

Motion by Councilmember Riley, seconded by Councilmember Shryock, to Adopt Resolution #18-121 Providing for the Issuance and Sale of $1,175,000 General Obligation Street Reconstruction Bonds, Series 2018A, Pledging Special Assessments and Levying a Tax for the Payment Thereof.

Further discussion: Acting Mayor LeTourneau agreed that this is the chosen funding mechanism to fund the road improvements. He noted that this is not the only choice, but it has been the chosen one. He stated that the Council may be open to further discussion on the funding in the future given the implications on the bonding and debt. Councilmember Shryock noted that the City agreed upon a five-year trial period is almost completed and therefore the Council will revisit the topic of road funding.

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

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Ulrich regretfully notified the City of the passing of John Graw, who was a community hero and previously awarded a key to the City. He stated that the key to the City was returned to the City in gratitude. He stated that services will be held on July 18th at Fort Snelling. He noted that the key to the City will be displayed in the display cabinet at City Hall.

Acting Mayor LeTourneau acknowledged the passing and thanked Mr. Graw for his service.

City Administrator Ulrich recognized Community Development Director Gladhill who has met his years of service and experience and testing to receive certification from AICP.

City Administrator Ulrich announced upcoming meetings and events.

Acting Mayor LeTourneau stated that nights like tonight are difficult and thanked staff for the work that they put in to supply the Council with the necessary information. He also thanked Planning Commissioner Surma, who is in attendance, and the rest of the Planning Commission for the work they do.

9. ADJOURNMENT

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

Motion carried.

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

Respectfully submitted,

_____
Kurtis G. Ulrich
City Administrator

ATTEST:

_____
Jo Ann M. Thieling
City Clerk

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

CC Regular Session **4. 3.**

Meeting Date: 07/10/2018

By: JoAnn Shaw, Community Development

Information

Title

Approve Licenses

Purpose/Background:

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

Background: Certain businesses in the City of Ramsey are required to apply for a license in addition to the Business Registration Certificate (BRC). Other businesses that may require a license, but are not required to have a BRC, may also be included in this approval. Those new license requests and/or renewals are attached for Council approval.

Recommendation:

Staff recommends approval of license applications contingent upon compeletion of background checks.

Action:

Motion to approve the attached license applications contingent upon completion of background checks.

Attachments

License Application

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	07/05/2018 08:51 AM
Kurt Ulrich	Kurt Ulrich	07/05/2018 02:07 PM
Form Started By: JoAnn Shaw		Started On: 07/03/2018 09:41 AM
Final Approval Date: 07/05/2018		

Report Name: License Report - License Types
Council Dates: 7/10/2018 to 7/10/2018
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
Transient Merchant/Peddler/Solic					
Smart Construction & Remodelin, I			12/31/2018	7/10/2018	A

Transient Merchant/Peddler/Solicitor License Count: 1

Total Licenses: 1

CC Regular Session **4. 4.**

Meeting Date: 07/10/2018

By: Jackie Lipski, Finance

Information

Title

Adopt Resolution #18-137 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of June 21, 2018 through July 3, 2018

Action:

Motion to Adopt Resolution #18-137 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of June 21, 2018 through July 3, 2018.

Attachments

Bills List 7/10/2018

Resolution 7/10/2018

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	07/05/2018 11:09 AM
Kurt Ulrich	Kurt Ulrich	07/05/2018 02:52 PM
Form Started By: Jackie Lipski		Started On: 07/05/2018 10:36 AM
Final Approval Date: 07/05/2018		

CITY OF RAMSEY - FINANCE OFFICE Printed 7/5/2018

RAMSEY CITY COUNCIL MEETING

7/10/2018

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:	SUBMITTED FOR APPROVAL
Purchase Journal:	
Prepaids 6/21/18-7/3/2018	224,776.20
Accounts Payable 6/21/18-7/3/18	398,787.01
Payroll 6/29/2018	164,088.95

TOTAL SUBMITTED FOR APPROVAL THIS MEETING **$ 787,652.16**

	APPROVED PREV. MTG	2018 Y.T.D.
DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:		
NET PAYROLL TOTAL	$ 178,920.27	$ 2,090,653.17
- CORRECTION TO PAYROLL		
PREPAIDS	279,899.53	3,817,670.46
- PREPAID ADJUSTMENTS		
WIRE TRANSFERS FOR DEBT SERVICE		885,606.91
- CORRECTION TO D.S.		
ACCOUNTS PAYABLE INVOICING - PREVIOUS MEETING:		
- BILLS LIST SUBMITTED	507,472.75	3,522,678.58
ADD (DELETE) BILLS LIST SUBMITTED		
PAY ESTIMATE(S)	340,309.64	986,218.89
- CHECKS VOIDED	0.00	0.00
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED	**$ 1,306,602.19**	**$ 11,302,828.01**

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
106072	6/21/2018		107897 AHO, AARRE						
		155.00	REFUND DAMAGE/KEY DEPOSIT		92099	061918	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
106073	6/21/2018		100043 ANOKA COUNTY PROPERTY RECORDS TAXATION						
		62.09	2018 REAL ESTATE TAXES		92100	060518	0191.6315		MISCELLANEOUS PROFE
		58.09	2018 REAL ESTATE TAXES		92100	060518	9400.6315		MISCELLANEOUS PROFE
		635.67	2018 REAL ESTATE TAXES		92100	060518	9805.6315		MISCELLANEOUS PROFE
		755.85							
106074	6/21/2018		113871 APPLIED MAINTENANCE SUPPLIES AND SOL.						
		79.88	PURPLE MARKERS		92101	96941621	0452.6249		MISCELLANEOUS OPERA
		79.88							
106075	6/21/2018		116114 AVESIS THIRD PARTY ADMINISTRATORS						
		141.99	JULY 2018 VISION COVERAGE		92115	2040408	9101.2170		DENTAL/DISABILITY/LIFE
		141.99							
106076	6/21/2018		116410 BACKMAN, JEANNE						
		100.00	REFUND DAMAGE DEPOSIT		92102	062018	9804.1160		KEY & DAMAGE DEPOSIT
		100.00							
106077	6/21/2018		111538 BARR, BRIDGET						
		155.00	REFUND DAMAGE/KEY DEPOSIT		92103	061418	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
106078	6/21/2018		112663 CAPSTONE HOMES INC						
		1,500.00	REFUND ERO ESC 14864 QUINTANA		92104	062118	9804.6433	00116178	REFUNDS
		7,000.00	REF LAND/DRIVE ESC 14864 QUINT		92105	062118A	9252.1155.1		MANUAL-ACCOUNTS RE(
		1,500.00	REFUND ERO ESC 14859 QUINTANA		92106	062118B	9804.6433	00116172	REFUNDS
		7,000.00	REF LAND/DRIVE ESC 14859 QUINT		92107	062118C	9252.1155.1		MANUAL-ACCOUNTS RE(
		1,500.00	REFUND ERO ESC 14869 QUINTANA		92108	062118D	9804.6433	00116075	REFUNDS
		7,000.00	REF LAND/DRIVE ESC 14869 QUINT		92109	062118E	9252.1155.1		MANUAL-ACCOUNTS RE(
		1,500.00	REFUND ERO ESC 8634 149TH CT		92110	062118F	9804.6433	00116235	REFUNDS
		27,000.00							
106079	6/21/2018		100111 COMMERCIAL ASPHALT COMPANY						
		384.67	ASPHALT		92111	180615	0311.6265		ASPHALT
		384.67							
106080	6/21/2018		116405 DELLICH, STACY						
		155.00	REFUND DAMAGE/KEY DEPOSIT		92112	061418	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
106081	6/21/2018		106583 DELTA DENTAL PLAN OF MINNESOTA						
		3,207.60	JULY 2018 DENTAL INS		92113	7321362	9101.2170		DENTAL/DISABILITY/LIFE
		3,207.60							
106082	6/21/2018		116409 DEROSA, JASON						
		155.00	REFUND DAMAGE/KEY DEPOSIT		92114	062018	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
106083	6/21/2018		115574 HEALTHPARTNERS						
		42,615.50	JULY 2018 HEALTH COVERAGE		92116	81893749	9101.2176		LIFE/HEALTH-EMPLOYEE
		42,615.50							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
106084	6/21/2018		116169 LIFE INSURANCE CO OF NORTH AMERICA						Continued.
		74.40	JUNE 2018 ACC LIFE INS		92117	AI960634 JUNE 18	9101.2170		DENTAL/DISABILITY/LIFE
		8.52	JUNE 2018 ACC LIFE INS		92117	AI960634 JUNE 18	9101.2170		DENTAL/DISABILITY/LIFE
		82.92							
106085	6/21/2018		116407 MCCULLOCH, AMY						
		55.00	CANCEL- ELEC PERMIT RA036383		92118	060418	9101.4214		ELECTRICAL INSPECTIOI
		1.00	CANCEL- ELEC PERMIT RA036383		92118	060418	9101.2081		SURCHARGES-PERMITS
		56.00							
106086	6/21/2018		116402 PERRY, JEFF						
		155.00	REFUND DAMAGE/KEY DEPOSIT		92119	061418	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
106087	6/21/2018		116404 PIEPHO, SCOTT						
		155.00	REFUND DAMAGE/KEY DEPOSIT		92120	061418	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
106088	6/21/2018		100391 POSTMASTER						
		1,622.24	JULY/AUG 18 POSTAGE RAM RES		92121	061418	0195.6322		POSTAGE
		1,622.24							
106089	6/21/2018		115841 PULLAR, ROBERT						
		11.77	MEAL- TRAINING		92122	062118	0211.6331		TRAVEL & LODGING
		11.77							
106090	6/21/2018		116412 ROBIDEAU, HEATHER						
		155.00	REFUND DAMAGE/KEY DEPOSIT		92123	062018	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
106091	6/21/2018		115972 ROBINSON, SCOTT						
		2,040.50	JULY/AUG 18 ADS RAMSEY RES.		92124	061418	9101.4609		OTHER MISCELLANEOUS
		2,040.50							
106092	6/21/2018		116411 SAVINI, MARIA						
		155.00	REFUND DAMAGE/KEY DEPOSIT		92125	062018	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
106093	6/21/2018		116401 SHARPER HOMES INC						
		5,000.00	REFUND LAND ESC 16260 ROYAL RD		92126	062118	9252.1155.1		MANUAL-ACCOUNTS REC
		1,500.00	REFUND ERO ESC 16260 ROYAL RD		92127	062118A	9804.6433	00115772	REFUNDS
		6,500.00							
106094	6/21/2018		116403 TUOMELA, TRICIA						
		155.00	REFUND DAMAGE/KEY DEPOSIT		92128	061418	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
106095	6/21/2018		100510 VERIZON WIRELESS						
		103.00	MAY/JUNE 18 SERVICE		92129	9808253829	0280.6415		OTHER EQUIPMENT REN
		246.00	MAY/JUNE 18 SERVICE		92129	9808253829	0211.6323		CELLULAR PHONES
		493.14	MAY/JUNE 18 SERVICE		92129	9808253829	0211.6415		OTHER EQUIPMENT REN
		842.14							
106096	6/21/2018		116406 WEICHELT, MICHELLE						

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
									Continued.
106096	6/21/2018		116406 WEICHELT, MICHELLE						
		155.00	REFUND DAMAGE/KEY DEPOSIT		92130	061418	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
106188	6/28/2018		116423 ALLINA HEALTH						
		100.00	REFUND DAMAGE DEPOSIT		92149	062818	9804.1160		KEY & DAMAGE DEPOSIT
		100.00							
106189	6/28/2018		100948 ANOKA COUNTY LICENSE CENTER						
		11.00	TABS FOR 363		92150	062618	0211.6249		MISCELLANEOUS OPERA
		11.00							
106190	6/28/2018		112663 CAPSTONE HOMES INC						
		1,500.00	REFUND ERO ESC 15005 RABBIT		92151	062818	9804.6433	00116207	REFUNDS
		5,000.00	REFUND LAND ESC 15005 RABBIT		92152	062818A	9252.1155.1		MANUAL-ACCOUNTS RE(
		6,500.00							
106191	6/28/2018		106670 CENTRAL POWER DISTRIBUTORS INC						
		5.64	SPARK PLUG BOOT		92153	18-454295	0311.6257		OTHER VEHICLE PARTS
		5.64							
106192	6/28/2018		110734 CITY OF RAMSEY						
		51.03	#41813198		92136	062818	9601.4651		WATER REVENUE
		1.09	#60725089		92136	062818	9601.4651		WATER REVENUE
		52.12							
106193	6/28/2018		114117 CRAWFORD'S EQUIPMENT INC						
		427.41	MISC SUPPLIES		92137	01-11975 A	0452.6249		MISCELLANEOUS OPERA
		427.41							
106194	6/28/2018		100169 EMERGENCY APPARATUS MAINTENANCE INC						
		271.26	WORK ON 565		92163	98371	0220.6257		OTHER VEHICLE PARTS
		294.23	WORK ON 565		92164	98529	0220.6257		OTHER VEHICLE PARTS
		515.62	WORK ON 560		92165	99400	0220.6388		OTHER VEHICLE REPAIR
		351.61	WORK ON 560		92165	99400	0220.6257		OTHER VEHICLE PARTS
		687.50	WORK ON 556		92166	99414	0220.6388		OTHER VEHICLE REPAIR
		718.78	WORK ON 556		92166	99414	0220.6257		OTHER VEHICLE PARTS
		2,839.00							
106195	6/28/2018		116429 FENDRICH, MICHAEL AND PATRICIA						
		155.00	REFUND DAMAGE/KEY DEPOSIT		92167	062718	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
106196	6/28/2018		116430 MATHEWS, CORI						
		155.00	REFUND DAMAGE/KEY DEPOSIT		92168	062718	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
106197	6/28/2018		116183 MCGUIRE BRIGL, CHLOE						
		60.00	REFUND APA CONF		92138	062718	0191.6335		TRAINING
		60.00							
106198	6/28/2018		116420 MCINTYRE, ROBERT						
		54.62	UB REFUND 5650 154TH COVE		92140	062818	9601.4651		WATER REVENUE
		54.62							
106199	6/28/2018		116419 MEGAGA, OLGA						

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
									Continued.
106199	6/28/2018		116419 MEGAGA, OLGA						
		303.72	UB REFUND 14471 FLUORINE CT		92139	062818	9601.4651		WATER REVENUE
		303.72							
106200	6/28/2018		116422 MELOTIK, MARK						
		75.00	MAILBOX DAMAGE		92141	062118	0312.6267		OTHER STREET MAINTEI
		75.00							
106201	6/28/2018		113719 NEOFUNDS BY NEOPOST						
		2,000.00	POSTAGE 7900044034448047		92142	062618	9101.1551		POSTAGE METER DEPOS
		2,000.00							
106202	6/28/2018		116421 OVERBAUGH, BEN						
		116.18	REIMBURSE BROKEN MIRROR		92143	062218	0452.6249		MISCELLANEOUS OPERA
		116.18							
106203	6/28/2018		100678 PETTY CASH						
		23.75	TITLE REGISTRATION		92144	062618	0220.6249		MISCELLANEOUS OPERA
		21.75	FORFEITURE TRANSFER		92144	062618	0211.6249		MISCELLANEOUS OPERA
		18.14	BULB REPLACEMENTS		92144	062618	0194.6249		MISCELLANEOUS OPERA
		63.64							
106204	6/28/2018		113737 RATWIK ROSZAK AND MALONEY PA						
		1,987.12	MAY 2018 SERVICES		92145	62501	0161.6304		LEGAL FEES
		652.50	MAY 2018 SERVICES		92145	62501	9214.6304		LEGAL FEES
		565.50	MAY 2018 SERVICES		92145	62501	9410.6304	00041014	LEGAL FEES
		145.00	MAY 2018 SERVICES		92145	62501	9410.6304	00041001	LEGAL FEES
		3,031.00	RETAINER MAY 2018		92146	62502	0161.6304		LEGAL FEES
		29.00	RETAINER MAY 2018		92146	62502	9435.6304		LEGAL FEES
		6,410.12							
106205	6/28/2018		116431 SCHMITZ, DEBBIE						
		155.00	REFUND DAMAGE/KEY DEPOSIT		92169	062718	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
106206	6/28/2018		116433 SEIBERLICH, JASON AND ANDREA						
		155.00	REFUND DAMAGE/KEY DEPOSIT		92170	062718	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
106207	6/28/2018		116432 TULIBASKI, WILLIAM						
		155.00	REFUND DAMAGE/KEY DEPOSIT		92171	062718	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
106208	6/28/2018		100510 VERIZON WIRELESS						
		308.11	MAY/JUNE 2018 SERVICE		92147	9808837330	0220.6323		CELLULAR PHONES
		61.58	MAY/JUNE 18 SERVICE		92148	9808742792	0130.6323		CELLULAR PHONES
		369.69							
90469428	6/29/2018		100398 PUBLIC EMPLOYEES RETIREMENT ASSN						
		18,737.48			92155	062818854162	9101.2174		PERA-EMPLOYEE
		24,992.47			92156	062818854163	9101.2183		PERA-EMPLOYER
		43,729.95							
94315584	6/29/2018		100601 MN DEPT OF REV WH						
		11,222.64			92157	062818854164	9101.2172		STATE WITHHOLDING
		11,222.64							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
94315584	6/29/2018		100601 MN DEPT OF REV WH						Continued.
94406083	6/29/2018		101306 IRS						
		23,039.33			92158	062818854165	9101.2171		FEDERAL WITHHOLDING
		12,931.54			92159	062818854166	9101.2173		FICA & MEDICARE-EMPL(
		12,931.54			92160	062818854167	9101.2182		FICA & MEDICARE-EMPL(
		48,902.41							
99075415	6/29/2018		114790 GREAT WEST LIFE AND ANNUITY INS CO						
		2,526.42			92162	062818854169	9101.2176		LIFE/HEALTH-EMPLOYEE
		2,526.42							
99239946	6/29/2018		114790 GREAT WEST LIFE AND ANNUITY INS CO						
		9,049.00			92161	062818854168	9101.2175		DEFERRED COMPENSAT
		9,049.00							
99639003	6/29/2018		100223 ICMA RETIREMENT TRUST 457						
		2,191.58			92154	062818854161	9101.2175		DEFERRED COMPENSAT
		2,191.58							
		224,776.20	Grand Total						

Payment Instrument Totals

Checks	107,154.20
EFT Payments	117,622.00
Total Payments	224,776.20

CITY OF RAMSEY
Create Payment Control Groups

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

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
107867	ABM EQUIPMENT AND SUPPLY	MISC PARTS	PV	92172	001	09602	6/14/2018	0156416	966.01
							Summary Total		966.01
	ABM EQUIPMENT AND SUPPLY 333 2ND STREET NE HOPKINS MN 55343						Payment Amount		966.01
100026	ANDERSON IRRIGATION	ALPINE PARK	PV	92208	001	09101	6/19/2018	07-7869	275.04
							Summary Total		275.04
	ANDERSON IRRIGATION 3200 MAIN STREET NE SUITE 240 MINNEAPOLIS MN 55448						Payment Amount		275.04
100029	ANOKA AREA CHAMBER OF COMMERCE	GOLF TOURNEY (4)	PV	92173	001	09101	6/25/2018	23711	600.00
							Summary Total		600.00
	ANOKA AREA CHAMBER OF COMMERCE 12 BRIDGE SQUARE ANOKA MN 55303						Payment Amount		600.00
107587	ANOKA COUNTY TREASURY DEPARTMENT	JULY 2018 BROADBAND	PV	92279	001	09101	6/20/2018	B180620M	604.50
							Summary Total		604.50
	ANOKA COUNTY TREASURY DEPARTMENT 2100 THIRD AVENUE ANOKA MN 55303						Payment Amount		604.50

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CITY OF RAMSEY
Create Payment Control Groups

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

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Document Itm	Document Co	Due Date	Invoice Number	Payment Amount
100063	ASPEN MILLS	MISC J. ATCHISON	PV	92174	001	09101	6/14/2018	218308	101.90
					Summary Total				101.90
	ASPEN MILLS 8201 C CENTRAL AVE NE SPRING LAKE PARK MN 55432	BOOTS- D. WEIGMAN	PV	92175	001	09101	6/14/2018	218307	89.95
					Summary Total				89.95
		RADIO DEVICE J. HINNENKAMP	PV	92209	001	09101	6/20/2018	218721	44.95
					Summary Total				44.95
		BODY ARMOR D. MOLDENHAUER	PV	92210	001	09290	6/14/2018	218310	1,147.95
					Summary Total				1,147.95
		BODY ARMOR R. WEBB	PV	92211	001	09290	6/14/2018	218309	1,147.95
					Summary Total				1,147.95
					Payment Amount				2,532.70
100647	BOLTON AND MENK INC	BUNKER LK BLVD/PUMA ST	PV	92176	001	09437	6/13/2018	0218528	1,815.00
					Summary Total				1,815.00
	BOLTON AND MENK INC 1960 PREMIER DRIVE MANKATO MN 56001-5900	RAMSEY/RIVERDALE EXT	PV	92177	001	09402	6/13/2018	0218529	327.50
					Summary Total				327.50
		2018 REGIONAL SOLICITATION	PV	92178	001	09805	6/13/2018	0218532	1,455.00
					Summary Total				1,455.00
		COR INFILITRATION PROJECT	PV	92179	001	09605	6/13/2018	0218533	2,197.50
					Summary Total				2,197.50
		COR CENTER STREET ANALYSIS	PV	92213	001	09214	6/13/2018	0218531	550.00

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

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
				Summary Total					550.00
		2018 PARKS RELATED ASSIST.	PV	92214	001	09805	6/13/2018	0218534	9,205.00
				Summary Total					9,205.00
				Payment Amount					15,550.00
103641	BOYER TRUCKS ROGERS	RETURN- GAUGE	PD	92180	001	09101	6/18/2018	CM196245R	159.51-
				Summary Total					159.51-
	BOYER TRUCKS 2601 NE BROADWAY	MISC FOR 644	PV	92181	001	09101	6/13/2018	196245R	1,189.08
				Summary Total					1,189.08
	MINNEAPOLIS MN 55413	SWITCH FOR 673	PV	92235	001	09602	6/25/2018	196900R	6.70
				Summary Total					6.70
				Payment Amount					1,036.27
116439	CANTEEN VENDING	COFFEE	PV	92236	001	09101	6/20/2018	24375	276.40
				Summary Total					276.40
	CANTEEN VENDING 2492 DOSWELL AVENUE ST PAUL MN 55108								
				Payment Amount					276.40
106670	CENTRAL POWER DISTRIBUTORS INC	OIL FILTER/WHEEL KIT	PV	92237	001	09101	6/29/2018	18-478082	60.83
				Summary Total					60.83
	CENTRAL POWER DISTRIBUTORS INC 3801 THURSTON AVENUE	OIL FILTER-TORO LINE PAINTER	PV	92293	001	09101	7/2/2018	18-480616	4.19
				Summary Total					4.19
	ANOKA MN 55303								

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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	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
				Payment Amount					65.02
114549	CHETS SHOES INC CHETS SHOES INC 8870 RENDOVA STREET NE CIRCLE PINES MN 55014	BOOTS-LIND/TURNER	PV	92238	001	09101	6/25/2018	38755	300.00
				Summary Total					300.00
				Payment Amount					300.00
116197	CINTAS CORPORATION CINTAS CORPORATION CINTAS LOC #4K P O BOX 650838 DALLAS TX 75265-0838	UNIFORM CLEANING	PV	92239	001	09101	6/20/2018	4006901073	31.37
		UNIFORM CLEANING	PV	92239	002	09101	6/20/2018	4006901073	31.37
		UNIFORM CLEANING	PV	92239	003	09101	6/20/2018	4006901073	23.00
		UNIFORM CLEANING	PV	92239	004	09101	6/20/2018	4006901073	4.00
				Summary Total					89.74
		UNIFORM CLEANING	PV	92240	001	09101	6/27/2018	4007101795	23.00
		UNIFORM CLEANING	PV	92240	002	09101	6/27/2018	4007101795	4.00
		UNIFORM CLEANING	PV	92240	003	09101	6/27/2018	4007101795	27.20
		UNIFORM CLEANING	PV	92240	004	09101	6/27/2018	4007101795	27.20
				Summary Total					81.40
				Payment Amount					171.14
100116	CONNEXUS ENERGY	STREET LIGHTS	PV	92182	001	09603	6/21/2018	759126-303101 JUNE 18	9,614.39
				Summary Total					9,614.39
	CONNEXUS ENERGY PO BOX 1808 MINNEAPOLIS MN 55480-1808	LIFT STAT/WTR TWR/WELLS	PV	92215	001	09601	6/21/2018	759126-303102 JUNE 18	15,340.67
		LIFT STAT/WTR TWR/WELLS	PV	92215	002	09601	6/21/2018	759126-303102 JUNE 18	785.66

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

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
				Summary Total					16,126.33
		SIRENS	PV	92280	001	09101	6/21/2018	759126-303095 JUNE 18	85.00
				Summary Total					85.00
		MISC CITY ACCOUNTS	PV	92281	001	09230	6/21/2018	759126-303107 JUNE 18	72.08
		MISC CITY ACCOUNTS	PV	92281	002	09230	6/21/2018	759126-303107 JUNE 18	1,031.93
		MISC CITY ACCOUNTS	PV	92281	003	09230	6/21/2018	759126-303107 JUNE 18	30.89
		MISC CITY ACCOUNTS	PV	92281	004	09230	6/21/2018	759126-303107 JUNE 18	811.83
		MISC CITY ACCOUNTS	PV	92281	005	09230	6/21/2018	759126-303107 JUNE 18	10,600.28
		MISC CITY ACCOUNTS	PV	92281	006	09230	6/21/2018	759126-303107 JUNE 18	2,832.78
		MISC CITY ACCOUNTS	PV	92281	007	09230	6/21/2018	759126-303107 JUNE 18	197.57
				Summary Total					15,577.36
		TRAFFIC SIGNALS	PV	92282	001	09101	6/21/2018	759126-303100 JUNE 18	892.24
				Summary Total					892.24
		PW MISC ACCOUNTS	PV	92283	001	09101	6/21/2018	759126-303106 JUNE 18	581.77
		PW MISC ACCOUNTS	PV	92283	002	09101	6/21/2018	759126-303106 JUNE 18	193.92
		PW MISC ACCOUNTS	PV	92283	003	09101	6/21/2018	759126-303106 JUNE 18	193.92
		PW MISC ACCOUNTS	PV	92283	004	09101	6/21/2018	759126-303106 JUNE 18	193.92
		PW MISC ACCOUNTS	PV	92283	005	09101	6/21/2018	759126-303106 JUNE	2,487.33

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

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
							18		
				Summary Total					3,650.86
				Payment Amount					45,946.18
115993	CORE AND MAIN LP	MISC SUPPLIES	PV	92216	001	09601	6/22/2018	J050493	3,408.98
				Summary Total					3,408.98
	CORE AND MAIN LP P O BOX 28330 ST LOUIS MO 63146								
				Payment Amount					3,408.98
100125	COUNTRYSIDE PRINTING INC	ENVELOPES	PV	92183	001	09101	6/13/2018	35314	415.00
				Summary Total					415.00
	COUNTRYSIDE PRINTING 6250 BUNKER LAKE BLVD NW	BUSINESS CARDS 4	PV	92217	001	09101	6/20/2018	35322	236.00
				Summary Total					236.00
	SUITE 113 RAMSEY MN 55303	RAM RESIDENT JUL/AUG 18	PV	92241	001	09101	6/27/2018	35339	6,858.80
				Summary Total					6,858.80
				Payment Amount					7,509.80
114117	CRAWFORD'S EQUIPMENT INC	LUBRICANTS FOR MOWERS	PV	92242	001	09101	6/29/2018	01-14258	278.16
				Summary Total					278.16
	CRAWFORD'S EQUIPMENT INC 4853 HIGHWAY 95 NW CAMBRIDGE MN 55008								
				Payment Amount					278.16

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CITY OF RAMSEY
Create Payment Control Groups

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

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
113306	DEFINITIVE TECHNOLOGY SOLUTIONS INC	CONTRACT JUNE/JULY 2018	PV	92284	001	09101	6/22/2018	INV165975	240.07
						Summary Total			240.07
	DEFINITIVE TECHNOLOGY SOLUTIONS INC 9401 JAMES AVENUE SOUTH SUITE 120 BLOOMINGTON MN 55431					Payment Amount			240.07
100144	DEHN OIL COMPANY	DIESEL FUEL	PV	92243	001	09101	6/21/2018	64316	1,377.50
						Summary Total			1,377.50
	DEHN OIL COMPANY 6735 141ST AVENUE NW RAMSEY MN 55303	BIO DIESEL	PV	92244	001	09601	6/21/2018	64315	494.00
						Summary Total			494.00
		USED 275 GAL TOTE	PV	92245	001	09101	6/20/2018	25121696	50.00
						Summary Total			50.00
						Payment Amount			1,921.50
101185	DO ALL PRINTING COM INC	MISC PARK SIGNS	PV	92218	001	09101	6/22/2018	39836	49.03
						Summary Total			49.03
	DO ALL PRINTING COM INC 6360 HIGHWAY 10 NW RAMSEY MN 55303					Payment Amount			49.03
114363	EAGLE TREE SERVICE	TREE REMOVAL	PV	92246	001	09101	6/22/2018	062218	1,450.00
	EAGLE TREE SERVICE					Summary Total			1,450.00

CITY OF RAMSEY
Create Payment Control Groups

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

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	8637 225TH AVENUE NW NOWTHEN MN 55330								
				Payment Amount					1,450.00
116175	ECKBERG LAMMERS ATTORNEYS AT LAW	JUNE 18 PROSECUTION	PV	92247	001	09101	6/28/2018	06 2018	5,666.67
	ECKBERG LAMMERS ATTORNEYS AT LAW 1809 NORTHWESTERN AVENUE STILLWATER MN 55082								
				Summary Total					5,666.67
				Payment Amount					5,666.67
100158	ECM PUBLISHERS INC	AD PERMIT TECH	PV	92184	001	09101	6/17/2018	608590	279.00
				Summary Total					279.00
	ECM PUBLISHERS INC 4095 COON RAPIDS BLVD COON RAPIDS MN 55433	ORD 18-10	PV	92185	001	09101	6/15/2018	608198	69.88
				Summary Total					69.88
		RE: COMMERCIAL SIGN	PV	92219	001	09804	6/15/2018	608199	75.25
				Summary Total					75.25
		ORD 18-09	PV	92220	001	09101	6/22/2018	609993	53.75
				Summary Total					53.75
				Payment Amount					477.88
116390	ELECTRIC MOTOR REPAIR INC	MOTOR	PV	92248	001	09101	6/19/2018	444085	1,567.28
				Summary Total					1,567.28
	ELECTRIC MOTOR REPAIR INC 2010 NORTH 4TH STREET MINNEAPOLIS MN 55411								
				Payment Amount					1,567.28

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

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
100164	ELECTRIC SYSTEMS OF ANOKA INC	REPAIR SIRENS 1 AND 17	PV	92186	001	09101	6/15/2018	7009	1,005.96
				Summary Total					1,005.96
	ELECTRIC SYSTEMS OF ANOKA INC 6314 HIGHWAY 10 NW ANOKA MN 55303	REPAIR SIREN 2	PV	92221	001	09101	6/20/2018	7035	697.29
		REPAIR SIREN 2	PV	92221	002	09101	6/20/2018	7035	499.00
				Summary Total					1,196.29
				Payment Amount					2,202.25
104267	ELITE SANITATION	PARKS- PORTABLES	PV	92187	001	09101	5/23/2018	24879	534.00
				Summary Total					534.00
	ELITE SANITATION PO BOX 526 ELK RIVER MN 55330								
				Payment Amount					534.00
113991	EMERGENCY RESPONSE SOLUTIONS	10 GAS MONITOR CALI.	PV	92188	001	09101	6/15/2018	11263	300.00
				Summary Total					300.00
	EMERGENCY RESPONSE SOLUTIONS 4817 VIKING BLVD SUITE 102 EAST BETHEL MN 55092	SENSOR KIT	PV	92249	001	09101	6/27/2018	11316	330.10
				Summary Total					330.10
				Payment Amount					630.10
104205	EXPRESS SIGNS INC	SIGN RENTAL- PARKS	PV	92189	001	09101	6/19/2018	INV-3124	310.00
				Summary Total					310.00
	EXPRESS SIGNS INC PO BOX 475								

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CITY OF RAMSEY
Create Payment Control Groups

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

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	ANOKA MN 55303								
				Payment Amount					310.00
113321	FACTORY MOTOR PARTS CO	AIR FILTER 678	PV	92292	001	09101	7/3/2018	6-1509618	7.49
				Summary Total					7.49
	FACTORY MOTOR PARTS CO BIN 139107 P O BOX 9107 MINNEAPOLIS MN 55480-9107								
				Payment Amount					7.49
107099	FASTENAL	MISC PARTS	PV	92250	001	09101	6/21/2018	MNTC8165990	54.86
				Summary Total					54.86
	FASTENAL COMPANY P O BOX 1286	MISC PARTS	PV	92251	001	09101	6/14/2018	MNTC8165735	68.30
				Summary Total					68.30
	WINONA MN 55987	MISC SUPPLIES	PV	92285	001	09101	6/26/2018	MNTC8166099	2.73
				Summary Total					2.73
				Payment Amount					125.89
100143	FERGUSON WATERWORKS # 2516	METER	PV	92190	001	09601	6/18/2018	0287236	2,844.01
				Summary Total					2,844.01
	FERGUSON WATERWORKS 2516 P O BOX 802817	METER COUP W/WIRE 12	PV	92191	001	09601	6/18/2018	0287262	236.96
				Summary Total					236.96
	CHICAGO IL 60680-2817	MISC PARTS	PV	92192	001	09601	6/15/2018	0287238	20.30
				Summary Total					20.30

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	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
		WATER METER	PV	92222	001	09601	6/21/2018	0285060-1	352.86
				Summary Total					352.86
		METERS (3)	PV	92223	001	09601	6/21/2018	0288180	614.46
				Summary Total					614.46
				Payment Amount					4,068.59
113711	FOSTER TRUCKING AND EXCAVATING	DELIVERED BROWN MULCH	PV	92286	001	09101	6/19/2018	3663	1,438.00
				Summary Total					1,438.00
	FOSTER TRUCKING AND EXCAVATING 1561 BUNKER LAKE BLVD NE HAM LAKE MN 55304								
				Payment Amount					1,438.00
110388	FRATTALLONE'S ACE HARDWARE STORES	STAPLES	PV	92193	001	09101	6/20/2018	032675/J	15.77
				Summary Total					15.77
	FRATTALLONE'S ACE HARDWARE STORES 1203 COUNTY ROAD E WEST ARDEN HILLS MN 55112-3738								
				Payment Amount					15.77
100650	GRAINGER	RECIPROCATING SAW	PV	92252	001	09101	6/18/2018	9821023026	207.20
				Summary Total					207.20
	GRAINGER INC DEPT. 806511127 PALATINE IL 60038-0001								
				Payment Amount					207.20
110568	GREEN VALLEY GREENHOUSE	MISC PLANTS	PV	92194	001	09101	6/18/2018	335095	176.20

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Create Payment Control Groups

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

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	GREEN VALLEY GREENHOUSE 6530 GREEN VALLEY ROAD RAMSEY MN 55303			Summary Total					176.20
				Payment Amount					176.20
114068	IDEAL SERVICES INC	SERVICE IRRIG PUMPS	PV	92287	001	09101	6/25/2018	9401	4,867.00
	IDEAL SERVICES INC P O BOX 244 ALEXANDRIA MN 56308			Summary Total					4,867.00
				Payment Amount					4,867.00
104027	INK WIZARDS INC	FIRE DEPT SHIRTS	PV	92253	001	09101	6/6/2018	2245	535.25
	INK WIZARDS INC 9958 HIGHWAY 10 NW ELK RIVER MN 55330			Summary Total					535.25
				Payment Amount					535.25
112475	INNOVATIVE OFFICE SOLUTIONS	MISC SUPPLIES	PV	92224	001	09101	6/27/2018	IN2099371	354.40
	INNOVATIVE OFFICE SOLUTIONS	MISC SUPPLIES	PV	92224	002	09101	6/27/2018	IN2099371	10.49
	AB # 1004 P O BOX 249004 APPLE VALLEY MN 55124-9017			Summary Total					364.89
				Payment Amount					364.89

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
116408	INTEGRATED FIRE AND SECURITY INC	SERVICE CALL- CARD READER	PV	92195	001	09101	6/13/2018	73363	320.00
							Summary Total		320.00
	INTEGRATED FIRE AND SECURITY INC 7180 NORTHLAND CIRCLE N SUITE 138 BROOKLYN PARK MN 55428								
							Payment Amount		320.00
106258	ISANTI RENTAL	RENT-TENT/TABLES/CHAIRS	PV	92255	001	09290	6/22/2018	1-571151	1,731.81
							Summary Total		1,731.81
	ISANTI RENTAL 421 W DUAL BLVD ISANTI MN 55040								
							Payment Amount		1,731.81
107763	JEFFERSON FIRE AND SAFETY INC	MONITORS/MISC	PV	92225	001	09101	6/13/2018	248881	6,556.52
							Summary Total		6,556.52
	JEFFERSON FIRE AND SAFETY INC 7617 DONNA DRIVE MIDDLETON WI 53562								
							Payment Amount		6,556.52
107639	KOTTKES' BUS SERVICE INC	SAFETY CAMP- BUS	PV	92254	001	09290	6/20/2018	26240	714.00
							Summary Total		714.00
	KOTTKES' BUS SERVICE INC 13625 JAY STREET NW ANDOVER MN 55304								
							Payment Amount		714.00

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Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
100256	LANO EQUIPMENT INC	IGNITION MODULE-CEMENT SAW	PV	92196	001	09101	6/15/2018	02-568260	140.96
				Summary Total					140.96
	LANO EQUIPMENT INC 6140 HIGHWAY 10 NW ANOKA MN 55303	AIR FILTER- STIHL BLOWER	PV	92294	001	09101	7/3/2018	02-572191	16.76
				Summary Total					16.76
				Payment Amount					157.72
100259	LEAGUE OF MN CITIES INS TRUST	JUNE 2018	PV	92226	001	09101	6/20/2018	10002906 JUNE 18	22,848.00
				Summary Total					22,848.00
	LEAGUE OF MN CITIES INS TRUST C/O BERKLEY RISK SERVICES INC P O BOX 581517 MINNEAPOLIS MN 55458-1517								
				Payment Amount					22,848.00
100266	LOGIS	NETWORK MAY 2018	PV	92197	001	09101	5/31/2018	45372	1,470.00
				Summary Total					1,470.00
	LOCAL GOVERNMENT INFORMATION SYSTEMS ASS 5750 DULUTH STREET GOLDEN VALLEY MN 55422-4036	MAY 2018 SERVICE	PV	92198	001	09101	5/31/2018	45398	12,975.00
				Summary Total					12,975.00
				Payment Amount					14,445.00
100284	MENARDS ELK RIVER	MISC SUPPLIES	PV	92228	001	09101	6/18/2018	62062	32.95
				Summary Total					32.95
	MENARDS ELK RIVER 19521 EVANS STREET NW	MISC SUPPLIES	PV	92256	001	09101	6/22/2018	62382	183.01

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	ELK RIVER MN 55330-1077			Summary Total					183.01
		MISC SUPPLIES	PV	92257	001	09101	6/22/2018	62390	19.34
				Summary Total					19.34
				Payment Amount					235.30
100285	MET COUNCIL ENVIRONMENTAL SRV	AUGUST 18 WASTEWATER	PV	92295	001	09602	7/3/2018	0001084560	63,101.29
	MET COUNCIL ENVIRONMENTAL SRV P O BOX 856513 MINNEAPOLIS MN 55485-6513			Summary Total					63,101.29
				Payment Amount					63,101.29
108208	METRO PRODUCTS INC	BLACK GLOVES	PV	92258	001	09101	6/28/2018	135839	109.50
	METRO PRODUCTS INC 7401 CENTRAL AVENUE NE FRIDLEY MN 55432			Summary Total					109.50
				Payment Amount					109.50
112858	MIDWAY FORD	2018 FORD 250 #698	PV	92259	001	09101	6/26/2018	117994	28,451.84
				Summary Total					28,451.84
	MIDWAY FORD 2777 NORTH SNELLING AVENUE	2018 FORD 350 # 699	PV	92260	001	09101	6/26/2018	117993	30,822.00
	ROSEVILLE MN 55113			Summary Total					30,822.00
		2018 FORD 250 # 601	PV	92261	001	09101	6/26/2018	117996	30,078.84
				Summary Total					30,078.84
				Payment Amount					89,352.68

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Originator	JLIPSKI	
Payment Instrument		Check Payment
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Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
100341	MTI DISTRIBUTING INC	MISC PARTS	PV	92227	001	09101	6/21/2018	1172887-00	182.30
				Summary Total					182.30
	MTI DISTRIBUTING INC SDS 12-1900	LID	PV	92288	001	09101	6/28/2018	1174550-00	90.95
				Summary Total					90.95
	P O BOX 86 MINNEAPOLIS MN 55486-1900								
				Payment Amount					273.25
114244	NAVAL SURFACE WARFARE CENTER, CRANE DIV.	RENTAL N00164LE0779-18	PV	92289	001	09101	6/28/2018	062818	300.00
				Summary Total					300.00
	NAVAL SURFACE WARFARE CENTER, CRANE DIV. COMMANDING OFFICER 300 HWY 361 BUILDING 2044 ELECTRO OPTIC ATTEN: D. OWENS CRANE IN 47522								
				Payment Amount					300.00
115167	NET TRANSCRIPTS INC	PD TRANSCRIPTION	PV	92212	001	09101	5/31/2018	0018959	859.60
				Summary Total					859.60
	NET TRANSCRIPTS INC 3707 N. 7TH STREET SUITE 320 PHOENIX AZ 85014								
				Payment Amount					859.60
100988	NORTHERN SAFETY TECHNOLOGY	MOUNT KIT	PV	92262	001	09101	6/26/2018	46097	140.29
				Summary Total					140.29
	NORTHERN SAFETY TECHNOLOGY								

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	5708 UPPER 147TH STREET W SUITE 107	LIGHTS/ BAR MOUNT	PV	92263	001	09601	6/12/2018	45996	558.63
	APPLE VALLEY MN 55124						Summary Total		558.63
							Payment Amount		698.92
100363	NORTHERN SANITARY SUPPLY CO	MISC SUPPLIES	PV	92264	001	09101	6/21/2018	191506	312.94
	NORTHERN SANITARY SUPPLY CO 341 COON RAPIDS BLVD MINNEAPOLIS MN 55433						Summary Total		312.94
							Payment Amount		312.94
110547	NORTHWEST LIGHTING SYSTEMS CO.	MISC BULBS	PV	92265	001	09101	6/27/2018	107804	154.50
	NORTHWEST LIGHTING SYSTEMS CO. 746 CRAIG AVENUE TRACY MN 56175						Summary Total		154.50
		RAMP BULBS/MISC	PV	92266	001	09240	6/25/2018	107759	314.25
							Summary Total		314.25
							Payment Amount		468.75
111368	POLLARDWATER	MISC PARTS	PV	92199	001	09605	6/8/2018	0109416	131.90
	POLLARDWATER P O BOX 417592 BOSTON MA 02241-7592						Summary Total		131.90
							Payment Amount		131.90
100393	PRAIRIE RESTORATIONS INC	CENTRAL PARK	PV	92200	001	09101	5/30/2018	12309	300.00

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
				Summary Total					300.00
	PRAIRIE RESTORATIONS INC 31646 128TH STREET PRINCETON MN 55371	ALPINE PARK SLOPE/MEDIANS	PV	92229	001	09101	6/18/2018	12213	385.98
				Summary Total					385.98
				Payment Amount					685.98
113444	PRECISE PRECISE 501 EAST CLIFF ROAD SIUTE 100 BURNSVILLE MN 55337	MAY 2018 SERVICE	PV	92267	001	09101	6/29/2018	IN200-1017420	554.97
				Summary Total					554.97
				Payment Amount					554.97
108033	RAMSEY FOUNDATION RAMSEY FOUNDATION P O BOX 234 RAMSEY MN 55303	DONATION- DRAW CONCERTS	PV	92268	001	09101	7/2/2018	070218	10,000.00
				Summary Total					10,000.00
				Payment Amount					10,000.00
115671	RCM EQUIPMENT COMPANY LLC RCM EQUIPMENT COMPANY LLC 12090 MARGO AVE SO SUITE B HASTINGS MN 55033	RENTAL	PV	92270	001	09101	6/13/2018	3659	5,800.00
				Summary Total					5,800.00
		STORAGE TANK RENTAL	PV	92271	001	09101	6/18/2018	3660	2,820.00
				Summary Total					2,820.00
				Payment Amount					8,620.00

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Originator	JLIPSKI	
Payment Instrument		Check Payment
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Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
114163	RCM SPECIALTIES INC	EMULSION	PV	92278	001	09101	6/14/2018	6596	4,562.80
	RCM SPECIALTIES INC 12090 MARGO AVENUE SOUTH SUITE B HASTINGS MN 55033						Summary Total		4,562.80
							Payment Amount		4,562.80
112151	REINDERS	BLUE POND DYE	PV	92290	001	09101	6/25/2018	3056142-00	185.57
	REINDERS P O BOX 78955 MILWAUKEE WI 53278-0955						Summary Total		185.57
							Payment Amount		185.57
116092	ROADKILL ANIMAL CONTROL	5 CALLS MAY 2018	PV	92272	001	09101	6/26/2018	062618	465.00
	ROADKILL ANIMAL CONTROL 520 HAROLD DRIVE BURNSVILLE MN 55337						Summary Total		465.00
							Payment Amount		465.00
114269	SPEEDCUTTERS OUTDOOR MAINTENANCE LLC	JUNE 18 CITY HALL/THE DRAW	PV	92230	001	09101	6/24/2018	5358	5,153.12
	SPEEDCUTTERS OUTDOOR MAINTENANCE LLC 18523 OLSON STREET NW ELK RIVER MN 55330						Summary Total		5,153.12
							Payment Amount		5,153.12
100469	STREICHER'S POLICE	HANDCUFFS- J. DIXON	PV	92232	001	09101	6/18/2018	I1319069	59.98

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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
	EQUIPMENT								
				Summary Total					59.98
	STREICHER'S POLICE EQUIPMENT 10911 WEST HWY 55 MINNEAPOLIS MN 55441								
				Payment Amount					59.98
110313	SUMMIT FIRE PROTECTION	ANNUAL FIRE INSPECTION	PV	92201	001	09101	5/30/2018	991272521	903.00
				Summary Total					903.00
	SUMMIT FIRE PROTECTION P O BOX 6205	FIRE EXT	PV	92202	001	09101	6/14/2018	1272997	87.00
	CAROL STREAM IL 60197-6205			Summary Total					87.00
		2018 ANNUAL INSPEC-RAMP	PV	92273	001	09240	6/22/2018	1275055	236.00
				Summary Total					236.00
		ANNUAL INSPEC- FIRE 2	PV	92274	001	09101	6/13/2018	1272524	246.00
				Summary Total					246.00
		ANNUAL INSPEC FIRE 2	PV	92291	001	09101	6/13/2018	1276539	273.00
				Summary Total					273.00
				Payment Amount					1,745.00
100474	SUPERIOR STRIPING INC	DRAW-ARROWS/CROSSWALKS	PV	92203	001	09101	6/14/2018	43911	275.00
				Summary Total					275.00
	SUPERIOR STRIPING INC 14021 BASALT STREET NW RAMSEY MN 55303								
				Payment Amount					275.00

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Payee Number	Payee Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
100485	TIMESAVER OFF SITE SECRETARIAL INC	JUNE 2018 MEETINGS	PV	92204	001	09101	6/13/2018	M23892	537.00
						Summary Total			537.00
	TIMESAVER OFF SITE SECRETARIAL INC 5291 RIVER OAK DRIVE SAVAGE MN 55378					Payment Amount			537.00
112721	W W GOETSCH ASSOCIATES INC	SERVICE LIFT STATION 7	PV	92233	001	09602	6/7/2018	100304	2,480.00
						Summary Total			2,480.00
	W W GOETSCH ASSOCIATES INC 5250 WEST 74TH STREET MINNEAPOLIS MN 55439-2226					Payment Amount			2,480.00
100522	WARNING LITES OF MINNESOTA	RENTAL 173RD AVE/PUMA ST	PV	92275	001	09101	6/19/2018	201395	130.00
						Summary Total			130.00
	WARNING LITES OF MINNESOTA INC 4700 LYNDALE AVENUE NORTH MINNEAPOLIS MN 55430					Payment Amount			130.00
105628	WELLS CATERING SERVICE	CC MEAL 6/26/2018	PV	92205	001	09101	6/26/2018	44278	84.89
						Summary Total			84.89
	WELLS CATERING SERVICE 7533 SUNWOOD DRIVE SUITE 108 RAMSEY MN 55303								

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Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
				Payment Amount					84.89
100529	WENDELL'S INC	H. MOHR NAME CLIP	PV	92206	001	09101	6/15/2018	2302996	5.23
				Summary Total					5.23
	WENDELL'S INC 6601 BUNKER LAKE BLVD PO BOX 458 RAMSEY MN 55303-0458								
				Payment Amount					5.23
100539	WRIGHT TIRE SERVICE INC	MOWER TIRE	PV	92207	001	09101	6/19/2018	59993	86.82
				Summary Total					86.82
	WRIGHT TIRE SERVICE INC 710 WEST MAIN STREET ANOKA MN 55303	1 TIRE 690	PV	92276	001	09101	6/26/2018	60199	23.60
				Summary Total					23.60
				Payment Amount					110.42
112515	WSB AND ASSOCIATES INC	COR AUAR MAY 18	PV	92234	001	09214	6/15/2018	2 R-011954-000	455.00
				Summary Total					455.00
	WSB AND ASSOCIATES INC 701 XENIA AVENUE SOUTH SUITE 300 MINNEAPOLIS MN 55416								
				Payment Amount					455.00
100543	ZIEGLER INC	PUMP HOUSE 2 GENERATOR	PV	92277	001	09601	6/26/2018	F1338901	53,684.61
				Summary Total					53,684.61
	ZIEGLER INC SDS 12-0436								

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

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Document Itm	Document Co	Due Date	Invoice Number	Payment Amount
	PO BOX 86 MINNEAPOLIS MN 55486-0436								
								Payment Amount	53,684.61
								Total Amount to be Processed	398,787.01
								Total Number of Payments to be Processed	73

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #18-137

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF JUNE 21, 2018 THROUGH JULY 3, 2018.

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of June 21, 2018, through July 3, 2018, in the amount of $787,652.16 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 21, 2018, through July 3, 2018, in the amount of $ 787,652.16.

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 10th day of July 2018.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **4. 5.**

Meeting Date: 07/10/2018

By: Jo Thieling, Administrative Services

Information

Title

Adopt Resolution #18-127 Appointing Election Judges for the Primary Election on August 14, 2018

Purpose/Background:

For each Election, Council is asked to formally appoint Election Judges to work the polling locations. A resolution is attached appointing Election Judges to serve for the Primary Election scheduled for August 14, 2018.

Funding Source:

Monies have been budgeted in the General Fund under Elections for Election expenses and Election Judge pay.

Recommendation:

Staff recommends Council adopt the Resolution appointing Election Judges for the 2018 Primary Election.

Action:

Motion to adopt Resolution #18-127 Appointing Election Judges for the Primary Election on August 14, 2018.

Attachments

Res Apptng Election Judges for Primary

Form Review

Form Started By: Jo Thieling Started On: 06/20/2018 09:17 AM

Final Approval Date: 06/20/2018

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #18-127

RESOLUTION APPOINTING ELECTION JUDGES FOR THE PRIMARY ELECTION ON AUGUST 14, 2018

WHEREAS, the City of Ramsey will be conducting a Primary Election on Tuesday, August 14, 2018; and

WHEREAS, pursuant to Minnesota Statutes Section 204B.21, election judges for precincts in a municipality must be appointed by the governing body of that municipality; and

WHEREAS, the hourly rate of pay will be $10.00 for election judge trainees, $10.00 for regular election judges and $11.00 for chairs.

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

1) That the following individuals be appointed to serve as election judges for the Primary Election to be held on August 14, 2018:

   Patricia McGrath, Tim Dusbabek, Vicki Herrmann, Sheila Lemke, Judith Olson, Lonny Suckow, Janet Tracy, Lee Warneka, Timothy Graber, A.C. (Del) Howe III, Patricia Dusbabek, Kathryn Woodfill, Jan Cameron, Colleen Graber, Bernard Wiklund, Deb Koepsell, Jean Lewandowski, Bruce Johnson, David May, Nancy Nelson, Richard (Scott) Cords, Lana Howell, LaVonne Suckow, Michele Elifrits, Al Resler, Margaret (Peggy) Howe, Alice Rasmussen, Kevin Efram, Derek Scheuermann, Paula Chicoine, Michele Larkin, Sylvia Frolik, Tom Hoxter, Darlene Croteau, Carol Rudy, Joyce Prior, Mariann Johnson, Christine Bell, Sharon Schmalzer, Bridget Arnold, Makayla Miller, Megan Warner, Jill Winger, Kathryn Richter, David Newton, Mark Barrett, Becky Smith, Billie Jo Bishop, Julia Bishop, Madeline (Kay) McCulley, Mark Eggleston, James Sather, and Catherine Rosenthal, Stephen Rothstein, Sue Hurd, Katie Schmidt, Barney (Lee) Freshour, Anna Schmidt, Sandra Conlon, Brandee Vobr, Robert Anderson, Pat Maxey.

2) That Council authorize staff to train and hire additional election judges not named here should the need arise.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 10th day of July 2018.

_____
Acting Mayor

ATTEST:

_____
City Clerk

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

CC Regular Session **4. 6.**

Meeting Date: 07/10/2018

By: Chris Anderson, Community Development

Information

Title:

Adopt Resolution #18-134 to Enter into Memorandum of Understanding for Anoka County Cooperative Weed Management Area Partnership

Purpose/Background:

Earlier in 2018, the Anoka Conservation District (ACD) was awarded $20,000 in grant funds from the Minnesota Board of Soil and Water Resources (BWSR) to manage noxious weeds within Anoka County. The purpose of this case is to approve a Memorandum of Understanding with the Anoka Conservation District to make funds eligible to Ramsey residents.

The Conservation District has convened multiple meetings with municipalities, county parks, watershed districts and organizations, and state agencies over the past several months on how to best distribute the funds through the establishment of a Cooperative Weed Management Area (CWMA/Management Area). Ultimately, the Conservation District intends to make the grant funds available to property owners within Anoka County, through a competitive application process. The funds are intended to assist with their efforts managing noxious weeds.

For property owners to be eligible for the grant funds, municipalities need to enter into a non-binding Memorandum of Understanding (MOU) that outlines the primary goals of the Management Area. These goals include the following. These objectives are intended to create a consistent management plan across Anoka County.

- Information Exchange
- Education
- Prevention
- Noxious Weed Control
- Cooperation.

Observations/Alternatives:

The grant funds assist local communities in meeting existing statutory requirements. Minn. Statutes § 18.78-18.85 outline the requirements for local weed inspectors, including inspections throughout their jurisdiction for noxious weeds and their control. Through past efforts of the Environmental Policy Board (EPB), information is available on our website (http://www.cityoframsey.com/304/Invasive-Species) providing information on invasive and noxious weeds. Joining the Management Area would improve access and consistency for educational materials.

The Management Area will have an emphasis on mapping occurrences of noxious weeds and addressing 'new' infestations before they can get firmly established. Additionally, the Management Area will emphasize education. For example, Conservation District Staff have already met with Ramsey Public Works Staff to review certain noxious weeds, how to identify them, and review control measures. Staff has also worked with Conservation District Staff in the last month to confirm a small infestation of Wild Parsnip, a noxious weed that can cause severe

blistering and swelling when the sap comes in contact with human skin.

The MOU is non-binding and does not require any financial contribution by the City. Furthermore, it does not obligate the City to anything above and beyond what is already outlined in State Statute, and is simply another tool to assist the City in achieving compliance with statutory requirements. The MOU clearly states that any participating member can withdraw at any time with thirty (30) day written notice. Withdrawing from the agreement would make Ramsey residents inelgible for the funds.

This item was reviewed by the EPB on multiple occasions and most recently at their June 18, 2018 meeting. The EPB did inquire about potential impacts on Staff resources by participating in the Management Area. Staff Impact should be minimal, as a majority of these activities are already being completed. There is a slight impact to Staff by needing to regular update communication channels (website, etc.). Finally, the Conservation District will act as the grant administrator and fiscal agent, and so there would not be any additional strain on Staff resources from that perspective either.

Alternatives

Alternative #1: Adopt Resolution #18-134 to enter into an MOU to join the Anoka County Cooperative Weed Management Area Partnership. This will provide property owners in Ramsey possible access to grant funds to manage noxious weeds through a competitive application process. The goals/objectives of the Management Area seem to align with the EPB's Statement of Purpose and the City Council's Strategic Action Plan.

Alternative #2: Do not enter into the MOU to join the Anoka County Cooperative Weed Management Area Partnership. This will not have any significant impacts to Staff's regular duties (e.g.. it will not reduce demand on staff resources) and will eliminate an opportunity for property owners in Ramsey to apply for grant funds to manage noxious weeds on their property.

Funding Source:

This case is being handled as part of Staff's normal duties.

Recommendation:

The EPB recommends entering into the MOU and joining the Management Area.

Action:

Motion to adopt Resolution #18-134 to enter into the Memorandum of Understanding to particpate in the Anoka County Cooperative Weed Management Area Partnership.

Attachments

EPB Statement of Purpose
2018 Noxious Weed List
Memorandum of Understanding
EPB Meeting Minutes Dated April 16, 2018
EPB DRAFT Meeting Minutes Dated June 18, 2018
CWMA Fact Sheet from MN BWSR
Resolution #18-134

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	07/03/2018 02:08 PM
Kurt Ulrich	Kurt Ulrich	07/05/2018 02:06 PM
Form Started By: Chris Anderson		Started On: 06/28/2018 08:48 AM

Final Approval Date: 07/05/2018

Statement of Purpose

The Environmental Policy Board (EPB) will promote environmental awareness and conservation practice by citizens by advising the City Council on policy issues, review of new development proposals, communication and education. Through careful review, the EPB will present multiple perspectives, ideas, and new technologies that promote both discovery and accountability.

Scope

Land Use Application Review

Beginning in 2015, the EPB will have an active role in reviewing various land use applications with respect to natural resources. The EPB's review will occur concurrently with other advisory boards/commissions to ensure compliance with State Statute 15.99 (generally known as the sixty [60] day rule). The EPB will review and provide recommendations regarding landscape plans, tree preservation plans, potential impacts to natural communities/areas as identified in the Natural Resources Inventory and Wetland Functions and Values report, and the potential for implementing Best Management Practices (BMPs).

The EPB will actively review land use applications for Major Plats (four [4] or more lots with public infrastructure improvements), Site Plans (new development only, not for building expansions), Variances in Overlay Districts (Wild and Scenic, Critical Area, Shoreland, and Floodplain), and Comprehensive Plan Amendments. In general, the EPB will not review applications for Conditional or Interim Use Permits, Minor Plats (three [3] or fewer lots), Administrative Subdivisions, Easement Vacations, Home Occupation Permits (unless a request has potential environmental hazards), or Variances (except for the Overlay Districts as noted above). Finally, the EPB will, on occasion, also review Zoning Amendments, dependent on the subject of a proposed/requested amendment.

The EPB's role in land use application review will be conducted for a trial period of one (1) year without amending City Code. At the conclusion of the trial period, the process will be reviewed by the Board (and City Council) for effectiveness and efficiency. If found to add value to the overall land use application review process, an ordinance amendment will be prepared for consideration by City Council.

Comprehensive Plan Review

The City has begun preparations for an update to its Comprehensive Plan and has noted a significant role the EPB will have in this process. This document will lay out the vision for the community through 2040 and sets the foundation for how the community will develop over time. Once adopted, the Comprehensive Plan likely will set in motion certain updates or amendments to the Zoning Ordinance and should any amendment or updates relate to natural resources, the EPB will be directly involved with that process as well.

The EPB will have a role in reviewing various portions of the Comprehensive Plan and will take the lead on the Natural Resources Chapter. While the update is not due until 2018, the EPB will begin a review of the existing Natural Resources Chapter early in 2015 and subsequently establish guiding principles and a framework for updating this Chapter. In 2016 (or early 2017), the EPB will complete a draft update to the Natural Resources Chapter.

Involvement with the Comprehensive Plan update, potential ordinance amendments, and review of land use applications will provide the EPB the opportunity to review existing standards to determine whether they are accomplishing their intended outcome. In essence, the EPB will be involved with establishing the vision and goals for natural resources, drafting standards to accomplish those goals, and applying those standards to proposed projects. This 'full circle' approach should provide the EPB with invaluable insight regarding natural resources standards and identify areas where improvement or amendments are necessary.

It will be the goal of the EPB to regularly (annually) review the relevant chapters of the Comprehensive Plan and the zoning tools in place to determine whether current policies and/or standards are adequate to accomplish the vision of the community.

Education

Ensuring that the residents of Ramsey are well informed on emerging and current issues is critical. Thus, education and community awareness have been identified as a key function of the EPB. The EPB will strive to keep the public informed of new and existing issues as well as what actions the City is taking to address those issues. The intent will not only be to keep the citizenry well informed but also to provide explanation and/or clarification on why certain standards are in place and how they are intended to address a specific issue. This will primarily be accomplished through mediums such as the newsletter and website, but may also include other outlets such as QCTV.

Emerging Issues

Staying informed on emerging issues and 'hot' topics is another critical role for the EPB. As the City's primary advisory board on natural resources, the EPB's role, at least in part, is to stay ahead of emerging issues facing the City by researching and understanding how it may impact the City. Depending on the topic and other factors, this could be accomplished through the use or establishment of a subcommittee comprised of no more than three (3) existing EPB members that would report back to the EPB as a whole during regularly scheduled meetings. Based on the EPB's review and analysis of an issue, the EPB will work to formulate options for consideration by the City Council as to how best to address or mitigate the issue. This could include, but is not necessarily limited to, focused educational pieces, recommendations for Best Management Practices (BMPs), ordinance amendments, and/or comprehensive plan amendments.

Review of Zoning Code

As new technologies and ideas develop, updates to City Code, and more specifically the Zoning & Subdivisions Chapter, may be warranted. The EPB will routinely, or as time permits, review sections of City Code to ensure they are still relevant and will accomplish the stated goals of the Comprehensive Plan relating to natural resources. If, through this review, the EPB identifies opportunities for improvement, outdated or conflicting standards, and/or sections that do not support or will not achieve the goals of the Comprehensive Plan, it will recommend pertinent amendments to the Planning Commission.

DEPARTMENT OF AGRICULTURE

2018 Noxious Weed List

http://www.mda.state.mn.us/weedcontrol

The Minnesota Noxious Weed Law (Minnesota Statutes 18.75-18.91) defines a noxious weed as an annual, biennial, or perennial plant that the Commissioner of Agriculture designates to be injurious to public health, the environment, public roads, crops, livestock, or other property. The purpose of the law is to protect residents of the state from the injurious effects of noxious weeds.

There are currently forty-two plant species regulated as noxious weeds in Minnesota. Twenty-three plants are listed as Prohibited Noxious Weeds which consist of two regulatory lists – 14 plants listed on the Prohibited Eradicate List and 9 plants listed on the Prohibited Control List. Fifteen species are listed as Restricted Noxious Weeds and four species are listed as a Specially Regulated Plants that can be enforced under specific conditions. ***Years following a species name designate when it was listed.***

A. Prohibited Noxious Weeds – Attempts must be made by all landowners to control or eradicate species on these lists. These species cannot be transported illegally or sold in Minnesota.

Eradicate List –must be eradicated by killing the above and belowground parts of the plant.

1.	Palmer Amaranth - 2014	*Amaranthus palmeri* S.Watson
2.	Oriental Bittersweet - 2010	*Celastrus orbiculatus* Thunb.
3.	Diffuse Knapweed - 2014	*Centaurea diffusa* Lam.
4.	Brown Knapweed - 2012	*Centaurea jacea* L.
5.	Yellow Starthistle* - 2010	*Centaurea solstitialis* L.
6.	Meadow Knapweed - 2012	*Centaurea x moncktonii* C.E. Britton
7.	Poison Hemlock - 2017	*Conium maculatum* L.
8.	Black Swallow-wort - 2012	*Cynanchum louiseae* Kartesz & Gandhi
9.	Grecian Foxglove - 2010	*Digitalis lanata* Ehrh.
10.	Common Teasel - 2011	*Dipsacus fullonum* L.
11.	Cutleaf Teasel - 2011	*Dipsacus laciniatus* L.
12.	Giant Hogweed* - 2011	*Heracleum mantegazzianum* Sommier & Levier
13.	Japanese Hops - 2011	*Humulus japonicus* Siebold & Zucc.
14.	Dalmatian Toadflax - 2011	*Linaria dalmatica* (L.) Mill.

***Species not known to be in Minnesota, but have been determined to be a threat to invade the state.**

Control List –must be controlled preventing the maturation and spread of propagating parts.

1.	Common Barberry - 2016	*Berberis vulgaris* L.
2.	Narrowleaf Bittercress - 2011	*Cardamine impatiens* L.
3.	Plumeless Thistle - 1975	Carduus acanthoides L
4.	Spotted Knapweed - 2001	*Centaurea stoebe* L. ssp. *micranthos* (Gugler) Hayek
5.	Canada Thistle - 1872	*Cirsium arvense* (L.) Scop.
6.	Leafy Spurge - 1992	*Euphorbia esula* L.
7.	Purple Loosestrife - 1992	*Lythrum salicaria* L., *L. virgatum* L.
8.	Wild Parsnip - 2010	*Pastinaca sativa* L. (Except for non-wild cultivated varieties)
9.	Common Tansy - 2010	*Tanacetum vulgare* L

B. Restricted Noxious Weeds - may not be sold, transported illegally, or intentionally planted in Minnesota.

1.	Tree of Heaven - 2016	*Ailanthus altissima* (Mill.) Swingle
2.	Garlic Mustard - 2013	*Alliaria petiolata* (M. Bieb) Cavara & Grande
3.	Porcelain Berry - 2016	*Ampelopsis brevipedunculata* (Maxim.) Trautv.
4.	Crown Vetch - 2016	*Securigera varia* (L.) – Formerly known as *Coronilla varia* L.
5.	Wild Carrot/Queen Anne's Lace - 2016	*Dacus carota* L.
6.	Glossy Buckthorn (and all cultivars) - 1999	*Frangula alnus* Mill.
7.	Amur Honeysuckle – 2016	*Lonicera maackii* (Rupr.) Herder
8.	Morrow's Honeysuckle - 2016	*Lonicera morrowii* A. Gray
9.	Bell's Honeysuckle - 2016	*Lonicera x bella* Zabel
10.	Common Reed (non-native) - 2013	*Phragmites australis* (Cav.) Trin. ex Steud. ssp. *australis*
11.	Common or European Buckthorn - 1999	*Rhamnus cathartica* L
12.	Black Locust - 2016	*Robinia pseudacacia* L.
13.	Multiflora Rose - 2011	*Rosa multiflora* Thunb.
14.	Tatarian Honeysuckle - 2016	*Lonicera tatarica* L.
15.	Japanese Barberry Cultivars** - 2017	*Berberis thunbergii* DC.

****Japanese Barberry Cultivars Regulated as Restricted Noxious Weeds in Minnesota**

• 'Angel Wings' • 'Antares' • var. atropurpurea • 'Bailtwo' (Burgundy Carousel®) • 'Monomb' (Cherry Bomb™) • 'Crimson Velvet' • 'Erecta' • 'Gold Ring' • 'Bailsel' (Golden Carousel®; B. koreana × B. thunbergii hybrid) • 'Inermis' • 'Bailgreen' (Jade Carousel®) • 'JN Redleaf' (Ruby Jewel™) • 'JN Variegated' (Stardust™) • 'Kelleris' • 'Kobold' • 'Anderson' (Lustre Green™) • 'Marshall Upright' • 'Painter's Palette' • 'Pow Wow' • 'Red Rocket' • 'Rose Glow' • 'Bailone' (Ruby Carousel®) • 'Silver Mile' • 'Sparkle' • 'Tara' (Emerald Carousel®; B. koreana × B. thunbergii hybrid) • Wild Type (parent species – green barberry)

C. Specially Regulated Plants –shall be handled, controlled or eradicated according to specified regulations.

1. **Poison Ivy** (*Toxicodendron radicans* L. Kuntze and *T. rydbergii* (Small ex Rhdb.) Greene) - 2010
   Must be eradicated or controlled for public safety along rights-of-ways, trails, public accesses, business properties open to the public or on parts of lands where public access for business or commerce is granted. Must also be eradicated or controlled along property borders when requested by adjoining landowners.
2. **Japanese Knotweed** (*Polygonum cuspidatum* Seib. & Zucc.) - 2013
3. **Giant Knotweed** (*Polygonum sachalinense* F. Schmidt *ex* Maxim.) - 2013
   Any person, corporation, business or other retail entity distributing Japanese and/or giant knotweeds for sale within the state, must have information directly affixed to the plant or container packaging that it is being sold with, indicating that it is unadvisable to plant this species within 100 feet of a water body or its designated flood plain as defined by Minnesota Statute 103F.111, Subdivision 4.
4. **Amur Maple (***Acer ginnala* Maxim.) - 2016
   Sellers shall affix a label that advises buyers to only plant Amur maple and its cultivars in landscapes where the seedlings will be controlled by mowing or other means. Amur maple should be planted at least 100 yards from natural areas.

D. County Noxious Weeds

County Noxious Weeds are plants that are designated by individual county boards to be enforced as prohibited noxious weeds within the county's jurisdiction and must be approved by the Commissioner of Agriculture, in consultation with the Noxious Weed Advisory Committee. Each county board must submit newly proposed County Noxious Weeds to the Minnesota Department of Agriculture for review. Approved County Noxious Weeds shall also be posted with the county's general weed notice prior to May 15th each year. Counties are solely responsible for developing County Noxious Weed lists and their enforcement. ***Contact your local County Agricultural Inspector or Designated Employee for more information on County Noxious Weeds***
www.mda.state.mn.us/plants/pestmanagement/weedcontrol/cailist.aspx

Adding species to County Noxious Weed Lists

It is up to an individual county to determine if they will have a designated county noxious weed list and the process for selection of species to be added to the list. If the county board of commissioners establishes a county noxious weed list, townships wanting to add species should pass a resolution with the county's Township Association showing that the representative of townships for that county are in favor of adding a particular species and enforcing it. This resolution can then be submitted to the County Agricultural Inspector or Designated Employee for that jurisdiction. It is still up to the county board of commissioners to decide if they want to list and enforce any species submitted to them via the township association or other entities. Minnesota Department of Agriculture approved County Noxious Weed Lists can be enforced by authorized agents of the commissioner under the Minnesota Noxious Weed Law as outlined in *Minnesota Statutes 18.80 – 18.81*.

Townships can also use their local ordinance process to regulate plant species that are not listed by the county or state. Enforcement of species listed via a municipal ordinance is the responsibility of municipal authorities and cannot be regulated under or associated with the Minnesota Noxious Weed Law - *MS 18.75 – 18.91*.

Additional resources for regulated noxious weeds and non-regulated invasive plants in Minnesota

MDA Website - www.mda.state.mn.us/weedcontrol
MN DOT Website - www.dot.state.mn.us/roadsides/vegetation/pdf/noxiousweeds.pdf
MN DNR Website - www.dnr.state.mn.us/invasives/terrestrialplants/index.html
MN BWSR Cooperative Weed Management Areas - http://www.bwsr.state.mn.us/grants/cwma/CWMA.html

In accordance with the Americans with Disabilities Act, this information is available in alternative forms of communication upon request by calling 651-201-6000. TTY users can call the Minnesota Relay Service at 711. The MDA is an equal opportunity employer and provider.

Anoka Cooperative Weed Management Area

Memorandum of Understanding

among

Andover
Anoka
Anoka Conservation District
Anoka County AIS
Anoka County Highway Department
Anoka County Parks
Blaine
Circle Pines
Columbia Heights
Fridley
Ham Lake
Lower Rum River Watershed Management Organization
MN Department of Agriculture
MN Department of Transportation
Mississippi Park Connection
Mississippi NRRA
Mississippi Watershed Management Organization
Ramsey
Springbrook Nature Center
Sunrise Watershed Management Organization
Upper Rum River Watershed Management Organization

(Hereinafter referred to as Partners)

THIS MEMORANDUM OF UNDERSTANDING (MOU) is hereby entered into among the above parties. Other parties may be added as interest and necessity demand.

I. PURPOSE

Anoka County lies within a landscape consisting of a diverse patchwork of high quality native plant communities including expansive wetland complexes, upland prairie, oak savanna, woodlands, and riparian corridors including the Wild and Scenic Mississippi and Rum Rivers. Population density across the landscape also varies greatly, with higher population density in the southern portion of the county and larger natural public lands in the northern half of the county. This diverse landscape and the myriad of active groups including governmental agencies, non-profit organizations, private business, private citizens and landowners give the county the

opportunity to manage invasive plants in a collaborative effort to protect, restore, and enhance native habitats throughout Anoka county.

The purpose of this Memorandum of Understanding (MOU) is to establish a cooperative effort, among the above-mentioned Partners, necessary for effective planning, coordination, and implementation to manage and control invasive species in Anoka County. This MOU defines the terms and conditions under which the Anoka Cooperative Weed Management Area (ACWMA) will cooperate and coordinate activities necessary to prevent the introduction, establishment and spread of invasive species in Anoka County. These activities shall focus on the prevention, detection, eradication and control of priority invasive plants using an integrated, cooperative, strategic approach. Partners are encouraged to share resources, information, expertise, and effort on a willing and cooperative basis on both public and private lands and waters. This MOU is not intended to establish legal authorities or mandates where they do not currently exist. This MOU in no way restricts any of the Partners from participating in similar activities with other public or private agencies, organizations, or individuals.

II. LEGISLATIVE AUTHORITY

For the National Park Service, the legal authority for entering into this agreement is the National Park Service Organic Act (16 U.S.C. §§ 1-3). This is a general management authority for entering into a memorandum of understanding to document mutually agreed upon policies, procedures, objectives, and/or assistance relationships that do not involve funding.

This MOU is neither a fiscal nor a funds obligation document. Any endeavor involving reimbursement, contribution of funds, or transfer of anything of value between the parties to this instrument will be handled in accordance with applicable laws, regulations, and procedures including those for government procurement and printing. Such endeavors will be outlined in separate agreements that shall be made in writing by representatives of the parties and shall be independently authorized by appropriate noncompetitive award to the cooperator of any contract or other agreement. Any contract of agreement for training or the services must fully comply with all applicable requirements for competition.

III. STATEMENT OF MUTUAL GOALS, INTERESTS, AND BENEFITS

Partners of this MOU have mutual interest in preventing the establishment and spread of invasive species and share the following goals:

- INFORMATION EXCHANGE – Share technical information regarding identification, control methods, locations, new infestations, and project success amongst Partners and with other Weed Management Areas and programs.
- EDUCATION – Increase public and staff awareness of exotic invasive plants and management techniques.
- PREVENTION – Prevent the establishment of new invasive species infestations and spread of existing invasive species infestations.
- CONTROL – Promote the effective, integrated management or eradication of priority invasive species.

- COOPERATION – Facilitate development of cooperative efforts including opportunities for shared funding sources, resources, materials, personnel, including volunteers, expertise, equipment, etc.

In order to efficiently and effectively fulfill the ACWMA goals, the undersigned parties mutually agree to the following:

- Participate, assist, or cooperate in the development of the ACWMA.
- Develop and implement an ACWMA Strategic Weed Management Plan, which outlines and describes the goals and priority objectives of the ACWMA.
- Share information, provide assistance and expertise regarding invasive plant management activities.
- Provide opportunities to engage outside interest groups, private landowners, and the public in weed management and education on lands and waters within the ACWMA.
- Identify opportunities for further development and cooperative management projects.
- Utilize the Anoka Conservation District as the fiscal administrator for any grants or financial support received by the ACWMA.

The level of participation in each activity and the development of the Strategic Weed Management Plan for the ACWMA is voluntary, however all Partners may review and provide comment.

IV. TERM OF AGREEMENT

This MOU will become effective upon signature of each Partner and fully effective upon the day all partners have signed. It may be subject to review, renewal, or expiration.

V. MODIFICATION AND TERMINATION

Modifications to this MOU shall be made by the issuance of a unanimously approved modification prior to any changes being performed. Any Partner may withdraw from this agreement at any time before the date of expiration by providing 30-days written notice to all signatories.

VI. ADDITIONAL PARTIES TO THE MOU

Additional parties may, and are encouraged to, be added to the MOU as Partners, at any time. All Partners will be notified of any additional party and will be given 30 days after the notification to determine if there is a conflict of interest. If a conflict of interest is identified the Partner may choose to withdraw from the MOU. If the Partner does not withdraw, then the additional party with the conflict of interest may not be added to the MOU.

VII. ENDORSEMENT AND SUPPORT

The supporters of this agreement agree that working together in a cooperative, coordinated approach will result in the preservation and enhancement of the natural, economic, and social resources in this area. The parties supporting this agreement understand that this is a nonbinding statement of consensus and intent that recognizes the respective authorities and policies of federal, state, county, local governments, and non-governmental private sector interests.

A separate page will be included for each of the Partners designating the key official to this MOU and the signature for the person authorized to enter into this agreement.

Anoka Cooperative Weed Management Area
Memorandum of Understanding

among

Andover
Anoka
Anoka Conservation District
Anoka County AIS
Anoka County Highway Department
Anoka County Parks
Blaine
Circle Pines
Columbia Heights
Fridley
Ham Lake
Lower Rum River Watershed Management Organization
MN Department of Agriculture
MN Department of Transportation
Mississippi Park Connection
Mississippi NRRA
Mississippi Watershed Management Organization
Ramsey
Springbrook Nature Center
Sunrise Watershed Management Organization
Upper Rum River Watershed Management Organization

Name, Title:

Agency/Organization:

Address:

Phone:

E-mail:

Authorized Representative	Organization Represented	Date

5.02: Anoka County Cooperative Weed Management Partnership

City Planner Anderson presented the staff report.

Board Member Hiatt stated that he noticed that the Rum River Watershed District is not listed.

City Planner Anderson noted that Ramsey staff pointed out that both the Upper Rum River and Lower Rum River WMO's were not included. He stated that a few other agencies that were not listed were pointed out at the meeting as well.

Chairperson Valentine stated that this seems like a very good program. He noted that there are a lot of residents that are trying to establish restoration projects and weeds are a huge component of those projects.

Board Member Hiatt stated that there is a great diversity included in the list, from inner city to rural cities like Ramsey. He asked if there is a sense that there will be fair and equal treatment to all the entities involved. He wanted to ensure that there is equality in decision making.

City Planner Anderson stated that there is a working group that is working to develop a baseline that would be equitable across the County. He stated that the funding source is $20,000 but that is to be spread County wide. He noted that he is looking at this more from an educational standpoint, as this will provide quick access to educational materials that were created by other entities. He provided an example of featuring a weed of the month in City newsletters and on the website.

Councilmember LeTourneau stated that he was not aware that this was a County wide problem and is excited that Ramsey is being included. He stated that the EPB does have a Work Plan and was unsure that noxious weeds were included on the plan. He cautioned the group to temper the item to ensure that the Work Plan can still be accomplished. He noted that if this item becomes more of a focus, perhaps something else from the Work Plan can be placed on the back burner. He suggested that perhaps someone on the EPB sit in on the working group as there is an education piece involved in the process and the EPB is a voice to the residents.

Chairperson Valentine asked if any Board Members would be interested in being involved in more depth, should that be the direction.

Board Member Covart stated that she would volunteer if the schedule aligns with her schedule.

Board Member Hiatt asked if City Planner Anderson would be able to attend.

City Planner Anderson noted that the meetings take place during the work day. He stated that he continues to attend these meetings. He noted that the meeting the previous week was a high-level and basic meeting. He stated that the EPB Work Plan is a three-year plan and therefore the Board has the ability to review items in addition to the four items listed on the plan. He stated that he does not envision that this will be a large drain on the Board resources as the Conservation District will work as the fiscal agent for grant management. He noted that there is already information on

invasive species listed on the City website and therefore tweaking that information should not take a great deal of time and effort. He did not anticipate this being a large taxing of staff resources and should not pull the Board away from the priorities on the Work Plan. He stated that he can send the information on the next scheduled meeting to the Board Members and interested members can attend the meeting if desired.

5.02: Update on Cooperative Weed Management Partnership

City Planner Anderson presented the staff report. He stated that City staff has been attending meetings coordinated by the Anoka County Conservation District (ACD) regarding a Cooperative Weed Management Area (CWMA) Partnership to address invasive and noxious weeds within the county. He stated that there are several points of emphasis for this partnership including mapping locations of noxious weeds, better coordination of public education efforts, and potential access to grant funds by private property owners for noxious weed control. He stated that participation in the CWMA does require execution of a Memorandum of Understanding (MOU), which is a non-binding agreement that outlines the five main goals: information exchange, education, prevention, noxious weed control, and cooperation. He recommended that the Board recommend that the City Council authorize execution of the MOU for Ramsey to officially join the Anoka County Weed Management Area Partnership. The MOU does not obligate the City to do anything and provides Ramsey residents with potential access to grant funds to address noxious weeds on private land. The ACD would act as the grant administrator, thus this does not add any additional responsibility on City staff. He noted that the spirit of the partnership is to encourage information sharing, public education, and enhanced control of noxious weeds, which can have detrimental health impacts.

Chairperson Valentine asked for an update on the additional resources that this may require of staff.

City Planner Anderson replied that perhaps .25 FTE but noted that he already acts in this role and therefore this will not be additional work as he already completes this work. He stated that the additional activity would be for him to forward the information to the Conservation District, who would then visit the site, map the information, and conduct treatment.

Chairperson Valentine commented that this is a terrific program and just wanted to make sure that this would not be additional work for staff.

Acting Mayor LeTourneau asked for additional information comparing the current process today and the process that would occur under the MOU.

City Planner Anderson explained that this would open the door for the potential access to grant funds. He noted that the total grant is $20,000 and therefore will not solve all the issues. He stated that property owners would have an opportunity to apply in a competitive atmosphere to address noxious weedsD on their property. He stated that otherwise the process would not be different. He explained that the grant would be for a cost-share where the homeowner would pay for the removal and then could potentially be reimbursed for a portion of the cost. He stated that this would also bring in cooperation and information sharing between the communities, as plants do not know municipal boundaries.

Motion by Chairperson Valentine and seconded by Board Member Hiatt to recommend that City Council authorize execution of the MOU to participate in the Anoka County Cooperative Weed Management Area Partnership.

DRAFT

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

DRAFT

Cooperative Weed Management Area (CWMA) Grant Program 1-3-18

Program Purpose: To establish strong and sustainable CWMAs across Minnesota for the effective control of invasive species and protection of conservation lands and natural areas.

What is a CWMA? …a local organization that provides a mechanism for sharing invasive species management resources across jurisdictional boundaries in order to achieve widespread invasive species prevention and control.

Reasons CWMAs are Needed Across Minnesota

1) They provide effective weed mapping, education, outreach and management leading to the control of emerging and established invasive species.
2) They work effectively across geographic and ownership boundaries.
3) They develop strong partnerships to leverage expertise and funding
4) They help prevent significant ecological and economic losses from invasive species
5) They protect the diversity and resiliency of natural areas and conservation lands.



Roseau CWMA working with County Commissioners

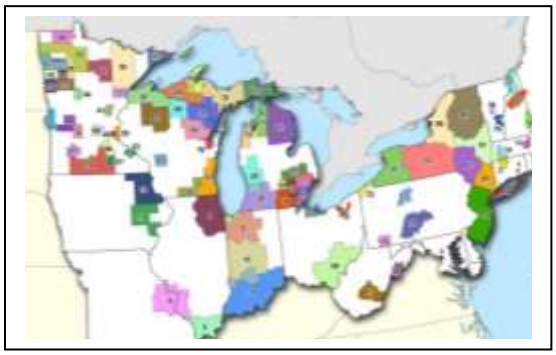
CWMA and Program Funding History:

CWMAs started in western states to manage grazing lands. Clay County had the first Minnesota CWMA, acting as a model for the BWSR program that started in 2008.

-FY 2008/2009 - $400,000 (legislative appropriation)
-FY 2010/2011 - $200,000 (legislative appropriation)
-FY 2012 - $232,470 (funded with cost-share roll-over funds)
-FY2013 – No funding available
-FY 2014/2015 - $200,000 (legislative appropriation)
-FY 2016/2017 - $200,000 (legislative appropriation)
-FY 2028/2019 - $200,000 (legislative appropriation)

Current Status of Program

Minnesota CWMAs cover 43 counties, making the state on-par with other Midwest states. Future funding sources will be needed to develop new groups and sustain existing groups.



CWMAs across the Midwest (2013)



CWMA Models: The following are three examples of how CWMAs are tackling weed issues across Minnesota:



Marsha Watland of Becker CWMA meeting with landowners

Becker CWMA

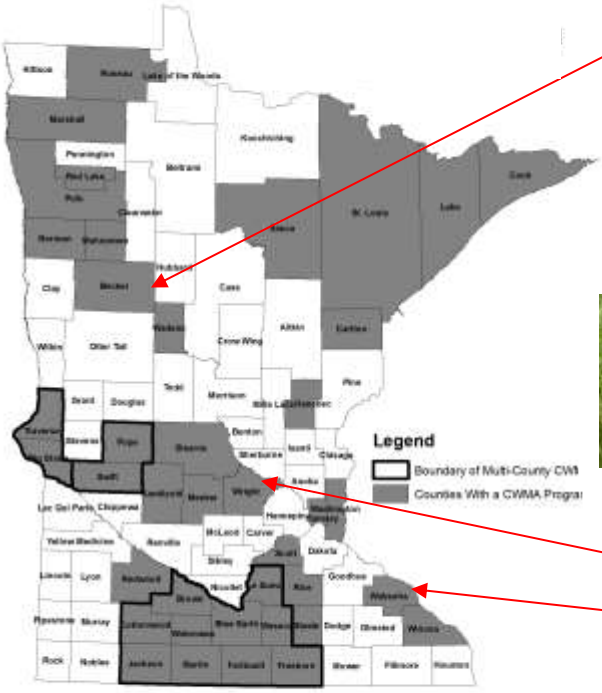
Focus: Emerging weed threats- crown vetch, common tansy, spotted knapweed, leafy spurge, wild parsnip.

Started: 2006 with a National Fish and Wildlife Foundation Grant (NFWF).

Mapping: Conducted baseline GIS mapping of all invasive weeds in the county.

Management Action: Combined manual, biological and cultural treatments for target species across the county.

Strength of Program: Through mapping, partnering with the County Hwy. Dept., establishment of a gravel pit certification program and developing a landowner cost-share program they have achieved effective control of weeds in the county.





Wild Parsnip

Wright CWMA

Focus: Wild Parsnip control (a significant agricultural, ecological, and human health threat to the county), now adding other species.

Started: 2008 with BWSR Funding.

Mapping: GIS Mapping of parsnip locations across county.

Management Action: Worked with over 100 landowners and treated 11,000 acres.

Strength of Program: Partnership with County Hwy. Dept., Townships and Landowners to halt the spread of an emerging weed threat.



Terri Peters of Wabasha CWMA monitoring invasive species

Wabasha CWMA

Focus: Addressing emerging weed threats from Japanese knotweed and Japanese barberry, as well as common buckthorn and invasive honeysuckle shrubs.

Started: 2008 with BWSR Funding, developed own cost-share program.

Mapping: GIS Mapping of 1000 acres of invasive species populations.

Management Action: Over 150 acres have been treated for removal of invasive species in important habitat areas.

Strength of Program: Effective control of emerging weed threats. Focus on protecting intact plant communities and re-seeding native vegetation after removal.

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

RESOLUTION #18-134

RESOLUTION TO EXECUTE A MEMORANDUM OF UNDERSTANDING TO JOIN THE ANOKA COUNTY COOPERATIVE WEED MANAGEMENT AREA PARTNERSHIP

WHEREAS, Minn. Stat. § 18.78 and 18.81 specifies that noxious weeds shall be controlled and/or eradicated within a municipality and that a local weed inspector shall carry out the duties of inspecting lands within the municipality to ensure compliance with state statute; and

WHEREAS, in 2018, the Anoka Conservation District (ACD) was awarded $20,000 in grant funds from Minnesota Board of Soil and Water Resources (BWSR) to assist private property owners with managing noxious weeds; and

WHEREAS, ACD has coordinated multiple meetings with municipalities, county parks, watershed districts and organizations, and state agencies to outline how the funds may be used; and

WHEREAS, funds will be made available to property owners within the county through a competitive application process to manage noxious weeds; and

WHEREAS, ACD will act as the fiscal agent and the grant administrator throughout the duration of the project;

WHEREAS, for property owners to be eligible to apply for grant funds, municipalities must join the Anoka County Cooperative Weed Management Area (CWMA) Partnership by entering into a non-binding Memorandum of Understanding (MOU); and

WHEREAS, by entering the non-binding MOU, it does not obligate the City of Ramsey to any duties above and beyond what is already required by Minnesota statutes; and

WHEREAS, the CWMA identifies five (5) main objectives that align well with the objectives of the Environmental Policy Board (EPB) and include: Information Exchange, Education, Prevention, Noxious Weed Control, and Cooperation; and

WHEREAS, on June 18, 2018 the City of Ramsey EPB reviewed the CWMA Partnership and recommended City Council execute the MOU to make property owners within the city eligible to apply for grant funds.

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

1. That the Acting Mayor is hereby authorized to sign the non-binding Memorandum of Understanding for the City of Ramsey to officially participate in the Anoka County CWMA Partnership and to ensure that property owners in Ramsey are eligible to apply for grant funds through the competitive application process.

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 10th day of July, 2018.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **4. 7.**

Meeting Date: 07/10/2018

By: Chris Anderson, Community Development

Information

Title

Adopt Resolution #18-135 Releasing the Property at 8390 Riverdale Drive NW from the Alpaca Estates 4th Addition Development Agreement; Case of Shorewood RV

Purpose/Background:

Shorewood RV, operating at 8390 Riverdale Drive NW, is in the process of selling to Lazy Days RV. As part of the due diligence prior to closing, Staff has received a request for either a Certificate of Completion relating to or a Release from Development Agreement for the Alpaca Estates 4th Addition Development Agreement, which is recorded against the four (4) parcels being acquired (PID #s 29-32-25-13-0004, 29-32-25-13-0005, 29-32-25-13-0006, and 29-32-25-13-0007, together the "Subject Properties"). The Plat and Site Plan were approved in 1997 and it appears that all required improvements in the Development Agreement have been satisfied. The request is intended to simply get confirmation that there are no other obligations from that Development Agreement that would be applicable to the Subject Properties. The Development Agreement essential outlined the required improvements for the initial development of the plat (streets, stormwater ponds, etc.) and payment of development fees.

Note that one of the four pacrels is an outlot and thus, any future improvements there would first require a platting into a lot and block. That platting process would trigger a new Development Agreement to summarize exactly what improvements were to be installed and whose responsibility those would be.

Notification:

Notification is not required.

Funding Source:

This request is being handled as part of Staff's normal duties.

Recommendation:

Staff recommends granting the Release from Development Agreement for Alpaca Estates 4th Addition for Lots 1-3 Block 1 (inclusive) and Outlot A.

Action:

Motion to adopt Resolution #18-135 releasing the Development Agreement for Alpaca Estates 4th Addition on the Subject Properties.

Attachments

Site Location Map

Recorded Development Agreement

Recorded Plat of Alpace Estates 4th Addition

Release from Development Agreement

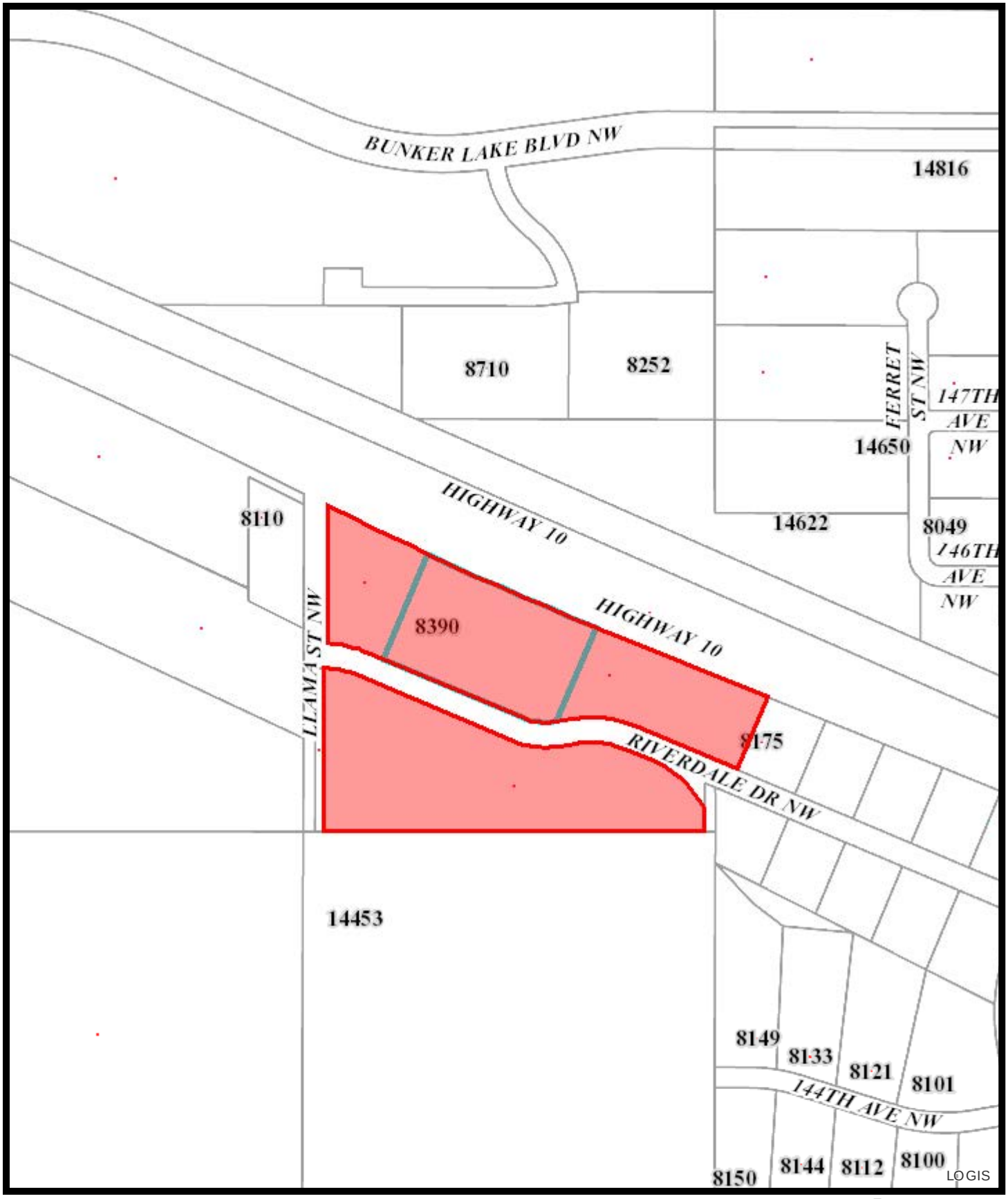
Resolution #18-135

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	07/03/2018 01:43 PM
Kurt Ulrich	Kurt Ulrich	07/05/2018 02:06 PM
Form Started By: Chris Anderson		Started On: 06/18/2018 02:42 PM
Final Approval Date: 07/05/2018		

29-32-25-13-0005
8390 RIVERDALE DR NW

Site Location Map



Print Date: June 28, 2018

ALPACA ESTATES 4TH ADDITION
DEVELOPMENT AGREEMENT
CITY OF RAMSEY
ANOKA COUNTY, MINNESOTA

293977

THIS AGREEMENT, made and entered into by and between the **CITY OF RAMSEY,** a municipal corporation of the State of Minnesota (the **"CITY"**), and **ALPACA ESTATES,** a Minnesota Partnership, whose address is 7807 142nd Avenue N.W., Ramsey, MN 55303, (the **"DEVELOPER"**).

WITNESSETH:

WHEREAS, the **DEVELOPER** is the fee owner of the following described property situated in the **CITY OF RAMSEY**, County of Anoka, State of Minnesota, and legally described as follows:

Lots 1, 2, 3, 4, 5, 6 and 7, Block 1; Lots 1, 2, 3 and 4, Block 2; Outlot A; Alpaca Estates 4th Addition, Anoka County, Minnesota
("Subject Property"); and

WHEREAS, on October 8, 1996, pursuant to Resolution No. 96-10-304, the **CITY** has approved the final plat of the Subject Property, which plat is known as ALPACA ESTATES 4TH ADDITION (the **"Plat"**), which approval is contingent on certain requirements, including **DEVELOPER** and **CITY** entering into this Agreement; and

WHEREAS, no expenditure of **CITY** funds will be made until the City Code escrow requirements have been completed by **DEVELOPER**; and

WHEREAS, City Code Section 9.50.50 defines "Stage I" Improvements and "Stage II" Improvements, which respective definitions are used herein when reference is made to "Stage I" and "Stage II" Improvements.

NOW, THEREFORE, the **CITY** and **DEVELOPER** agree as follows:

I.
STAGE I IMPROVEMENTS AND FINANCIAL GUARANTEES:

1. <u>City Code Compliance.</u> The **DEVELOPER** will develop the Plat in accordance with City Code, Section 9.50, entitled "Subdivision".

2. **Conformance With Plan.** The Plat shall be developed pursuant to the final plat consisting of one (1) sheet prepared by Caine & Associates Land Surveyors, Inc., entitled "Alpaca Estates 4th Addition".

3. **Incorporation of All City Code Requirements.** That the recitals above and the provisions of the City Charter, Subdivision Code, Zoning Code and Public Improvement Code of the **CITY**, as amended to date hereof, are incorporated herein by reference.

4. **Stage I Improvements Required**. The **DEVELOPER** agrees to construct the required Stage I Improvements according to the terms and conditions of this contract and in accordance with the **DEVELOPER'S** plans submitted to the **CITY.** Said plans shall be in general conformance with the Preliminary Plat for the Plat prepared by Caine & Associates and dated August 22, 1996. The final construction plans for streets shall be submitted to the City Engineer for review and approval prior to construction. The **DEVELOPER** shall also be responsible, at its expense, for installation of gas, telephone, and electric utility improvements. Street lights are the responsibility of the **DEVELOPER**, however, the **CITY** will arrange for their installation as a Stage II Improvement. The **DEVELOPER** shall be responsible for completing the rough grading and providing lot corner stakes prior to the installation of underground utilities.

   The Stage I Improvements to be constructed are as follows: the westerly extension of Riverdale Drive N.W. from its current terminus in Alpaca Estates to Llama Street N.W. and Llama Street N.W. from Riverdale Drive N.W. north to T.H. #10.

5. **Boulevard and Area Restoration.** The **DEVELOPER** shall be responsible for the cost of establishing seed or sod 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.

6. **Requirements After Street Surfacing.** The **DEVELOPER** shall clear any soil, earth or debris from streets and from the lots within the Plat resulting from any construction on the Subject Property by the **DEVELOPER** or their successors and assigns.

7. **Developer's Financial Guarantee.** The **DEVELOPER** agrees and understands that the **CITY** has the right, privilege and authority pursuant to Minnesota Statutes Chapter 462.358 and as amended as a condition precedent to the approval of the plans and specifications and approval of a final plat, to prescribe requirements and the extent to which, and the manner in which the streets are to be graded or improved, and that the

DEVELOPER shall provide a financial guarantee to the **CITY** to provide for the actual construction and installation of the required Stage I Improvements and all other obligations of **DEVELOPER** provided for herein within a period specified by the City Council.

The **DEVELOPER** shall provide a financial guarantee to the **CITY** guaranteeing the construction of the Stage I Improvements and their timely completion. The financial guarantee shall be in the amount of One Hundred Twenty Thousand Dollars and no cents ($120,000.00), which amount is 125% of the City Engineer's estimated cost of the Stage I Improvements. The financial guarantee required by this paragraph shall be in the form of cash or a Letter of Credit, approved as to form by the **CITY**. The financial guarantee required by this paragraph shall be deposited with the **CITY** at the time of execution of this contract. Upon total completion of Stage I Improvements and payment of all outstanding escrow account balances, and acceptance by the **CITY**, supported by lien waiver, the **DEVELOPER** can request (in writing) a total reduction in the amount of the Letter of Credit upon providing a maintenance guarantee.

8. **Stage I Improvement Maintenance Financial Guarantee.** In addition to the financial guarantee required by Paragraph 7 above, the **DEVELOPER** shall also post a Stage I Improvement maintenance guarantee with the **CITY**. Said maintenance guarantee shall be deposited with the **CITY** at the time Stage I Improvements are accepted by the **CITY** and prior to release by the **CITY** of the financial guarantee required by Paragraph 7 above. The $10,000 maintenance guarantee shall be held by the **CITY** for a one (1) year period from the date of its deposit. This financial guarantee is for the purpose of ensuring that the Stage I Improvements have been constructed in accordance with City standards and may be called upon at the **CITY'S** discretion during said (1) year period if the **CITY** determines it necessary to repair and/or replace any of the Stage I Improvements. Said financial guarantee shall be in the form of a letter of credit, approved as to form by the **CITY**.

9. **Estimated Costs.** It is understood and agreed that construction cost amounts set forth in this Agreement as Stage I and Stage II Improvements, unless specified as fixed amounts, are estimated. The **DEVELOPER** agrees to pay the entire cost of said improvements including interest, fiscal engineering and legal charges.

10. **Date For Supplying Financial Guarantee.** The **DEVELOPER** agrees to supply the financial guarantee as described above to the **CITY** prior to the **CITY** releasing the Plat for recording.

11. **Stage I Improvement Completion Date.** The Improvement completion date shall be on or before July 30, 1997.

II.
STAGE II IMPROVEMENTS AND COSTS:

12. **Street/Traffic Signs, Street Lights, Street Cleaning, Seal Coating and Topographies.** The **CITY** will install or provide for in the Plat, as Stage II Improvements, street/traffic signs, sealcoating and street lights. The **DEVELOPER** will pay to the **CITY** as amount equal to 100% of the City Engineer's estimated construction cost of the items prior to recording of the final Plat. The **DEVELOPER** shall also deposit an amount that is determined by the **CITY** to be adequate to aid in the operation and maintenance of street lights in locations determined by the City Engineer and installed by Anoka Electric Cooperative for the first three (3) years. The **CITY** will bill occupants of the Plat at least quarterly for street light maintenance and operation costs. The cost of these items is:

Street cleaning	$300.00
Sealcoating	$9,000.00
Two (2) Traffic Signs	$240.00
Two (2) Street Signs	$240.00
One (1) Street lights	$500.00
Street light maintenance & Operation (3 years)	$270.00
TOTAL	$10,550.00

III.
PERMITS, OCCUPANCY AND PROPERTY VALUES:

13. **Requirements for Building Permits.** No building permit for any lot in the Plat shall be issued until: (a) site plan approval is granted by the **CITY** and any additional expense incurred in giving site plan approval has been reimbursed to the **CITY**; (b) a Certificate of Survey, including that information required by the **CITY**, has been supplied to the City Building Official; and (c) all the financial guarantees required by the **CITY** have been satisfied.

IV.
PARK DEDICATION:

14. **Cash and Land Contribution.** The Plat is in the Mississippi Park District. Park dedication shall be satisfied with land for trail corridor on the east boundary of Outlot A and a cash contribution. City Code requires that park dedication shall be based on 5% of fair market value. Park Dedication for the Plat shall be $21,781.00 (25 acres x $17,425.00 per acre x 5%). The cash contribution due shall be credited in the amount of One Thousand Two Hundred Dollars ($1,200.00) (.12 acres x $10,000/acre) for trail corridor. The net cash payment due to the CITY for park dedication is $20,581.00.

V.
GENERAL:

15. **Construction Site Maintenance.** The **DEVELOPER** shall adhere to all City ordinances relating to, but not limited to, dumping of garbage, site development, construction debris, open burning, etc.

16. **Plat Approval Expenses.** The **DEVELOPER** agrees that it will pay to the **CITY** all CITY expenses incurred in the approval of the Plat, including, but not limited to administration expenses, engineering and legal fees. Said expenses shall be paid within fifteen (15) days of billing by the **CITY** and outstanding billings shall be paid prior to recording of the Final Plat. Any 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 contract for payment.

17. **Reimbursement to the City.** The **DEVELOPER** agrees to cooperate with the **CITY** for all costs, including engineering and attorney fees, incurred by the **CITY** in defense or enforcement of this Agreement, with the exception of any litigation costs in which the **CITY** and the **DEVELOPER** are adverse parties with respect to this Agreement.

18. **Execution of Agreement.** The **DEVELOPER** shall submit to the **CITY** a tax status confirmation from the Anoka County Auditor's office. All real property taxes and special assessments against the subject property shall be in a current status prior to execution of this Agreement.

19. **Marketable Title.** Prior to recording of the Final Plat, the **DEVELOPER** shall provide the **CITY** proof of marketable title to the Plat either through a currently certified abstract, registered property abstract or title insurance.

20. **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.

21. **Invalidity of Any Section.** If any portion, section, subsection, sentence, clause, paragraph or phase of this Agreement is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not effect or void any of the other provisions of this Agreement.

22. **Proof of Authority.** When the **DEVELOPER** is a corporation, the **CITY** requires proof of authority by the corporation to execute this Agreement. This proof of authority could be satisfied by providing the **CITY** with a certified copy of minutes of the corporate Board of Directors granting such authority.

23. **Recording of This Agreement.** The **DEVELOPER** agrees that this Development Agreement shall be recorded in the office of the Anoka County Recorder and agrees that the terms and provisions of this Agreement shall run with the land and shall bind the **DEVELOPER**, his/her successors and assigns.

24. **Violation of This Agreement.** If the **DEVELOPER** fails to perform any of the terms of this Agreement in the manner required by the **CITY**, the **CITY** shall be entitled to recover, from the **DEVELOPER** or the issuer of **DEVELOPER'S** financial guarantee, the full amount of any and all financial guarantees. Breach of any of the terms of this Development Agreement by the **DEVELOPER** shall also be grounds for denial of Building Permits for buildings in the Plat.

IN WITNESS THEREOF, the parties have hereunto set their hands and seals, this 12th day of March, 1997.

ALPACA ESTATES

By: Haakon I. Jarnes
Haakon I. Jarnes
As: General Partner

STATE OF MINNESOTA)
) **ss.**
COUNTY OF Anoka)

The foregoing was acknowledged before me this 12th day of March, 1997 by Haakon I. Jarnes, the General Partner of Alpaca Estates, Minnesota General Partnership, on behalf of the corporation and the partnership.

COLLEEN C. RYBAK
NOTARY PUBLIC-MINNESOTA
ANOKA COUNTY
My Commission Expires Jan. 31, 2000

Colleen C. Rybak
Notary Public

CITY OF RAMSEY:

Thom Gamec
Mayor

ATTEST:

R Schroeder
City Administrator

STATE OF MINNESOTA)
) **ss.**
COUNTY OF ANOKA)

On the 14th day of January 1997, before me a Notary Public personally appeared Thomas Gamec and Ryan R. Schroeder, to me personally known, who, being each by me duly sworn did say that they are respectively the Mayor and City Administrator 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 Thomas Gamec and Ryan R. Schroeder acknowledge said instrument to be the free act and deed of said municipal corporation.

JO ANN M. THIELING
NOTARY PUBLIC-MINNESOTA
ANOKA COUNTY
My Commission Expires Jan. 31, 2000

Jo Ann M. Thieling
Notary Public

This document drafted by:
The City of Ramsey
15153 Nowthen Blvd. N.W.
Ramsey, Minnesota

TORRENS

Receipt # 17705/$ 19.50 ☐ Certified Copy

Date/Time: 2/14/97 / 17:00 ☐ Tax Liens/Releases

Doc. Order 1 of 1 ☐ Multi-Co. Doc. Tax Paid

Checked by: Filing Fees: 19.50 ☐ Transfer ☐ New Desc.

Recordability ☐ Division ☐ GAC

Delinquents ____ Pins ____ ☐ Status ☐ Def. Spec

From Cert. # 61164 A

of New Certs.: 0 Typed ____ Comp. Entry ____

Comp. Exc. check ____ Tract Updated: ____ / ____ Comp. Complete ____

BK 193 PG 204 NO 61164

DOCUMENT NO. 293977.0 TORRENS

ANOKA COUNTY MINNESOTA

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED IN THIS OFFICE FOR RECORD ON MAR 14 97 AT 5:00 PM AND WAS DULY RECORDED. FEES AND TAXES IN THE AMOUNT OF $19.50 PAID.

RECEIPT NO. 97017705

EDWARD M. TRESKA

ANOKA COUNTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES

BY EIC

DEPUTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES

COLLEEN C NYBAK
NOTARY PUBLIC-MINNESOTA
ANOKA COUNTY
My Comm. Expires Jan. 31, 2000

293977.0 TORRENS
RAMSEY CITY OF
ATTN LINDA MEYER
15153 NOWTHEN BLVD NW
ANOKA, MN 55303

OFFICIAL PLAT

TORRENS BOOK 14 Page 29

ALPACA ESTATES 4TH ADDITION

CITY OF RAMSEY

COUNTY OF ANOKA

KNOW ALL PERSONS BY THESE PRESENTS: That Alpaca Estates, a partnership under the laws of the State of Minnesota, owner and proprietor of the following described property situated in the County of Anoka, State of Minnesota, to-wit:

That part of the Northeast Quarter of the Southeast Quarter, Section 29, Township 32, Range 25, lying Southerly of the Southwesterly right of way boundary line of Trunk Highway No. 10, as shown on MINNESOTA DEPARTMENT OF TRANSPORTATION PLAT 02-M4, filed as Anoka County Recorder Document No. 541039, except that part platted as ALPACA ESTATES, and except ALPACA ESTATES 3RD ADDITION.

That part of the South Half of the Northeast Quarter, Section 29, Township 32, Range 25, lying Southerly of the Southwesterly right of way boundary line of Trunk Highway No. 10, as shown on MINNESOTA DEPARTMENT OF TRANSPORTATION PLAT 02-M3, filed as Anoka County Recorder Document No. 541041, EXCEPT the West 39 feet of said South Half of the Northeast Quarter, as measured at right angles to the West line of said Southwest Quarter of the Northeast Quarter; ALSO EXCEPT that part of said South Half of the Northeast Quarter platted as ALPACA ESTATES.

Has caused the same to be surveyed and platted as ALPACA ESTATES 4TH ADDITION and does hereby dedicate to the public for public use forever the road, street, park, and drainage and utility easements as shown on the plat. Also dedicating to the State of Minnesota the right of access onto Trunk Highway No. 10 from Lots 1 through 7, Block 1, as shown on the plat.

In witness whereof said Alpaca Estates, a partnership under the laws of the State of Minnesota has caused these presents to be signed by its general partner this 9th day of January, 1997.

ALPACA ESTATES, A PARTNERSHIP:

Haakon I. Carnes

Haakon I. Jarnes, as general partner

STATE OF MINNESOTA)
COUNTY OF Anoka)

The foregoing instrument was acknowledged before me this 9th day of January, 1997, by Haakon I. Jarnes, as general partner of Alpaca Estates, a partnership under the laws of the State of Minnesota, on behalf of the partnership.

JILL M KENT
NOTARY - MINNESOTA
ANOKA COUNTY
MY COMM EXPIRES 1-31-00

Jill M Kent

Notary Public Anoka County, Minnesota
My Commission expires 01-31-00

I hereby certify that I have surveyed and platted the land described in the dedication on this plat as ALPACA ESTATES 4TH ADDITION; that the plat is a correct representation of said survey; that all distances are correctly shown on said plat in feet and hundredths of a foot; that the monuments have been correctly placed in the ground as shown; that the outside boundaries are correctly designated on said plat; and that there are no wetlands or public highways to be designated on said plat other than as shown thereon.

Jeffrey N. Caine
Jeffrey N. Caine, Registered Land Surveyor
Minnesota Registration No. 12251

STATE OF MINNESOTA)
COUNTY OF ANOKA)

The surveyors certificate was acknowledged before me a Notary Public, this 11th day of December, 1996 by Jeffrey N. Caine, Land Surveyor.

JILL M KENT
NOTARY - MINNESOTA
ANOKA COUNTY
MY COMM EXPIRES 1-31-00

Jill M Kent

Notary Public, Anoka County, Minnesota
My Commission expires 01-31-00

CITY OF RAMSEY

We hereby certify that the City Council of the City of Ramsey, Anoka County, Minnesota, duly accepted and approved the plat of ALPACA ESTATES 4TH ADDITION at a regular meeting held this 8 day of October, 1996 If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the city or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minn. Statutes, Section 505.03, Subd. 2.

By [illegible] Mayor By Ba Richmond Clerk

Checked and approved this 6TH day of FEB., 1997.

By MERLYN D ANDERSON by Larry D. [illegible] deputy
Anoka County Surveyor

CITY OF RAMSEY MUNICIPAL CORP ANOKA COUNTY MINN

I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS ENTERED Feb 6 1997
EDWARD M. TRESKA
PROPERTY TAX ADMINISTRATOR
By [illegible]
DEPUTY PROPERTY TAX ADMINISTRATOR

292715

Office of REGISTRAR OF TITLES
STATE OF MINNESOTA
COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office on FEB 5 1997
at 12:20 O'CLOCK P M.
Edward M Treska, Registrar of Titles
By Katherine Beier
Deputy Registrar of Titles

Receipt 97010609 $ 519.50

SCALE IN FEET
0 100 200 300
SCALE: 1 INCH = 100 FEET

DRAINAGE AND UTILITY EASEMENTS SHOWN THUS:

BEING 10 FEET IN WIDTH AND ADJOINING STREET LINES AND REAR LOT LINES AND 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, UNLESS SHOWN OTHERWISE.

DENOTES RIGHT-OF-ACCESS DEDICATED TO THE STATE OF MINNESOTA
DENOTES 1/2 INCH IRON PIPE SET.
DENOTES Mn-DOT MONUMENT FOUND INPLACE
DENOTES JUDICIAL LANDMARK
DENOTES ANOKA COUNTY MONUMENT
NOTE: FOR THE PURPOSES OF THIS PLAT, THE WEST LINE OF THE NE1/4 OF THE SE1/4 OF SEC. 29, T. 32, R. 25 IS ASSUMED TO BEAR S 00°12'08"E.

N

CAINE & ASSOCIATES
LAND SURVEYORS, INC.

THIS DOCUMENT NUMBER REPRESENTS A PLAT **292715**

ALL PLATS ARE MAINTAINED ON A SEPARATE MICROFICHE IN A SEPARATE SECTION RESERVED FOR PLATS. FULL SIZE COPIES OF PLATS ARE STILL AVAILABLE FOR VIEWING.

MUNICIPALITY: Ramsey CERTIFIED BY: [signature] ON 2-6-97

MAP # 1842 PLAT BOOK: 14 OF Jarrens PAGE 29

DOC. DATE: 1-9-97 NO. OF PAGES: 1 TRACT BOOK: 12 PAGE 84

PLAT SHORT NAME: Alpaca Estates 4th Add

LONG NAME: Alpaca Estates 4th Addition

A/T	PARENT PINS	KEY	RES?	GRANTORS (Fees, C/Ps, Mortgagees)	Marital Status
T	29-32-25-13-0003	735173	N	Alpaca Estates	Fee
T	——— 14-0002	735191	N		
T	——— 41-0002	735333	N		
T	——— 0008	991083	N		

FILED BY: Haakon James PHONE: 427-9366

TAXPAYER NAME: Same As Fee

ADDRESS: 7807 142nd Ave NW

CITY: Anoka STATE: Mn ZIP: 55303

NEW PARCELS

LOT	BLOCK		LOT	BLOCK		LOT	BLOCK
1-7	1			Park			
1-4	2			(Ded. on Plat)			
A	O/L						
B	O/L						

DELQ & CURRENT TAXES ARE PAID: INITIALS: BP DATE: 2-6-97

DIV. NO.: ———

DIV. FEE: $460.00

TORRENS

Receipt # 10609/$519.50 ☐ Certified Copy

Date/Time 2-6-97 / 12:20 ☐ Tax Liens/Releases

☐ Multi-Co. Doc. Tax Paid

Doc. Order 1 of 1

Checked by: Filing 59.50

Recordability JLP Fees: div fee 460.00

☐ Transfer ☐ New Desc.

☒ Division ☐ GAC

☐ Status ☐ Del. Spec

Delinquents ____ Pins ____

From Cert. # 61164 A

of New Certs.: 0 Typed ____ Comp. Entry ____

Comp. doc.check ____ Treat Updated: ____ / ____ Comp. Complete ____

BK 193 PG 204 NO 61164

DOCUMENT NO. 292715.0 TORRENS

ANOKA COUNTY MINNESOTA

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED IN THIS OFFICE FOR RECORD ON FEB 06 97 AT 12:20 PM AND WAS DULY RECORDED.

FEES AND TAXES IN THE AMOUNT OF $519.50 PAID.

RECEIPT NO. 97010609

EDWARD M. TRESKA

ANOKA COUNTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES

BY EIC

DEPUTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES

292715.0 TORRENS
ALPACA ESTATES
7807 142ND AVE NW
ANOKA, MN 55303

RELEASE OF DEVELOPMENT AGREEMENT

Date: July 10, 2018

The City of Ramsey, a Minnesota municipal corporation (the"City") hereby releases that certain real property which is legally described as follows:

Lots 1-3 Block 1 (inclusive) and Outlot A, Alpaca Estates 4th Addition, Anoka County, Minnesota

(the "Property") from the following:

1. That certain Development Agreement by and between the City and Alpaca Estates, dated March 12, 1997 and filed March 14, 1997 as Document No. 293977.0 in the office of the Anoka County Registrar.

THE CITY OF RAMSEY

By:_____
Its Acting Mayor

And By:_____
Its City Clerk

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The foregoing Release was acknowledged before me this _____ day of _____, 2018, by John LeTourneau, the Acting Mayor and JoAnn M. Thieling, the City Clerk, respectively, of the City of Ramsey, a Minnesota municipal corporation, on behalf of the City.

_____
Notary Public

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

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

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

RESOLUTION #18-135

RESOLUTION APPROVING THE RELEASE FROM THE DEVELOPMENT AGREEMENT OF ALPACA ESTATES 4TH ADDITION FOR LOTS 1-3 BLOCK 1 (INCLUSIVE) AND OUTLOT A

WHEREAS, on March 12, 1997, the City entered into a Development Agreement for required improvements and obligations for ALPACA ESTATES 4TH ADDITION; and

WHEREAS, all required improvements and obligations of said Agreement have been satisfied.

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 the release of the Development Agreement for ALPACA ESTATES 4TH ADDITION to LOTS 1-3, BLOCK 1 (INCLUSIVE) AND OUTLOT A, ALPACA ESTATES 4TH 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 the 10th day of July, 2018.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **4. 8.**

Meeting Date: 07/10/2018

By: Tim Gladhill, Community Development

Information

Title:

Adopt Resolution #18-140 Extending Contract with CBRE for Commercial Real Estate Brokerage Services

Purpose/Background:

The purpose of this case is to consider extension of the existing contract with CBRE for real estate brokerage services for City-Owned Properties. The contract is a month-to-month contract with an expiration date of July 31, 2018. Since the City is currently recruiting for an Economic Development Manager that will be the point of contact for these services, staff recommends extending the existing agreement by at least six (6) months. This will allow the new Economic Development Manager to recommend a longer-term option for management of City real estate assets. Additionally, this would coincide with the 2019 EDA and General Fund Budget discussions.

Notification:

Notification is not required.

Observations/Alternatives:

For specifics of the contract itself, please see the attached contract.

Funding Source:

CBRE collects a commission fee at time of land sale deducted from the land sale price.

Recommendation:

Staff recommends extending the contract with CBRE on a month-to-month basis through December 31, 2018. Note: the attached "proposed" contract depicts an extension of 12-months to June 30, 2019, and this would be amended to reflect the recommended 6-month term.

Action:

Motion to adopt Resolution #18-140 extending the contract with CBRE on a month-to-month basis through December 31, 2018.

Attachments

Existing Contract

Original Contract

Proposed Contract 2018

Resolution #18-140

Form Review

Inbox	Reviewed By	Date
Tim Gladhill (Originator)	Tim Gladhill	07/05/2018 10:06 AM
Kurt Ulrich	Kurt Ulrich	07/05/2018 02:25 PM
Form Started By: Tim Gladhill		Started On: 07/03/2018 07:57 AM
Final Approval Date: 07/05/2018		

CBRE

AMENDMENT #2 TO LISTING AGREEMENT

CBRE, INC.
BROKERAGE AND MANAGEMENT
LICENSED REAL ESTATE BROKER

July 25, 2017

This is an Amendment to the Exclusive Sales Listing Agreement ("Listing Agreement") dated January 28, 2014, between the CITY OF RAMSEY and the RAMSEY HOUSING & REDEVELOPMENT AUTHORITY ("Owner") and CBRE, INC. ("Broker") for the real property described as: please see attached Exhibit A.

Owner and Broker hereby agree to amend the Listing Agreement as follows:

1. That the Listing Agreement Term be extended for another period commencing July 31, 2017 and ending midnight July 30, 2018.
2. The early cancellation option, outlined in Paragraph 1 in the original Listing Agreement, shall be amended from 90 days to 30 days with written notice.
3. In accordance with Paragraph 5 of the original Listing Agreement, Broker must submit the "protective list" to the Owner before this second amendment is executed.
4. Except as expressly set forth in this Amendment, the Listing shall remain in full force and effect.

BROKER:

CBRE, Inc.
Licensed Real Estate Broker

By: _____
Blake R. Hastings
Title: Managing Director

Address: 1900 LaSalle Plaza
800 LaSalle Avenue
Minneapolis, MN 55402

Telephone: (952) 924-4600

Date: 8/4/17

OWNER:

CITY OF RAMSEY

By: _____
Sarah Strommen
Title: Mayor

By: _____
Kurt Ulrich
Title: City Administrator

Address: 7550 Sunwood Drive NW
Ramsey, MN 55303

Telephone: (763) 427-1410

Date: 7/27/2017

EXHIBIT A – LISTED PROPERTIES

1. 253225430043 (former amoco)
2. 113225430004 (water tower)
3. ~~273225440003~~ (small industrial, issues) [removed from Exhibit A]
4. ~~063225140009~~ (sold, remnant residential, windsorwood) [removed from Exhibit A]
5. ~~273225330006~~ (ramsey blvd industrial, issues) [removed from Exhibit A]
6. 343225130005 (former bookstore)
7. ~~283225220011, 283225220013~~ (both PIDs don't exist) [removed from Exhibit A]
8. ~~353225310018~~ (former condemned residential, sold) [removed from Exhibit A]
9. 283225220058 (NW corner of COR)
10. ~~2832255230010, 283225310019~~ (both PIDs don't exist) [removed from Exhibit A]
11. ~~283225240009~~, 283225240009, 283225240011, 283225240010, 283225240013, 28322540012, 28322524003 (partial), 283225240008 (partial) (NW COR-1 and COR-2)
12. ~~283225420017, 283225420018~~ (psd COR-1 NE, sold) [removed from Exhibit A]
13. ~~283225410009~~ (both PID doesn't exist) [removed from Exhibit A]
14. 283225140094 (cor NE corner bunker)
15. 283225240005, 283225130034, 283225130033 (aeon and keyhole, N cor)
16. ~~283225210035, 283225210030~~ (u-shape and triangle, both sold) [removed from Exhibit A]
17. ~~North Commons, Four 9,000 sq. ft. Lots~~ (no PIDs, sold) [removed from Exhibit A]
18. 293225140009, 293225140010, 293225140013, 293225140014 (NW of armstrong interchange)
19. ~~293225140013, 293225140014~~ (double stated) [removed from Exhibit A]
20. ~~203225310003~~ (too small of parcel) [removed from Exhibit A]
21. 283225230013, 283225230011 (COR W, pad sites, retail)
22. 283225230010 (COR W of common bond)
23. 283225410020 (COR E office park)
24. 283225410081 (old muni center site)

~~RED~~ – removed from Exhibit A, null/void.

YELLOW – confirmed.

GREEN – added Exhibit A.
(due new PIDs, split PIDs, or missing PIDs)

CBRE

EXCLUSIVE SALES LISTING AGREEMENT
CBRE, INC.
BROKERAGE AND MANAGEMENT

1. In consideration of the listing for sale the real property hereinafter described (the "Property") by CBRE, Inc. ("Broker") and Broker's agreement to use commercially reasonable efforts to effect a sale of same, the City of Ramsey and the Ramsey Housing & Redevelopment Authority ("Owner") hereby grants to Broker the exclusive right to list for sale the Property for a period commencing January 28, 2014, and ending midnight January 28, 2017. This agreement will be for three (3) years, with the option to cancel after Year One with a ninety (90) day written notice (with no penalty) by either party (the "Term"), at a price of the following terms, or such other terms, as owner may agree.

   The Properties are situated in the City of Ramsey, County of Anoka, State of Minnesota, is located at and is further described as (see Exhibit "A").

   References herein to the Property shall be understood to include portions of the Property.

2. **NOTICE: THE COMPENSATION FOR THE SALE, LEASE, RENTAL, OR MANAGEMENT OF REAL PROPERTY SHALL BE DETERMINED BETWEEN EACH INDIVIDUAL BROKER AND THE BROKER'S CLIENT.**
   Owner agrees to pay Broker a sales commission in accordance with Broker's Schedule of Sale and Lease Commissions (the "Schedule"), a copy of which is executed by Owner, attached hereto and hereby made a part hereof. This commission shall be earned for services rendered, if, during the Term: (a) the Property is sold to a purchaser procured by Broker, Owner, or anyone else; (b) any contract for the sale of the Property is entered into by Owner; (c) Property is transferred due to eminent domain or the threat thereof, foreclosure, or conveyance in lieu of foreclosure; (d) Owner contributes or conveys the Property to a partnership, joint venture, or other business entity; or (e) Owner is a corporation, partnership, or other business entity and an interest in such corporation, partnership or other business entity is transferred, whether by merger, outright purchase, or otherwise, in lieu of a sale of the Property. Broker is authorized to cooperate with and to share its commission with other licensed real estate brokers, regardless of whether said brokers represent prospective purchasers (hereinafter "Cooperating Brokers") or assist Broker.

3. As used in this Agreement the term "sale" shall include an exchange of the Property, and also the granting of an option to purchase the Property. Owner agrees that in the event such an option is granted, Owner shall pay Broker a sales commission in accordance with the Schedule on the price paid for the option and for any extensions thereof. This commission shall be paid upon receipt by Owner of any such payment(s). In the event such an option is exercised, either during the term or within one year thereafter, Owner shall also pay Broker a sales commission on the gross sales price of the Property, in accordance with the Schedule. Notwithstanding the foregoing, to the extent that all or part of the price paid for the option or any extension thereof is applied to the sales price of the Property, then any commission previously paid by Owner to Broker on account of such option payment(s) shall be credited against the commission payable to Broker on account of the exercise of the option.

4. Owner further agrees that Owner shall pay Broker a commission in accordance with the Schedule, if, within one hundred eighty (180) calendar days after the expiration or termination of the Term (the "Override Period"), the Property is sold to, or Owner enters into a contract of sale of the Property with any person or entity (including his/her/its successors, assigns or affiliates) with whom Broker has negotiated (either directly or through another broker or agent) or to whom the Property has been submitted prior to the expiration or termination of the Term. Broker is authorized to continue negotiations with such persons or entities. Broker agrees to submit a protective list of such persons or entities to Owner within seventy-two (72) hours following the expiration or termination of the Term as required by M.S.A. §82.21. The protective list may include only persons who have, during the Term, either made an affirmative showing of interest in the Property by responding to an advertisement or by contacting Broker or has been physically shown the Property by Broker, provided, however, that if a written offer has been submitted it shall not be necessary to include the offeror's name on the list. The parties on the protective list must acknowledge in writing that the Property has been presented to such party. The submitted list will include submitted offers, groups currently under contract, and groups identified on the CBRE monthly update list.

5. Broker agrees Owner shall not pay Broker commission fees in accordance with the Schedule, if, within one hundred eighty (180) calendar days after commencement of this Exclusive Sales Listing Agreement, Property is sold to, or Owner enters into a contract of sale of Property with any person or entity as indicated in Appendix B.

6. Owner further agrees that (a) if a lease of the Property is entered into during the Term by anyone, or (b) if, during the Override Period, the Property is leased to, or owner enters into a contract to lease the Property with, or negotiations continue, resume or commence and thereafter continue leading to the lease of the Property to any person or entity (including his/her/its successors, assigns or affiliates) with whom Broker has negotiated (either directly or through another broker or agent) or to whom the Property has been submitted prior to the expiration or termination of the Term, Owner shall pay Broker a leasing commission in accordance with the Schedule.

   IF YOU RELIST WITH ANOTHER BROKER WITHIN THE OVERRIDE PERIOD AND THEN SELL YOUR PROPERTY TO ANYONE WHOSE NAME APPEARS ON THIS LIST, YOU COULD BE LIABLE FOR FULL COMMISSIONS TO BOTH BROKERS. IF THIS NOTICE IS NOT FULLY UNDERSTOOD, SEEK COMPETENT ADVICE.

7. Commissions shall be payable hereunder when earned or at the earlier of closing of escrow, recordation of the deed, lease execution, or taking of possession by the purchaser or tenant.

8. Check one of the following:

[ ] Owner agrees to have Broker arrange for closing services.
[x] Owner shall arrange for closing services to be provided by a third-party.

8. Unless otherwise provided herein, the terms of sale shall be, at the option of the purchaser, either cash or cash to any existing loan. Any offer may contain normal and customary contingencies such as those relating to the condition of the Property, title report, and timing of closing.

9. Owner shall reimburse Broker, monthly or upon request, for its direct out-of-pocket expenses reasonably incurred and approved by Owner in the preparation of the offering brochures required for print advertising, and for other activities involved in marketing the Property hereunder. The reimbursement for these expenses shall not exceed the sum of $0 Dollars ($__0_____). Except as expressly provided in this paragraph, all expenses incurred by Broker in the performance of its service shall be borne by Broker, not Owner.

10. Owner agrees to cooperate with Broker in bringing about a sale of the Property and to refer immediately to Broker all inquiries of anyone interested in the Property. All negotiations are to be through Broker. Broker is authorized to accept a deposit from any prospective purchaser and to handle it in accordance with the instructions of the parties unless contrary to applicable law. Broker is exclusively authorized to advertise the Property and, exclusively, to place a sign(s) on the Property if, in Broker's opinion, such would facilitate the sale of the Property. Owner and its counsel will be responsible for determining the legal sufficiency of any purchase and sale agreement and other documents relating to any transaction contemplated by this Agreement.

11. In the event the Property is removed from the market due to the opening of an escrow or acceptance of an offer to purchase the Property during the Term, or any extension thereof, and the sale is not consummated for any reason then, in that event, the Term shall be extended for a period of time equal to the number of days that the escrow had been opened and/or the Property had been removed from the market, whichever is longer, provided that, in no event shall such extension(s) exceed one hundred eighty (180) calendar days in the aggregate.

12. Owner agrees to disclose to Broker and to prospective tenants or purchasers any and all information which Owner has regarding present and future zoning and environmental matters affecting the Property and regarding the condition of the Property, including, but not limited to structural, mechanical and soils conditions, the presence and location of asbestos, PCB transformers, other toxic, hazardous or contaminated substances, and underground storage tanks in, on, or about the Property. Broker is authorized to disclose any such information to prospective purchasers or tenants.

13. Owner represents that it is the owner of the Property and that, except as may be set forth in an addendum attached hereto, no person or entity who has an ownership interest in the Property is a foreign person as defined in the Foreign Investment in Real Property Tax Act (commonly known as "FIRPTA").

14. If earnest money or similar deposits made by a prospective purchaser or tenant are forfeited, in addition to any other rights of Broker pursuant to this Agreement, Broker shall be entitled to one-half (1/2) thereof, but not to exceed the total amount of the anticipated commission.

15. To the extent permitted by applicable law, Broker is authorized to deduct its commissions from any deposits, payments or other funds, including proceeds of sale or rental payments, paid by a purchaser or tenant in connection with a transaction contemplated by this Agreement, and Owner hereby irrevocably assigns said funds and proceeds to Broker to the extent necessary to pay said commissions. Broker is authorized to provide a copy of this Agreement to any escrow or closing agent working on such transaction, and such escrow or closing agent, or tenant, is hereby instructed by Owner to pay Broker's commissions from any such funds or proceeds available. Owner shall remain liable for the entire amount of said commissions regardless of whether Broker exercises its rights under this paragraph.

16. Owner and Broker designate the individual(s) identified below as the legal agent(s) of Owner, to the exclusion of all other licensees of Broker (individually or collectively referred to as "Designated Agent(s)"). Owner acknowledges that Broker is a national brokerage firm and that in some cases it may represent prospective purchasers or tenants. Owner desires that the Property be presented to such persons or entities, and consents to any dual representation created in the event that such purchaser or tenant is also represented by Designated Agent(s). Designated Agent(s) shall not disclose the confidential information of one principal to the other.

Designated Agent(s); Brian Pankratz, Richard Palmiter, Krista Flemming

17. In the event that the Property comes under the jurisdiction of a bankruptcy court, Owner shall immediately notify Broker of the same, and shall promptly take all steps necessary to obtain court approval of Broker's appointment, unless Broker shall elect to terminate this Agreement upon said notice.

18. In the event that the Property becomes the subject of foreclosure proceedings prior to the expiration of this Agreement, then Broker may, in its sole and absolute discretion (i) suspend this Agreement until such time as Broker may elect, in its sole and absolute discretion, to reinstate this Agreement, or (ii) terminate this Agreement and be free to enter into a listing agreement with any receiver, the party initiating the foreclosure, the party purchasing the Property at a foreclosure sale, or any other person having an interest in the Property.

19. In the event Owner fails to make payments within the time limits set forth herein, then from the date due until paid, the delinquent amount shall bear interest at the four percent (4%) per year.

20. Each signatory to this Agreement represents and warrants that (s)he has full authority to sign this Agreement on behalf of the party for whom (s)he signs and that this Agreement binds such party.

21. This Agreement constitutes the entire agreement between Owner and Broker and supersedes all prior discussions, negotiations and agreements, whether oral or written. Owner and Broker each represent and warrant to the other that in entering into this Agreement, they are not relying upon any discussions, representations, understandings or agreements, other than the matters specifically stated herein. No amendment, alteration, cancellation or withdrawal of this Agreement shall be valid or binding unless made in writing and signed by both Owner and Broker. This Agreement shall be binding upon, and shall benefit, the heirs, successors, and assignees of the parties. In the event any clause, provision, paragraph or term of this Agreement shall be deemed to be unenforceable or void based on any controlling state or federal law, the remaining provisions hereof, and each part, shall remain unaffected and shall continue in full force and effect.

22. The parties hereto agree to comply with all applicable federal, state and local laws, regulations, codes, ordinances and administrative orders having jurisdiction over the parties, Property or the subject matter of this Agreement, including, but not limited to, the 1964 Civil Rights Act and all amendments thereto, the Foreign Investment In Real Property Tax Act, the Comprehensive Environmental Response Compensation and Liability Act, and The Americans With Disabilities Act. Owner and Broker agree that the Property will be offered in compliance with all applicable anti-discrimination laws.

The undersigned Owner hereby acknowledges receipt of a copy of this Agreement.

BROKER:

CBRE, Inc.
Licensed Real Estate Broker

By: Richard Palmiter
Richard Palmiter
Title: *Vice President*

By: Brian Pankratz
Brian Pankratz
Title: *Vice President*

Address: *4400 West 78th Street*
Suite 200
Minneapolis, MN 55435

Telephone: *(952) 924-4600*

Date: 1-28-14

OWNER:

City of Ramsey

By: Sarah Strommen
Sarah Strommen
Title: *Mayor*

By: Kurt Ulrich
Kurt Ulrich
Title: *City Administrator*

Address: *7550 Sunwood Drive NW*
Ramsey, MN 55303

Telephone: *763-427-1410*

Date: *January 28, 2014*

OWNER:

Ramsey Housing & Redevelopment Authority (HRA)

By: Randy Backous
Randy Backous
Title: *HRA Chair*

By: Ted LaFrance
Ted LaFrance
Title: *Executive Director*

Address: *7550 Sunwood Drive NW*
Ramsey, MN 55303

Telephone: *763-427-1410*

Date: *January 28, 2014*

CONSULT YOUR ADVISORS – This document has legal consequences. No representation or recommendation is made by Broker as to the legal or tax consequences of this Agreement or the transaction(s) which it contemplates. These are questions for your attorney and financial advisors.

Owner Marketing Approval

Property Name:	**City of Ramsey Land**
Property Address:	**(See Exhibit "A"), City of Ramsey, MN**
Broker(s):	**Brian Pankratz, Richard Palmiter, Krista Flemming**

I hereby authorize CBRE to actively market the above-referenced property with signage, spec sheets, brochures, postcards, company web page, MNCAR, Co-Star & Loopnet:

OWNER:

City of Ramsey

By: _____
Sarah Strommen
Title: *Mayor*

By: _____
Kurt Ulrich
Title: *City Administrator*

Date: *January 28, 2014*

OWNER:

Ramsey Housing & Redevelopment Authority (HRA)

By: _____
Randy Backous
Title: *HRA Chair*

By: _____
Ted LaFrance
Title: *Executive Director*

Date: *January 28, 2014*

© 2011 CBRE, Inc. The information about this property has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

CBRE

SCHEDULE OF LAND SALE COMMISSIONS

CBRE, INC.
BROKERAGE AND MANAGEMENT
LICENSED REAL ESTATE BROKER

FOR PROPERTY: (See Exhibit "A")

NOTICE: THE COMMISSION RATE FOR THE SALE, LEASE, RENTAL, OR MANAGEMENT OF REAL PROPERTY SHALL BE DETERMINED BETWEEN EACH INDIVIDUAL BROKER AND ITS CLIENT.

As to all sales of real property, the commission shall be calculated on the basis of five percent (5%) of the gross sales price of the property paid to owners at closing. If a cooperative broker is involved, the total commission payable to Broker and cooperative Broker shall be calculated on the basis of seven percent (7%) of the gross sales price of the property paid to owners at closing. This commission shall be paid at the time of execution and delivery of the Deed; provided that if the transaction calls for a contract for deed, then upon execution of said contract. In the event a joint venture agreement is effected in lieu of a sale, then the commission shall be calculated on the basis of the value of the property as determined for purposes of the joint venture agreement and the percentage of interest thereof which is being conveyed to the new joint venture partners and the commission in this event shall be paid upon execution of the joint venture agreement.

The minimum gross sale price for industrial and office land, for the purpose of calculating CBRE's commission only, shall be $2.00 per square foot. CBRE shall receive a minimum fee of $5,000.00 for the sale of any residential parcel of land greater than $45,000; and, a minimum fee of $3,500.00 for the sale of any residential parcel of land less than or equal to $45,000.

The provisions hereof are subject to the terms and provisions of any Authorization of Sale, Exclusive Leasing Agreement or other agreement to which this Schedule may be attached and which is executed by the parties hereto.

In the event Owner fails to make payments within the time limits called for herein, then from the date due until paid, the delinquent payment shall bear interest at four percent per year. In addition, should it become necessary for CBRE to take legal action to collect payments due hereunder, and if CBRE prevails in such action, Owner shall pay all reasonable attorneys fees and court costs incurred by CBRE in connection therewith.

The undersigned Owner hereby acknowledges receipt of a copy of this Schedule and further agrees that it shall be binding upon the heirs, successors and assigns of the undersigned. The term "Owner", when used herein, shall be deemed to mean the owner of the property, a tenant under a ground lease, and any tenant desiring to effect subleases.

APPROVED this 28th day of January, 2014

CBRE, Inc.
Licensed Real Estate Broker

By: _____
Richard Palmiter
Title: Vice President

By: _____
Brian Pankratz
Title: Vice President

OWNER:
City of Ramsey

By: _____
Sarah Strommen
Its: Mayor

By: _____
Kurt Ulrich
Its: City Administrator

OWNER:
Ramsey Housing and Redevelopment Authority (HRA)

By: _____
Randy Backous
Its: HRA Chair

By: _____
Ted LaFrance
Its: Executive Director

Exhibit A

Exclusive Sale Listing Agreement:
Property Listing Descriptions

Parcels to be listed for sale by CBRE

Property Identification Number (PID)	Unique Ramsey Identification Number
1. 253225430043	08
2. 113225430004	11
3. 273225440003	28
4. 063225140009	34
5. 273225330006	37
6. 343225130005	40
7. 283225220011, 283225220013	42
8. 353225310018	44
9. 283225220058	46
10. 2832255230010, 283225310019	47
11. 283225240009 (partial), 283225240009, 283225240011, 283225240010, 283225240013, 28322540012	48
12. 283225420017, 283225420018	49
13. 283225410009	50
14. 283225140094	51
15. 283225240005, 283225130034, 283225130033	52
16. 283225210035, 283225210030	53
17. North Commons, Four 9,000 sq. ft. Lots (no PIDs) (283225210033)	54

Exhibit B

Exclusive Sale Listing Agreement:
Owner Prospect List

Parcels CBRE receives no regular commission fees in accordance with the Schedule, during the first six months of the executed Exclusive Listing Agreement, if said properties are sold to the following prospect buyers (July 28, 2014).

Property Identification Number (PID)	Ramsey ID	Prospect Buyer
15. North Commons, Four Lots (no PIDs)	54	Greg Bauer Trilogy Homes, Inc. 9340 Highway 10 NW Ramsey, MN 55303
4. 063225140009	34	Nathan Gunn Homes of Influence, LLC 14228 Vintage Street NW Andover, MN 55304 Nathan Gunn Foundational Realty, LLC 14228 Vintage Street NW Andover, MN 55304
6. 283225220011, 283225220013	42	Casey's General Store, Inc. One Convenience Boulevard Ankeny, IA 50021
8. 353225310018	44	Nathan Gunn Homes of Influence, LLC 14228 Vintage Street NW Andover, MN 55304 Nathan Gunn Foundational Realty, LLC 14228 Vintage Street NW Andover, MN 55304
12. 283225410009	50	Casey's General Store, Inc. One Convenience Boulevard Ankeny, IA 50021

See paragraph 5 of Exclusive Listing Agreement for details.

AMENDMENT TO LISTING AGREEMENT

CBRE, INC.
BROKERAGE AND MANAGEMENT
LICENSED REAL ESTATE BROKER

June 7, 2018

This is an Amendment to the Exclusive Sales Listing Agreement ("Listing") dated January 28, 2014, between the CITY OF RAMSEY and the RAMSEY HOUSING & REDEVELOPMENT AUTHORITY ("Owner") and CBRE, INC. ("Broker") for the real property described as: please see attached Exhibit A.

Owner and Broker hereby agree to amend the Listing as follows:

1. That the Listing Term be extended for another period commencing July 31, 2018 and ending midnight July 30, 2019.

2. All other terms and conditions remain the same.

As used herein the term "Owner" shall be deemed to include a tenant wishing to effect a sublease, lease assignment or lease cancellation.

Except as expressly set forth in this Amendment, the Listing shall remain in full force and effect.

BROKER:

CBRE, Inc.
Licensed Real Estate Broker

By: _____
Blake R. Hastings
Title: Managing Director

Address: 1900 LaSalle Plaza
800 LaSalle Avenue
Minneapolis, MN 55402

Telephone: (952) 924-4600

Date: _____

OWNER:

CITY OF RAMSEY

By: _____

Title: Mayor

By: _____
Kurt Ulrich
Title: City Administrator

Address: 7550 Sunwood Drive NW
Ramsey, MN 55303

Telephone: (763) 427-1410

Date: _____

EXHIBIT A – LISTED PROPERTIES

1. 253225430043 (former amoco) 5195 142nd Ave NW
2. 113225430004 (water tower) 16600 St Francis Blvd
3. 273225330006 14165 Ramsey Blvd NW
4. 343225130005 (former bookstore) 6710 Highway 10 NW
5. 283225220058 (NW corner of COR)
6. 283225240009, 283225240011, 283225240010, 283225240013, 28322540012, 283225240012, 283225240008 (NW COR-1 and COR-2)
7. 283225140094 (cor NE corner bunker)
8. 283225240005, 283225130034, 283225130092 (aeon and keyhole, N COR)
9. 93225140009, 293225140010, 293225140013, 293225140014 (NW of Armstrong interchange)
10. 283225230013, 283225230011, 283225330018 (COR W, pad sites, retail) 7990,7992, 7994 Sunwood Dr NW
11. 283225230010 (COR W of common bond)
12. 283225410020 (COR E office park)
13. 283225410081 (old muni center site)
14. 20-32-25-31-0003 Alpine & Puma

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #18-140

RESOLUTION APPROVING AN EXTENSION TO THE COMMERCIAL REAL ESTATE BROKERAGE SERVICES WITH CBRE

WHEREAS, since 2014, the City has contracted with CBRE for commercial real estate brokerage services to sell available City Owned Land; and

WHEREAS, the current contract is set to expire on July 20, 2018; and

WHEREAS, the City is currently recruiting an Economic Development Manager that would manage this contract.

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 an extension to the contract with CBRE until December 31, 2018 to allow the completion of the recruitment of the Economic Development Manager who will recommend an ultimate disposition of real estate management approach.

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 10th day of July, 2018.

_____
Mayor

ATTEST:

_____

City Clerk

CC Regular Session **4. 9.**

Meeting Date: 07/10/2018

By: Tim Gladhill, Community Development

Information

Title:

Adopt Resolution #18-141 Approving Extension to Purchase Agreement with Capstone Homes for Outlot C, Alpha Development

Purpose/Background:

The purpose of this case is to consider an extension to the Purchase Agreement for a portion of Outlot C, Alpha Development.

Notification:

Notification is not required.

Observations/Alternatives:

As part of the Riverstone development, the City entered into a Purchase Agreement with Capstone Homes for a portion of Outlot C. This would facilitate the eventual realignment of Puma Street consistent with the approved infrastructure plan for the area.

Phasing of the Riverstone development has not reached this area yet. The Purchase Agreement is set to expire in July.

Options:

1. Subdivide Outlot C, transfer parcel to Capstone, and vacate right of way for Puma Street. Since Puma Street is not actually being realigned until Riverstone's phasing reaches this area, the City would in turn need to secure a temporary road easement until Puma is realigned. This can create complications with this phase of Riverstone is platted.
2. Extend Purchase Agreement until the above is accomplished via standard approval process.

Funding Source:

This case is being handled as part of normal Staff duties. Details of the Purchase Agreement are included in the attached document.

Recommendation:

The EDA recommends that the Purchase Agreement be extended by two (2) years to coincide with potential phasing of Riverstone. This portion of the parcel does not have value being sold to a third-party as a stand-alone parcel. The value is in including with the adjacent development.

Action:

Motion to adopt Resolution #18-141 approving extentension to the Purchase Agreement with Riverstone Development, LLC until July 15, 2020, subject to review by the City Attorney as to legal form.

Attachments

Original PA Case

Purchase Agreement Amendment 1

Resolution #18-141

Form Review

Inbox	Reviewed By	Date
Tim Gladhill (Originator)	Tim Gladhill	07/05/2018 10:25 AM
Kurt Ulrich	Kurt Ulrich	07/05/2018 02:06 PM
Form Started By: Tim Gladhill		Started On: 07/03/2018 07:55 AM
Final Approval Date: 07/05/2018		

CC Regular Session **7. 5.**

Meeting Date: 07/25/2017

Submitted For: Patrick Brama, Administrative Services

By: Patrick Brama, Administrative Services

Information

Title:

Riverstone Development Purchase Agreement [portions may be closed to the public]

Purpose/Background:

PURPOSE

The purpose of this case is to consider approving the attached purchase agreement with Capstone Homes (Riverstone Development).

BACKGROUND

This purchase agreement comes to the city as a result of the proposed 298-unit Riverstone Development which received preliminary plat approval by the City in June (final plat approval expected on July 25). Please see attached preliminary plat. A portion of this development requires the realignment of Puma street, and subsequently, the purchase of city-owned land by Riverstone.

Notification:

Observations/Alternatives:

OBSERVATIONS

Listed below are terms/ conditions/ observations related to the attached purchase agreement that staff considers important to highlight for potential discussion.

(1) Policy Compliance

Staff has no policy compliance concerns.

This project is not requesting a formal business subsidy, the City's Revolving Loan Fund, or State DEED Programs. The attached PA is simply an edited version of the City's adopted "template PA." Therefore, generally appears to be in compliance with City's Land Sale Policies.

(2) Offer Price

$25,000 per acre 47 cents psf ($47,500 estimated total).

The buyer is making an offer that is at the low end of the City's standard deal range for green field residential land. However, it is within the City's acceptable/ adopted deal range. If desired, this item should be discussed in closed session.

It should be noted, Capstone Homes (Riverstone Development) believes $25,000 per acre is the market rate for residential land--this is their direct experience in the nearby marketplace (with other recent purchase agreements). Also, this property is not currently served by sewer/ water, and will be responsible for future arterial infrastructure assessments. This is the rationalization for the proposed purchase price.

(3) Earnest Money

$5,000, to become hard after inspection period.

(4) Inspection Period

February 08, 2018 (July 15, 2018 closing). This is consistent with the PA in place with Pearson Properties for the north half of this project.

Original PA Case

(5) Extension Option
If the buyer decides to extend the PA, they will be required to place $5,000 of additional non-refundable dollars in earnest for each 60 day extension

Funding Source:
NA

Recommendation:
STAFF
Staff is comfortable with this proposed purchase agreement. It fits within City policies/ procedures. Land proceeds are to be dedicated to the City's Park Fund (per previous agreements). CBRE commission will be paid via land proceeds, and per our listing agreement. This transaction is a direct result of the city's desire to realign Puma Street (i.e. Capstone didn't seek the purchase of this property originally, the City made this request/ suggestion). The sale price matches the market rate (i.e. nearby/ recent purchase agreements for similar property).

Staff does not feel there is a need to go into closed session. If the Council does desire to further negotiate price, staff would suggest going into closed session. In closed session, staff would suggest deciding on an agreeable price. Then, in open session, pass a motion to approve the purchase agreement with the updated price.

EDA
The EDA discussed this case on 7/13, in open session only. The EDA is generally supportive of this purchase agreement and is excited for the Riverstone project. The EDA recommends the City should sell this land to Riverstone. The EDA did specifically suggest staff counter-offer Riverstone's original offer price. The original Riverstone offer price was $25,000 per acre. Staff did provide Riverstone with a counter-offer ($35,000 per acre). Riverstone has indicated they are not willing to accept the EDA's counter offer--as they believe the market price is $25,000 (based upon recent land transaction in the immediate area)--and they feel $35,000 is unreasonable. Attached are EDA minutes.

Original PA Case

Action:
Motion to:
Adopt the attached purchase agreement between the City of Ramsey and Riverstone Development for roughly 1.9 acres of city-owned land.

Attachments

PA
Riverstone Project
EDA Minutes

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kathy Schmitz	07/17/2017 02:48 PM
Patrick Brama (Originator)	Patrick Brama	07/17/2017 02:56 PM
Kurt Ulrich	Kurt Ulrich	07/17/2017 03:45 PM
Form Started By: Patrick Brama		Started On: 07/14/2017 06:32 PM
Final Approval Date: 07/17/2017		

PURCHASE AGREEMENT

This Agreement is entered into by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **Riverstone Development, LLC**., a Minnesota limited liability company ("Buyer").

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

1. **EFFECTIVE DATE.** The effective date of this Agreement is July 25, 2017 (the "Effective Date").

2. **SALE OF PROPERTY.** Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller, roughly 1.9 acres of the Property, described as follows:

39,249 sf of existing right-of-way located on Puma Street, just South of Alpine Drive, and 43,592 sf of land located on OUTLOT C, ALPHA DEVELOPMENT PLAT (20-32-25-31-0003). Total estimated site of 1.90 acres or 82,841 square feet.

3. **PURCHASE PRICE.** The purchase price for the Property is $25,000 per acre (the "Purchase Price"). Buyer intends to purchase roughly 1.9 acres of land. Buyer is responsible for subdividing property, providing the City of Ramsey with a legal description of the new parcel, and an official parcel size 14 days before Closing. The final purchase price will be prorated based on a $25,000 per acre index.

4. **EARNEST MONEY.** By August, 11 2017, Buyer must deposit the sum of $5,000 (the "Earnest Money") with Title One Inc., 7533 Sunwood Drive NW, Ramsey, MN 55303 ("Escrow Agent"), via wire transfer or delivery of a certified check payable to Escrow Agent.

    a. If Buyer does not deposit the Earnest Money with Escrow Agent as required above, then Seller may terminate this Agreement by written notice to Buyer; provided, however, if Buyer deposits the Earnest Money with Escrow Agent before Seller exercises Seller's right to terminate, Seller's right to terminate is extinguished.

    b. Unless Buyer has previously terminated this Agreement pursuant to Section 8, $5,000 of the Earnest Money (the "Initial Disbursement") becomes non-refundable to Buyer (except in accordance with Section 22 as a result of a default by Seller) on February 1, 2018, and on that date Escrow Agent must disburse the Initial Disbursement to Seller.

Original PA Case

c. Upon Seller's receipt of a Notice to Proceed from Buyer in accordance with Section 8(b), all of the Earnest Money becomes non-refundable (except in accordance with Section 22 as a result of a default by Seller).

d. If Buyer does not provide a Notice to Proceed to Seller in accordance with Section 8(b), this Agreement automatically terminates and Escrow Agent must disburse all Earnest Money Escrow Agent holds to Buyer, other than Earnest Money Escrow Agent is obligated to disburse to Seller pursuant to Sections 4(b) and (c).

e. At Closing, Escrow Agent shall disburse to Seller any Earnest Money not previously disbursed to Seller, and Buyer shall receive a credit against the Purchase Price owing at Closing in an amount equal to the amount of the Earnest Money.

5. TITLE COMMITMENT.

a. Seller makes no representations or warranties with respect to the status of title to the Property. Within thirty (30) business days after the Effective Date, Seller shall, at Seller's expense, obtain a commitment from Escrow Agent to issue an owner's policy of title insurance insuring Buyer's title to the Property (the "Title Commitment") and deliver the Title Commitment and copies of or internet access to copies of all recorded documents referenced in the Title Commitment to Buyer.

b. Buyer shall have until the date ten business days after the receipt of the Title Commitment and the Survey (collectively, "**Title/Survey**") to review Title/Survey and to give Seller written notice of (i) any defects in the marketability of Seller title to the Property or any encumbrances on Seller's title to the Property that are objectionable to Buyer, and (ii) the specific actions Buyer requests that Seller take with respect to each such defect or encumbrance (a "**Title Objection Notice**"). Any defects in or encumbrances on Seller's title that Buyer does not identify in a timely Title Objection Notice are each a "**Permitted Exception**." Within three (3) business days after Seller's receipt of a Title Objection Notice from Buyer, Seller will notify Buyer, in writing, of the actions, if any, that Seller is willing to take with respect to each of the matters identified in the Title Objection Notice and the time frame in which Seller will take those actions ("**Seller's Title Notice**"). If Seller's Title Notice indicates that Seller unconditionally agrees to make Seller's title to the Property marketable on or before the closing date established pursuant to Section 13, the parties shall proceed to closing pursuant to the terms of this Agreement. If Seller's Title Notice indicates that Seller does not unconditionally agree to make Seller's Title to the Property marketable on or before the closing date established in Section 13, Buyer may, at any time with three (3) business days after Buyer's receipt of Seller's Title Notice, terminate this Agreement by written notice to Buyer in which case this Agreement is terminated and Escrow Agent must disburse any Earnest Money (other than Earnest Money that Escrow Agent has disbursed to

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Seller pursuant to Sections 4(b) and (c)) ("**Buyer's Title Termination Notice**"). If Buyer does not deliver a Buyer's Title Termination Notice to Seller within the three (3) business days after Buyer's receipt of Seller's Title Notice, than Seller must perform in accordance with Seller's Title Notice, Buyer shall be deemed to have waived Buyer's objections to the extent Seller has not agreed to address them in Seller's Title Notice, the matters to which Buyer objected and Seller did not agree to resolve are deemed Permitted Exceptions, and the parties shall proceed to Closing in accordance with the terms of this Agreement and the terms of Seller's Title Notice.

6. **RIGHT OF ENTRY.** At all times after Buyer has deposited the Earnest Money with Seller and before the expiration of the Inspection Period (as defined in Section 8), Buyer (and its employees, agents, and contractors) may enter the Property for the purpose of conducting soil tests, environmental tests and additional survey work, subject to the following conditions:

   a. Upon the earlier of the date one week after Buyer's completion of its activities on the Property or the date one week after the termination of this Agreement, if either Seller or Buyer terminate this Agreement in accordance with the provisions hereof prior to Closing, Buyer must repair and or restore any damage Buyer or its employees, agents or contractors cause to the Property and remove any personal property, refuse or debris Buyer or its employees, agents or contractors brought onto or authorized third parties to bring onto the Property.

   b. Buyer must defend and indemnify Seller from and against and hold Seller harmless Seller from all "Claims," as defined in Section 9, arising out of, resulting from or relating to any loss of or damage to any property or business or out of any injury to or death of any person, if the loss, damage, injury, or death arises or is alleged to arise either directly or indirectly and either wholly or in part from: (a) any action or omission of Buyer or its employees, agents, or contractors, while on the Property pursuant to this Section; or (b) actions or omissions of Buyer or Buyer's employees, agents, or contractors that cause or result in the release of any Hazardous Substance onto the Property or onto other property.

   c. Buyer must comply with and shall cause it employees, agents, and contractors to comply with all applicable laws, while on the Property.

   d. Buyer may not commence any environmental testing on the Property until Buyer submits a work plan for such testing to Seller and Seller approves the work plan, in writing. Seller may not unreasonably withhold, condition or delay Seller's approval of a work plan.

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

7. **PROPERTY SOLD AS IS.** Subject to Buyer's right to terminate this Agreement pursuant to Section 8, Buyer agrees to accept the Property in its current condition,

Original PA Case

including, without limitation, its current environmental and geological condition, and in an "AS-IS" and with "ALL FAULTS" condition. Buyer's payment of the Purchase Price at Closing constitutes Buyer's acknowledgment and agreement that:

a. Seller has not made any written or oral representations or warranties of any kind with respect to the Property (including without limitation express or implied warranties of title, merchantability, or fitness for a particular purpose);

b. Buyer has not relied on any written or oral representation or warranty made by Seller, its agents or employees with respect to the condition or value of the Property;

c. Buyer has had an adequate opportunity to inspect the condition of the Property, including without limitation any environmental testing, and to inspect documents applicable thereto, and Buyer is relying solely on such inspection and testing; and

d. The condition of the Property is fit for Buyer's intended use.

e. Buyer accepts all risk of Claims (including without limitation all Claims under any Environmental Law and all Claims arising at common law, in equity or under a federal, state or local statute, rule or regulation) whether past, present or future, existing or contingent, known or unknown, arising out of, resulting from or relating to the condition of the Property, known or unknown, contemplated or uncontemplated, suspected or unsuspected, including without limitation the presence of any Hazardous Substance on the Property, whether such Hazardous Substance is located on or under the Property, or has migrated from or to the Property.

8. INSPECTION PERIOD.

a. Except as otherwise provided in Section 6, Buyer shall have from the date that Buyer deposits the Earnest Money with Escrow Agent to February 01, 2018 (the "**Inspection Period**") to investigate the Property and determine, in Buyer's sole judgment, whether (i) the condition of the Property is suitable to Buyer's intended use; and (ii) Buyer will be able to obtain all governmental approvals and utilities necessary for Buyer's intended use of the Property. Buyer acknowledges and agrees that Seller has not made any covenants, representations or warranties regarding Buyer's ability to obtain governmental approvals from the City of Ramsey or any other governmental entity. The City of Ramsey will review, consider and act on any applications Buyer submits to the City for governmental approvals in accordance with City Code.

b. Buyer may, at any time on or before 5:00 p.m. on the last day of the Inspection Period, terminate the Agreement by written notice to Seller based on Buyer's determination, in Buyer's sole and absolute discretion, that the condition of the Property is not suitable for Buyer's intended use or that Buyer may not be able to

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obtain all governmental approvals and utilities necessary for Buyer's intended use of the Property. In addition, this Agreement automatically terminates at 5:00 p.m. on the last day of the Inspection Period unless, prior to that time Buyer delivers a written notice of Buyer's intention to proceed (a "**Notice to Proceed**") to Seller.

c. If, pursuant to Section 8(b) either Buyer terminates this Agreement or this Agreement is automatically terminated, the Escrow Agent must disburse to Buyer any Earnest Money Escrow Agent holds, other than Earnest Money Escrow Agent is obligated to disburse to Seller pursuant to Sections 4(b) and (c).

9. DEFINITIONS. As used in this Agreement:

"**Claim**" or "**Claims**" means any and all liabilities, suits, claims, counterclaims, causes of action, demands, penalties, debts, obligations, promises, acts, fines, judgments, damages, consequential damages, losses, costs, and expenses of every kind (including without limitation any attorney's fees, consultant's fees, costs, remedial action costs, cleanup costs and expenses which may be related to any claims).

"**Environmental Law**" means the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"), 42 U.S.C. § 9601 et seq., the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq., the Federal Water Pollution Control Act (the Clean Water Act), 33 U.S.C. § 1251 et seq. the Clean Air Act, 42 U.S.C. § 7401 et seq., and the Toxic Substances Control Act, 15 U.S.C. § 2601 et seq., all as amended from time to time, and any other federal, state, local or other governmental statute, regulation, rule, law or ordinance dealing with the protection of human health, safety, natural resources or the environment now existing or hereafter enacted.

"**Hazardous Substance**" or "**Hazardous Substances**" means any pollutant, contaminant, hazardous substance or waste, solid waste, petroleum product, distillate, or fraction, radioactive material, chemical known to cause cancer or reproductive toxicity, polychlorinated biphenyl or any other chemical, substance or material listed or identified in or regulated by any Environmental Law.

10. RELEASE. Buyer, for itself, its directors, officers, stockholders, divisions, agents, affiliates, subsidiaries, predecessors, successors, and assigns and anyone acting on its behalf or their behalf hereby fully releases and forever discharges Seller from any and all Claims (including without limitation all Claims arising under any Environmental Law and all Claims arising at common law, in equity or under a federal, state or local statute, rule or regulation), past, present and future, known and unknown, existing and contingent, arising out of, resulting from, or relating to the condition of the Property, and Buyer hereby waives any and all causes of action (including without limitation any right of contribution) Buyer had, has or may have against Seller and anyone acting on its behalf with respect to the condition of the Property, whether arising at common law, in equity or under a federal, state or local statute, rule or regulation. The foregoing shall apply to any condition of the Property, known or unknown, contemplated or uncontemplated, suspected or unsuspected, including without limitation the presence of

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any Hazardous Substance on the Property, whether such Hazardous Substance is located on or under the Property, or has migrated from or to the Property.

11. INDEMNITY. Buyer agrees to indemnify, hold harmless and defend Seller or anyone acting on its behalf for, from and against any and all Claims (including without limitation all Claims arising under any Environmental Law and all Claims arising at common law, in equity or under a federal, state or local statute, rule or regulation) past, present and future, existing and contingent, known and unknown arising out of, resulting from, or relating to the condition of the Property. The foregoing shall apply to any condition of the Property, known or unknown, contemplated or uncontemplated, suspected or unsuspected, including without limitation the presence of any Hazardous Substance on the Property, whether such Hazardous Substance is located on or under the Property, or has migrated from or to the Property, regardless of whether the foregoing condition of the Property was caused in whole or in part by the Seller's actions or inactions.

12. NOTICES. Notices permitted or required by this Agreement must be in writing and shall be deemed given when delivered in legible form to the party to whom addressed. Notices may be sent by certified mail, fax or e-mail. Notices are effective two business days after they are mailed via certified mail, return receipt requested or, if delivered in any other manner, when the party to whom the notice is directed actually receives the notice. If delivered at the Closing, a notice shall be deemed given when hand-delivered to the party's representative at the Closing. The business addresses of the parties are as follows:

Seller: City Administrator
City of Ramsey
7550 Sunwood Drive N.W.
Ramsey, MN 55303

Buyer: Riverstone Development, LLC
Steve Bona
14015 Sunfish Lake Blvd, Suite 400
Ramsey, MN 5530

Notices not given in the manner or within the time limits set forth in this Agreement are of no effect and may be disregarded by the party to whom they are directed.

13. CLOSING. This transaction shall close on or before July 15, 2018. The Closing shall take place at the offices of the Escrow Agent, or at some other place as the parties may mutually agree prior to such date. At the option of either Party, the executed closing documents, Purchase Price and closing costs may be deposited with the Escrow Agent and disbursed by the Escrow Agent pursuant to avoid the necessity for a Closing at which the Parties are present.

a. **Seller's Obligations at Closing.** At Closing, Seller must deliver to Escrow Agent, for delivery to Buyer:

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i. A quit claim deed, duly executed and acknowledged on behalf of the City and with the City's seal affixed, conveying title to the Property, subject to (A) the lien of real estate taxes, if any, not yet due and payable and any installments of special assessments certified for payment therewith; (B) Building, Subdivision and Zoning Ordinances; (C) Matters that would be disclosed by an accurate survey of the Property; and (D) matters that constitute Permitted Exceptions pursuant to Section 6;

ii. A certified copy of a duly adopted City Ordinance and Resolution authorizing Seller's sale of the Property to Buyer; and

iii. Seller's affidavits, well disclosure certificate (if required), settlement statement approved by Seller and Buyer, and any other documents required by the Escrow Agent.

b. **Buyer's Obligations at Closing.** At Closing, Buyer must:

i. Wire Transfer (or deliver a certified check in) an amount equal to the amount of the Purchase Price adjusted for to reflect Buyer's prior payment of the Earnest Money and to reflect amounts Buyer must pay or will receive pursuant to Section 13(c), to Escrow Agent for disbursement to Seller and others pursuant to this Agreement and the Settlement Statement; and

ii. File or cause Escrow Agent to file an Electronic Certificate of Real Estate Value.

c. **Closing Costs.**

i. At Closing Seller must pay the following costs and expenses:

1. Seller's portion of the prorated property taxes.
2. Seller's own attorney's fees.
3. One-half the cost of any closing fees.
4. The cost of providing Title Commitment as prescribed in Section 6
5. The cost of real estate broker commission fees as prescribed in Section 14.

ii. At Closing Buyer must pay the Purchase Price to Seller and the following costs and expenses:

1. Buyer's portion of prorated property taxes.
2. Buyer's own attorney's fees.
3. One-half the cost of any closing fees.
4. Documentary and recording fees for the deed(s).

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5. The cost of the owner's title insurance policy if Buyer elects to purchase an Owner's title insurance policy.
6. State deed tax

d. **Possession.** Seller must deliver possession of the Property to Buyer at Closing.

14. REAL ESTATE BROKERS. Seller and Buyer represent and warrant to each other that they have dealt with no brokers, real estate agents, finders or the like in connection with this transaction, other than CBRE, Inc. ("Seller's Broker"), which represents Seller. Seller shall pay Seller's Broker as required by their agreement. Seller and Buyer agree to indemnify each other and to hold each other harmless against all claims, damages, costs or expenses of or for any broker's fees or commissions resulting for their actions or agreements regarding the execution or performance of this Agreement, other than the fees payable to Seller's Broker, and will pay all costs of defending any action or lawsuit brought to recover any such fees or commissions incurred by the other party, including reasonable attorney's fees.

15. ASSIGNMENT. This Agreement may not be assigned without the written consent of the non-assigning Party.

16. THIRD PARTY BENEFICIARY. There are no third party beneficiaries of this Agreement, intended or otherwise.

17. JOINT VENTURE. Seller and Buyer, by entering into this Agreement and completing the transactions described herein, shall not be considered joint venturers or partners.

18. CAPTIONS. The paragraph headings or captions appearing in this Agreement are for convenience only, are not a part of this Agreement, and are not to be considered in interpreting this Agreement.

19. ENTIRE AGREEMENT / MODIFICATION. This written Agreement, and the related Development Agreement, if any, constitutes the complete agreement between the parties and supersedes any prior oral or written agreements between the parties regarding the Property. There are no verbal agreements that change this Agreement and no waiver or modification of any of its terms will be effective unless in writing executed by the parties. In the event the terms of this Agreement conflict with the terms of the Development Agreement, the latter shall control.

20. BINDING EFFECT. This Agreement binds and benefits the Parties and their successors and assigns.

21. CONTROLLING LAW. This Agreement is made under the laws of the State of Minnesota and such laws will control its interpretation.

22. REMEDIES.

Original PA Case

a. If Buyer fails to perform any of the terms or conditions of this Agreement within the specified time limits, Seller may declare this Agreement terminated pursuant to Minnesota Statutes section 559.21. Seller's sole remedy in the event of Buyer's default is retention of the Earnest Money, unless Buyer defaults under Section 5~~7~~ or ~~12~~ 10 of this Agreement, in which case Seller may retain the Earnest money or suspend the performance of its obligations under this Agreement and commence an action in Anoka County District Court to recover its actual damages arising from the default.

b. If Seller fails to perform any of the terms or conditions of this Agreement within the specified time limits, Buyer may, as its sole remedy, declare this Agreement terminated in which case Escrow Agent and, if applicable, Seller, shall refund the Earnest Money (both the Initial Disbursement and the Remaining Earnest Money) to Buyer, or, in the alternative, Buyer may have this Agreement specifically enforced. Buyer waives all claims for consequential damages against Seller based on Seller's breach or alleged default hereunder.

23. WAIVER. Failure of Seller or Buyer to insist upon the performance of any of the covenants, agreements and/or conditions of this Agreement or to exercise any right or privilege herein shall not be deemed a waiver of any such covenant, condition or right.

24. SURVIVAL OF TERMS AND CONDITIONS. The terms and conditions of this Agreement shall survive and be in full force and effect after the delivery of the deed, and shall not be deemed to have merged therein.

25. SEVERABILITY. Each provision of this Agreement shall apply to the extent permitted by applicable law and is intended to be severable. If any provision is illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the legality or validity of the remainder of the Agreement.

26. CONSTRUCTION. The Parties acknowledge that this Agreement was initially prepared by Seller solely as a convenience and that all Parties and their counsel hereto have read and full negotiated all the language used in this Agreement. The Parties acknowledge that because all Parties and their counsel participated in negotiating and drafting this Agreement, no rule of construction shall apply to this Agreement to construe ambiguous or unclear language in favor of or against any Party.

27. COUNTERPARTS; DIGITAL COPIES. This Agreement may be executed in any number of counterparts and the signature pages of the separate counterparts combined into a single copy of this Agreement which will then constitute a fully executed version of this Agreement. A facsimile, .pdf file or digital copy of a signed counterpart or of an assemblage of counterparts of this Agreement shall be deemed to be an original thereof.

28. OPTION TO EXTEND. In the event Buyer requests a 60-day extension of the Inspection Period or Closing Date, and the extension is agreed to in writing by Seller, Buyer must deposit an additional $5,000 Earnest Money with the Escrow Agent. The

Original PA Case

additional Earnest Money is nonrefundable immediately, and will comply with terms outlined in Section 4 of this Agreement; specifically including Section 4(e), Buyer shall receive a credit against the Purchase Price owing at Closing in an amount equal to the amount of the Earnest Money, including additional Earnest Money. Buyer is granted a maximum two extensions.

Original PA Case

SELLER: The City of Ramsey, Minnesota

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

By: _____ Dated: _____, 2017
Kurt Ulrich, City Administrator

Original PA Case

Riverstone Development, LLC.

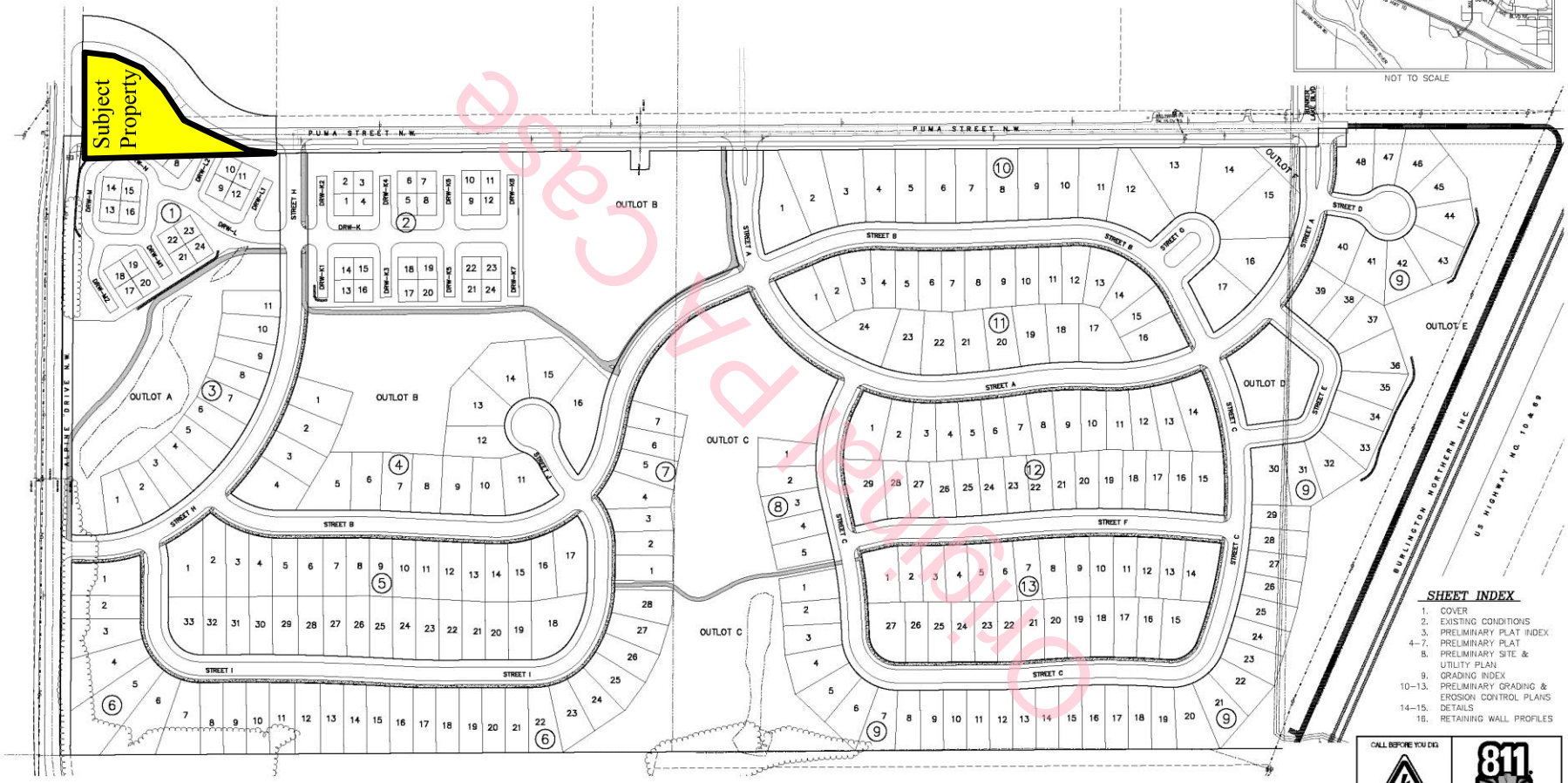
By: _____ Dated: _____, 2017
Stephen~~ve~~ A. Bona, Vice President

Original PA Case

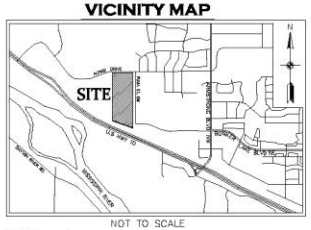
Original PA Case

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

BENCHMARK

1. Anoka County Benchmark No. 3076
Elev.= 890.186 (NAVD 88)
2. Anoka County Benchmark No. 2578
Elev.= 886.499 (NAVD 88)

0 50 100 300
(IN FEET)

CALL BEFORE YOU DIG

811 Know what's below. Call before you dig.

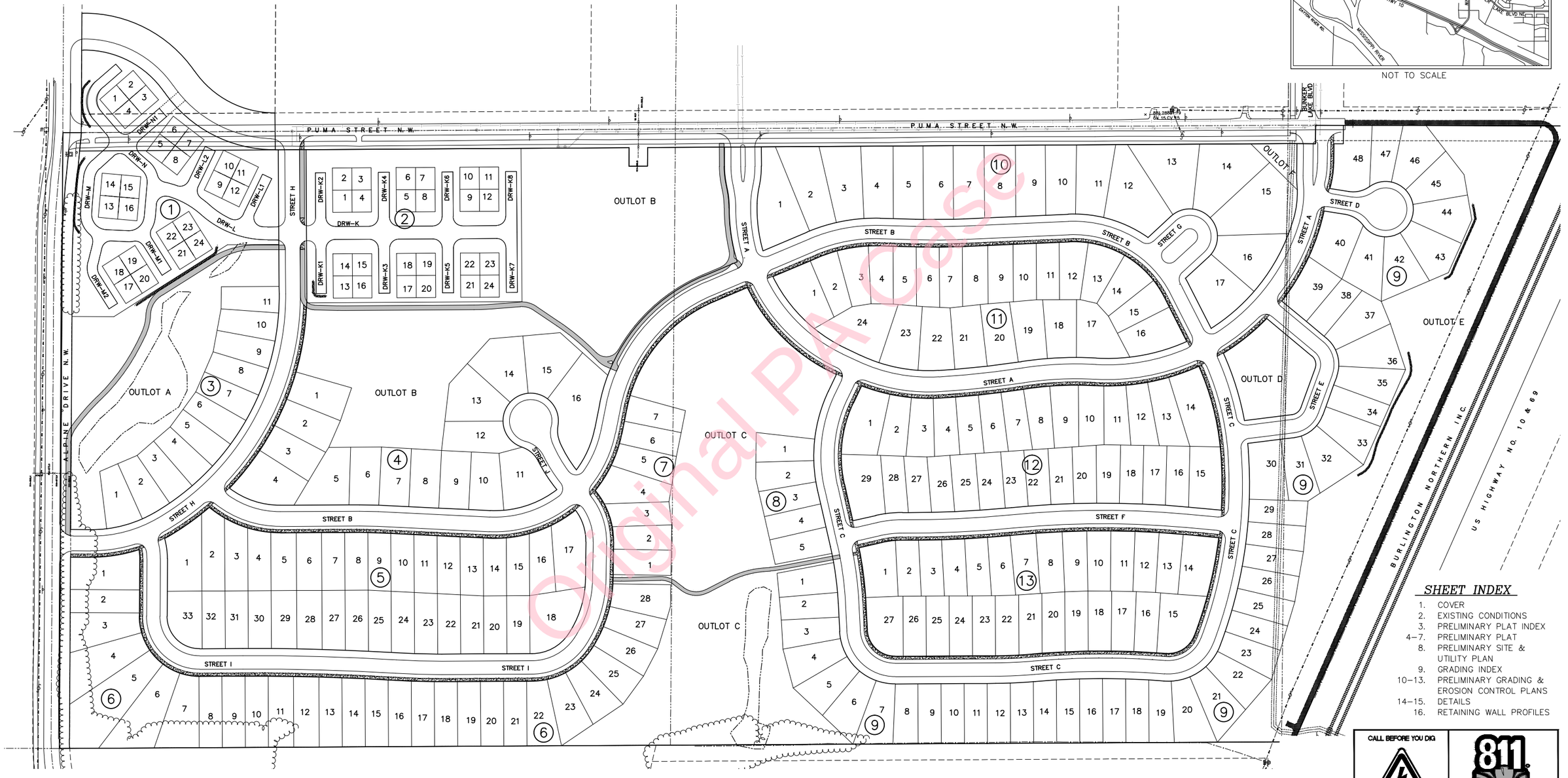
The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

Case Pending

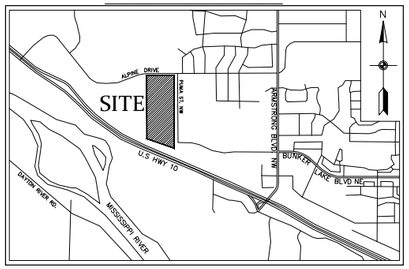
Carlson McCain • environmental • engineering • surveying	3890 Pheasant Ridge Drive NE, Suite 100 Blaine, MN 55449 Phone: (763) 489-7900 Fax: (763) 489-7999 www.carlsonmccain.com	I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota	Print Name: Brian J. Krystofiak, P.E. Signature: DRAFT Date: 3/06/17 License #: 25083	Drawn: ADB Designed: BJK Date: 3/06/17	Revisions: 1.
RIVERSTONE DEVELOPMENT, LLC. 14015 Sunfish Lake B, Suite 400 Ramsey, MN 55303	**RIVERSTONE** Ramsey, MN	**COVER SHEET**	1 of 16		

RIVERSTONE

RAMSEY, MINNESOTA



VICINITY MAP



NOT TO SCALE

SHEET INDEX

1. COVER
2. EXISTING CONDITIONS
3. PRELIMINARY PLAT INDEX
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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)

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."

Original PA Case

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• environmental
• engineering
• surveying

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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: DRAFT
Date: 3/08/17 License #: 25063

Drawn: ADB
Designed: BJK
Date: 3/08/17

Revisions:
1.

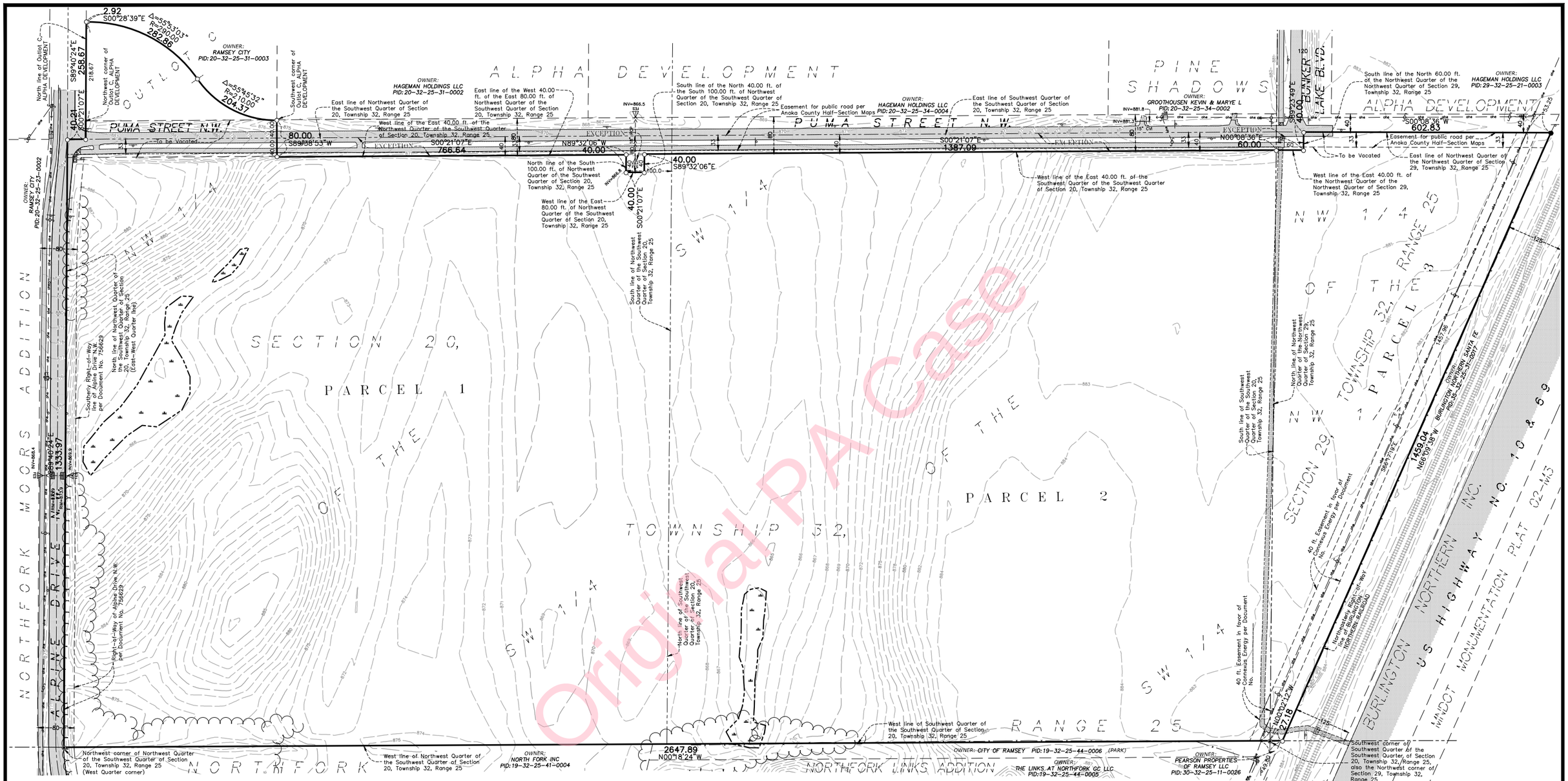
RIVERSTONE DEVELOPMENT, LLC.
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

RIVERSTONE
Ramsey, MN

COVER SHEET

1 of 16

Save Date: 03/10/17 I:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\preliminary\6435_cover.dwg



Original PRA Case

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:

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LEGEND

- ◉ – Denotes Anoka County Cast Iron Monument
- ● – Denotes Found Iron Monument
- ○ – Denotes Set Iron Pipe, Marked with RLS 40361
- —o— – Denotes Miscellaneous Sign
- – Denotes Electric Box
- – Denotes Catch Basin
- – Denotes Electric Meter
- – Denotes Telephone Box
- – Denotes Utility Pole
- – Denotes Flared End Section
- – Denotes Hand Hole
- – Denotes Overhead Electric
- – Denotes Storm Sewer
- – 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)

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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 Land Surveyor under the laws of the State of Minnesota

Print Name: Thomas R. Balluff, L.S.
Signature: D R A F T
Date: 3/8/2017 License #: 40361

DRAWN BY: JAB
ISSUE DATE: 3/8/2017
FILE NO: 1308

Revisions:

RIVERSTONE DEVELOPMENT, LLC
14015 Sunfish Lake B, Suite 400
Ramsey, MN, 55303

RIVERSTONE
Ramsey, Minnesota

EXISTING CONDITIONS

2 of 16

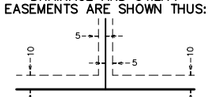
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RIVERSTONE

SITE DATA

TOTAL SITE AREA	**±90.32 AC.**	**TOTAL MULTI-FAMILY AREA**	**±7.38 AC.**
TOTAL ROW AREA	**±16.77 AC.**	NUMBER OF LOTS	48
TOTAL OUTLOT AREA	**±20.67 AC.**	NUMBER OF COMMON AREA LOTS	2
OUTLOT A	±2.73 AC.	MULTI-FAMILY LOT SIZE	±2,016 S.F.
OUTLOT B	±6.20 AC.	**TOTAL SINGLE FAMILY AREA**	**±45.50 AC.**
OUTLOT C	±6.39 AC.	NUMBER OF LOTS	245
OUTLOT D	±0.66 AC.	SMALLEST LOT	±6,056 S.F.
OUTLOT E	±4.58 AC.	LARGEST LOT	±19,592 S.F.
OUTLOT F	±0.11 AC.	AVERAGE LOT	±8,090 S.F.
TOTAL LOT AREA	**±52.88 AC.**	**EXISTING ZONING**	**R-1, R-2, R-3, B-2**
TOTAL NUMBER OF LOTS	**293**	**PROPOSED ZONING**	**PUD**
(SINGLE FAMILY AND MULTI-FAMILY LOTS)		**UTILITIES**	**AVAILABLE**
		GROSS DENSITY	**3.24**
		(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.

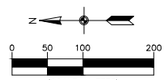
BENCHMARK

1. Anoka County Benchmark No. 3076 Elev.= 890.186 (NAVD 88)
2. Anoka County Benchmark No. 2078 Elev.= 899.499 (NAVD 88)

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.



LEGAL DESCRIPTION

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(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)

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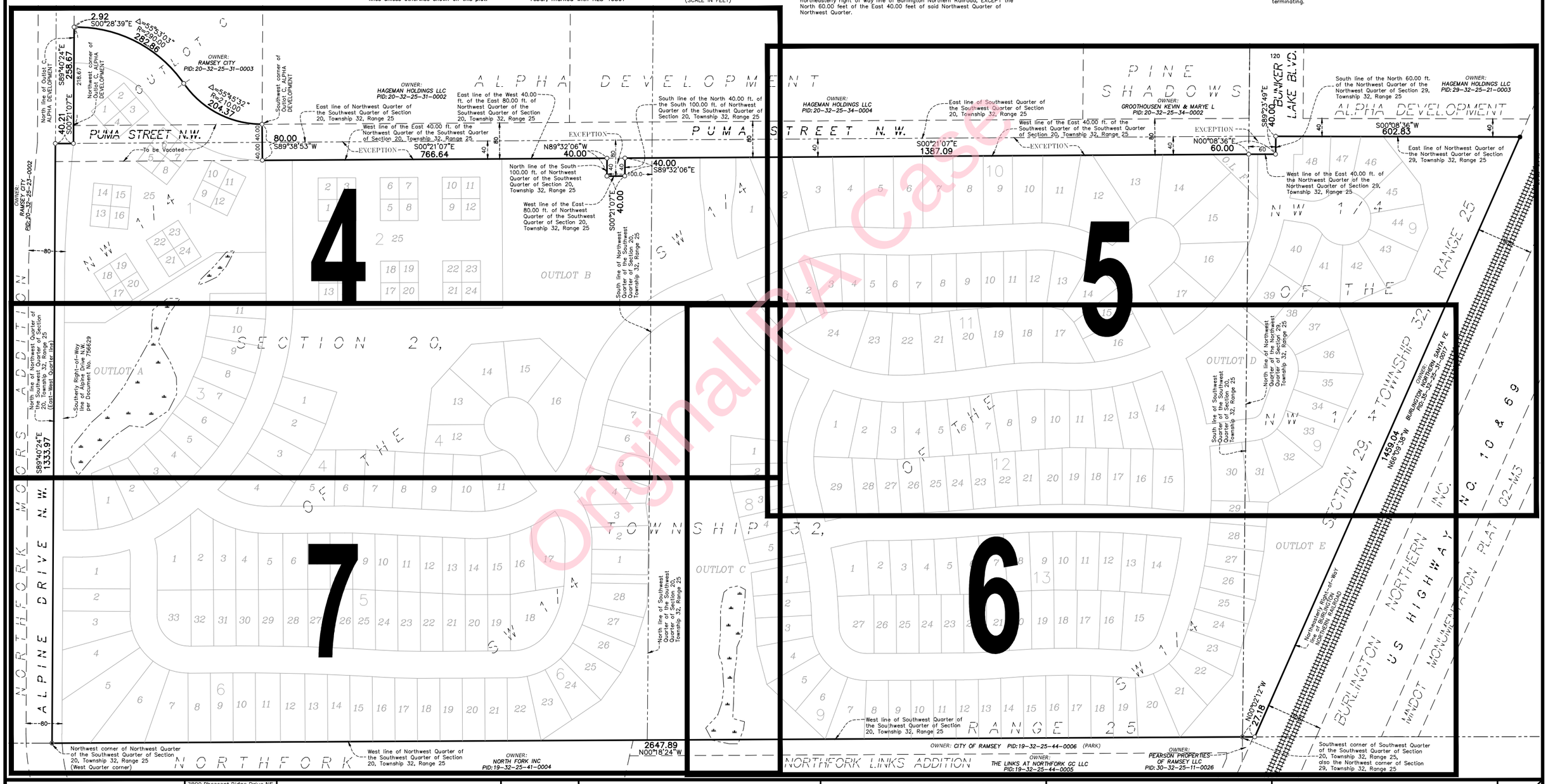
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Original PUD Case

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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 Land Surveyor under the laws of the State of Minnesota

Print Name: Thomas R. Balluff, L.S.
Signature: D R A F T
Date: 03/08/2017 License #: 40361

DRAWN BY: JAB
ISSUE DATE: 03/08/2017
FILE NO: 1308

Revisions:

RIVERSTONE DEVELOPMENT, LLC
14015 Sunfish Lake B, Suite 400
Ramsey, MN, 55303

RIVERSTONE
Ramsey, MN

PRELIMINARY PLAT INDEX

3 of 16

Save Date: 03/10/17 F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\survey\6435_prpindex.dwg

LEGEND

- ◉ – Denotes Anoka County Monument
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0 25 50 100
(SCALE IN FEET)

ALPHA DEVELOPMENT

PUMA STREET N.W.

PUMA STREET N.W. (To be Vacated)

STREET H

STREET A

STREET B

STREET J

ALLEY

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)

1 — 25 — ±118,251 sq.ft. Drainage & Utility Easement (Over all of Lot 25, Block 1)

2 — 25 — ±106,330 sq.ft. Drainage & Utility Easement (Over all of Lot 25, Block 2)

SECTION 20, TOWNSHIP 32, RANGE 25

THORK MOORS ADDITION

ALPINE DRIVE N.W.

ALPINE DRIVE N.W.

OWNER: RAMSEY CITY PID: 20-32-25-31-0003

OWNER: HAGEMAN HOLDINGS LLC PID: 20-32-25-31-0002

EXCEPTION

SEE SHEET 5

SEE SHEET 7

Original PA Copy

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: D R A F T Date: 03/08/2017 License #: 40361	DRAWN BY: JAB ISSUE DATE: 03/08/2017 FILE NO: 1308	Revisions:	**RIVERSTONE DEVELOPMENT, LLC** 14015 Sunfish Lake B, Suite 400 Ramsey, MN, 55303	**RIVERSTONE** Ramsey, MN	**PRELIMINARY PLAT**	4 of 16

Issue Date: 03/10/17 F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\survey\6435_prp.dwg

LEGEND

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0 25 50 100 (SCALE IN FEET)

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.

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

BUNKER LAKE BL.VD.

ALPHA DEVELOPMENT
OWNER: HAGEMAN HOLDINGS LLC
PID:29-32-25-21-0003

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
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 602.83
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)

STREET B
STREET C
STREET D
STREET E
STREET F
STREET G
STREET A

OUTLOT D ±28,544 sq.ft.
South line of Southwest 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

OUTLOT E ±199,714 sq.ft.
Drainage & Utility Easement (Over all of Outlot E)

OUTLOT F ±4,941 sq.ft.

SECTION 29, TOWNSHIP 32, RANGE 25

BURLINGTON NORTHERN SANTA FE OWNER: BURLINGTON NORTHERN SANTA FE PID:35-32-25-31-0017

1459.04 N66°09'35"W

BURLINGTON NORTHERN INC. MnDOT MONUMENTATION PLAT 02-M3

BURLINGTON NORTHERN INC. U.S. HIGHWAY 169

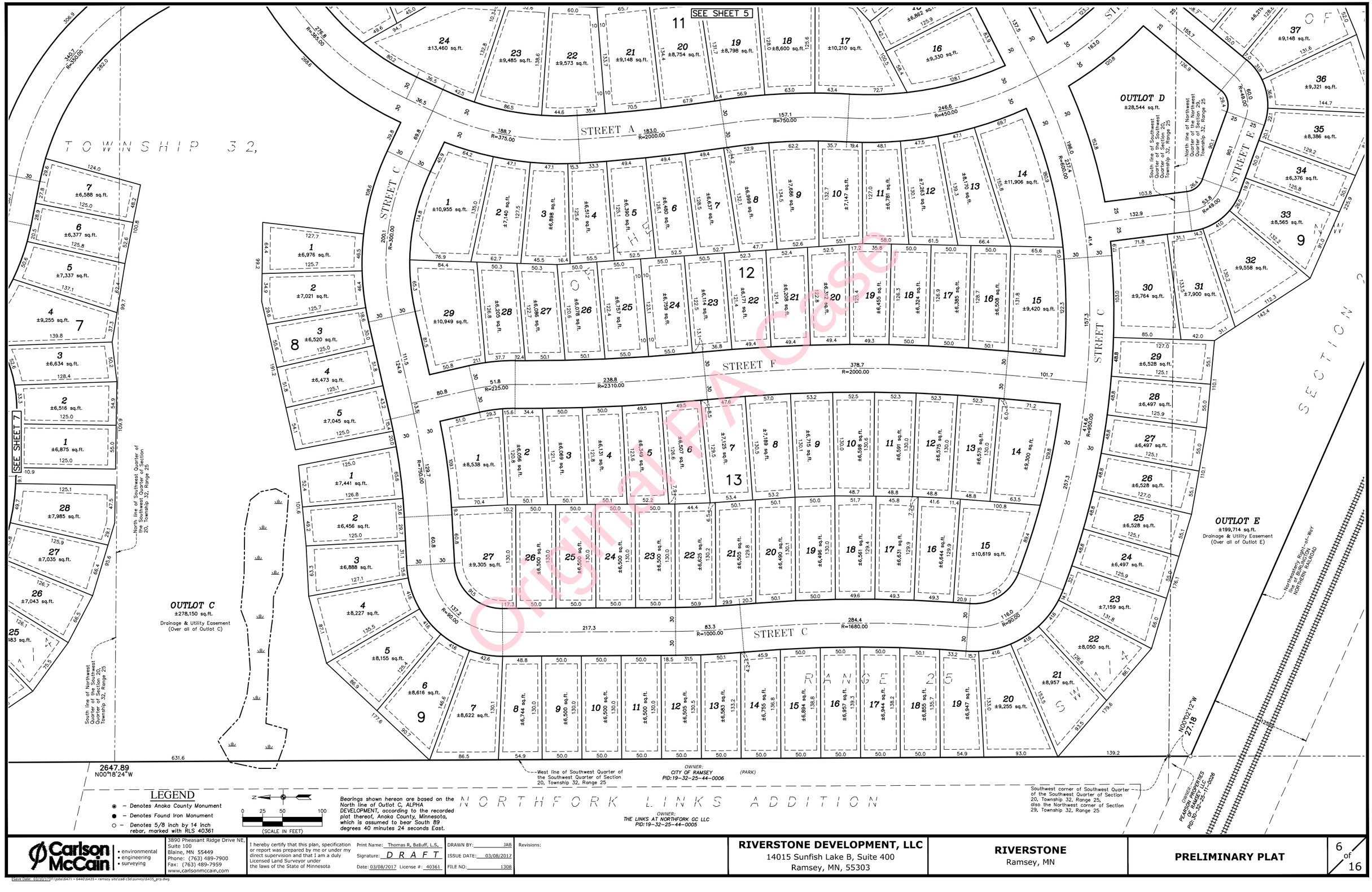
SEE SHEET 4

SEE SHEET 6

Original PUD Case

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Save Date: 03/10/17 F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\survey\6435_prp.dwg



Original FA Case

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Fax: (763) 489-7959
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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 Land Surveyor under the laws of the State of Minnesota

Print Name: Thomas R. Balluff, L.S.
Signature: D R A F T
Date: 03/08/2017 License #: 40361

DRAWN BY: JAB
ISSUE DATE: 03/08/2017
FILE NO: 1308

Revisions:

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RIVERSTONE
Ramsey, MN

PRELIMINARY PLAT

6 of 16

Save Date: 03/10/17 F:\jobs\6471 + 6440\6435 + ramsey site\cad c3d\survey\6435_prp.dwg

SEE SHEET 4

NORTH FORK MOORS

ALPINE DRIVE N.W.

ALPINE DRIVE N. W.

889.6

461.8

S89°40'24"E
1333.97

North 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

90.9

OUTLOT A
±118,973 sq.ft.
Drainage & Utility Easement
(Over all of Outlot A)

STREET H

STREET B

STREET I

STREET J

STREET K

STREET L

T O W N S H I P 3 2,

OUTLOT C
±278,150 sq.ft.
Drainage & Utility Easement
(Over all of Outlot C)

SEE SHEET 6

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

631.6

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 FORK

OWNER:
NORTH FORK INC
PID:19-32-25-41-0004

Original PA Case

LEGEND

◉ – Denotes Anoka County Monument
● – Denotes Found Iron Monument
○ – Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361

0 25 50 100
(SCALE IN FEET)

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.

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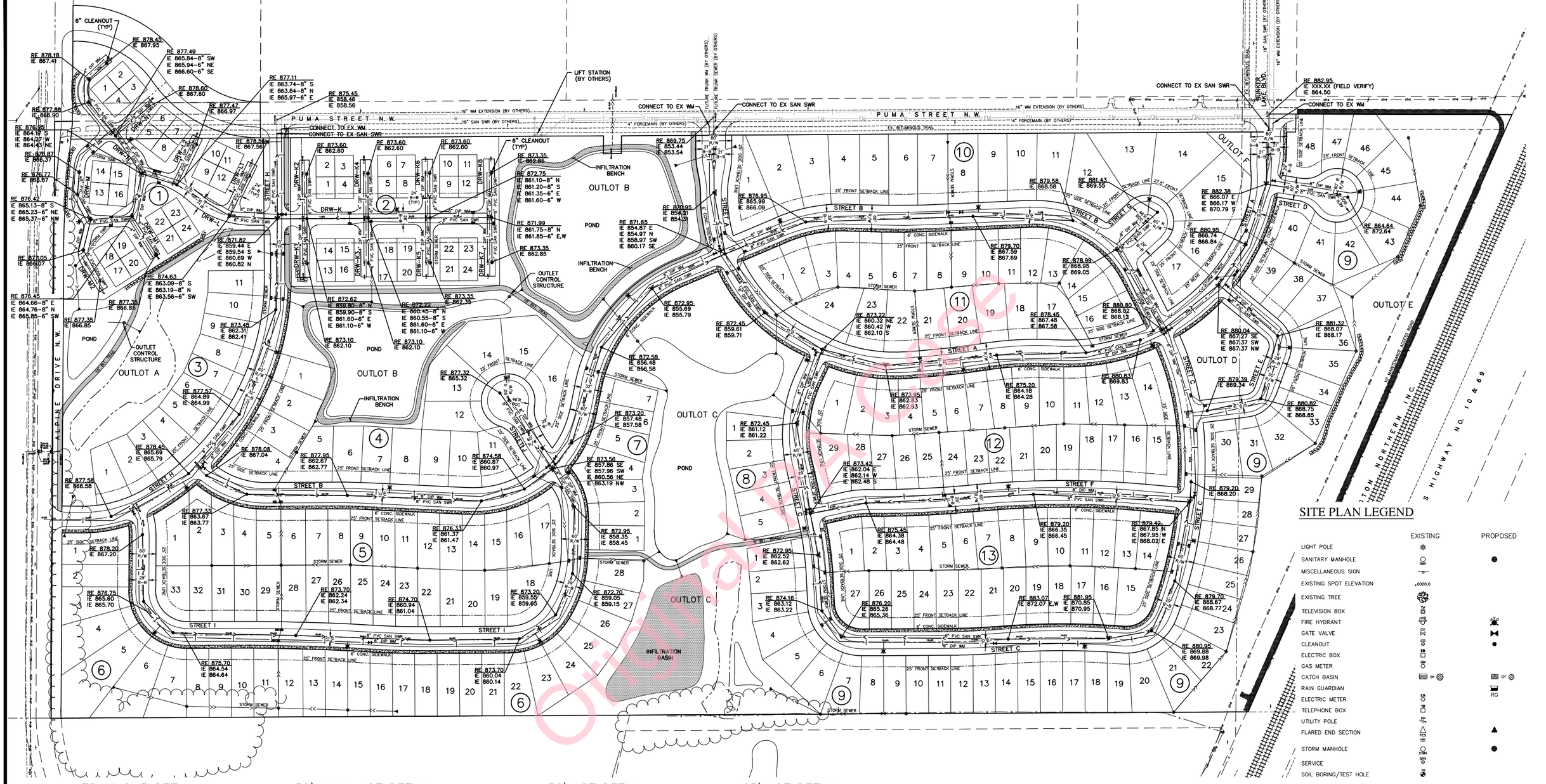
Revisions:

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Ramsey, MN, 55303

RIVERSTONE
Ramsey, MN

PRELIMINARY PLAT

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SITE PLAN LEGEND

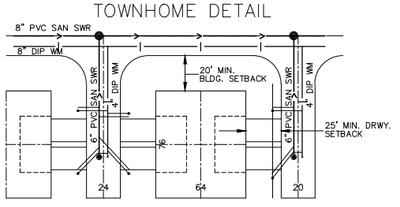
	EXISTING	PROPOSED
LIGHT POLE	☼	
SANITARY MANHOLE	SAN	●
MISCELLANEOUS SIGN		
EXISTING SPOT ELEVATION	x0000.0	
EXISTING TREE		
TELEVISION BOX	TV	
FIRE HYDRANT		
GATE VALVE	GV	
CLEANOUT	CO	●
ELECTRIC BOX	EB	
GAS METER	GM	
CATCH BASIN	or	or
RAIN GUARDIAN		RG
ELECTRIC METER	EM	
TELEPHONE BOX	TB	
UTILITY POLE		
FLARED END SECTION	FES	▲
STORM MANHOLE	STMH	●
SERVICE		
SOIL BORING/TEST HOLE	SB	
RETAINING WALL		
PROPERTY LINE		
SETBACK LINE		
CURB		
WETLAND		
DITCH		
UNDERGROUND TELEPHONE	ut	
UNDERGROUND ELECTRIC	ue	
WATERMAIN		
SANITARY SEWER		
UNDERGROUND GAS	ug	
STORM SEWER		
FENCE	x	
OVERHEAD ELECTRIC	ohe	
EXISTING FENCE AS NOTED	x	
CONCRETE SURFACE		
BITUMINOUS SURFACE		

0 50 100 200

BENCHMARK

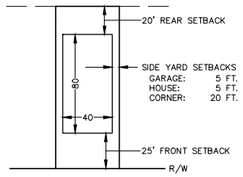
1. Anoka County Benchmark No. 3076
   Elev.= 890.186 (NAVD 88)
2. Anoka County Benchmark No. 2078
   Elev.= 899.499 (NAVD 88)

TOWNHOME DETAIL



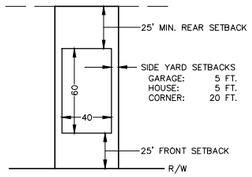
TYPICAL SERVICES SHALL BE:
WATER: 1" COPPER TYPE K
SEWER: 4" PVC SDR 26
CURB STOP TO BE PLACED 10' BEHIND THE CURB.

50' VILLA LOT DETAIL



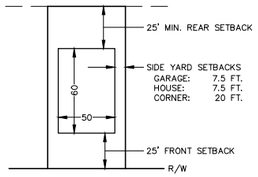
TYPICAL SERVICES SHALL BE:
WATER: 1" COPPER TYPE K
SEWER: 4" PVC SDR 26
CURB STOP TO BE PLACED AT THE R/W

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

Official Case

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Print Name: Brian J. Krystofiak, P.E.
Signature: DRAFT
Date: 3/08/17 License #: 25063

Drawn: ADB
Designed: BJK
Date: 3/08/17

Revisions:
1.

RIVERSTONE DEVELOPMENT, LLC.
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

RIVERSTONE
Ramsey, MN

PRELIMINARY SITE & UTILITY PLAN

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SHEET 13 | SHEET 12 | SHEET 11 | SHEET 10

PUMA STREET N.W.

ALPINE DRIVE N.W.

BUNKER LAKE BLVD.

BURLINGTON NORTHERN INC.

US HIGHWAY NO. 10 & 69

STREET A | STREET B | STREET C | STREET D | STREET E | STREET F | STREET G | STREET H | STREET I

OUTLOT A | OUTLOT B | OUTLOT C | OUTLOT D | OUTLOT E

WETLAND 1
100 YR. HWL = 867.0
OUTLT. = 866.4

WETLAND 2
100 YR. HWL = 866.3
OUTLT. = 865.8

WETLAND FILL
1738 SF

RETAINING WALL #1

RETAINING WALL #2

RETAINING WALL #3

RETAINING WALL #4

RETAINING WALL #5

RETAINING WALL #6

RETAINING WALL #7

RETAINING WALL #8

RETAINING WALL #9

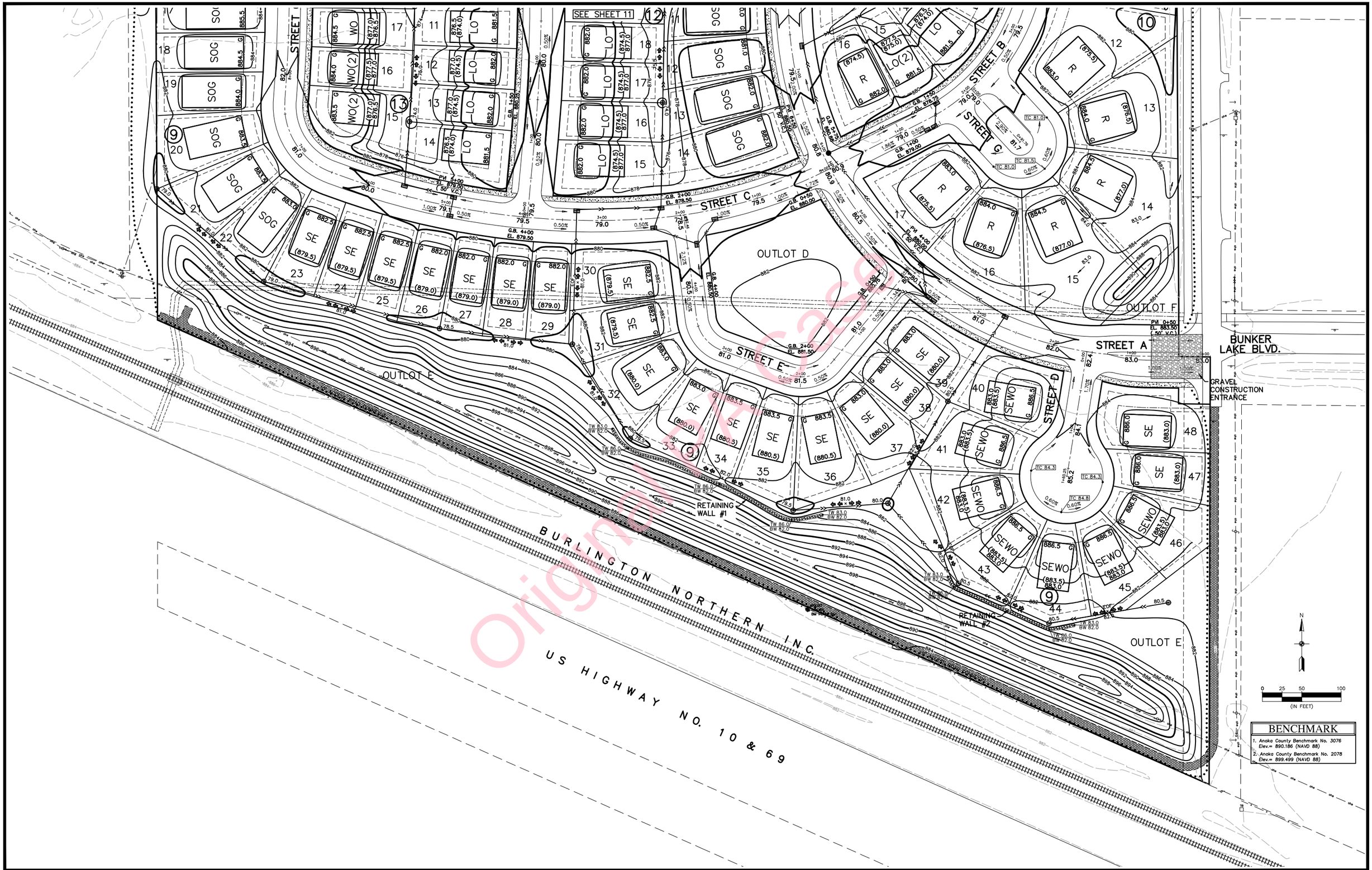
RETAINING WALL #10

RETAINING WALL #11

RETAINING WALL #12

RETAINING WALL #13

RETAINING WALL



Original

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PRELIMINARY GRADING & EROSION CONTROL PLAN

10 of 16

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NWL = 866.5
OUTLET = 867.0
100 YR HWL = 869.3 OUTLOT C

SEE SHEET 12

SEE SHEET 10

STREET A

STREET B

STREET C

STREET F

STREET G

PUMA STREET N.W.

10' BITUMINOUS TRAIL

1.0% SWALE

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.= 899.499 (NAVD 88)

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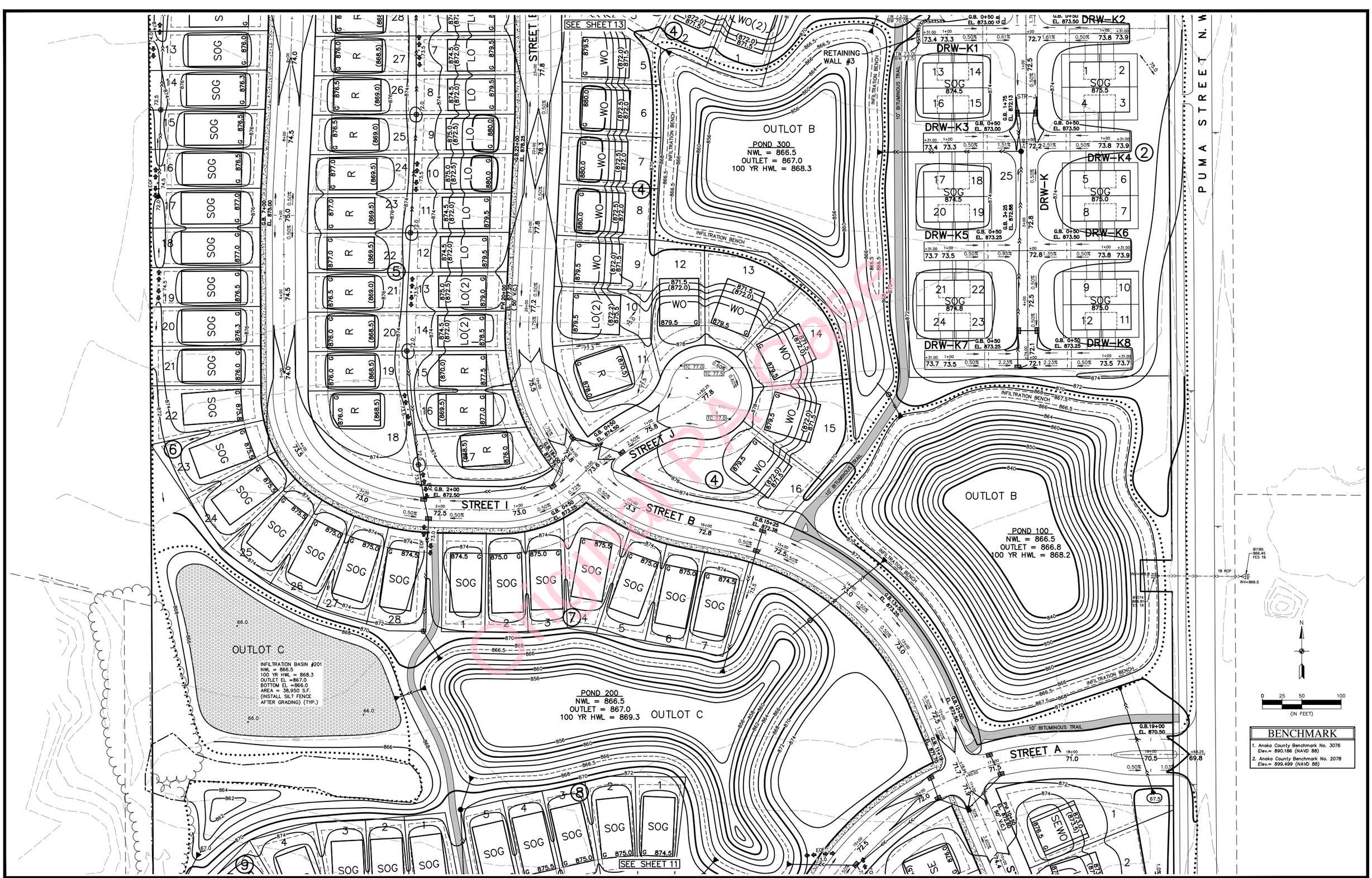
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PRELIMINARY GRADING & EROSION CONTROL PLAN

11 of 16

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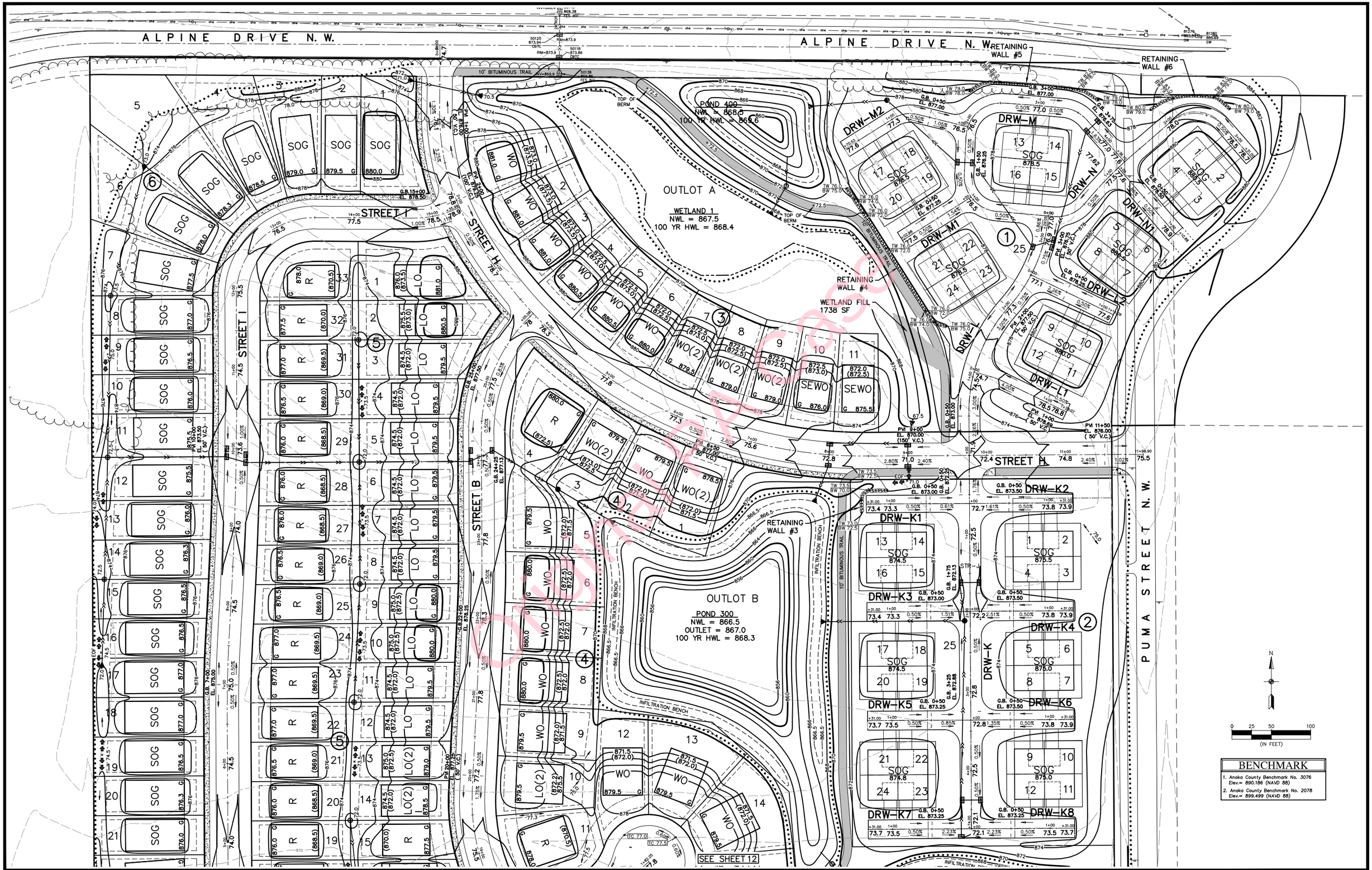
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PRELIMINARY GRADING & EROSION CONTROL PLAN

12 of 16

[Save Date: 03/10/17] I:\Jobs\6421 - 6449\6435 - Ramsey site\cad 03\dwg\engineering\preliminary\6435_gr.dwg



BENCHMARK

1. Anoka County Benchmark No. 3076 Elev.= 890.186 (NAVD 88)
2. Anoka County Benchmark No. 2078 Elev.= 899.499 (NAVD 88)

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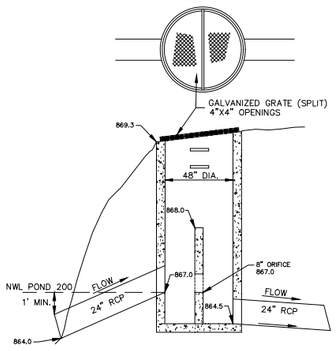
RIVERSTONE
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PRELIMINARY GRADING & EROSION CONTROL PLAN

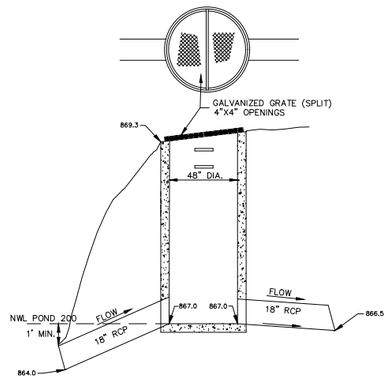
13 of 16

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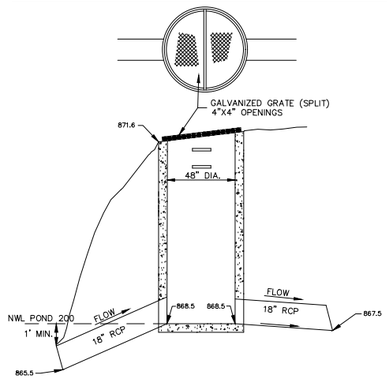
OUTLET CONTROL STRUCTURE POND 200



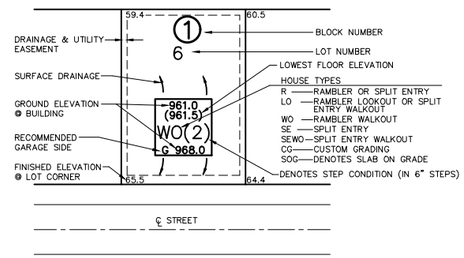
OUTLET CONTROL STRUCTURE POND 300



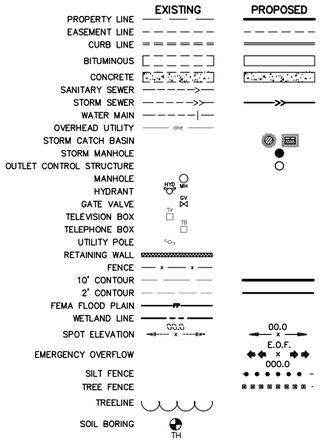
OUTLET CONTROL STRUCTURE POND 400



GRADING PLAN LOT KEY

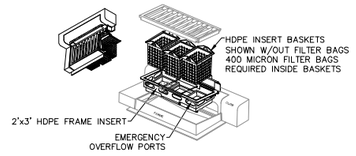


LEGEND



INFRASAFE – 2'x3' DEBRIS COLLECTION DEVICE

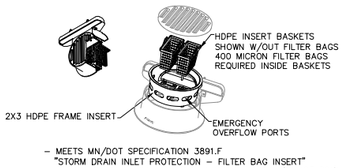
AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS



- MEETS MN/DOT SPECIFICATION 3891.F
"STORM DRAIN INLET PROTECTION – FILTER BAG INSERT"
- DESIGNED FOR NEENAH R–3067 OR R–3290 SERIES

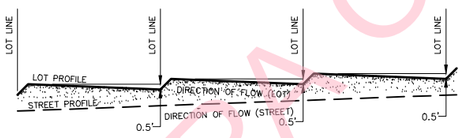
INFRASAFE – 27" DEBRIS COLLECTION DEVICE

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

LOT BENCHING DETAIL



TURF ESTABLISHMENT

TURF ESTABLISHMENT SHALL APPLY TO ALL DISTURBED AREAS AND SHALL BE ACCORDING TO MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (2005) EXCEPT AS MODIFIED BELOW.

TURF ESTABLISHMENT SHALL OCCUR AS SOON AS POSSIBLE BUT IN NO CASE MORE THAN 14 DAYS.

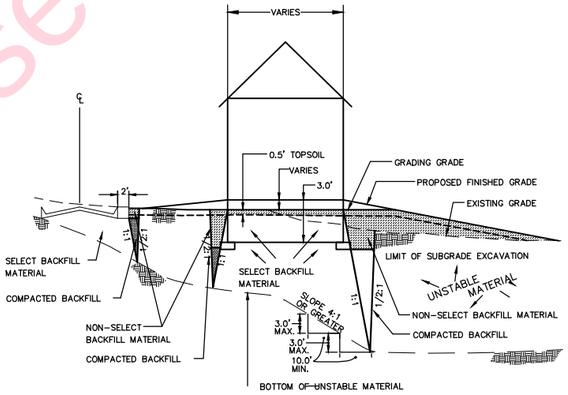
SEED: MnDOT MIXTURE 250 AT 70 POUNDS PER ACRE.

DORMANT SEED: SHALL BE APPLIED AT TWICE THE NORMAL RATE AFTER NOVEMBER 1ST.

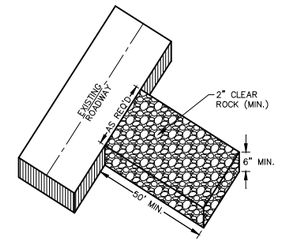
MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).

FERTILIZER: TYPE 24–12–24 AT 300 POUNDS PER ACRE.

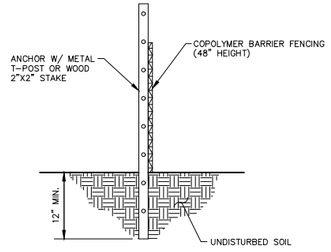
SUBGRADE CORRECTION



ROCK CONSTRUCTION ENTRANCE



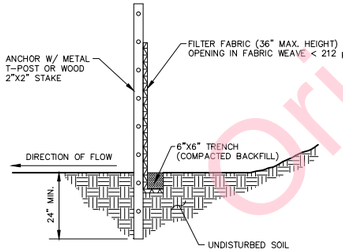
TREE FENCE



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.

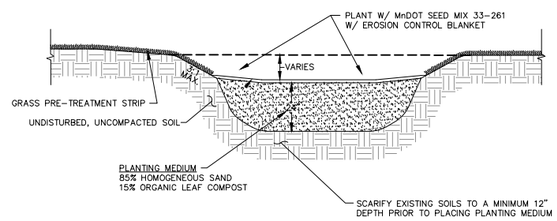
SILT FENCE



NOTES:

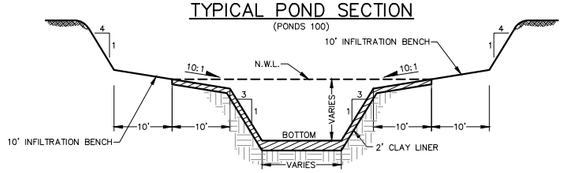
1. DIG A 6"X6" TRENCH ALONG THE INTENDED SILT FENCE LINE.
2. DRIVE ALL ANCHOR POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
3. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART.
4. LAY OUT SILT FENCE ALONG THE UPHILL SIDE OF THE ANCHOR POSTS AND BACK FILL 6"X6" TRENCH.
5. SECURELY ATTACH SILT FENCE TO ANCHOR POSTS W/ MINIMUM OF THREE ATTACHMENTS PER POST.
6. SEE MNDOT SPECIFICATIONS 2573 & 3886.

INFILTRATION BASIN



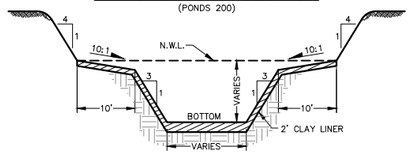
TYPICAL POND SECTION

(PONDS 100)



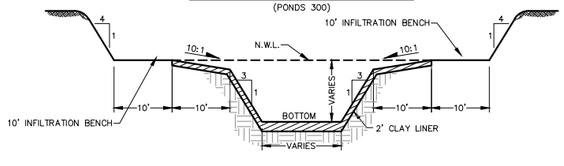
TYPICAL POND SECTION

(PONDS 200)



TYPICAL POND SECTION

(PONDS 300)



Original
PDA Case

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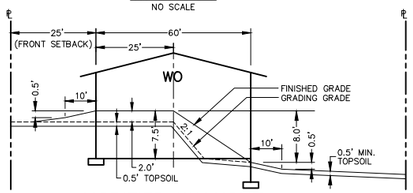
RIVERSTONE
Ramsey, MN

DETAILS

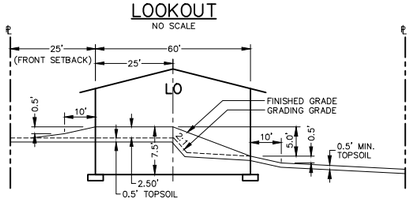
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65' LOTS

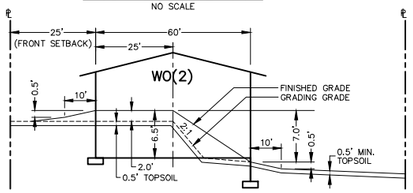
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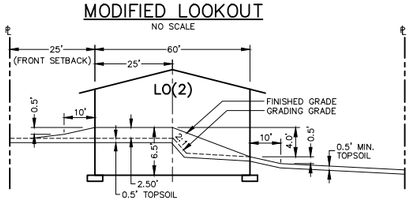
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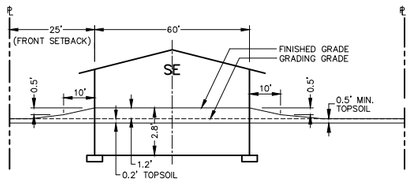


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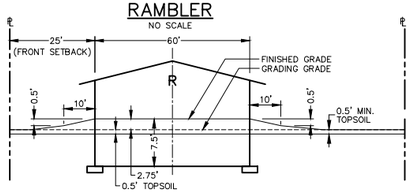


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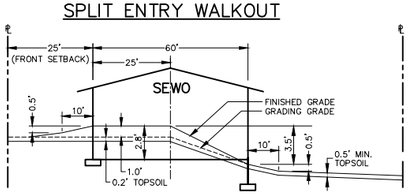


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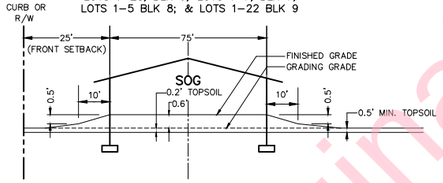
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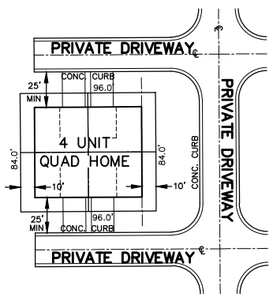


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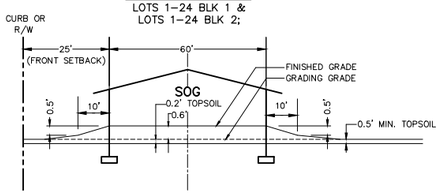


50' VILLAS
SINGLE FAMILY HOLDOWNS
LOTS 1–28, BLK 6; LOTS 1–7, BLK 7;
LOTS 1–5 BLK 8; & LOTS 1–22 BLK 9

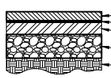




QUAD HOMES
LOTS 1–24 BLK 1 &
LOTS 1–24 BLK 2;



INSERT A:

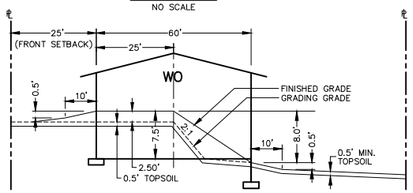


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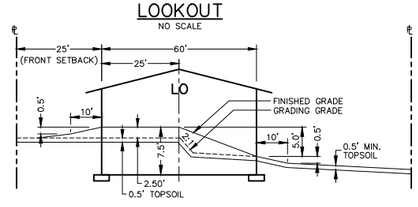
1. GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW IN BOULEVARDS. SEE CITY PLATE No. ERO–6
2. CLASS 5 GRADATION IS MODIFIED PER CITY PLATE No. STR–26
3. CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL PRIOR TO PLACING ANY 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

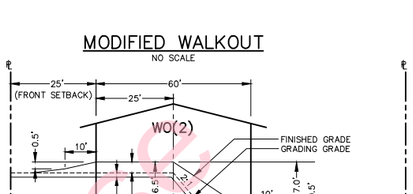
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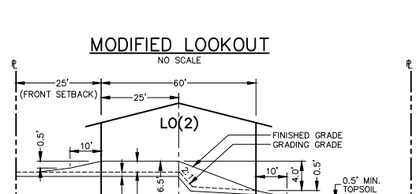
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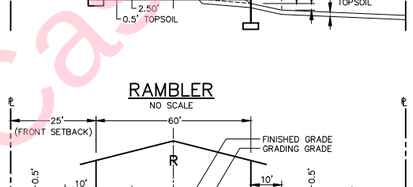
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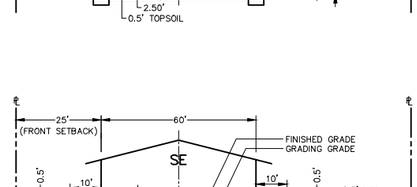
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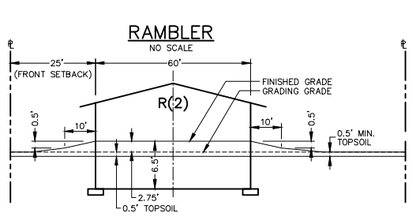
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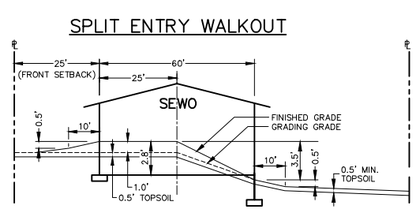
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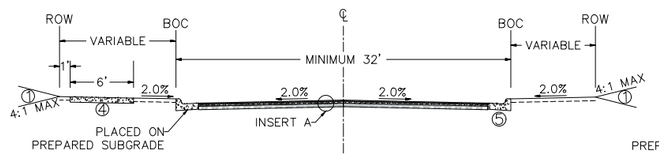
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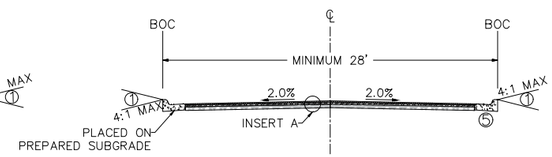
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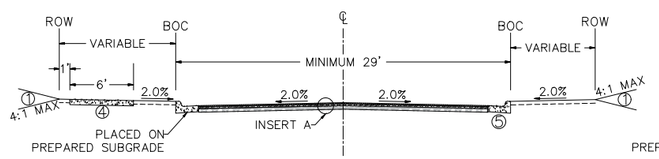
32' – URBAN STREET
NOTE: NOT TO SCALE



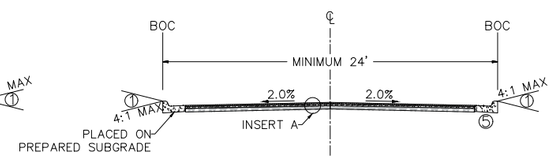
28' – PRIVATE STREET
NOTE: NOT TO SCALE



29' – URBAN STREET
NOTE: NOT TO SCALE



24' – PRIVATE STREET
NOTE: NOT TO SCALE



Original PUPA Case

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 Professional Engineer under the laws of the State of Minnesota

Print Name: Brian J. Krystofiak, P.E.
Signature: DRAFT
Date: 3/08/17 License #: 25063

Drawn:
Designed: BJK
Date: 3/08/17

Revisions:
1.

RIVERSTONE DEVELOPMENT, LLC.
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

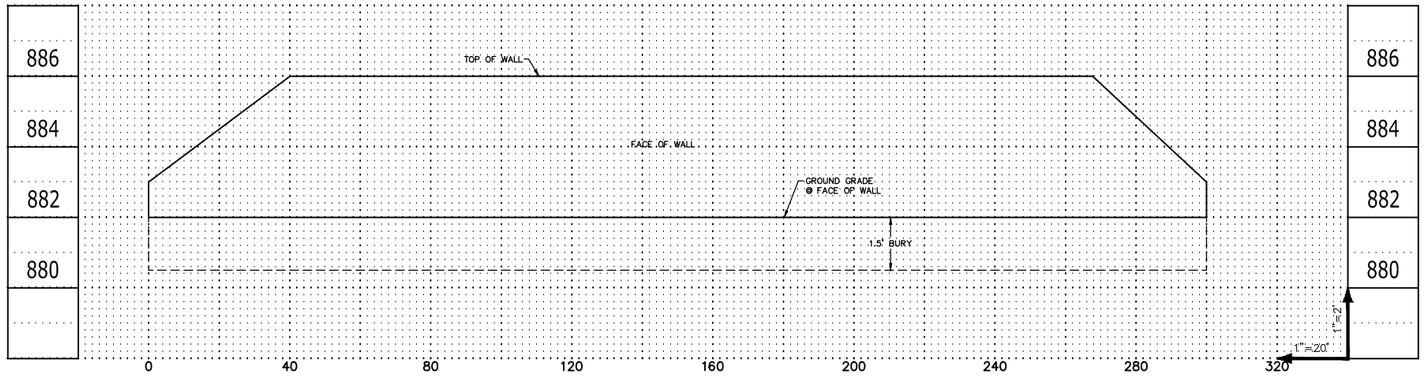
RIVERSTONE
Ramsey, MN

DETAILS

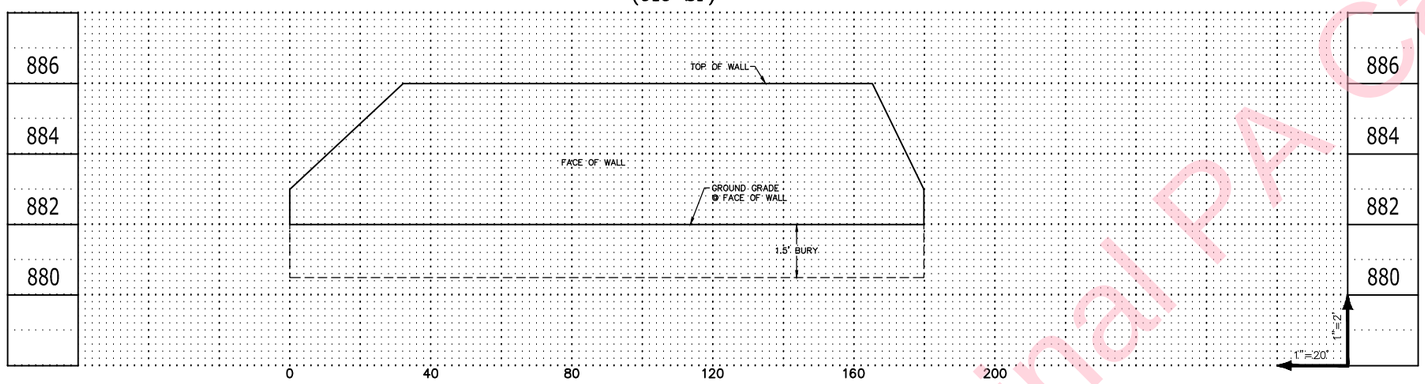
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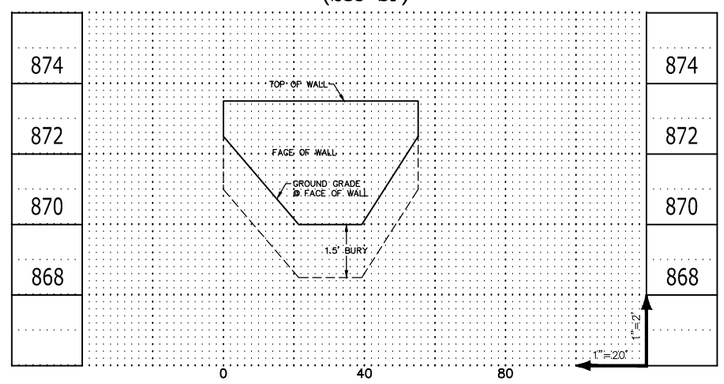
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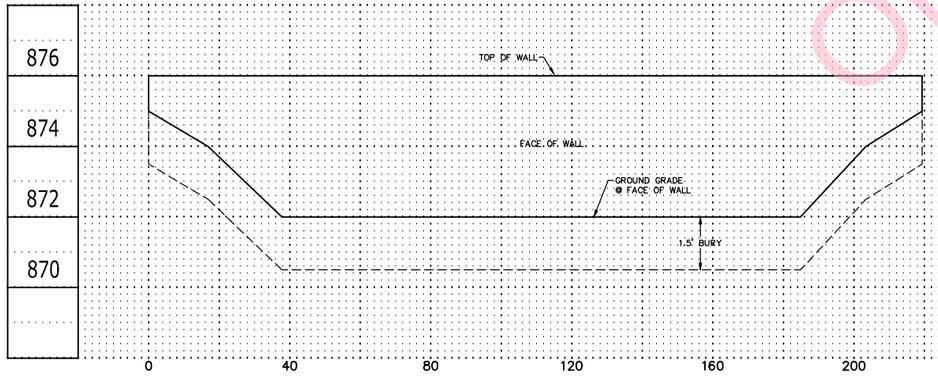
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(919 SF)



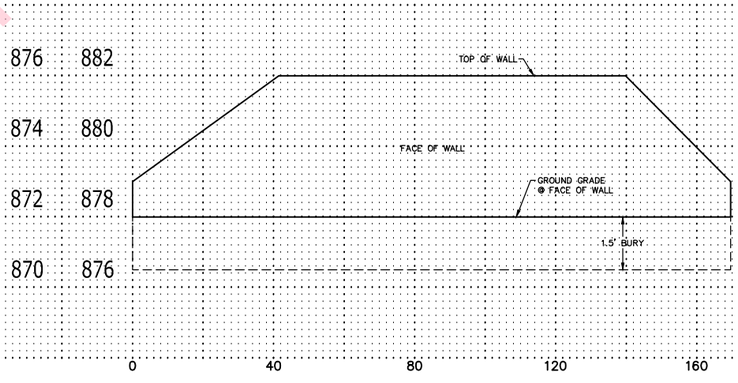
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(235 SF)



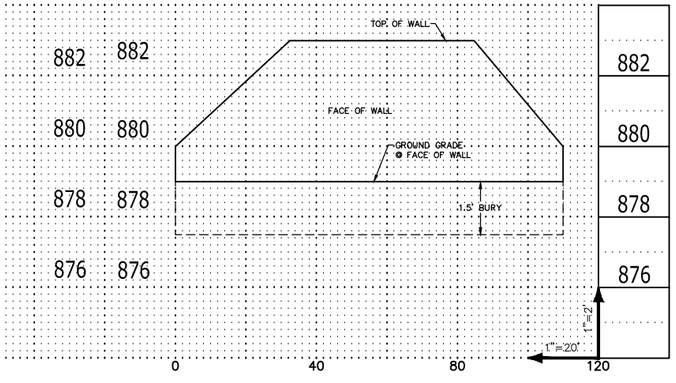
MODULAR RETAINING WALL #4
(1085 SF)



MODULAR RETAINING WALL #5
(830 SF)



MODULAR RETAINING WALL #6
(525 SF)



Original PA Case

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• environmental
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• surveying

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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: DRAFT
Date: 3/08/17 License #: 25063

Drawn: BJK
Designed: BJK
Date: 3/08/17

Revisions:
1.

RIVERSTONE DEVELOPMENT, LLC.
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

RIVERSTONE
Ramsey, MN

RETAINING WALL PROFILES

Save Date: 03/10/17 I:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\preliminary\6435_details.dwg

ECONOMIC DEVELOPMENT AUTHORITY
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The City of Ramsey Economic Development Authority (EDA) conducted a regular meeting on Thursday, July 13, 2017, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Jim Steffen Member Brian Burandt Member Glen Hardin Member Chris Riley Member Wayne Skaff Member Kristine Williams (arrived at 7:32 a.m.)
Members Absent:	Member Philip Brunt
Also Present:	Patrick Brama, Econ. Dev. Mgr/Assistant City Administrator Kurt Ulrich, City Administrator Brian Pankratz, CBRE Jim Deal, PSD Matt Kuker, PSD Mike Mulrooney, CMDC

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Original PA Case

1. CALL TO ORDER

Chairperson Steffen called the Economic Development Authority meeting to order at 7:30 a.m.

2. APPROVE AGENDA

Motion by Member Skaff, seconded by Member Hardin, to approve the agenda.

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

3. APPROVE MINUTES

3.01: Approve Meeting Minutes Dated June 8, 2017

Motion by Member Hardin, seconded by Member Skaff, to approve the June 8, 2017, minutes as presented.

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

Member Williams arrived.

4. EDA BUSINESS

4.01: Strategy for Marketing and Selling City Owned Land

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

Chairperson Steffen asked Mr. Pankratz for his input on not working with a broker long-term.

Brian Pankratz stated that if the City were to sell the remaining land in a bulk sale, the developer would have the carry costs and maintenance on their hands, which will take the land price down. He noted that the developer would also want certainty on what can and cannot be developed in each location. He stated that the unknown road alignment for Ramsey Parkway has come into play in some discussions. He stated that another question would be if the amenities will be put into place, such as Lake Ramsey. He stated that another issue is the visibility or lack thereof, from Highway 10, and therefore signage should be considered. He noted that zoning would be another component to consider. He stated that there is a lot of activity and once that is in place and the press releases go out, that will continue to build interest. He stated that a full restaurant is very expensive to build and there are not second and third generation restaurant buildings for a restaurant to come into.

Chairperson Steffen asked if Mr. Deal had input.

Jim Deal stated that the activity has picked up substantially and the industrial side of things is starting to pick-up, which is why PSD thinks there is opportunity for a business park. He noted that the increased industrial business would bring in additional traffic to The COR, which can bring in additional interest for businesses. He stated that the more rooftops you gain, the more interest you will get from commercial and retail. He identified an area (the old Diamonds parcel) that would be perfect for a large anchor, such as a Menards or Fleet Farm, which will then attract additional retailers.

Matt Kuker stated that signage is a huge issue because businesses want to be visible from Highway 10. He stated that people do not want to buy land if they do not know what can be done on it. He stated that rather than master plan the development, they will almost have to piece it together as it comes. He noted that the interest turned down for the Diamonds parcel was another RV dealer and they felt the City did not need another RV dealer.

Chairperson Steffen agreed that the City should probably follow the wait and see approach because there are so many projects in the hopper.

Economic Dev. Mgr/Assistant City Administrator Brama stated staff and the City is not taking the position of not doing anything and waiting, because there are several initiatives currently underway, and there will be more moving forward. He noted that this would be more of an interim approach to allow the market to adjust.

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Original PACKET

Member Riley stated that doing nothing is not an approach he will support, but stated that he does understand that there is a lot going on right now that could attract additional interest. He stated that the City should be prepared to say what they want when the time is right.

Chairperson Steffen stated that the City is doing all of the things outlined in the case under the recommendation and confirmed the consensus of the EDA to follow the steps of the interim route.

City Administrator Ulrich stated that the recommendation was to stay the course identified and let the pieces get into place in order to reassess the situation and identify a long-term strategy. He stated the recommended approach was not to wait and do nothing.

Member Riley stated that Mr. Pankratz has knowledge of where the City has been in the past, to where they are now, and where they may end up in the future and asked for his opinion.

Mr. Pankratz stated that perhaps there is a happy medium in between that involves the City, a broker, and developer. He stated that the RFP process is unknown, noting that Shakopee is selling their old City Hall for $2, plus incentives through TIF. He stated that from where the City was three years ago to where they are now has changed the perception of the City in a positive manner. He stated that the City is creating a positive momentum. He explained that the retail market has changed so dramatically in the past year that retailers are gun shy. He stated that the housing market continues to boom. He stated that the City could probably get a master developer but he was unsure how much skin those developers would be willing to put in the game. He stated that the unknown with an RFP is how much the developer is willing to put into the game and what they are going to do.

Mr. Kuker stated that ISD #11 is looking for a bond and identified Ramsey as one of their biggest areas. He noted that another school would bring additional interest. He agreed that the perception of Ramsey has changed in the past few years in a positive measure.

Member Riley stated that although there are projects to be excited about, these are not the projects that residents have been asking for.

Member Williams stated that the City does not know the cost to engage a developer, and what the deliverables would specifically be. She stated that this interim plan maintains the status quo but the EDA still needs to identify what they want and what they are willing to pay for.

Mr. Deal noted that restaurants are a tough market and will be a tough sell. He noted that hotels have also been a discussion but those developers are also shy because they are unsure that the traffic flow would support that development. He stated that those projects will come once the City has more activity.

Mr. Pankratz stated that if residents want restaurants they should email those businesses to tell them they would like to see their business in Ramsey.

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Member Williams encouraged the group to continue to discuss the vision, because if the EDA does not provide input, they will become reactive to someone else's vision rather than being a part of that voice. She provided additional input on the vision statement and the groups that have been involved.

Economic Dev. Mgr/Assistant City Administrator Brama stated that he can add language that the EDA would like to continue to be a part of the visioning process.

Member Williams suggested that the EDA take the vision statement and make their recommended changes; considering what the statement is today and whether the robust statement is what they want to put forward to developers. She stated that she has thoughts on the plan from an EDA perspective, noting that the momentum of the document is going to represent the vision of The COR, although it reads more like a working document from one group (Planning Commission). She did not believe it is representative of what the EDA or the City as a whole would like to see.

Economic Dev. Mgr/Assistant City Administrator Brama stated that he can bring that document back to the EDA to review and provide input.

Chairperson Steffen agreed that the EDA should be involved rather than simply reviewing the work of the Planning Commission. He stated that it would be helpful for the EDA to jump on board before the train gets too far out of the station.

The consensus of the EDA is to stay the course and reassess in the future, while continuing to participate in the vision discussion.

4.02: 2018 EDA Workplan

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

Chairperson Steffen asked for clarification on business incubators.

Economic Dev. Mgr/Assistant City Administrator Brama provided additional details on flexible workspaces, noting that many microbusinesses start in that manner because they do not have the capacity to lease space.

Chairperson Steffen stated that he would support having business incubators within the Workplan. He stated that RALF moved from secondary to primary and asked if there were any other shifts.

Economic Dev. Mgr/Assistant City Administrator Brama confirmed that was the only shift.

Member Riley stated that the City is only looking at strategic RALF properties. He noted that in the past the City was too aggressive and is now being more strategic in acquiring properties, rather than simply acquiring the properties and removing them from the tax roll.

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Original PA Case

City Administrator Ulrich stated that as the road alignment is known, the City will be able to resell some of the properties that will not be needed that were purchased through RALF.

Member Riley asked for additional clarification on the infrastructure.

Economic Dev. Mgr/Assistant City Administrator Brama stated that there is infrastructure in place, but there is no plan for future infrastructure that will be needed.

Member Riley stated that the City has a few plats that are pending and asked if that would be a good time to redo work and attempt to gain a separate zip code for Ramsey.

Economic Dev. Mgr/Assistant City Administrator Brama stated that the City is able to reapply once per year at minimum for its own zip code. He stated that there are items beyond number of mailing addresses or population that dictate where post offices are placed. He stated that the other items outside of population and addresses are what is keeping the City from that step.

Member Riley asked if the old municipal center should be removed.

Economic Dev. Mgr/Assistant City Administrator Brama stated that there is not much left on that project and the City will continue to progress whether the item is on the Workplan or not.

It was the consensus of the EDA to remove the old municipal center from the Workplan as the EDA's work on that item has been completed.

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

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

Chairperson Steffen asked if Mr. Pankratz is comfortable with this proposal.

Mr. Pankratz stated that he is comfortable with this agreement.

Motion by Member Skaff, seconded by Member Hardin, to recommend to City Council to approve the 1-year contract extension for broker services with CBRE, subject to final review and amendments by the City Attorney.

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

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

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

Member Riley asked why the road was incorrectly aligned to begin with.

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Original PA Case

Economic Dev. Mgr/Assistant City Administrator Brama replied that the road was historically aligned incorrectly.

Member Riley asked, and received confirmation, that the purchase price includes the right-of-way.

Member Williams stated that she would like to consider discussing the purchase price, as the development has a higher density than the other parcels and is on a major road. She believed that the City should carefully consider the purchase price.

Economic Dev. Mgr/Assistant City Administrator Brama replied that the EDA can go into closed session to discuss the purchase price. He noted that the discussion can also occur in open session if the EDA is comfortable with that. He stated that this deal is on the bottom of the range and therefore the EDA could negotiate for a higher price.

Chairperson Steffen stated that discussion could occur in open session.

Member Williams stated that the 1.5 acres has a higher density, has more visibility and is closer to the major road than the section in the middle of the development. She explained that higher density equals higher prices for the developer. She believed that parcel is worth more than 1.5 acres in other areas. She stated that perhaps negotiation should occur on that parcel. She stated that it is not lost on her that the difference is not worth the effort of renegotiating when this supports a development that supports a lot of the goals of the community. She asked for the input of the EDA on whether that is the right price for the right project.

Economic Dev. Mgr/Assistant City Administrator Brama replied that the property is listed at $40,000 per acre and the offer was at $25,000 per acre. He stated that the next step could be for staff to counter and ask for $5,000 to $10,000 more before this moves forward to the City Council.

Chairperson Steffen asked if the road has to be realigned.

Economic Dev. Mgr/Assistant City Administrator Brama confirmed that the Preliminary Plat has already been approved, and therefore the realignment of the road will occur. He confirmed that the realignment does allow approximately four additional lots to be built.

Chairperson Steffen agreed that it would be justified to bring the counteroffer to Capstone for $5,000 to $10,000 more per acre.

Motion by Member Skaff, seconded by Member Burandt, to recommend to City Council to adopt the purchase agreement between the City of Ramsey and Riverstone Development for roughly 1.9 acres of City owned land, and direct staff to counteroffer an additional $5,000 to $10,000 per acre for the sale price.

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

DRAFT
Digital Release

Member Hardin left the meeting at 8:46 a.m.

4.05: Request from Ramsey Business for Use of EDA Revolving Loan Fund: Case of Stone Brook Children's Academy

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

Mike Mulrooney, CMDC, stated that when they reviewed the request they believed that it would be helpful for the owners to reserve as much capital for working purposes. He stated that the borrowers are highly educated with excellent track records and have jobs outside of this endeavor, which lends additional support for the repayment ability for the loan long-term. He explained that this is a start-up business and therefore additional equity is required, moving the line from ten percent to 15 percent. He noted that the revolving loan fund could fill that equity gap. He explained the difference between the note rate and effective rate.

Chairperson Steffen asked if the construction costs have risen in the past few months.

Michael Johnson, representing the applicant, replied that the construction costs have risen with the comments and requirements of the Planning Commission. He noted that the increased brick and glass will have a positive impact on the aesthetics of the project, but do have a higher cost.

Member Riley asked if the landowner and business operated are separate entities or whether the two are one in the same.

Mr. Mulrooney replied that the landowner will be separate for the operator but noted that both parties will be signed onto the loan as co-borrowers.

Chairperson Steffen asked if it is necessary to go out 15 years on the term of the loan.

Mr. Mulrooney stated that he believes that it is necessary because the loan will be secured with the same assets and therefore the SBA policy is to match the same term as the SBA. He stated that the SBA term is 20 years but he feels that they will be able to gain approval from the SBA on the 15-year term to match the requirements of the City.

Chairperson Steffen asked for input on the process from the applicant.

Mr. Johnson stated that they are in the final stages of the approvals from the City and are awaiting the finishing touches on the loan processes. He stated that once approval is gained from the City, they would finalize the purchase of the property and would hope to break ground soon after. He stated that they are ready and are about three months behind their original schedule.

Motion by Chairperson Steffen, seconded by Member Burandt, to recommend to City Council to approve a Ramsey EDA Loan to MK Johnson LLC consistent with the terms and conditions outlined in this case and to direct staff to draft proper loan agreements and loan documents for approval by the City Council.

DRAFT
Original PA Case

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

4.06: PSD LLC Business Park, Building B, Adrenaline Sports Center, Public Financing Agreement

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

Chairperson Steffen asked and received confirmation that the developer has closed on the land since the last meeting.

Mr. Kuker stated that once approval is gained on the 25th they will order the wall panels. He believed that on the 25th they will also be approved to move dirt on the site. He noted that the tree clearing and mass grading was approved subject to the approval of the LRRWMO permit.

Jason Arsvold, Ehlers, stated that the numbers are very similar to the TIF building, noting that this building is a bit larger than the TIF building and there is already a tenant for this building. He stated that with the assistance, after year five there would be a cash on cost return of eight percent; noting that year five would be the year the City assistance runs out. He stated that is within the acceptable range and is not being over subsidized by any means.

Chairperson Steffen asked when the first payment would begin.

Mr. Arsvold replied that the payments would begin one year after completion and would continue for three years, beginning in 2019 and then in 2020 and 2021.

Mr. Kuker stated that he appreciates the quick work of staff to change the parcels. He recognized that changing the plans made things a bit scrambled and wanted to express his appreciation to City staff and the Council.

Motion by Member Skaff, seconded by Member Burandt, to recommend to City Council to approve Resolution #17-07-177 awarding a business subsidy to PSD LLC.

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

5. MEMBER / STAFF UPDATE

The EDA reviewed the Staff Update.

Economic Dev. Mgr/Assistant City Administrator Brama provided an update.

City Administrator Ulrich reported that the City is in the process of attempting to obtain the land back from McDonald's. He noted that the City met with the Game Fair the previous day and provided a flyer for this year's event.

DRAFT
Original Agenda

Member Riley stated that the Council reviewed the preliminary budget, noting that there was no change to the EDA portion. He stated that the EDA might be interested in reviewing the preliminary budget to provide input.

6. ADJOURNMENT

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

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

The regular meeting of the Economic Development Authority adjourned at 9:13 a.m.

Respectfully submitted,

_____
Kurtis G. Ulrich
City Administrator

ATTEST:

_____
Patrick Brama
Econ. Dev. Mgr/Assistant City Administrator

Draft by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

DRAFT
Original PA Case

PURCHASE AGREEMENT AMENDMENT 1

This Agreement is entered into by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **Riverstone Development, LLC**., a Minnesota limited liability company ("Buyer").

In consideration of the Earnest Money, the mutual covenants set forth below, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Buyer agree to an amendment of the existing Purchase Agreement as follows:

13. CLOSING. This transaction shall close on or before July 15, 2020. .

All other terms of the original Purchase Agreement remain without amendment.

SELLER: The City of Ramsey, Minnesota

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

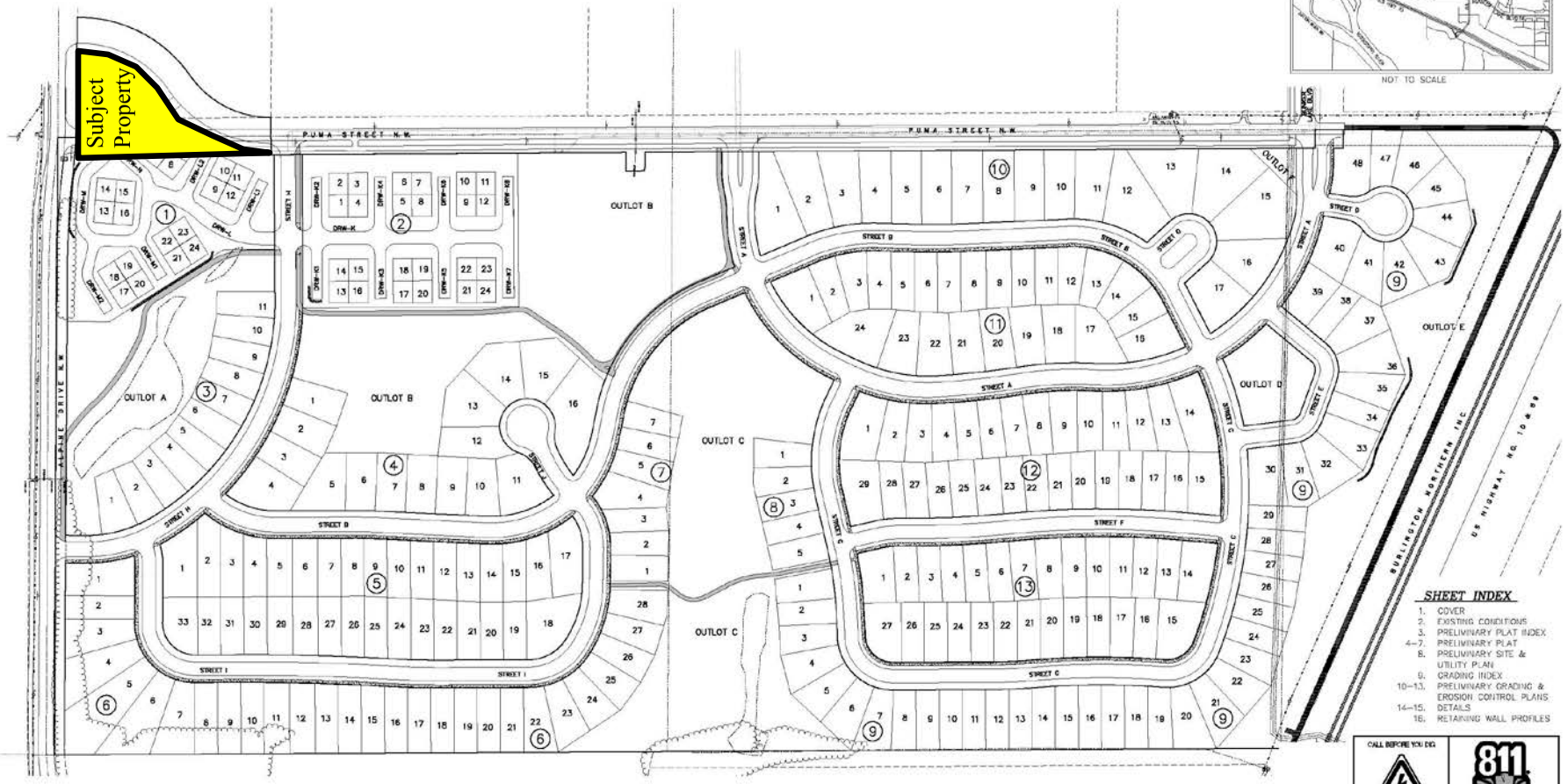
By: _____ Dated: _____, 2018
Kurt Ulrich, City Administrator

Riverstone Development, LLC.

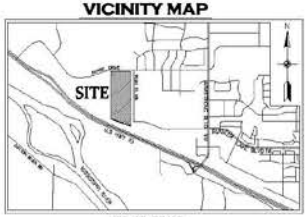
By: _____ Dated: _____, 2017
Ben Minks, CEO

RIVERSTONE

RAMSEY, MINNESOTA



VICINITY MAP



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

BENCHMARK

1. Anoka County Benchmark No. 3079
Elev.= 890.180 (NAVD 88)
2. Anoka County Benchmark No. 3078
Elev.= 886.499 (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."

Carlson McCain | + environmental + engineering + surveying

3890 Pheasant Ridge Drive NE, Suite 100
Blaine, MN 55449
Phone: (763) 489-7900
Fax: (763) 489-7999
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. Gyselaar, P.E.
Signature: DRAFT
Date: 3/16/17 License #: 25053

Drawn: ADB
Designed: BJK
Date: 3/16/17

Revisions:
1.

RIVERSTONE DEVELOPMENT, LLC.
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

RIVERSTONE
Ramsey, MN

COVER SHEET

1 of 16

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #18-141

RESOLUTION APPROVING AN EXTENSION TO THE PURCHASE AGREEMENT FOR OUTLOT C, ALPHA DEVELOPMENT WITH RIVERSTONE DEVELOPMENT, LLC

WHEREAS, in 2017, the City approved a purchase agreement with Riverstone Development, LLC; and

WHEREAS, the current contract is set to expire on July 15, 2018; and

WHEREAS, the proper phase to trigger the need for this acquisition has not yet transpired, and sale of the parcel today would create a number of legal complications.

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 an extension to the purchase agreement with Riverstone Development, LLC until July 15, 2020..

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 10th day of July, 2018.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **4. 10.**

Meeting Date: 07/10/2018

By: Katie Schmidt, Administrative Services

Information

Title:

~~Adopt Resolution #18-142 Approving Final Versions of Agreements Affiliated with Affinity at Ramsey, Case of Inland Group -~~ **This item was moved to the Regular Agenda as Case 7.05.**

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). Staff continues to negotiate final terms of said agreements. All of these items have been previously approved by council.

In addition to agreeing to final terms, one final resolution prior to closing will ensure that the final versions of multiple documents are being executed. The following documents are offered for approval. Please note that Staff is still reviewing certain requests related to the TIF Agreement that are seen as administrative in nature. It is likely a revised version will be forwarded with minor revisions prior to approval on July 10. There are some proposed material changes to the Right of Re-Entry Agreement. Before Staff posts this agreement to the agenda, the document is being reviewed by the City Attorney.

- TIF Agreement (Reimbursement for construction of public improvements)
- Right of Entry Agreement (allows Inland to access City property for purposes of construction)
- Right of Re-Entry Agreement (standard agreement in City Owned Land Sales - ensures development in a timely fashion)
- Development Agreement (Standard agreement to ensure timely completion of required site improvements)

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 approval of the revised agreements. The EDA has previously recommended approval of the sale of property. The Planning Commission has previously recommended approval of the site plan.

Action:

Motion to adopt Resolution #18-142 approving final versions of multiple agreements related to Affinity at Ramsey.

Attachments

TIF Agreement
Right of Entry Agreement
Development Agreement
Resolution #18-142

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	07/05/2018 10:57 AM
Kurt Ulrich	Kurt Ulrich	07/05/2018 02:06 PM
Form Started By: Katie Schmidt		Started On: 06/29/2018 10:14 AM
Final Approval Date: 07/05/2018		

TAX INCREMENT FINANCING AGREEMENT

BY AND BETWEEN

CITY OF RAMSEY, MINNESOTA

AND

AFFINITY AT RAMSEY, LLC

This document drafted by:

BRIGGS AND MORGAN (MLI)
Professional Association
2200 IDS Center
80 South 8th Street
Minneapolis, Minnesota 55402

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EXHIBIT A Description of Development Property A-1

EXHIBIT B Form of TIF Note B-1

EXHIBIT C Site Improvements C-1

EXHIBIT D Form of Assessment Agreement D-1

TAX INCREMENT FINANCING AGREEMENT

THIS AGREEMENT, made as of the 1st day of _____, 2018, by and between the City of Ramsey, Minnesota (the "City"), a home rule charter city organized and existing under the constitution and laws of the State of Minnesota and Affinity at Ramsey, LLC, a Washington limited liability company (the "Developer"). (The City and Developer are hereinafter collectively referred to as the "parties.")

WITNESSETH:

WHEREAS, pursuant to Minnesota Statutes, Section 469.124 to 469.133, the City has heretofore established Development District No. 1 (the "Development District") and has adopted a development program therefor (the "Development Program"); and

WHEREAS, pursuant to Minnesota Laws, 2010, Chapter 389, Article 7, Section 22, as amended by Minnesota Laws, 2011, Chapter 112, Article 11, Section 16 ("Special Legislation") and the provisions of Minnesota Statutes, Section 469.174 through 469.1794, as amended (hereinafter, the "Tax Increment Act"), the City has heretofore established, within the Development District, Tax Increment Financing District No. 14 (the "Tax Increment District") and has adopted a tax increment financing plan therefor (the "Tax Increment Plan") which provides for the use of tax increment financing in connection with certain development within the Development District; and

WHEREAS, the reimbursement by the City for costs of the acquisition of the Development Property and the construction of Site Improvements incurred by the Developer for a redevelopment project are objectives of the Development Program and Tax Increment Financing Plan; and

WHEREAS, in order to achieve the objectives of the Development Program and particularly to make the land in the Development District available for development by private enterprise in conformance with the Development Program, the City has determined to assist the Developer with the financing of certain costs of a Project (as hereinafter defined) to be constructed within the Tax Increment District as more particularly set forth in this Agreement; and

WHEREAS, the City believes that the development and construction of the Project, and fulfillment of this Agreement are vital and are in the best interests of the City, the health, safety, morals and welfare of residents of the City, and in accordance with the public purpose and provisions of the applicable state and local laws and requirements under which the Project has been undertaken and is being assisted; and

WHEREAS, the requirements of the Business Subsidy Law, Minnesota Statutes, Section 116J.993 through 116J.995, do not apply to this Agreement pursuant to an exemption for housing.

NOW, THEREFORE, in consideration of the premises and the mutual obligations of the parties hereto, each of them does hereby covenant and agree with the other as follows:

ARTICLE I

DEFINITIONS

Section 1.1. Definitions. All capitalized terms used and not otherwise defined herein shall have the following meanings unless a different meaning clearly appears from the context:

Agreement means this Agreement, as the same may be from time to time modified, amended or supplemented;

Assessment Agreement means the agreement, in substantially the form of the agreement contained in Exhibit D attached hereto and hereby made a part of this Agreement, among the Developer, the City and the Assessor for the County, entered into pursuant to Article III of this Agreement;

Assessor's Minimum Market Value means the agreed minimum market value of the Development Property and Project and for calculation of real property taxes as determined by the Assessor for the County pursuant to the Assessment Agreement;

Business Day means any day except a Saturday, Sunday or a legal holiday or a day on which banking institutions in the City are authorized by law or executive order to close;

City means the City of Ramsey, Minnesota, its successors and assigns;

City Development Agreement means, the Development Agreement for _____ by and between the City and _____ dated as of _____, 2018, as the same may be from time to time modified;

County means Anoka County, Minnesota;

Developer means Affinity at Ramsey, LLC, a Washington limited liability company, its successors and assigns;

Development District means the real property included in Development District No. 1 heretofore established;

Development Program means the Development Program approved in connection with the Development District;

Development Property means the real property described in Exhibit A attached to this Agreement;

Event of Default means any of the events described in Section 4.1 hereof;

Note Payment Date means August 1, 2020, and each February 1 and August 1 of each year thereafter to and including February 1, 2040; provided, that if any such Note Payment Date should not be a Business Day, the Note Payment Date shall be the next succeeding Business Day;

Project means the construction of an approximately 174-unit senior rental housing project on the Development Property located in the City;

Public Improvements means the public improvements described in the City Development Agreement;

Site Improvements means the site improvements undertaken or to be undertaken on the Development Property, more particularly described on Exhibit C attached hereto;

Special Legislation means Minnesota Laws, 2010, Chapter 389, Article 7, Section 22, as amended by Minnesota Laws, 2011, Chapter 112, Article 11, Section 16;

State means the State of Minnesota,

Tax Increments means 90% of the tax increments derived from the Development Property as calculated by the City in its sole discretion and which have been received by the City in accordance with the provisions of Minnesota Statutes, Section 469.177;

Tax Increment Act means Minnesota Statutes, Sections 469.174 through 469.1794, as amended;

Tax Increment District means Tax Increment Financing District No. 14 located within the Development District, a description of which is set forth in the Tax Increment Financing Plan, which was qualified as a redevelopment district under the Tax Increment Act;

Tax Increment Financing Plan means the tax increment financing plan approved for the Tax Increment District by the City Council on December 14, 2010, and any future amendments thereto;

Termination Date means the earlier of (i) February 1, 2040, (ii) the date the Reimbursement Amount as defined in Section 3.1 is paid in full, (iii) the date on which the Tax Increment District expires or is otherwise terminated, or (iv) the date this Agreement is terminated or rescinded in accordance with its terms; and

TIF Note means the Tax Increment Revenue Note (Affinity at Ramsey, LLC Project) to be executed by the City and delivered to the Developer pursuant to Article III hereof, the form of which is attached hereto as Exhibit B; and

Unavoidable Delays means delays, outside the control of the party claiming its occurrence, which are the direct result of strikes, other labor troubles, unusually severe or prolonged bad weather, acts of God, fire or other casualty to the Project, litigation commenced by third parties which, by injunction or other similar judicial action or by the exercise of reasonable discretion, directly results in delays, or acts of any federal, state or local governmental unit (other than the City) which directly result in delays.

ARTICLE II

REPRESENTATIONS AND WARRANTIES

Section 2.1. Representations and Warranties of the City. The City makes the following representations and warranties:

(1) The City is a municipal corporation and has the power to enter into this Agreement and carry out its obligations hereunder.

(2) The Tax Increment District is a "redevelopment district" within the meaning of Minnesota Statutes, Section 469.174, Subdivision 10, and was created, adopted and approved in accordance with the Special Legislation.

(3) The development contemplated by this Agreement is in conformance with the development objectives set forth in the Development Program.

(4) To finance certain costs within the Tax Increment District, the City proposes, subject to the further provisions of this Agreement, to apply Tax Increments to reimburse the Developer for acquisition of the Development Property and a portion of the costs of the construction of certain of certain Site Improvements incurred in connection with the Project as further provided in this Agreement.

(5) The City makes no representation or warranty, either expressed or implied, as to the Development Property or its condition or the soil conditions thereon, or that the Development Property shall be suitable for the Developer's purposes or needs.

Section 2.2. Representations and Warranties of the Developer. The Developer makes the following representations and warranties:

(1) The Developer is a Washington limited liability company and has the power and authority to enter into this Agreement and to perform its obligations hereunder and doing so will not violate its articles of organization, member control agreement or operating agreement, or the laws of the State and by proper action has authorized the execution and delivery of this Agreement.

(2) The Developer shall cause the Project to be constructed in accordance with the terms of this Agreement, the Development Program, the City Development Agreement, and all applicable local, state and federal laws and regulations (including, but not limited to, environmental, zoning, energy conservation, building code and public health laws and regulations).

(3) The construction of the Project would not be undertaken by the Developer, and in the opinion of the Developer would not be economically feasible within the reasonably foreseeable future, without the assistance and benefit to the Developer provided for in this Agreement.

(4) The Developer will use its best efforts to obtain, or cause to be obtained, in a timely manner, all required permits, licenses and approvals, and will meet, in a timely manner, all requirements of all applicable local, state, and federal laws and regulations which must be obtained or met before the Project may be lawfully constructed.

(5) Neither the execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the terms and conditions of this Agreement is prevented, limited by or conflicts with or results in a breach of, the terms, conditions or provision of any contractual restriction, evidence of indebtedness, agreement or instrument of whatever nature to which the Developer is now a party or by which it is bound, or constitutes a default under any of the foregoing.

(6) The Developer will cooperate fully with the City in resolution of any traffic, parking, trash removal or public safety problems which may arise in connection with the construction and operation of the Project.

(7) Construction shall begin by September 1, 2018 and the construction of the Project will be substantially completed by June 1, 2020, subject to Unavoidable Delays.

(8) The Developer acknowledges that Tax Increment projections contained in the Tax Increment Financing Plan are estimates only and the Developer acknowledges that it shall place no reliance on the amount of projected Tax Increments and the sufficiency of such Tax Increments to reimburse the Developer for a portion of the costs of the acquisition of the Development Property and the construction of the Site Improvements as provided in Article III.

ARTICLE III

UNDERTAKINGS BY DEVELOPER AND CITY

Section 3.1. Project. The parties agree that the acquisition of the Development Property and the installation of the Site Improvements are essential to the successful completion of the Project. The costs of the Project shall be paid by the Developer. The City shall reimburse the Developer for the actual costs of acquisition of the Development Property and the Site Improvements actually incurred and paid by the Developer in an amount as determined as follows: the amount to be reimbursed shall equal (a) 80% of the actual cost of the construction of the Public Improvements designated as Segment A-1 and Segment C-1 as described in the City Development Agreement; plus (b) 100% of the actual cost of the construction of the Public Improvements designated in Segment C-2 as described in the City Development Agreement; less (c) $58,0[illegible] (the "Reimbursement Amount"), as further provided in Section 3.3.

Section 3.2. Limitations on Undertaking of the City. Notwithstanding the provisions of Section 3.1, the City shall have no obligation to the Developer under this Agreement to reimburse the Developer for the costs identified in Section 3.1, if the City, at the time or times such payment is to be made, is entitled under Section 4.2 to exercise any of the remedies set forth therein as a result of an Event of Default which has not been cured.

Section 3.3. Reimbursement: TIF Note. The City shall reimburse the Developer the Reimbursement Amount through the issuance of the City's TIF Note in substantially the form attached to this Agreement as Exhibit B, subject to the following conditions:

(1) The TIF Note shall be dated, issued and delivered when (i) the Developer shall have demonstrated in writing to the reasonable satisfaction of the City that the construction of the Project and the Public Improvements have been completed; and (ii) that the Developer has incurred and paid all costs of acquisition of the Development Property and the construction of Site Improvements, as described in and limited by Section 3.1 and shall have submitted paid invoices for the costs of construction of the Site Improvements and a settlement statement or other evidence of payment of the costs of the Development Property in an amount not less than the Reimbursement Amount.

(2) The unpaid principal of the TIF Note shall bear simple non-compounding interest from the date of issuance of the TIF Note, at 4.50% per annum. Interest shall be computed on the basis of a 360 day year consisting of twelve (12) 30-day months.

(3) The principal amount of the TIF Note and the interest thereon shall be payable solely from the Tax Increments.

(4) On each Note Payment Date and subject to the provisions of the TIF Note, the City shall pay, against the principal and interest outstanding on the TIF Note, any Tax Increments received by the City during the preceding 6 months. All such payments shall be applied first to accrued interest and then to reduce the principal of the TIF Note.

(5) The TIF Note shall be a special and limited obligation of the City and not a general obligation of the City, and only Tax Increments shall be used to pay the principal and

interest on the TIF Note. If, on any TIF Note Payment Date, the Tax Increments for the payment of the accrued and unpaid interest on the TIF Note are insufficient for such purposes, the difference shall be carried forward, without interest accruing thereon, and shall be paid if and to the extent that on a future TIF Note Payment Date there are Tax Increments in excess of the amounts needed to pay the accrued interest then due on the TIF Note.

(6) The City's obligation to make payments on the TIF Note on any Note Payment Date or any date thereafter shall be conditioned upon the requirements that: (A) there shall not at that time be an Event of Default that has occurred and is continuing under this Agreement and (B) this Agreement shall not have been rescinded pursuant to Section 4.2.

(7) The TIF Note shall be governed by and payable pursuant to the additional terms thereof, as set forth in Exhibit B. In the event of any conflict between the terms of the TIF Note and the terms of this Section 3.2, the terms of the TIF Note shall govern. The issuance of the TIF Note pursuant and subject to the terms of this Agreement, and the taking by the City of such additional actions as bond counsel for the TIF Note may require in connection therewith, are hereby authorized and approved by the City.

Section 3.4. Execution of Assessment Agreement. Simultaneously with the execution of this Agreement, the Developer and the City shall execute an Assessment Agreement pursuant to the provisions of Minnesota Statutes, Section 469.177, Subdivision 8, specifying the Assessor's Minimum Market Value for the Development Property and the Project for calculation of real property taxes. Specifically, the Developer shall agree to a market value for the Development Property and the Project which will result in a market value as of January 2, 2021 of not less than $20,760,000 until December 31, 2039 (such minimum market value at the time applicable is herein referred to as the "Assessor's Minimum Market Value"). Nothing in the Assessment Agreement shall limit the discretion of the Assessor to assign a market value to the property in excess of such Assessor's Minimum Market Value. The Assessment Agreement shall remain in effect until the earlier of (i) December 31, 2039; or (ii) the date of termination of this Agreement. The Assessment Agreement shall be certified by the Assessor for the County as provided in Minnesota Statutes, Section 469.177, Subdivision 8, upon a finding by the Assessor that the Assessor's Minimum Market Value represents a reasonable estimate based upon the plans and specifications for the Project to be constructed on the Development Property and the market value previously assigned to the Development Property. Pursuant to Minnesota Statutes, Section 469.177, Subdivision 8, the Assessment Agreement shall be filed for record in the office of the county recorder or registrar of titles of the County, and such filing shall constitute notice to any subsequent encumbrancer or purchaser of the Development Property (or part thereof), whether voluntary or involuntary, and such Assessment Agreement shall be binding and enforceable in its entirety against any such subsequent purchaser or encumbrancer, including the holder of any mortgage recorded against the Development Property. At the request of the Developer following the Termination Date of this Agreement, the City shall record a Termination and/or Release of such Assessment Agreement in the office of the county recorder or registrar of titles of the County

Section 3.5. Real Property Taxes. Prior to the Termination Date, the Developer shall pay all real property taxes payable with respect to all and any parts of the Development Property

acquired and owned by it until the Developer's obligations have been assumed by any other person pursuant to the provisions of this Agreement.

The Developer agrees that prior to the Termination Date:

(1) It will not seek administrative review or judicial review of the applicability of any tax statute relating to the ad valorem property taxation of real property contained on the Development Property determined by any tax official to be applicable to the Project or the Developer or raise the inapplicability of any such tax statute as a defense in any proceedings with respect to the Development Property, including delinquent tax proceedings; provided, however, "tax statute" does not include any local ordinance or resolution levying a tax;

(2) It will not seek administrative review or judicial review of the constitutionality of any tax statute relating to the taxation of real property contained on the Development Property determined by any tax official to be applicable to the Project or the Developer or raise the unconstitutionality of any such tax statute as a defense in any proceedings, including delinquent tax proceedings with respect to the Development Property; provided, however, "tax statute" does not include any local ordinance or resolution levying a tax;

(3) It will not seek any tax deferral or abatement, either presently or prospectively authorized under Minnesota Statutes, Section 469.1813, or any other State or federal law, of the ad valorem property taxation of the Development Property between the date of execution of this Agreement and the Termination Date.

(4) It may seek through petition or other means to have the market value for the Development Property reduced. Until the TIF Note is fully paid, such activity must be preceded by written notice from the Developer. Upon receiving such notice, or otherwise learning of the Developer's intentions, the City may suspend payments due under the TIF Note until the actual amount of the reduction is determined, whereupon the City will make the suspended payments less any amount that the City is required to repay the County as a result any reduction in market value of the Development Property. During the period that the payments are subject to suspension, the City may make partial payments on the TIF Note if it determines, in its sole and absolute discretion, that the amount retained will be sufficient to cover any repayment which the County may require. The City's suspension of payments on the TIF Note pursuant to this Section shall not be considered a default under this Agreement.

ARTICLE IV

EVENTS OF DEFAULT

Section 4.1. Events of Default Defined. The following shall be "Events of Default" under this Agreement and the term "Event of Default" shall mean whenever it is used in this Agreement any one or more of the following events:

(1) Failure by the Developer to timely pay any ad valorem real property taxes assessed and special assessments or other City charges with respect to the Development Property.

(2) Failure by the Developer to cause the construction of the Project to be completed pursuant to the terms, conditions and limitations of this Agreement and the City Development Agreement.

(3) Failure of the Developer to observe or perform any other covenant, condition, obligation or agreement on its part to be observed or performed under this Agreement and the City Development Agreement.

(4) The holder of any mortgage on the Development Property or any improvements thereon, or any portion thereof, commences foreclosure proceedings as a result of any default under the applicable mortgage documents.

(5) If the Developer shall:

(a) file any petition in bankruptcy or for any reorganization, arrangement, composition, readjustment, liquidation, dissolution, or similar relief under the United States Bankruptcy Act of 1978, as amended or under any similar federal or state law; or

(b) make an assignment for the benefit of its creditors; or

(c) admit in writing its inability to pay its debts generally as they become due; or

(d) be adjudicated a bankrupt or insolvent; or if a petition or answer proposing the adjudication of the Developer as bankrupt or its reorganization under any present or future federal bankruptcy act or any similar federal or state law shall be filed in any court and such petition or answer shall not be discharged or denied within sixty (60) days after the filing thereof; or a receiver, liquidator or trustee of the Developer, or of the Project, or part thereof, shall be appointed in any proceeding brought against the Developer, and shall not be discharged within sixty (60) days after such appointment, or if the Developer, shall consent to or acquiesce in such appointment.

Section 4.2. Remedies on Default. Whenever any Event of Default referred to in Section 4.1 occurs and is continuing, the City, as specified below, may take any one or more of the following actions after the giving of sixty (60) days' written notice to the Developer, but only if the Event of Default has not been cured within said sixty (60) days (or, if such Event of

Default cannot reasonably be cured by the Developer within sixty (60) days of receipt of such notice, and the Developer has provided assurances reasonably satisfactory to the City that such Event of Default will be cured as soon as reasonably possible, then only if the Event of Default has not been cured as soon as reasonably possible):

(1) The City may suspend its performance under this Agreement and the TIF Note until it receives assurances from the Developer, deemed adequate by the City, that the Developer will cure its default and continue its performance under this Agreement.

(2) The City may cancel and rescind the Agreement and the TIF Note.

(3) The City may take any action, including legal or administrative action, in law or equity, which may appear necessary or desirable to enforce performance and observance of any obligation, agreement, or covenant of the Developer under this Agreement.

Section 4.3. No Remedy Exclusive. No remedy herein conferred upon or reserved to the City is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity or by statute. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient.

Section 4.4. No Implied Waiver. In the event any agreement contained in this Agreement should be breached by any party and thereafter waived by any other party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other concurrent, previous or subsequent breach hereunder.

Section 4.5. Agreement to Pay Attorney's Fees and Expenses. Whenever any Event of Default occurs and the City shall employ attorneys or incur other expenses for the collection of payments due or to become due or for the enforcement or performance or observance of any obligation or agreement on the part of the Developer herein contained, the Developer agrees that it shall, on demand therefor, pay to the City the reasonable fees of such attorneys and such other expenses so incurred by the City.

Section 4.6. Indemnification of City. 

(1) The Developer (a) releases the City and its governing body members, officers, agents, including the independent contractors, consultants and legal counsel, servants and employees (collectively, the "Indemnified Parties") from, (b) covenants and agrees that the Indemnified Parties shall not be liable for, and (c) agrees to indemnify and hold harmless the Indemnified Parties against, any claim, cause of action, suit or liability for loss or damage to property or any injury to or death of any person occurring at or about or resulting from any defect in the Project or on the Development Property.

(2) Except for any willful misrepresentation or any willful or wanton misconduct of the Indemnified Parties, the Developer agrees to protect and defend the Indemnified Parties, now and forever, and further agrees to hold the aforesaid harmless from any

claim, demand, suit, action or other proceeding whatsoever by any person or entity whatsoever arising or purportedly arising from the actions or inactions of the Developer (or if other persons acting on its behalf or under its direction or control) under this Agreement, or the transactions contemplated hereby or the acquisition, construction, installation, ownership, and operation of the Project; provided, that this indemnification shall not apply to the warranties made or obligations undertaken by the City in this Agreement or to any actions undertaken by the City which are not contemplated by this Agreement.

(3) All covenants, stipulations, promises, agreements and obligations of the City contained herein shall be deemed to be the covenants, stipulations, promises, agreements and obligations of the City and not of any governing body member, officer, agent, servant or employee of the City.

ARTICLE V

INTENTIONALLY OMITTED

ARTICLE VI

ADDITIONAL PROVISIONS

Section 6.1. Restrictions on Use. Until the Termination Date of this Agreement, the Developer agrees for itself, its successors and assigns and every successor in interest to the Development Property, or any part thereof, that the Developer and such successors and assigns shall operate, or cause to be operated, the Project as a senior rental housing project and shall devote the Development Property to, and in accordance with, the uses specified in this Agreement.

Section 6.2. Conflicts of Interest. No member of the governing body or other official of the City shall have any financial interest, direct or indirect, in this Agreement, the Development Property or the Project, or any contract, agreement or other transaction contemplated to occur or be undertaken thereunder or with respect thereto, nor shall any such member of the governing body or other official participate in any decision relating to the Agreement which affects his or her personal interests or the interests of any corporation, partnership or association in which he or she is directly or indirectly interested. No member, official or employee of the City shall be personally liable to the City in the event of any default or breach by the Developer or successor or on any obligations under the terms of this Agreement.

Section 6.3. Titles of Articles and Sections. Any titles of the several parts, articles and sections of the Agreement are inserted for convenience of reference only and shall be disregarded in construing or interpreting any of its provisions.

Section 6.4. Notices and Demands. Except as otherwise expressly provided in this Agreement, a notice, demand or other communication under this Agreement by any party to any other shall be sufficiently given or delivered if it is dispatched by registered or certified mail, postage prepaid, return receipt requested, or by a nationally recognized overnight courier (such as Federal Express or UPS), or delivered personally, and

(1) in the case of the Developer is addressed to or delivered personally to:

Affinity at Ramsey, LLC
Attention: Scott Morris
120 West Cataldo Avenue, Suite 100
Spokane, WA 99201

with a copy to:

Robert Bauer
Dougherty, Molenda, Solfest, Hills & Bauer, PA
14985 Glazier Ave., #535
Apple Valley, MN 55124

(2) in the case of the City is addressed to or delivered personally to the City at:

City of Ramsey, Minnesota
Attention: City Administrator
Ramsey City Hall
7550 Sunwood Drive NW
Ramsey, MN 55303

with a copy to:

Briggs and Morgan, P.A.
Attention: Mary Ippel
2200 IDS Center
80 South 8th Street
Minneapolis, MN 55402

or at such other address with respect to any such party as that party may, from time to time, designate in writing and forward to the other, as provided in this Section.

Section 6.5. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall constitute one and the same instrument.

Section 6.6. Law Governing. This Agreement will be governed and construed in accordance with the laws of the State.

Section 6.7. Expiration. This Agreement shall expire on the Termination Date.

Section 6.8. Provisions Surviving Rescission or Expiration. Sections 4.5 and 4.6 shall survive any rescission, termination or expiration of this Agreement with respect to or arising out of any event, occurrence or circumstance existing prior to the date thereof.

Section 6.9. Assignability of Agreement. This Agreement may be assigned only with the consent of the City, which consent is not to be unreasonably withheld. The TIF Note may only be assigned pursuant to the terms of the TIF Note.

Section 6.10. Cooperation and Further Assurances. The parties shall reasonably cooperate with one another in order to fulfil and perform the transactions contemplated by this Agreement, and shall provide such further assurances to one another as shall be reasonable and appropriate under the circumstances.

IN WITNESS WHEREOF, the City has caused this Agreement to be duly executed in its name and on its behalf and the Developer has caused this Agreement to be duly executed in its name and on its behalf, on or as of the date first above written.

CITY OF RAMSEY, MINNESOTA

By_____
Its Mayor

By_____
Its City Administrator

This is a signature page to the Tax Increment Financing Agreement by and between the City of Ramsey, Minnesota and Affinity at Ramsey, LLC.

AFFINITY AT RAMSEY, LLC

By _____
Its _____

This is a signature page to the Tax Increment Financing Agreement by and between the City of Ramsey, Minnesota and Affinity at Ramsey, LLC.

EXHIBIT A

Description of Development Property

Property located in the City of Ramsey, Anoka County, Minnesota with the following legal description:

Lot 1 Block 1 Affinity at the Cor

EXHIBIT B

Form of TIF Note

No. R-1 $_____

UNITED STATES OF AMERICA
STATE OF MINNESOTA
COUNTY OF ANOKA
CITY OF RAMSEY

TAX INCREMENT REVENUE NOTE
(AFFINITY AT RAMSEY, LLC PROJECT)

The City of Ramsey, Minnesota (the "City"), hereby acknowledges itself to be indebted and, for value received, hereby promises to pay the amounts hereinafter described (the "Payment Amounts") to Affinity at Ramsey, LLC (the "Developer") or its registered assigns (the "Registered Owner"), but only in the manner, at the times, from the sources of revenue, and to the extent hereinafter provided.

The principal amount of this Note shall equal from time to time the principal amount stated above, as reduced to the extent that such principal installments shall have been paid in whole or in part pursuant to the terms hereof as provided in that certain Tax Increment Financing Agreement, dated as of _____ 1, 2018, as the same may be amended from time to time (the "TIF Agreement"), by and between the City and the Developer. The unpaid principal amount hereof shall bear interest from the date of this Note at the simple non-compounded rate of four and one-half percent (4.50%) per annum. Interest shall be computed on the basis of a 360 day year consisting of twelve (12) 30-day months.

The amounts due under this Note shall be payable on August 1, 2020, and on each February 1 and August 1 thereafter to and including February 1, 2040, or, if the first should not be a Business Day (as defined in the TIF Agreement), the next succeeding Business Day (the "Payment Dates"). On each Payment Date, subject to the provisions of Section 3.5 the City shall pay by check or draft mailed to the person that was the Registered Owner of this Note at the close of the last business day of the City preceding such Payment Date an amount equal to the sum of the Tax Increments (hereinafter defined) received by the City during the six month period preceding such Payment Date. All payments made by the City under this Note shall first be applied to accrued interest and then to principal.

The Payment Amounts due hereon shall be payable solely from 90% of tax increments (the "Tax Increments") from the Development Property (as defined in the TIF Agreement) within the City's Tax Increment Financing District No. 14 (the "Tax Increment District") within its Development District No. 1 which are paid to the City and which the City is entitled to retain pursuant to the provisions of Minnesota Statutes, Sections 469.174 through 469.1794, as the same may be amended or supplemented from time to time and also as expressly authorized by Minnesota Laws, 2010, Chapter 389, Article 7, Section 22, as amended by Minnesota Laws, 2011, Chapter 112, Article 11, Section 16 (the "Tax Increment Act"). This Note shall terminate

and be of no further force and effect following the last Payment Date defined above, on any date upon which the City shall have terminated the TIF Agreement under Section 4.2(2) thereof or the Developer shall have terminated the TIF Agreement under Article V thereof, on the date the Tax Increment District is terminated, or on the date that all principal payable hereunder shall have been paid in full, whichever occurs earliest.

The Tax Increment District includes properties other than the Development Property and Anoka County remits Tax Increment to the City on the basis of the Captured Tax Capacity of the entire Tax Increment District. For purposes of this Tax Increment Revenue Note, the City will determine Tax Increment generated from the Development Property and improvements thereon in its sole discretion.

The City makes no representation or covenant, express or implied, that the Tax Increments will be sufficient to pay, in whole or in part, the amounts which are or may become due and payable hereunder.

The City's payment obligations hereunder shall be further conditioned on the fact that no Event of Default under the TIF Agreement shall have occurred and be continuing at the time payment is otherwise due hereunder, but such unpaid amounts shall become payable if said Event of Default shall thereafter have been cured; and, further, if pursuant to the occurrence of an Event of Default under the TIF Agreement the City elects to cancel and rescind the TIF Agreement, the City shall have no further debt or obligation under this Note whatsoever. Reference is hereby made to all of the provisions of the TIF Agreement, including without limitation Section 3.2 thereof, for a fuller statement of the rights and obligations of the City to pay the principal of this Note, and said provisions are hereby incorporated into this Note as though set out in full herein.

This Note is a special, limited revenue obligation and not a general obligation of the City and is payable by the City only from the sources and subject to the qualifications stated or referenced herein. This Note is not a general obligation of the City and neither the full faith and credit nor the taxing powers of the City are pledged to the payment of the principal of this Note and no property or other asset of the City, save and except the above-referenced Tax Increments, is or shall be a source of payment of the City's obligations hereunder.

This Note is issued by the City in aid of financing a project pursuant to and in full conformity with the Constitution and laws of the State of Minnesota, including the Tax Increment Act.

This Note may be assigned only with the consent of the City which consent shall not be unreasonably withheld. In order to assign the Note, the assignee shall surrender the same to the City either in exchange for a new fully registered note or for transfer of this Note on the registration records for the Note maintained by the City. Each permitted assignee shall take this Note subject to the foregoing conditions and subject to all provisions stated or referenced herein.

This Note is subject to prepayment in immediately available funds on any date at the option of the City, in whole or in part and without penalty.

IT IS HEREBY CERTIFIED AND RECITED that all acts, conditions, and things required by the City Charter, the Constitution and laws of the State of Minnesota to be done, to have happened, and to be performed precedent to and in the issuance of this Note have been done, have happened, and have been performed in regular and due form, time, and manner as required by law; and that this Note, together with all other indebtedness of the City outstanding on the date hereof and on the date of its actual issuance and delivery, does not cause the indebtedness of the City to exceed any charter, constitutional or statutory limitation thereon.

IN WITNESS WHEREOF, City of Ramsey, Minnesota, by its City Council, has caused this Note to be executed by the manual signatures of its Mayor and City Administrator and has caused this Note to be dated as of _____, 20___.

_____ _____

City Administrator Mayor

DO NOT EXECUTE UNTIL PAID INVOICES FOR LAND ACQUISITION AND SITE IMPROVEMENTS ARE GIVEN TO THE CITY - REFER TO SECTION 3.3(1).

CERTIFICATION OF REGISTRATION

It is hereby certified that the foregoing Note was registered in the name of Affinity at Ramsey, LLC, and that, at the request of the Registered Owner of this Note, the undersigned has this day registered the Note in the name of such Registered Owner, as indicated in the registration blank below, on the books kept by the undersigned for such purposes.

NAME AND ADDRESS OF REGISTERED OWNER	DATE OF REGISTRATION	SIGNATURE OF CITY ADMINISTRATOR
Affinity at Ramsey, LLC 120 West Cataldo Avenue, Suite 100 Spokane, WA 99201		

EXHIBIT C

Site Improvements

Landscaping, including irrigation
Foundations and Footings
Grading/earthwork
Engineering
Survey
Environmental Testing
Soil Borings
Site Preparation
Onsite Utilities
Storm Water/Ponding
Outdoor Lighting
Onsite Road, Curb, Gutter, Driveway, Sidewalk and Streetscape Improvements
Parking Facilities



EXHIBIT D

Form of Assessment Agreement

THIS AGREEMENT, dated as of this ___ day of _____, 2018 (the "Agreement"), is by and among the City of Ramsey, Minnesota (the "City"), and Affinity at Ramsey, LLC, a Washington limited liability company (the "Developer"), and the Anoka County Assessor (the "Assessor").

WITNESSETH

WHEREAS, the City and the Developer have entered into a Tax Increment Financing Agreement dated as of _____, 2018 (the "TIF Agreement") regarding certain real property located in the City (the "Development Property") which property is legally described on Exhibit A attached hereto and made a part hereof.

WHEREAS, it is contemplated that pursuant to the TIF Agreement, the Developer will construct a Project on the Development Property as described in the Development Agreement.

WHEREAS, the City and Developer desire to establish a minimum market value for the Development Property and the improvements constructed or to be constructed thereon, pursuant to Minnesota Statutes, Section 469.177, Subdivision 8.

WHEREAS, the Developer has acquired the Development Property.

WHEREAS, the Assessor has reviewed the plans and specifications for the improvements and the market value previously assigned to the land upon which the improvements are to be constructed, and that the "minimum market value" as set forth below is reasonable.

NOW, THEREFORE, the parties to this Agreement, in consideration of the promises, covenants and agreements made by each to the other, do hereby agree as follows:

1. As of January 2, 2021 through and thereafter until the earlier of (i) December 31, 2039; or (ii) the Termination Date as defined in the TIF Agreement, the minimum market value which shall be assessed for the Project shall be not less than $20,760,000.

2. The minimum market value herein established shall be of no further force and effect and this Agreement shall terminate on the earlier of: (i) December 31, 2039; or (ii) the Termination Date of the TIF Agreement.

3. This Agreement shall be recorded by the City with the County Recorder of Anoka County, Minnesota. The Developer shall pay all costs of recording. At the request of the Developer following the earlier of: (i) December 31, 2039; or (ii) the Termination Date of the TIF Agreement, the City shall record a Termination and/or Release of this Agreement with the County Recorder of Anoka County, Minnesota.

4. Neither the preamble nor provisions of this Agreement are intended to, or shall they be construed as, modifying the terms of the TIF Agreement between the City and the Developer.

5. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties.

IN WITNESS WHEREOF, the City, the Developer and the Assessor have caused this Agreement to be executed in their names and on their behalf all as of the date set forth above.

CITY OF RAMSEY, MINNESOTA

(SEAL)

By _____
Its Mayor

By _____
City Administrator

STATE OF MINNESOTA)
) ss
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this ___ day of _____, 2018, by Sarah Strommen, the Mayor, and Kurt Ulrich, the City Administrator of the City of Ramsey on behalf of said City.

_____
Notary Public

Signature page for Assessment Agreement by and between the City of Ramsey, Minnesota, Affinity at Ramsey, LLC, and the Anoka County Assessor.

AFFINITY AT RAMSEY, LLC

By _____
_____

STATE OF WASHINGTON)
) ss.
COUNTY OF SPOKANE)

The foregoing instrument was acknowledged before me this ____ day of _____, 2018, by _____, the _____ of Affinity at Ramsey, LLC, a Washington limited liability company, on behalf of said company.

_____
Notary Public

Signature page for Assessment Agreement by and between the City of Ramsey, Minnesota, Affinity at Ramsey, LLC, and the Anoka County Assessor.

CERTIFICATION BY COUNTY ASSESSOR

The undersigned, having reviewed the plans and specifications for the improvements to be constructed and the market value assigned to the land upon which the improvements are to be constructed, and being of the opinion that the minimum market value contained in the foregoing Agreement appears reasonable, hereby certifies as follows: The undersigned Assessor, being legally responsible for the assessment of the above described property, hereby certifies that the market values assigned to such land and improvements are reasonable.

_____
County Assessor for Anoka County

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

This instrument was acknowledged before me on _____, 2018, by _____, the County Assessor of Anoka County.

_____
Notary Public

Signature page for Assessment Agreement by and between the City of Ramsey, Minnesota, Affinity at Ramsey, LLC, and the Anoka County Assessor.

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
Darin Davidson, 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.

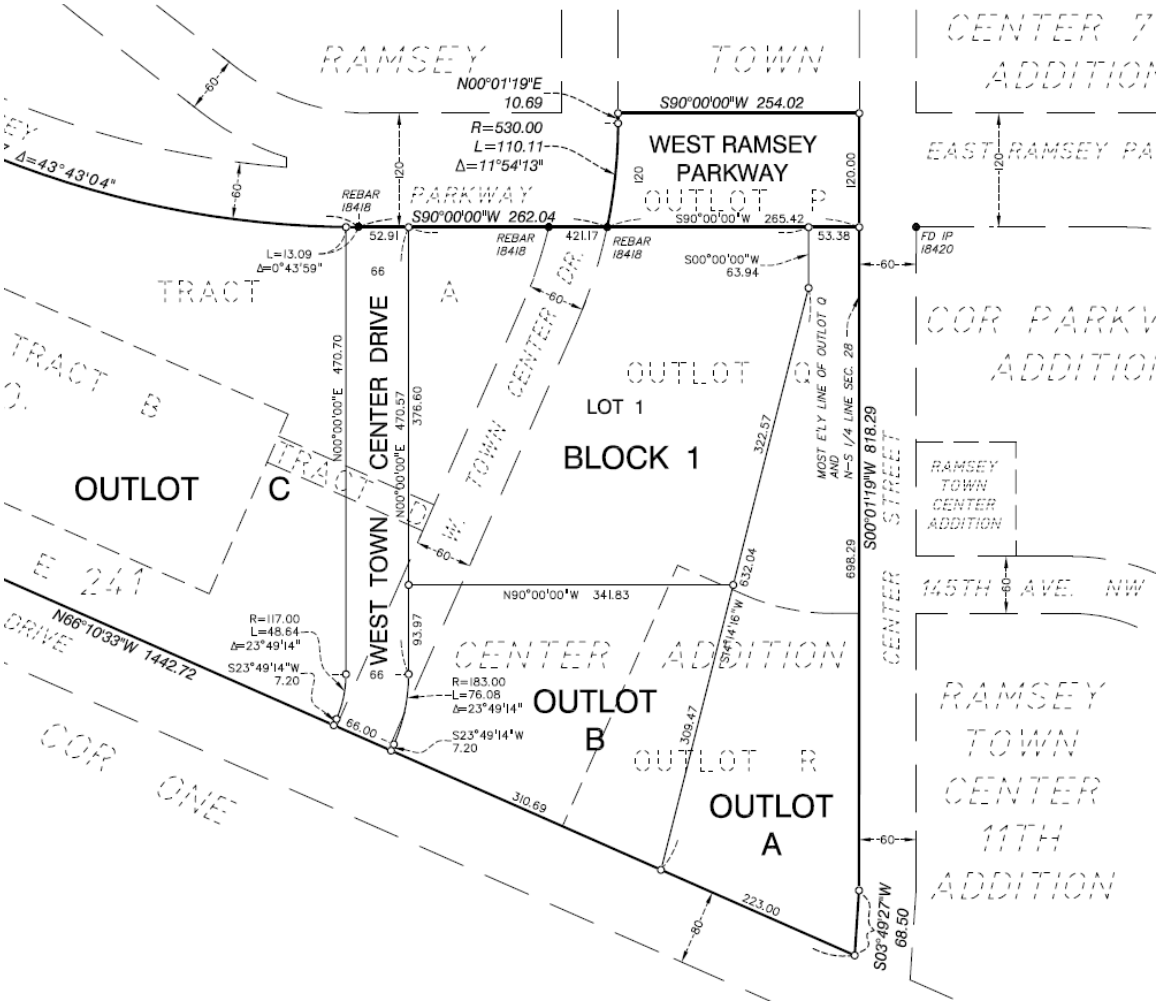
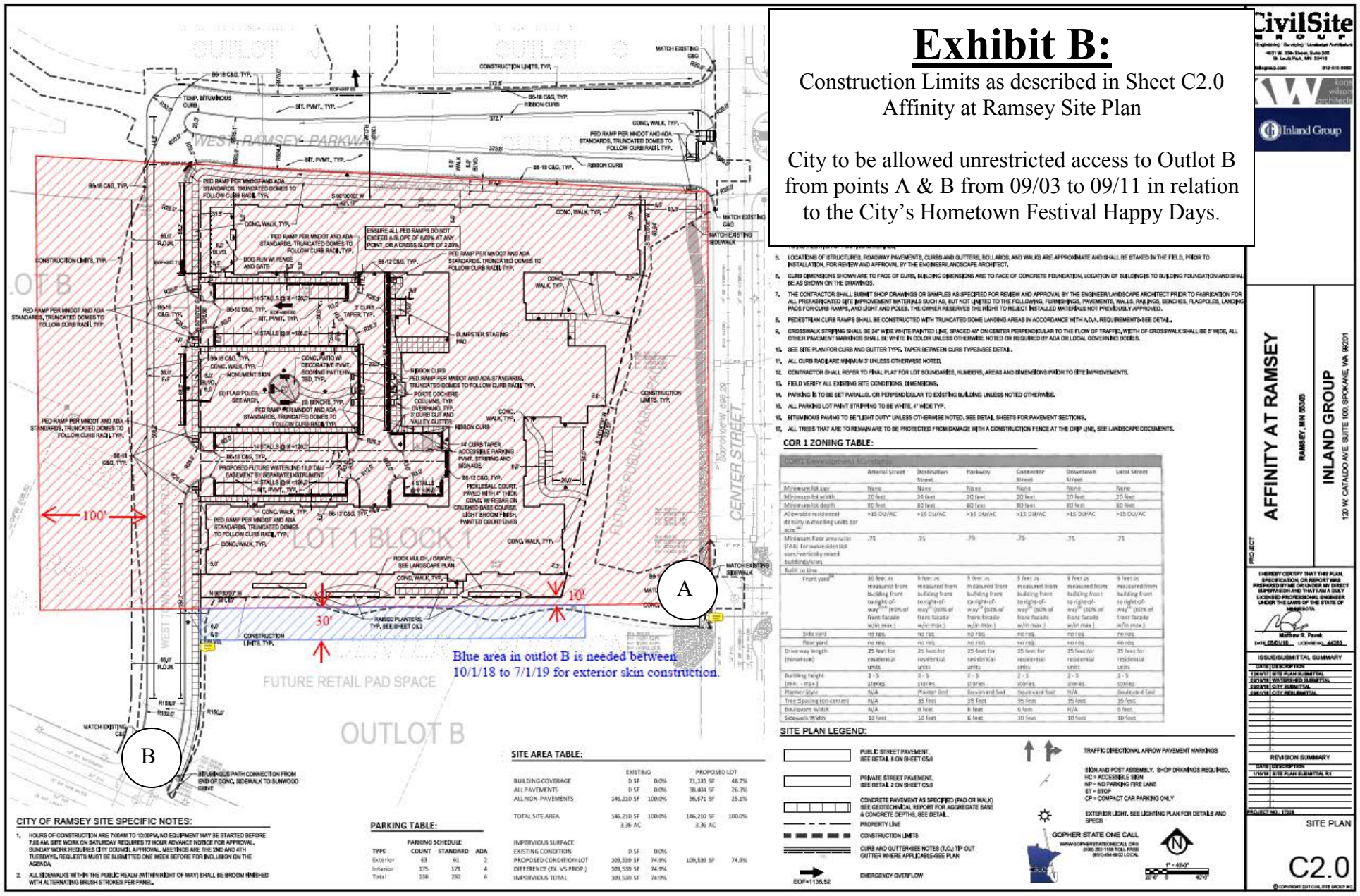


Exhibit B:

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
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 construct 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 less than 2%, provide the City with a certificate of grading, prepared by a licensed professional land surveyor, certifying compliance with the Plans; 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**. Both parties agree to reimburse the other for all cost incurred 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 #18-142

RESOLUTION APPROVING REVISED AGREEMENTS RELATED TO AFFINITY AT RAMSEY

WHEREAS, throughout 2018, the City multiple agreements related to Affinity at Ramsey; and

WHEREAS, the City and Affinity at Ramsey, LLC have agreed to final terms on multiple agreements.

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 final versions of the following agreements related to Affinity at Ramey, subject to review by the City Attorney as to legal form.
    a. TIF Agreement
    b. Right of Entry Agreement
    c. Right of Re-Entry Agreement
    d. 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 10th day of July, 2018.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **4. 11.**

Meeting Date: 07/10/2018

By: Tim Gladhill, Community Development

Information

Title

Adopt Resolution #18-143 Approving Development Agreement for Riverstone 2nd Addition; Case of Riverstone Development, LLC (Capstone Homes)

Purpose/Background:

The purpose of this case is to approve the standard development agreement for Riverstone 2nd Addition. This agreement ensures that required improvements are completed in a timely fashion, required development fees are paid, and provides financial security in the event of default.

Notification:

Notification is not required.

Observations/Alternatives:

Please see attached Development Agreement for detailed information.

Funding Source:

All costs associated with the request are the responsibility of the Developer. There are no City dollars associated with this phase.

Recommendation:

Staff recommends approval of the Development Agreement.

Action:

Motion to adopt Resolution #18-143 approving Development Agreement for Riverstone 2nd Addition, subject to review by the City Engineer as to final surety amount and development fees.

Attachments

Draft Development Agreement

Resolution #18-143

Site Location Map

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	07/06/2018 11:24 AM
Form Started By: Tim Gladhill		Started On: 07/06/2018 10:49 AM
Final Approval Date: 07/06/2018		

CITY OF RAMSEY
DEVELOPMENT AGREEMENT FOR RIVERSTONE 2nd ADDITION

This Agreement (hereinafter the "Agreement") is dated as of this __ day of ____, 2018 and is by and between the **CITY OF RAMSEY**, a Minnesota municipal corporation (the "**CITY**") and **RIVERSTONE DEVELOPMENT, LLC.**, a Minnesota Corporation (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 RIVERSTONE 2nd ADDITION (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 Carlson McCain, Inc., dated April 13, 2018, revised _____. 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 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 for noise mitigation

(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 #6 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.

The **CITY** is constructing Stage I Improvements in Bunker Lake Boulevard and Puma Street, including trunk water main, trunk sanitary sewer, and street improvements. These improvements are required improvements related to the Plat.

5. Lot Corner Staking. The **PERMITTEE** must install lot corner stakes at all lot corners.

6. Stage I Improvement Financial Guarantee. The **PERMITTEE** shall provide a financial guarantee to the **CITY** guaranteeing the construction of the Stage I Improvements and their timely completion. The **PERMITTEE** shall be responsible for a financial guarantee in the amount of **$1,107,862.00,** which amount is 125% of the **CITY** Engineer's estimated cost of the Stage I Improvements. Upon completion of Stage I Improvements (including the removal of "temporary" erosion control measures as identified in the approved Grading Plan), acceptance by the **CITY**, supported by appropriate lien waivers, The **PERMITTEE** may request a reduction in the amount of the financial guarantee.

7. Inspection Fees for the Stage I Improvements. The **PERMITTEE** shall provide an inspection fee to the **CITY** to inspect the Stage I Improvements. The **PERMITTEE** shall be responsible for an inspection fee in the amount of **$44,314.00**, which amount is 5% of the City Engineer's estimated cost of the Stage I 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, acceptance by the **CITY**.

8. 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.

9. Time of Performance for the Stage I Improvements. The **PERMITTEE** must complete the Stage I Improvements within one (1) year after the recording of the Plat.

10. Ownership of the Stage I Improvements. The **PERMITTEE** owns the Stage I Improvements until the **CITY'S** acceptance of the Stage I Improvements. Title to the Stage I Improvements automatically passes to the **CITY** upon the **CITY'S** written acceptance of the Stage I Improvements. Except to the extent the **CITY** has accepted all or portions of the Stage I Improvements, in writing, prior to the lapse, expiration, or other termination of the **CITY'S** financial guaranty described in Section 6 and except to the extent the **CITY** and the **PERMITTEE** may agree, in writing, to defer the **CITY'S** acceptance of certain specified Stage I Improvements, the **CITY** is deemed to have accepted the Stage I Improvements when the **CITY** releases the financial guaranty described in Section 6 or allows such financial guarantee to lapse, expire or otherwise terminate.

11. 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.

12. Stage II **CITY** Improvements. The future 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 within one (1) year after the date upon which the Plat is recorded.

PERMITTEE must install the Stage II Improvements in accordance with the Plans. Per City Code Section 117-615, the **PERMITTEE** shall provide the **CITY** with a set of 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 #6 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.

13. Financial Guaranty for Stage II Improvements. The **CITY** does not require a financial guaranty to secure the **PERMITTEE'S** obligation to construct the Stage II Improvements.

14. Warranty for Stage I and Stage II Improvements. The **PERMITTEE** shall provide a one year warranty in the amount of **$220,572.00**, which is 25% of the cost of the Stage I and Stage II Improvements. Said warranty shall be in force for one year following the final acceptance of any required improvements and shall guarantee satisfactory performance of said 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. The **PERMITTEE** may reduce the Financial Guarantee noted in paragraph #6 above to this amount, and does not need to submit a separate letter of credit or cash escrow.

15. Street Cleaning and Clean Up. After the street surfacing that is a part of the Stage I Improvements is installed, the **PERMITTEE** shall clear any soil, earth, or debris from the streets. From time to time, the **CITY** may remove accumulations of soil, earth, and debris from the streets resulting from the construction of the Stage I Improvements. It shall be the **PERMITTEE'S** responsibility to pay the costs associated with this necessary street cleaning. Invoices from the **CITY** to the **PERMITTEE** for such costs shall be paid within fifteen (15) days of the date of the invoice.

16. Payment of Development Fees. 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 6 to the **CITY**; d.) obtained all necessary permits from the Lower Rum River Watershed Management Organization and the Anoka County Soil Conservation District and has provided a copy of each such permit to the **CITY;** and

b. No occupancy permit for any lot in the Plat shall be issued until the **PERMITTEE** has: (a) constructed vehicular access to the lot, including the installation of at least one layer of bituminous surfacing; (b) constructed all utilities and storm water facilities this Contract requires to serve the lot and such utilities and storm water facilities are in place, and operational (including utility extensions in Bunker Lake Boulevard and Puma Street) and the **CITY** has accepted those utilities and storm water facilities; (c) for lots that have a slope of less than 2%, provided the **CITY** with a certificate of grading, prepared by a licensed (State of Minnesota) professional land surveyor, certifying that the flattest grade on the lot is 1% or greater; and (d) installed and planted the sod and landscaping that are required as a part of the Stage I Improvements.

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 Plat is contingent upon executing an Assessment Agreement with the **CITY** for improvements to Bunker Lake Boulevard and Puma Street. The **PERMITTEE** agrees that the **CITY** may withhold construction authorized by this Agreement in the event of default of the Assessment Agreement.

e. The **CITY** may draw upon all or any portion of the financial guaranty the **PERMITTEE** has provided to the **CITY** pursuant to Section 6 and (i) use all or any portion of the proceeds from the financial guaranty to reimburse the **CITY** pursuant to subsection (a) above; (ii) use all or any portion of the proceeds from the financial guaranty to satisfy any judgment the **CITY** obtains against the **PERMITTEE** pursuant to subsection (b) above; (iii) use all or any portion of the proceeds to reimburse the **CITY** pursuant to Section 19 (j) below; and (iv) hold all or any portion of the proceeds for a reasonable time for the future application as described in subsections (i), (ii) and (iii) of this Section 18(d).

19. Miscellaneous.

a. Invalidity of Any Section. If any portion, section, subsection, sentence, clause, 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 and Stage II 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.

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. Estoppel Certificates and Certificate of Completion. Within ten (10) days after a written request from the **PERMITTEE,** the **CITY** will provide the **PERMITTEE**

and any third party who is purchasing all or any portion of the Subject Property or to whom the **PERMITTEE** is granting a mortgage on all or any portion of the Subject Property with a written estoppel certificate stating: (i) that this Agreement remains in full force and **effect – or -** that this Agreement has been terminated; (ii) that this Agreement has not been modified or amended **- or,** *if this Agreement has been modified or amended* -, identifying such modifications or amendments; (iii) the type and amount of any security the **CITY** is holding to secure the performance of the **PERMITTEE'S** obligations under this Agreement; (iv) that, to the best of the **CITY'S** actual knowledge, the **PERMITTEE** is not in default in the performance of the **PERMITTEE'S** obligations under this Agreement **- or**, *if the **CITY** has knowledge of **PERMITTEE** defaults*, describing those defaults; and (v) that, to the best of the **CITY'S** actual knowledge, the **CITY** is not in default in the performance of the **CITY'S** obligations under this Agreement **- or**, *if the **CITY** has knowledge of **CITY** defaults*, describing those defaults. At any time that the **PERMITTEE** believes it has fully performed its obligations under this Agreement, the **PERMITTEE** may so notify the **CITY** and the **CITY** shall promptly inspect the Subject Property to determine if the **PERMITTEE** has fully performed its obligations under this Agreement. Within ten (10) days after the **CITY'S** inspection the **CITY** must provide the **PERMITTEE** with either a detailed written description of the **PERMITTEE's** obligations which the **CITY** determines the **PERMITTEE** has not fully performed or a recordable instrument executed by the **CITY'S** mayor and **CITY** administrator evidencing the termination and satisfaction of this Agreement.

m. Future Lots. The **PERMITTEE** acknowledges that Outlot H of the Plat is not developable until Stage I Improvements are constructed adjacent to this parcel, including Puma Street reconstruction.

n. Notices. Required notices shall be in writing, and shall be either hand delivered to the Parties, its employees or agents, or mailed to them by certified or registered mail at the following address:

TO PERMITTEE:
Riverstone Development, LLC.
Attn: Stephen Bona
14015 Sunfish Lake Blvd. NW
Ramsey, MN 55303

TO THE CITY:
City of Ramsey
Attn: Community Development Director
7550 Sunwood Drive NW
Ramsey, MN 55303

[The remainder of this page is intentionally left blank.]

THE PERMITTEE:

RIVERSTONE DEVELOPMENT, LLC.

By:_____, Stephen Bona
Its: Manager

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____ , 2017, by Stephen Bona, Manager of RIVERSTONE DEVELOPMENT, LLC., a Minnesota Corporation, under the laws of the State of Minnesota on behalf of the corporation.

_____
Notary Public

THE CITY:

CITY OF RAMSEY

By:_____
Its: Acting 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 John LeTourneau and Kurtis G. Ulrich, the Acting 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

Outlot G, Riverstone

EXHIBIT B

Fees Payable to the City

City of Ramsey

Riverstone 2nd Addition Development Fees

	Units	Unit Type	Unit Price	Total	Notes
Park Dedication and Trail Development					
Park Dedication					
0-12 Units per acre; or	37	per unit	*$3,000*	$20,000	Credit $91,000 per agreement.
12-19 Units per acre; or		per unit	*$2,775*	$0	7.5% Density Bonus
20+ Units per acre; or		per unit	*$2,550*	$0	15% Density Bonus
Assisted Living		per acre	*$5,000*	$0	
Trail Development	37	per unit	*$1,000*	$37,000	
Subtotal Park and Trail Development				***$57,000***	
Water and Sewer Fees					
Water Trunk (Connection)	37	per unit	*$1,763*	$65,231	
Sanitary Sewer Trunk (Connection)	37	per unit	*$1,183*	$43,771	
Subtotal Water and Sewer Fees				***$109,002***	
Stormwater Management Fees					
Stormwater Management	37	per unit	*$487*	$18,019	
Subtotal Stormwater Management				***$18,019***	
GRAND TOTAL FOR DEVELOPMENT FEES				**$184,021**	

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #18-143

RESOLUTION GRANTING DEVELOPMENT AGREEMENT APPROVAL OF RIVERSTONE 2ND ADDITION

WHEREAS, Riverstone Development LLC, hereafter referred to as "Developer", properly applied for Final Plat approval of the following described property located in the City of Ramsey:

(the 'Subject Property');

WHEREAS, the City has approved said Final Plat; and

WHEREAS, Ramsey City Code Chapter 117 requires the Developer enter into a Development Agreement.

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 development agreement 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 10th day of July, 2018.

_____
Mayor

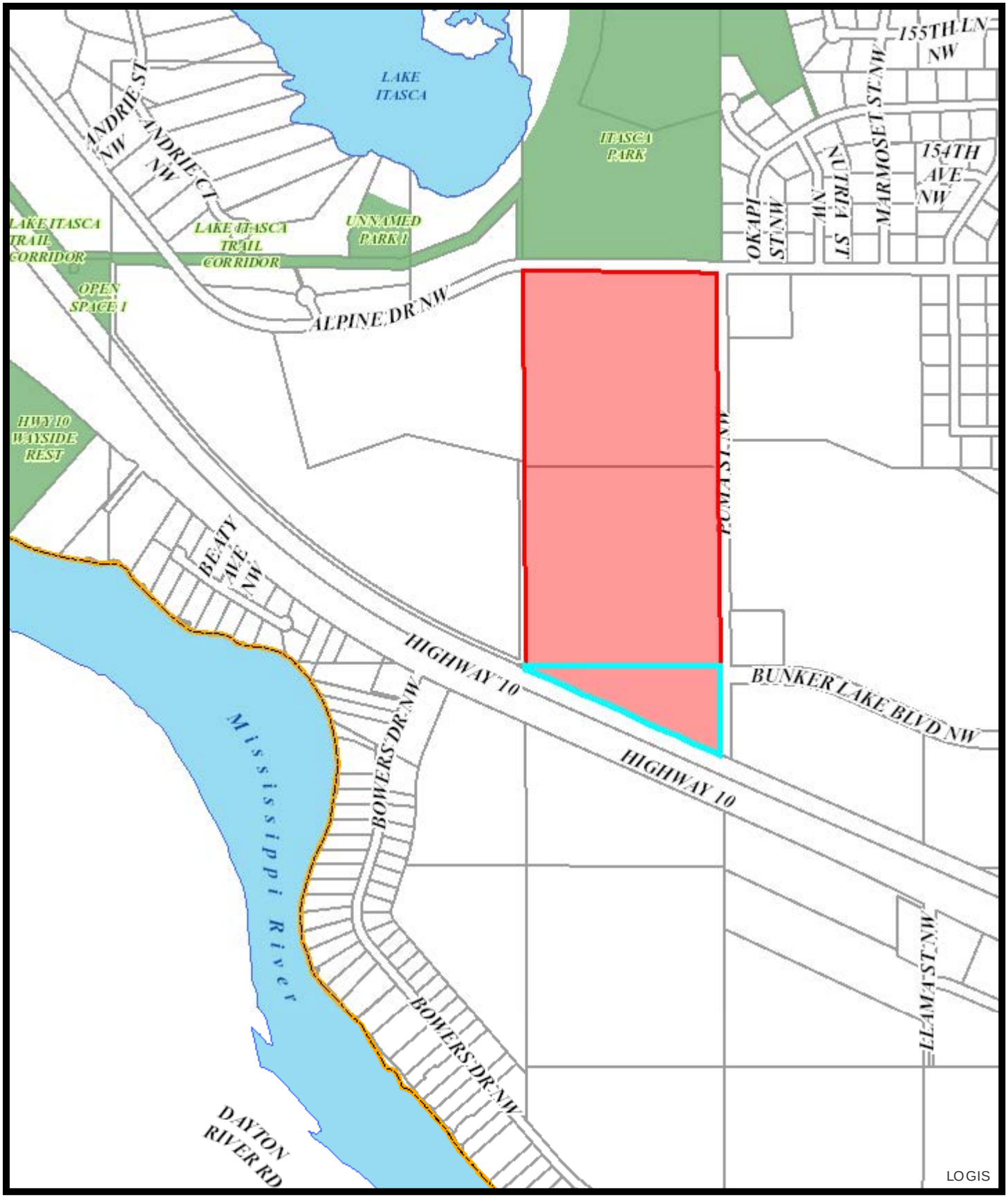
ATTEST:

City Clerk

29-32-25-22-0004

Site Location Map

Riverstone



Feet

0 215430 860 1,290 1,720

Print Date: March 10, 2017

CC Regular Session **4. 12.**

Meeting Date: 07/10/2018

By: Colleen Lasher, Administrative Services

Information

Title

Adopt Resolution #18-133 to Fill the Vacant Part-time Economic Development Administrative Assistant Position

Purpose/Background:

The Purpose of this case is to request authorization to hire a part-time Administrative Assistant to work in the Community Development Department. This position primarily supports the City's Economic Development function, but also provides assistance and back-up to the Building and Planning Divisions. The employee in this position will perform the following tasks:

- Assist with the administrative side of EDA meetings
- Assist with the EDA website and website content
- Process business licensing
- Assist with the administrative side of Business Retention and Expansion (BR&E) program
- Act as the key contact for the City of Ramsey's leased properties
- Process the administrative side of real estate agreement
- Create and maintain a records database for economic development/TIF projects for the City
- Provide general support for various city events (i.e. EDA events, Happy Days,etc.)

This part-time vacancy was created when Ms. Katie Schmidt, the former part-time Economic Development Administrative Assistant accepted the part-time internal opening that was approved as part of the Administrative Services/Community Development reorganization. In order to fill the current vacancy, an internal, followed by an external recruitment process was conducted. Staff conducted the necessary pre-employment background checks and recommends Ms. Maxey for the position.

Notification:

This position was originally approved for 20 hours per week. However, as the City Council will recall from the June 26, 2018 meeting, the City Council approved the 40-hour per week Permit Technician to reduce her hours and to transfer the savings to this position, increasing it from 20 hours per week to 28 hours per week.

Funding Source:

The funding for this position has been accounted for within the 2018 budget.

Recommendation:

Staff recommends hiring Ms. Monika Maxey as a part-time Economic Development Administrative Assistant, effective on or near July 25, 2018 at $20.76 per hour which is step 1 of the 2018 wage scale.

Action:

Motion to adopt Resolution #18-133 to hire Ms. Monika Maxey as a part-time Economic Development Administrative Assistant, effective on or near July 25, 2018, at $20.76 per hour, which is step 1 of the 2018 wage scale.

Attachments

Res 18 133

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	07/05/2018 02:11 PM
Form Started By: Colleen Lasher		Started On: 07/03/2018 10:21 AM
Final Approval Date: 07/05/2018		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #18-133

RESOLUTION TO HIRE A PART-TIME ECONOMIC DEVELOPMENT ADMINISTRATIVE ASSISTANT FILLING THE VACANT POSITION

WHEREAS, there is a vacant part-time Economic Development Administrative Assistant position; and

WHEREAS, an internal and external recruitment process was conducted; and

WHEREAS, Ms. Monika Maxey has been selected as the top candidate for the position; and

WHEREAS, staff has completed the necessary background checks and is recommending that Ms. Monika Maxey be hired as a part-time Economic Development Administrative Assistant, effective on or near July 25, 2018 at $20.76 per hour; and

WHEREAS, Ms. Monika Maxey will be subject to a 6-month probationary period, the City's Personnel Policy and AFSCME union contract.

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

1) Motion to adopt resolution #18-133 to hire Ms. Monika Maxey as a part-time Economic Development Administrative Assistant, effective on or near July 25, 2018 at $20.76 per hour, which is step 1 of the 2018 wage scale.

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 10th day of July, 2018.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **4. 13.**

Meeting Date: 07/10/2018

Submitted For: Grant Riemer, Engineering/Public Works

By: MaryJo Warner, Engineering/Public Works

Information

Title

Report from Public Works Committee
The Public Works Committee held its regular meeting on June 19, 2018 and discussed the following cases:
1. Consider Stop Sign Installation at Garnet Street and 169th Lane: Ratify the recommendation of the Public Works Committee
to accept staff recommendation to not install additional stop signs at 169th Lane/Garnet Street based on the traffic counts, visibility, and accident history.
2. Consider Speed Study Request for Ramsey Boulevard between Bunker Lake Boulevard and Sunwood Drive: Ratify the
recommendation of the Public Works Committee of denial to file a request with Anoka County to perform a speed study on Ramsey Boulevard between Bunker Lake Boulevard and Sunwood Drive.
3. Consider Replacing 20+ Year Old Pergola and Park Shelter Roof at Emerald Pond Park: Ratify the recommendation of the Public Works Committee to recommend to City Council the replacement of the pergola and roof shelter at Emerald Pond Park as discussed, at a not-to-exceed cost of $45,000 from the Capital Maintenance Fund.

Purpose/Background:

1. Consider Stop Sign Installation at Garnet Street and 169th Lane: Public Works Superintendent Riemer stated that staff has received a request for stop signs at the intersection of 169th Lane and Garnet Street. Currently there are no stop signs on any legs of the intersections. The requested action would change this intersection to a 2-way stop, with the stop condition on the north and south legs of Garnet Street. The reasons given for requesting the additional stop signs are excessive speed and there is a bus stop located at that intersection. The neighborhood petition requesting the stop sign is attached to the case. Motion to ratify the recommendation of the Public Works Committee for City Council to accept staff recommendation to not install additional stop signs at 169th Lane/Garnet Street based on the traffic counts, visibility, and accident history.
2. Consider Speed Study Request for Ramsey Boulevard between Bunker Lake Boulevard and Sunwood Drive: City Engineer Westby stated that staff received a request from a former PACT Charter School bus driver who resides in Nowthen to reduce the speed limit on Ramsey Boulevard between Bunker Lake Boulevard and Sunwood Drive. The applicant feels that the existing pedestrian crossings for Ramsey Boulevard are unsafe for children who walk to PACT Charter School due to the existing posted speed limit of 55 mph. Motion to ratify the recommendation of the Public Works Committee for City Council denial to file a request with Anoka County to perform a speed study on Ramsey Boulevard between Bunker Lake Boulevard and Sunwood Drive.
3. Consider Replacing 20+ Year Old Pergola and Park Shelter Roof at Emerald Pond Park: Parks & Assistant Public Works Superintendent Riverblood stated that the purpose of this case is to consider a recommendation to City Council for authorization to perform maintenance/replacement activity for two structures at Emerald Pond Park. Funding is requested to be allocated from the City's Capital Maintenance Fund (not the Park Trust Fund) and therefore is being brought to the Public Works Committee, because the project funding source is limited, and also is used for other (non-park) capital maintenance needs of the community. In 2017, the Council expanded the scope of this fund to allow use for other non-park capital maintenance needs (roof replacement, parking lot resurfacing, etc.). Motion to ratify the recommendation of the Public Works Committee for City Council to recommend the replacement of the pergola and roof shelter at Emerald Pond Park as discussed, at a not-to-exceed cost of $45,000 from the Capital Maintenance Fund.

Action:
Motion for City Council to ratify the recommendations of the Public Works Committee.

Attachments

June Agenda

Form Review

Inbox	Reviewed By	Date
Mark Riverblood	MaryJo Warner	07/03/2018 02:41 PM
Grant Riemer	Grant Riemer	07/05/2018 07:52 AM
Bruce Westby	Bruce Westby	07/05/2018 11:01 AM
Kurt Ulrich	Kurt Ulrich	07/05/2018 02:06 PM
Form Started By: MaryJo Warner		Started On: 06/29/2018 08:18 AM
Final Approval Date: 07/05/2018		

City of Ramsey
Agenda
Public Works Committee
Tuesday, June 19, 2018
5:30 pm
Lake Itasca Room, 7550 Sunwood Drive NW

1. Call to Order

2. Citizen Input

3. Approve Agenda

4. Approve Minutes

1. Approve Public Works Committee Meeting Minutes.

5. Committee Business

1. Consider Stop Sign Installation at Garnet St. and 169th Lane

2. Consider Speed Study Request for Ramsey Boulevard between Bunker Lake Boulevard and Sunwood Drive

3. Consider Replacing 20+ Year Old Pergola, and Park Shelter Roof at Emerald Pond Park

6. Committee/Staff Input

1. Staff Updates on Improvement Projects and Items of Interest

2. Review Future Topics Calendar

7. Adjournment

Public Works Committee **4. 1.**

Meeting Date: 06/19/2018
Submitted For: Grant Riemer, Engineering/Public Works
By: MaryJo Warner, Engineering/Public Works

Title:
Approve Public Works Committee Meeting Minutes.

Purpose/Background:
To review and approve Public Works Committee meeting minutes dated April 18, 2018.

Timeframe:
n/a

Observations/Alternatives:
n/a

Funding Source:
n/a

Recommendation:

Action:
Motion to approve Public Works Committee meeting minutes dated April 18, 2018.

Attachments

Minutes

Form Review

Inbox	Reviewed By	Date
Bruce Westby	MaryJo Warner	05/10/2018 08:56 AM
Mary Jo Warner (Originator)	MaryJo Warner	06/14/2018 09:41 AM
Bruce Westby	Bruce Westby	06/14/2018 12:27 PM
Grant Riemer	Grant Riemer	06/14/2018 01:34 PM
Kurt Ulrich	Kurt Ulrich	06/14/2018 03:45 PM
Form Started By: MaryJo Warner		Started On: 05/09/2018 02:27 PM
Final Approval Date: 06/14/2018		

PUBLIC WORKS COMMITTEE
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Public Works Committee conducted a regular meeting on Wednesday, April 18, 2018, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

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

1. CALL TO ORDER

Chairperson Riley called the regular meeting of the Public Works Committee to order at 5:45 p.m.

2. CITIZEN INPUT

There was none.

3. APPROVE AGENDA

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

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

4. APPROVE MINUTES

4.01: Approve March 20, 2018, Meeting Minutes

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

Regular Meeting Minutes dated March 20, 2018

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

5. COMMITTEE BUSINESS

5.01: Consider Using Soil from COR Infiltration Basin Project as Fill in Other Areas of the COR

Civil Engineer IV Linton stated that preparation of plans for the COR Infiltration Basin Improvement was approved by the City Council on April 9, 2018 and noted that the project will generate approximately 35,000 cubic yards of soil that needs to be exported. He reported that The COR was master planned as Ramsey Town Center and the developer completed grading on the sites generally east of Rhinestone Street and north of East Ramsey Parkways before going out of business and walking away from the project. He noted that there have been several analyses of the site to determine the amount of fill required to bring the site to grade and ready for construction. He noted that the general number is 200,000 cubic yards of fill will be required to bring the pads up to grade and ready for building.

Civil Engineer IV Linton stated that it would be feasible to issue a contract for the following work on select sites to use the excess fill from the COR Infiltration Basin Improvement Project:

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

Civil Engineer IV Linton stated that the area south of Sunwood Drive and east of Zeolite Street was identified as a potential site for the excess fill and will take approximately 6,000 cubic yards. He stated that bringing the site to grade will address a concern raised by the Minnesota Department of Health about the area around the municipal well being depressed and holding water and will also make the site more marketable. He stated that the remainder of the fill will be placed in another area of the COR that needs fill using the same steps. He identified other areas which could include the property between Casey's and the infiltration basin, the future park site, and the regional pond site. He stated that it would be feasible to add this work to the COR Infiltration Basin Improvement Project and the funding sources for each line item would be provided to finance in advance, so each pay estimate would draw from the correct fund. He recommended amending the plans for the COR Infiltration Basin Improvements, Improvement Project #18-09, to include placing the fill in a controlled and documented manner on selected sites in the COR.

Councilmember Kuzma asked if the fill could be sold to Affinity.

Civil Engineer IV Linton stated that Affinity will be ready for fill prior to the City having the fill available and therefore that timing would not align.

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to recommend that the City Council orders amending the plans for The COR Infiltration Basin Improvements,

Improvement Project #18-09, to include placing the excess fill in a controlled manner on selected sites in The COR.

Further discussion: Chairperson Riley stated that he did not see a cost estimate for this work. City Engineer Westby provided additional details, noting that costs would primarily be associated with moving the soil, stripping and reapplying existing topsoil, and seeding. He stated that this could be added as an alternate bid if desired. Councilmember Johns noted that the costs would be needed anyway so this work should be included with the project.

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

Motion by Councilmember Johns, seconded by Councilmember Kuzma, to recess the meeting at 5:55 p.m.

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

The meeting reconvened to Open Session at 5:58 p.m.

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

City Engineer Westby stated that staff received a request from a developer to reduce the speed limit on Bunker Lake Boulevard/CSAH 116 from 55 mph to 45 mph, on the north side of The COR. He stated that recent development of the "triangle" and "U-shape" parcels in Ramsey Town Center 8th Addition added 26 new single-family homes immediately north of this segment of Bunker Lake Boulevard. He noted that the developer of the "U-shape" parcel, which includes 12 of the 26 single-family lots, feels the posted speed of 55 mph presents an immediate danger to current and future residents of these homes. He noted that the City owns and operates Bunker Lake Boulevard west of Armstrong Boulevard/CSAH 83 and Anoka County owns and operates Bunker Lake Boulevard/CSAH 116 between Armstrong Boulevard/CSAH 83 and the east City limits. He noted that posted speeds are currently 40 mph west of Armstrong Boulevard, 55 between Armstrong Boulevard and Sunfish Lake Boulevard, and 50 mph east of Sunfish Lake Boulevard. He reviewed the Minnesota Statute 169.14 which establishes statutory speed limits on most typical roadways under ideal conditions, noting that all other speed limits are set by the Commissioner of the Minnesota Department of Transportation (MnDOT) based upon an engineering and traffic investigation (speed study) in which the follow factors are considered:

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

City Engineer Westby stated that the most common speed limits observed throughout Minnesota are:

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

City Engineer Westby stated that if speed limits are not posted, these are to be considered the default speed limits. He noted that local road authorities can determine advisory speeds for local roads and post the roads with advisory speed signs without authorization from the MnDOT Commissioner. He stated that local road authorities can also pass a resolution requesting a speed study investigation by MnDOT. He noted that the local road authority that owns and operates the segment of road to be studied is responsible for submitting the request to MnDOT and based upon the study results, which often take in excess of one year to receive, MnDOT may then authorize the local road authority to post the road with new speed limits. He noted that it is important to state that the study could find that the new speed limit should be greater than the existing speed limit, which is typically contrary to the desired outcome. He noted that staff from various departments discussed the developer's request on April 10th and staff's opinion is that there is no harm in requesting the speed study because the posted speed limit is 55 mph, which is considered the maximum speed limit for this type of road. He noted that staff commented that it would be best from a driver expectation point of view to keep speed limits as uniform as possible on Bunker Lake Boulevard throughout the City limits. He stated that staff therefore recommends specifying the scope of the speed study from Armstrong Boulevard to Sunfish Lake Boulevard, where the speed limit is consistently 55 mph. He stated that because Anoka County owns and operates this segment of Bunker Lake Boulevard, the City would request Anoka County to submit a formal speed study request to MnDOT and Anoka County would then make the decision on whether this request moves forward. He recommended that the Public Works Committee recommend that the City Council authorize to request a Speed Study on Bunker Lake Boulevard/CSAH 116 between Armstrong Boulevard/CSAH 83 and Sunfish Lake Boulevard/CSAH 57. He noted that the City's request would be submitted to Anoka County, who will then consider forwarding the request to the MnDOT Commissioner.

Councilmember Kuzma asked if there is a cost for the study.

City Engineer Westby replied that there is no cost to the City for the study.

Councilmember Johns asked the plan for that section of roadway, specifically if there are plans for a traffic signal in the future at Center Street. She stated that she would rather see the speed reduced over an additional traffic signal.

City Engineer Westby replied that Bunker Lake Boulevard will eventually be reconstructed and that a traffic signal will be added at Center Street, including controlled pedestrian crossings. He stated that the improvements have not been requested by Anoka County yet.

Councilmember Kuzma stated that he would prefer not to change the speed and wait for the traffic signal to drive the study. He stated that the road was there prior to the homes being built and those residents were aware of the situation. He noted that even if the posted speed changes, people will still drive 55 mph.

Chairperson Riley asked if the City is able to request a speed.

City Engineer Westby stated that the City is unable to request a speed. He stated that when the traffic signal is added, a speed study would occur by MnDOT. He noted that the timing for that improvement is not yet known and reviewed some items that would trigger that improvement.

Councilmember Johns noted that this section is an anomaly, as this is the only 55 mph section of Bunker Lake Boulevard, through Andover. She noted that the speed will not go up and if anything could decrease. She stated that the speed could be decreased to match another segment of the roadway that adjoins to that section.

City Engineer Westby stated that the City cannot request a speed, as the speed study process will identify the speed. He stated that staff would like the corridor to be as consistent as possible.

Chairperson Riley stated that while he would like the speed to be consistent, the speed was 55 mph before the homes were built.

Councilmember Johns agreed that makes sense to wait until the reconstruction but noted that there are residents trying to cross the roadway for events and the traffic is moving quickly.

City Engineer Westby stated that the connection of the regional trail along Center Street could also trigger the intersection improvement at Center Street, and therefore that signal could be added before the reconstruction of Bunker Lake Boulevard.

Councilmember Johns asked and received confirmation that pedestrian crossings are accounted for in the study.

Motion by Councilmember Riley, seconded by Councilmember Johns, to recommend City Council authorization to request a Speed Study on Bunker Lake Boulevard/CSAH 116 between Armstrong Boulevard/CSAH 83 and Sunfish Lake Boulevard/CSAH 57.

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

6. COMMITTEE / STAFF INPUT

6.01: Staff Updates on Improvement Projects and Items of Interest

City Engineer Westby stated that a list of projects planned for 2018 by Anoka County and MnDOT were included in the packet and reviewed the timing on the upcoming projects. He

stated that there are four posters in the lobby of City Hall, which the City received from the Anoka Conservation District, and coordinating brochures on different water related topics.

Councilmember Kuzma asked if the work at King's Island has been completed.

City Engineer Westby confirmed that work has been completed.

Councilmember Kuzma asked if the City could have a public event, perhaps a ribbon cutting.

City Engineer Westby stated that he has been working with parks staff in attempt to schedule an event.

Councilmember Kuzma suggested that perhaps it be a joint event with Ramsey and Anoka.

6.02: Review Future Topics Calendar

City Administrator Ulrich stated that the franchise fee impact on debt will be on the Council worksession agenda the following Tuesday along with a reception for the Mayor.

City Engineer Westby stated that the dates are dynamic, noting that some topics have been delayed allowing for recent projects to move forward.

7. ADJOURNMENT

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

Motion carried.

The regular meeting of the Public Works Committee adjourned at 6:24 p.m.

Respectfully submitted,

_____
Grant Riemer
Public Works Superintendent

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Public Works Committee **5. 1.**

Meeting Date: 06/19/2018
Submitted For: Grant Riemer, Engineering/Public Works
By: Grant Riemer, Engineering/Public Works

Title:
Consider Stop Sign Installation at Garnet St. and 169th Lane

Purpose/Background:
Staff has received a request for stop signs at the intersection of 169th Lane and Garnet St. Currently there are no stop signs on any legs of the intersections. The requested action would change this intersection to a 2-way stop, with the stop condition on the north and south legs of Garnet Street. The reasons given for requesting the additional stop signs are excessive speed and there is a bus stop located at that intersection. The neighborhood petition requesting the stop signs is attached to this case.
We used the police radar trailer to gather information on vehicle speed and to determine the 85 percentile speed. The 85 percentile is defined as " “the speed at or below which 85 percent of all vehicles are observed to travel under free-flowing conditions past a monitored point.” The trailer was in place May 16,17,21,24 and the 29th.

Timeframe:
10-15 minutes

Observations/Alternatives:
The following information was gathered at the intersection:
Traffic count on Garnet St north of 169th Lane-447 ADT
Traffic count on Garnet St south of 169th Lane -267 ADT
Traffic count on 169 th Lane east of Garnet St-104 ADT
Traffic count on 169 th Lane west of Garnet St -338 ADT
Posted speed limit at intersection-30 mph
85th percentile speed- 37.52 mph
Accident data- no accidents reported for this intersection

Based on the information gathered, this intersection does not meet the warrants outlined in the *Minnesota Manual of Uniform Traffic Control Devices* because of the following factors:
1. Insuffcient traffic volumes
2. Accident history at the intersection
3. Sufficent visability at the intersection

Funding Source:

This case was prepared as part of normal Staff duties. Any signs recommended for installation would come from the general fund budget.

Recommendation:

Staff recommends not installing additional stop signs at this intersection based on the traffic counts and accident history. Staff would also recommend that the Police Department continue to enforce the 30 mph speed limit in the area in an effort to reduce speeds on Garnet St.

Action:

Motion to accept staff recommendation to not install additional stop signs at 169th Lane/Garnet St based on the traffic counts, visibility and accident history or reject staff recommendation and approve alternative motion based on committee discussion.

Attachments

Petition

Vehicle Counts by Speed

85 Percentile Speed for Garnet St

MUTCD Recommendation

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	06/14/2018 03:56 PM
Form Started By: Grant Riemer		Started On: 06/01/2018 01:49 PM
Final Approval Date: 06/14/2018		

STOP SIGN PETITION

We, the undersigned residents of the Brookfield Development do hereby petition the City of Ramsey to install a two way STOP SIGN at the intersection of 169th Ln NW & Garnet Street NW stopping North and South bound traffic. We want to slow the speed of traffic to protect our children, pets and families.

NAME (SIGNATURE)	ADDRESS	EMAIL ADDRESS
	6893 169th LN NW Ramsey	ChrisCdubs@gmail.com
	6896 169TH LN NW RAMSEY	kelly@lonto.org
	16918 GARNET ST NW RAMSEY	TWOTONCHEVYCOE@AOL.COM
	16908 GARNET ST NW RAMSEY	ISAKSONMARK9@GMAIL.COM
	6915 169th Lane NW Ramsey	PatrickbfloreBFLOV@Yahoo.com
	6928 169th Ln NW Ramsey	
	16950 Garnet ST NW Ramsey	mjsund007@gmail.com
	16967 Garnet St. NW Ramsey	ICBsteffens@hotmail.com
	16903 169th Ln NW Ramsey	KRISKENTREE@AOL.COM
	6914 169th LN NW Ramsey	SNOW6007@YAHOO.COM
	6856 169th LN NW Ramsey	WELK0024@gmail.com
	16983 - Garnet St. N.W. Ramsey MN	donblue99@hotmail.com
ADAM JACOBSON	16955 GARNET ST NW	AJACOBSON55@COMCAST.NET

Vehicle Count By Speed

Speeds:	7 - 50 MPH	Start:	2018-05-16
Vehicles:	All Types	End:	2018-05-16
Directions:	Approach & Depart	Records:	316

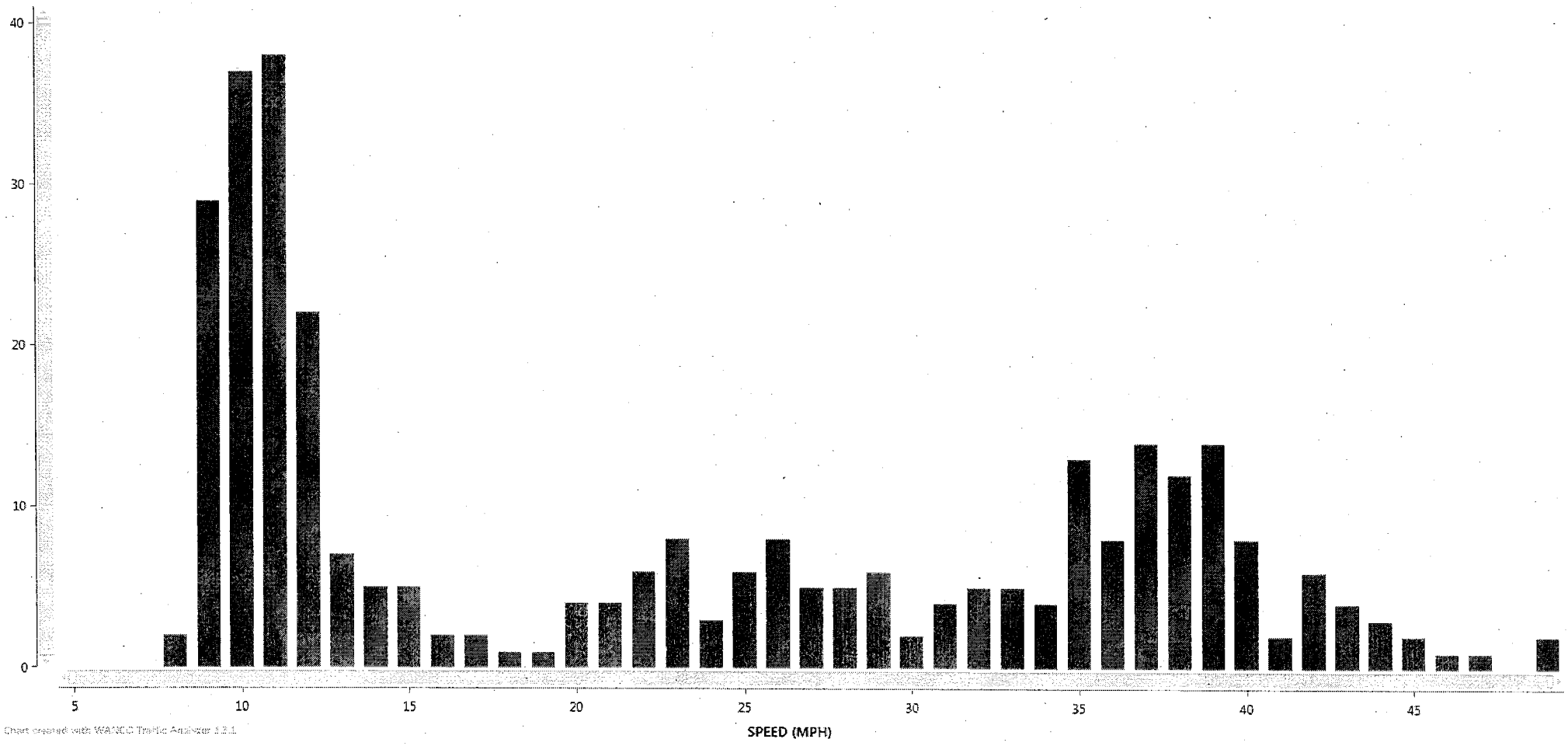


Chart created with WAPDOT Traffic Analyzer 1.2.1

Vehicle Count By Speed

Speeds:	7 - 55 MPH	Start:	2018-05-17
Vehicles:	All Types	End:	2018-05-17
Directions:	Approach & Depart	Records:	298

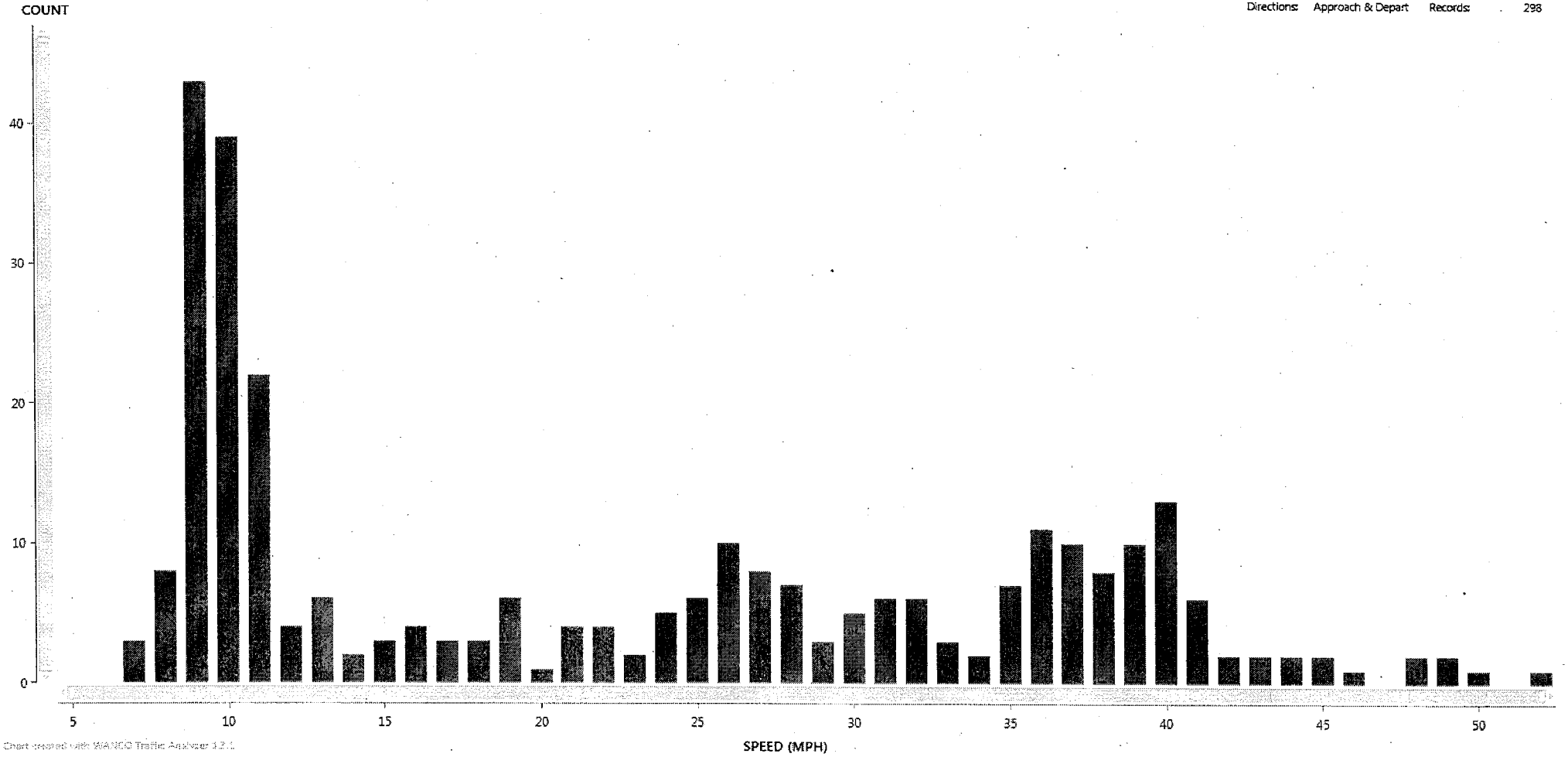


Chart created with MIOVICO Traffic Analyzer 3.2.1

Vehicle Count By Speed

Speeds:	7 - 52 MPH	Start:	2018-05-21
Vehicles:	All Types	End:	2018-05-21
Directions:	Approach & Depart	Records:	395

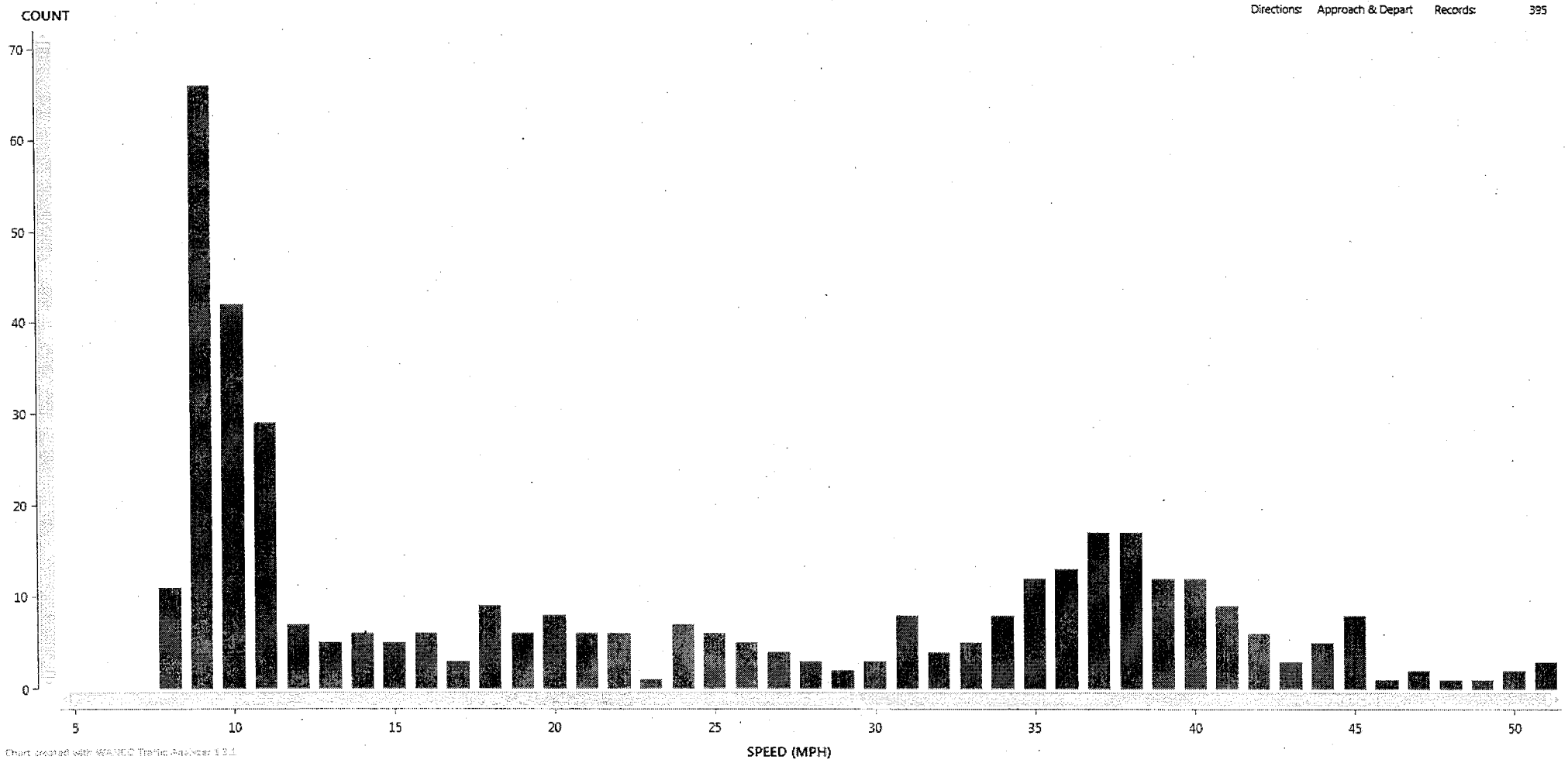


Chart created with MetroCount Traffic Analyser 13.1

Vehicle Count By Speed

Speeds:	7 - 55 MPH	Start:	2018-05-24
Vehicles:	All Types	End:	2018-05-24
Directions:	Approach & Depart	Records:	533

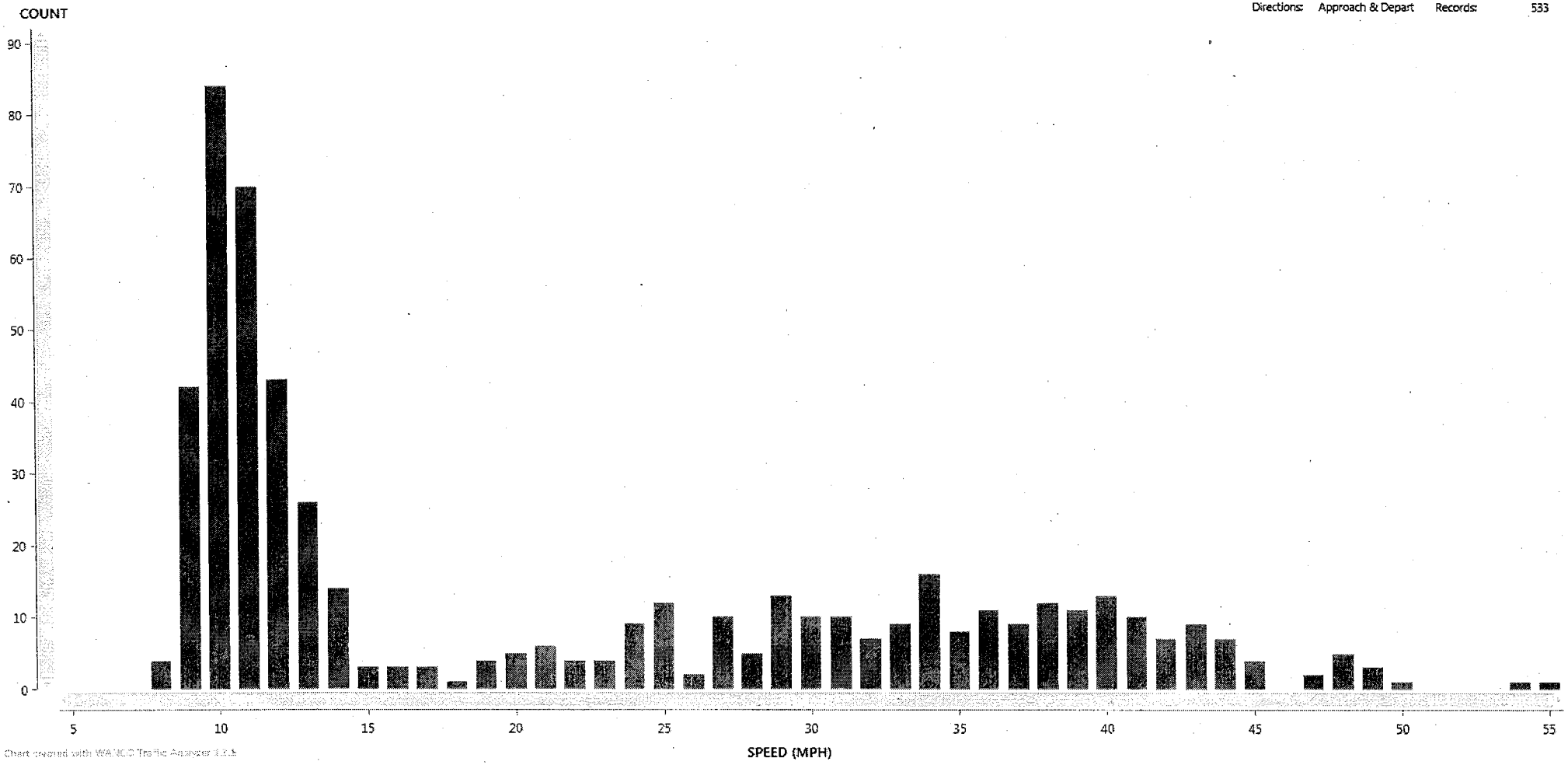


Chart created with WATCH Traffic Analyzer 1.2.5

Vehicle Count By Speed

Speeds:	7 - 50 MPH	Start:	2018-05-29
Vehicles:	All Types	End:	2018-05-29
Directions:	Approach & Depart	Records:	484

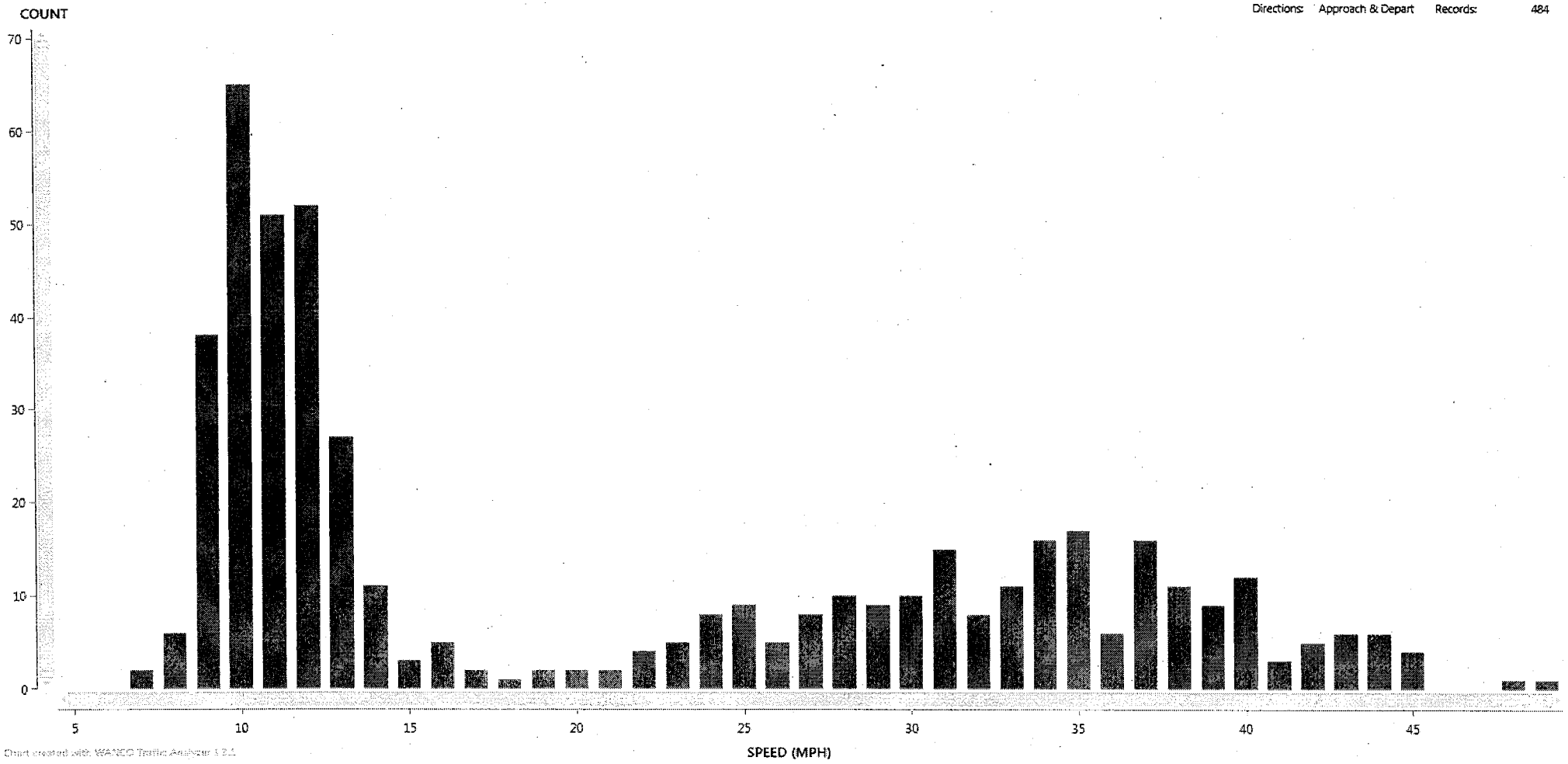


Chart created with WAPEC Traffic Analyzer 1.2.1

Percentile By Speed

Speeds:	7 - 50 MPH	Start:	2018-05-16
Vehicles:	All Types	End:	2018-05-16
Directions:	Approach & Depart	Records:	316

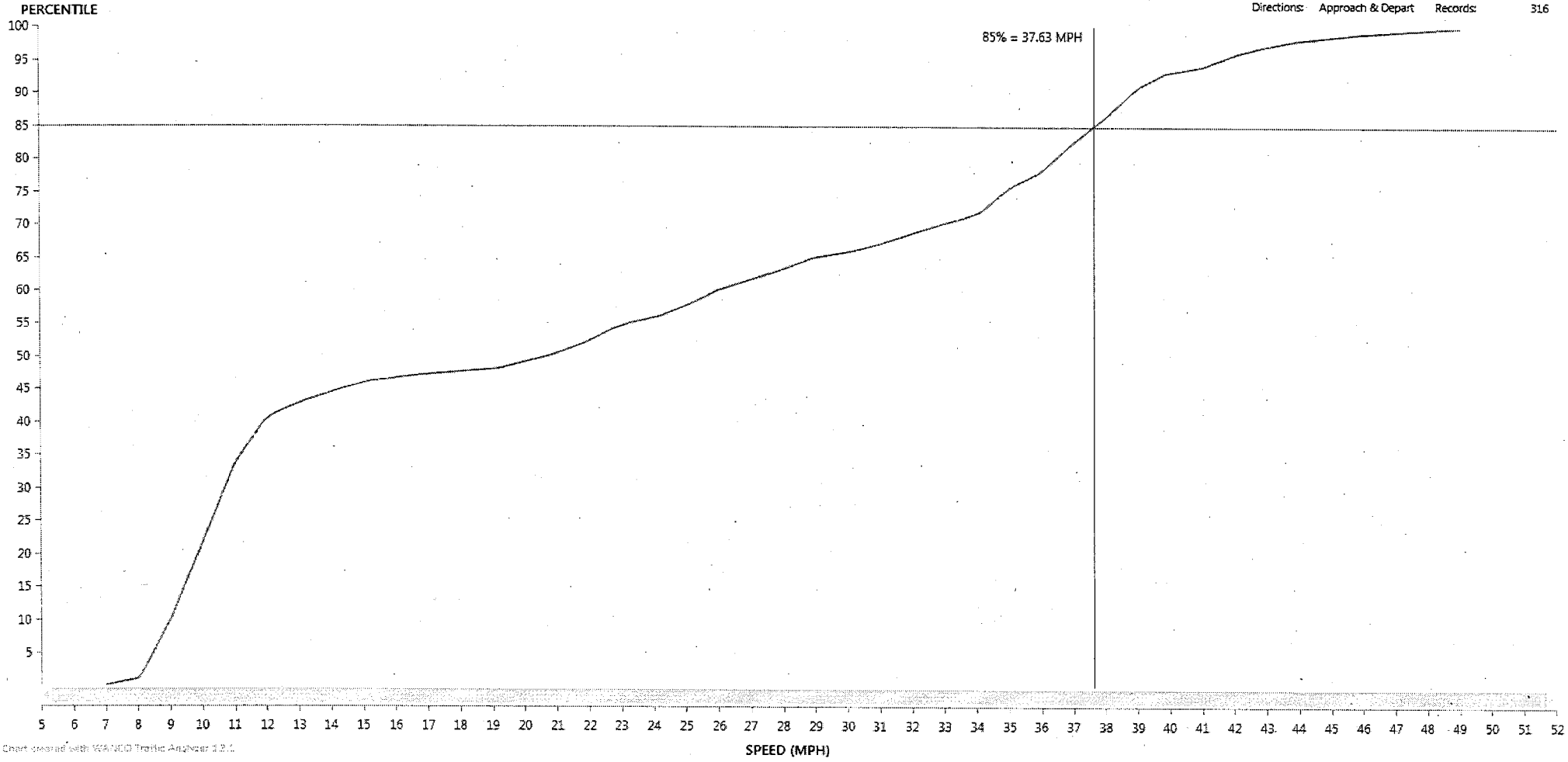


Chart created with WANDO Traffic Analyzer 1.2.1

Percentile By Speed

Speeds:	7 - 55 MPH	Start:	2018-05-17
Vehicles:	All Types	End:	2018-05-17
Directions:	Approach & Depart	Records:	298

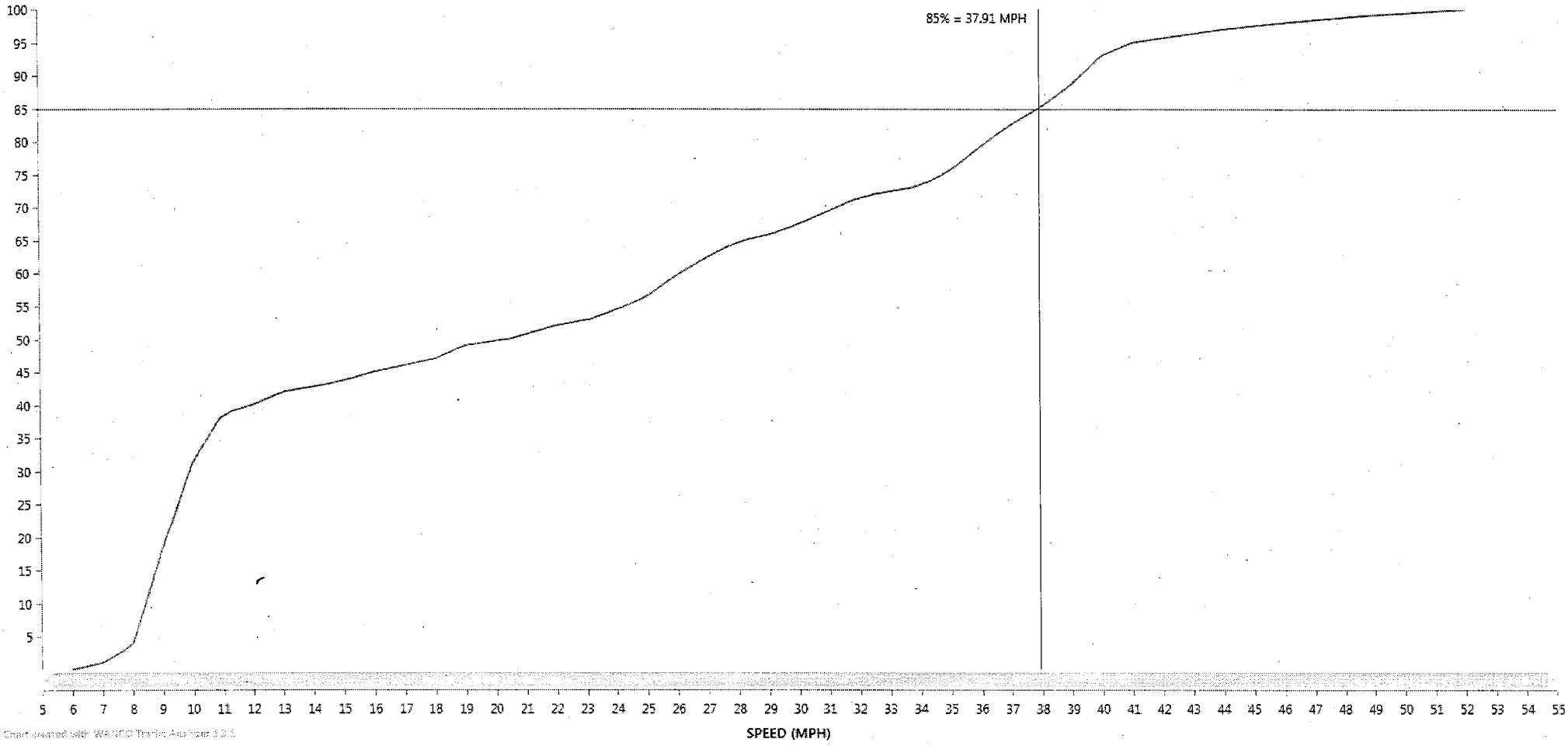


Chart created with WATCH Traffic Analyzer 3.2.5

Percentile By Speed

Speeds:	7 - 52 MPH	Start:	2018-05-21
Vehicles:	All Types	End:	2018-05-21
Directions:	Approach & Depart	Records:	395

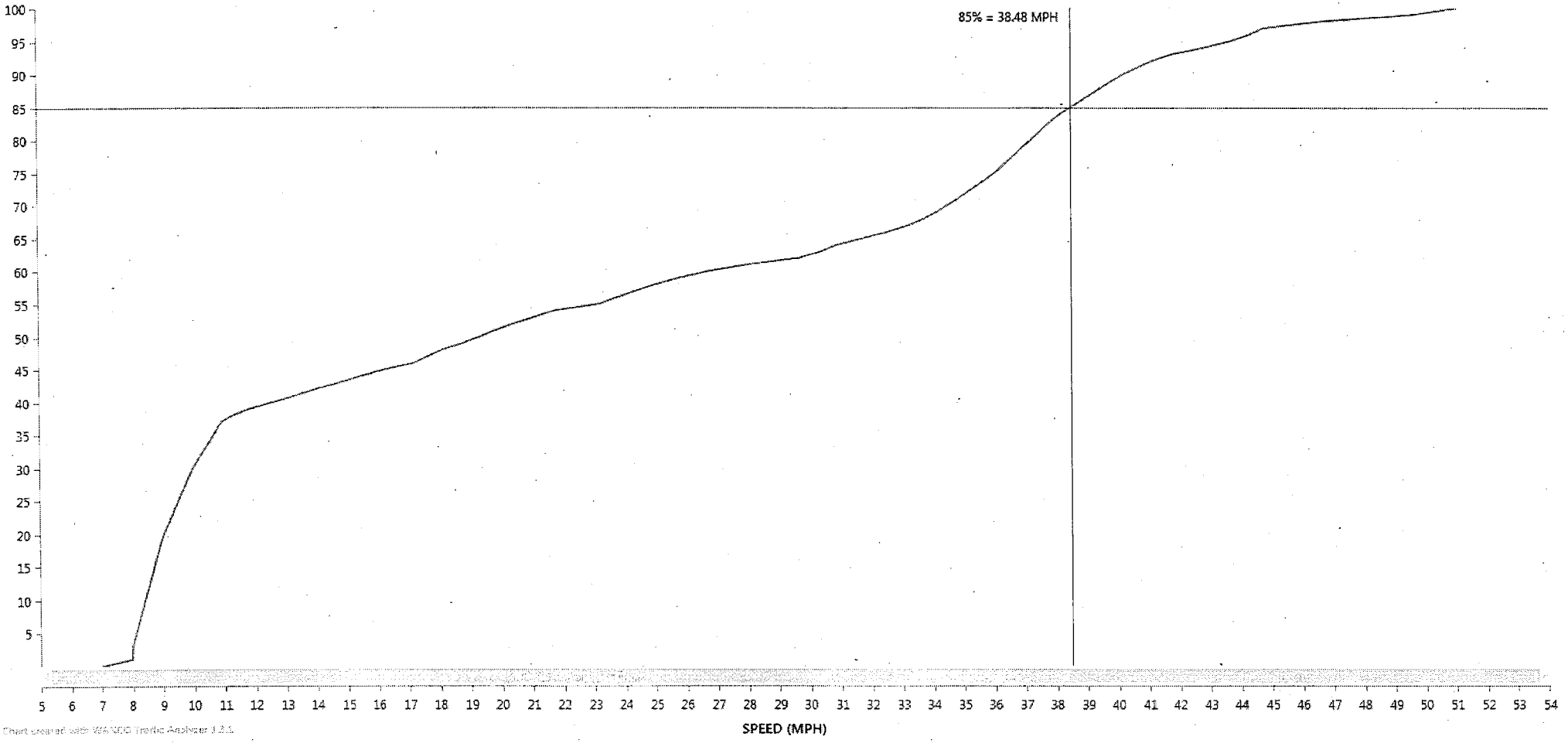


Chart created with WANDO Traffic Analyzer 3.2.1

Percentile By Speed

Speeds:	7 - 55 MPH	Start:	2018-05-24
Vehicles:	All Types	End:	2018-05-24
Directions:	Approach & Depart	Records:	533

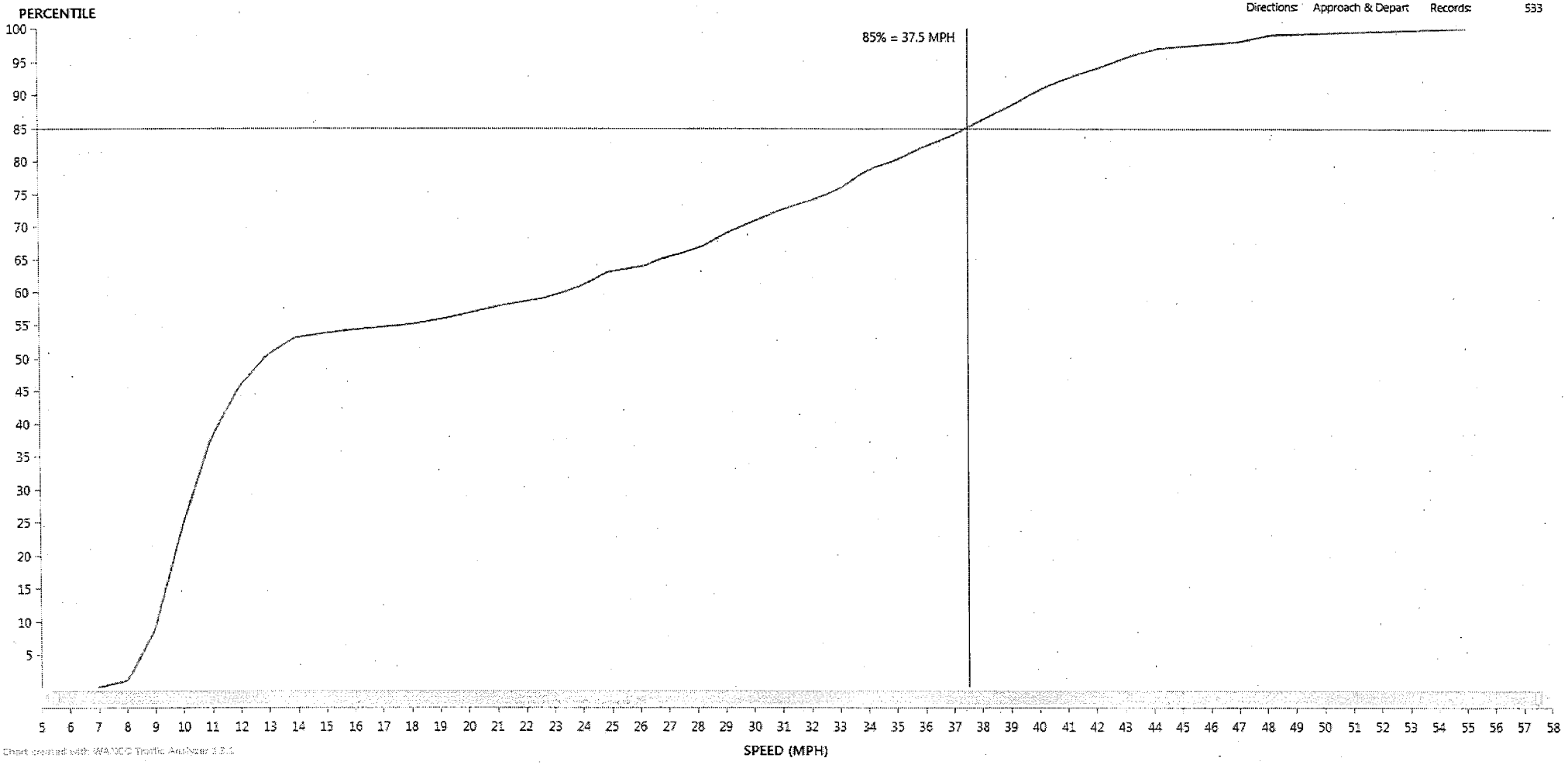


Chart created with WATCH Traffic Analyzer 3.2.1

Percentile By Speed

Speeds:	7 - 50 MPH	Start:	2018-05-29
Vehicles:	All Types	End:	2018-05-29
Directions:	Approach & Depart	Records:	484

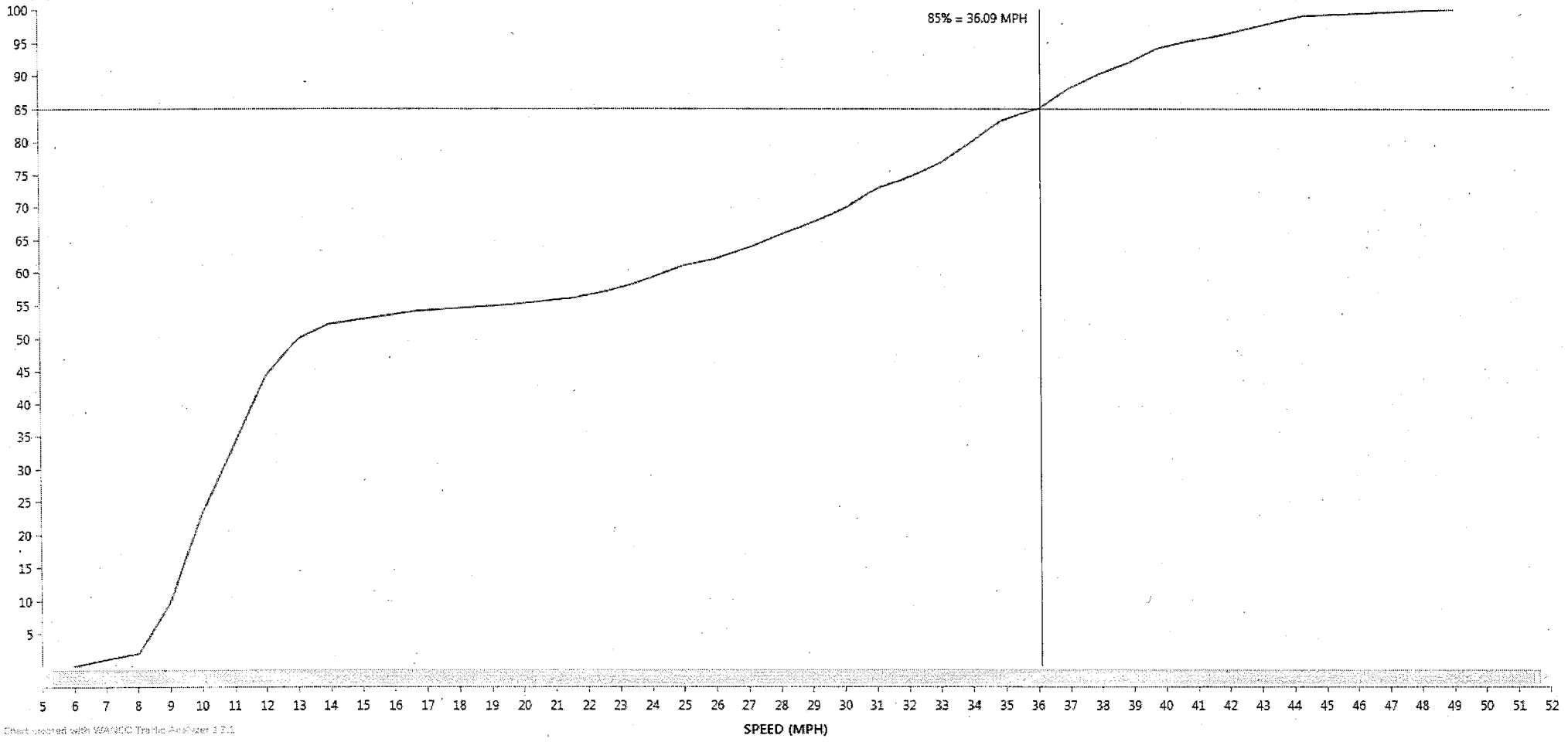


Chart created with WANDO Traffic Analyzer 1.2.1

Engineering judgment should be used to establish intersection control. The following factors should be considered:
A.Vehicular, bicycle, and pedestrian traffic volumes on all approaches;
B.Number and angle of approaches;
C.Approach speeds;
D.Sight distance available on each approach; and
E. Reported crash experience.
YIELD or STOP signs should be used at an intersection if one or more of the following conditions exist:
A.An intersection of a less important road with a main road where application of the normal right-of-way rule would not be expected to provide reasonable compliance with the law;
B.A street entering a designated through highway or street; and/or
C.An unsignalized intersection in a signalized area.
In addition, the use of YIELD or STOP signs should be considered at the intersection of two minor streets or local roads where the intersection has more than three approaches and where one or more of the following conditions exist:
A.The combined vehicular, bicycle, and pedestrian volume entering the intersection from all approaches averages more than 2,000 units per day;
B.The ability to see conflicting traffic on an approach is not sufficient to allow a road user to stop or yield in compliance with the normal right-of-way rule if such stopping or yielding is necessary; and/or
C.Crash records indicate that five or more crashes that involve the failure to yield the right-of-way at the intersection under the normal right-of-way rule have been reported within a 3-year period, or that three or more such crashes have been reported within a 2-year period.
YIELD or STOP signs should not be used for speed control.
Section 2B.7 contains provisions regarding the application of multi-way STOP control at an intersection.
Once the decision has been made to control an intersection, the decision regarding the appropriate roadway to control should be based on engineering judgment. In most cases, the roadway carrying the lowest volume of traffic should be controlled.
A YIELD or STOP sign should not be installed on the higher volume roadway unless justified by an engineering study.

GUIDANCE:

SUPPORT:

Public Works Committee **5. 2.**

Meeting Date: 06/19/2018

By: Bruce Westby, Engineering/Public Works

Title:

Consider Speed Study Request for Ramsey Boulevard between Bunker Lake Boulevard and Sunwood Drive

Purpose/Background:

Purpose:

The purpose of this case is to consider a request to perform a Speed Study on Ramsey Boulevard between Bunker Lake Boulevard and Sunwood Drive.

Background:

Staff received a request from a former PACT Charter School bus driver who resides in Nowthen (applicant) to reduce the speed limit on Ramsey Boulevard between Bunker Lake Boulevard and Sunwood Drive. The applicant feels the existing pedestrian crossings for Ramsey Boulevard are unsafe for children who walk to PACT Charter School due to the existing posted speed limit of 55 mph.

This segment of Ramsey Boulevard has two controlled pedestrian crossings, one at Bunker Lake Boulevard and one at Sunwood Drive. The controlled crossings consist of marked crosswalks with pedestrian actuated signals at each of the signalized intersections. The applicant is concerned that if a child crosses against a red light that vehicles will not be able to react in time to avoid hitting the child, and that a slower speed limit will provide more reaction time for drivers to help them avoid hitting the child. The applicant plans to attend the Public Works Committee meeting to explain their concerns in detail.

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

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

The most common speed limits observed throughout Minnesota are:

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

Where speed limits are not posted, these are considered the default speed limits.

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

Local road authorities can also pass a resolution requesting a speed study investigation by MnDOT. The local road

authority that owns and operates the segment of road to be studied is responsible for submitting the request to MNDOT. Anoka County owns and operates Ramsey Boulevard/CSAH 56 so they are required to submit the Speed Study request to MnDOT.

Based on the study results, which often take in excess of one-year to receive, MnDOT may authorize the local road authority to post the road with new speed limits. However, it is important to note that the study could find that the new speed limit should be greater than the existing speed limit, which is typically contrary to the desired outcome. In this case, Staff would not expect the speed limit to increase given the current posted speed and the functional classification of the road.

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

Timeframe:

Staff estimates this case will take approximately 15 minutes to present and discuss.

Observations/Alternatives:

Observations:

Staff does not believe that a Speed Study will result in a reduced speed limit on Ramsey Boulevard based on the criteria used to perform speed studies.

Staff did not reach out to PACT Charter School to discuss this issue, but if the Committee believes this request should be pursued Staff will meet with School officials to discuss this issue in detail, including obtaining information on bus/walking zones.

Staff did not reach out to the Anoka County Highway Department to discuss this issue, but if the Committee believes this request should be pursued Staff will meet with Anoka County Highway Department Staff to discuss this issue in detail, including obtaining information on planned improvements for this corridor.

It is typically best to maintain uniform speed limits along roadway corridors where the functional classification does not vary to meet driver expectations.

Because Anoka County owns and operates this segment of Ramsey Boulevard, the City must submit a speed study request to Anoka County, who must then submit a formal speed study request to MnDOT. Anoka County and MnDOT must then ultimately make the final decision on whether this request moves forward.

Alternatives:

Alternative #1 – Motion of denial to file a request with Anoka County to perform a Speed Study on Ramsey Boulevard between Bunker Lake Boulevard and Sunwood Drive.

Alternative #2 – Motion of other.

Funding Source:

No costs are anticipated as a result of this request, other than Staff's time.

Recommendation:

Staff recommends alternative #1. If the Committee selects alternate #2, Staff will meet with PACT Charter School officials and Anoka County Highway Department Staff to discuss this issue in greater detail, and to bring a case back to the July 17th Public Works Committee meeting for further discussion.

Action:

Motion of denial to file a request with Anoka County to perform a Speed Study on Ramsey Boulevard between Bunker Lake Boulevard and Sunwood Drive.

Attachments

Figure 1
Figure 2
MSS 169.14
MnDOT Speed Brochure

Form Review

Inbox	Reviewed By	Date
Grant Riemer	Grant Riemer	06/14/2018 01:28 PM
Kurt Ulrich	Kurt Ulrich	06/14/2018 03:59 PM
Form Started By: Bruce Westby		Started On: 06/13/2018 08:20 AM
Final Approval Date: 06/14/2018		

25-32-25-12-0013
14810 XKIMO ST NW

Ramsey Blvd Ped Xing Concerns
FIGURE 1



Feet
0 90 180 360 540 720

Print Date: June 13, 2018

25-32-25-12-0013
14810 XKIMO ST NW

Ramsey Blvd Ped Xing Concerns
FIGURE 2



Feet
0 55 110 220 330 440

Print Date: June 13, 2018

169.14 SPEED LIMITS, ZONES; RADAR.

Subdivision 1. **Duty to drive with due care.** No person shall drive a vehicle on a highway at a speed greater than is reasonable and prudent under the conditions. Every driver is responsible for becoming and remaining aware of the actual and potential hazards then existing on the highway and must use due care in operating a vehicle. In every event speed shall be so restricted as may be necessary to avoid colliding with any person, vehicle or other conveyance on or entering the highway in compliance with legal requirements and the duty of all persons to use due care.

Subd. 1a. **License revocation for extreme speed.** The driver's license of a person who violates any speed limit established in this section, by driving in excess of 100 miles per hour, is revoked for six months under section 171.17, or for a longer minimum period of time applicable under section 169A.53, 169A.54, or 171.174.

Subd. 2. **Speed limits.** (a) Where no special hazard exists the following speeds shall be lawful, but any speeds in excess of such limits shall be prima facie evidence that the speed is not reasonable or prudent and that it is unlawful; except that the speed limit within any municipality shall be a maximum limit and any speed in excess thereof shall be unlawful:

(1) 30 miles per hour in an urban district;

(2) 65 miles per hour on noninterstate expressways, as defined in section 160.02, subdivision 18b, and noninterstate freeways, as defined in section 160.02, subdivision 19;

(3) 55 miles per hour in locations other than those specified in this section;

(4) 70 miles per hour on interstate highways outside the limits of any urbanized area with a population of greater than 50,000 as defined by order of the commissioner of transportation;

(5) 65 miles per hour on interstate highways inside the limits of any urbanized area with a population of greater than 50,000 as defined by order of the commissioner of transportation;

(6) ten miles per hour in alleys;

(7) 25 miles per hour in residential roadways if adopted by the road authority having jurisdiction over the residential roadway; and

(8) 35 miles per hour in a rural residential district if adopted by the road authority having jurisdiction over the rural residential district.

(b) A speed limit adopted under paragraph (a), clause (7), is not effective unless the road authority has erected signs designating the speed limit and indicating the beginning and end of the residential roadway on which the speed limit applies.

(c) A speed limit adopted under paragraph (a), clause (8), is not effective unless the road authority has erected signs designating the speed limit and indicating the beginning and end of the rural residential district for the roadway on which the speed limit applies.

(d) Notwithstanding section 609.0331 or 609.101 or other law to the contrary, a person who violates a speed limit established in this subdivision, or a speed limit designated on an appropriate sign under subdivision 4, 5, 5b, 5c, or 5e, by driving 20 miles per hour or more in excess of the applicable speed limit, is assessed an additional surcharge equal to the amount of the fine imposed for the speed violation, but not less than $25.

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Subd. 2a. **Increased speed limit when passing.** Notwithstanding subdivision 2, the speed limit is increased by ten miles per hour over the posted speed limit when the driver:

(1) is on a two-lane highway having one lane for each direction of travel;

(2) is on a highway with a posted speed limit that is equal to or higher than 55 miles per hour;

(3) is overtaking and passing another vehicle proceeding in the same direction of travel; and

(4) meets the requirements in section 169.18.

Subd. 3. **Reduced speed required.** (a) The driver of any vehicle shall, consistent with the requirements, drive at an appropriate reduced speed when approaching or passing an authorized emergency vehicle stopped with emergency lights flashing on any street or highway, when approaching and crossing an intersection or railway grade crossing, when approaching and going around a curve, when approaching a hill crest, when traveling upon any narrow or winding roadway, and when special hazards exist with respect to pedestrians or other traffic or by reason of weather or highway conditions.

(b) A person who fails to reduce speed appropriately when approaching or passing an authorized emergency vehicle stopped with emergency lights flashing on a street or highway shall be assessed an additional surcharge equal to the amount of the fine imposed for the speed violation, but not less than $25.

Subd. 4. **Establishment of zones by commissioner.** On determining upon the basis of an engineering and traffic investigation that any speed set forth in this section is greater or less than is reasonable or safe under the conditions found to exist on any trunk highway or upon any part thereof, the commissioner may erect appropriate signs designating a reasonable and safe speed limit thereat, which speed limit shall be effective when such signs are erected. Any speeds in excess of such limits shall be prima facie evidence that the speed is not reasonable or prudent and that it is unlawful; except that any speed limit within any municipality shall be a maximum limit and any speed in excess thereof shall be unlawful. On determining upon that basis that a part of the trunk highway system outside a municipality should be a zone of maximum speed limit, the commissioner may establish that part as such a zone by erecting appropriate signs showing the beginning and end of the zone, designating a reasonable and safe speed therefor, which may be different than the speed set forth in this section, and that it is a zone of maximum speed limit. The speed so designated by the commissioner within any such zone shall be a maximum speed limit, and speed in excess of such limit shall be unlawful. The commissioner may in the same manner from time to time alter the boundary of such a zone and the speed limit therein or eliminate such zone.

Subd. 4a. [Repealed, 1997 c 143 s 20]

Subd. 5. **Zoning within local area.** When local authorities believe that the existing speed limit upon any street or highway, or part thereof, within their respective jurisdictions and not a part of the trunk highway system is greater or less than is reasonable or safe under existing conditions, they may request the commissioner to authorize, upon the basis of an engineering and traffic investigation, the erection of appropriate signs designating what speed is reasonable and safe, and the commissioner may authorize the erection of appropriate signs designating a reasonable and safe speed limit thereat, which speed limit shall be effective when such signs are erected. Any speeds in excess of these speed limits shall be prima facie evidence that the speed is not reasonable or prudent and that it is unlawful; except that any speed limit within any municipality shall be a maximum limit and any speed in excess thereof shall be unlawful. Alteration of speed limits on streets and highways shall be made only upon authority of the commissioner except as provided in subdivision 5a.

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Subd. 5a. **Speed zoning in school zone; surcharge.** (a) Local authorities may establish a school speed limit within a school zone of a public or nonpublic school upon the basis of an engineering and traffic investigation as prescribed by the commissioner of transportation. The establishment of a school speed limit on any trunk highway shall be with the consent of the commissioner of transportation. Such school speed limits shall be in effect when children are present, going to or leaving school during opening or closing hours or during school recess periods. The school speed limit shall not be lower than 15 miles per hour and shall not be more than 30 miles per hour below the established speed limit on an affected street or highway.

(b) The school speed limit shall be effective upon the erection of appropriate signs designating the speed and indicating the beginning and end of the reduced speed zone. Any speed in excess of such posted school speed limit is unlawful. All such signs shall be erected by the local authorities on those streets and highways under their respective jurisdictions and by the commissioner of transportation on trunk highways.

(c) For the purpose of this subdivision, "school zone" means that section of a street or highway which abuts the grounds of a school where children have access to the street or highway from the school property or where an established school crossing is located provided the school advance sign prescribed by the Manual on Uniform Traffic Control Devices adopted by the commissioner of transportation pursuant to section 169.06 is in place. All signs erected by local authorities to designate speed limits in school zones shall conform to the Manual on Uniform Traffic Control Devices.

(d) Notwithstanding section 609.0331 or 609.101 or other law to the contrary, a person who violates a speed limit established under this subdivision is assessed an additional surcharge equal to the amount of the fine imposed for the violation, but not less than $25.

Subd. 5b. **Segment in urban district.** When any segment of at least a quarter-mile in distance of any city street, municipal state-aid street, or town road on which a speed limit in excess of 30 miles per hour has been established pursuant to an engineering and traffic investigation by the commissioner meets the definition of "urban district" as defined in section 169.011, subdivision 90, the governing body of the city or town may by resolution declare the segment to be an urban district and may establish on the segment the speed limit for urban districts prescribed in subdivision 2. The speed limit so established shall be effective upon the erection of appropriate signs designating the speed and indicating the beginning and end of the segment on which the speed limit is established, and any speed in excess of such posted limits shall be unlawful. A copy of the resolution shall be transmitted to the commissioner at least ten days prior to the erection of the signs.

Subd. 5c. **Speed zoning in alleyway.** Local authorities may regulate speed limits for alleyways as defined in section 169.011 based on their own engineering and traffic investigations. Alleyway speed limits established at other than ten miles per hour shall be effective when proper signs are posted.

Subd. 5d. **Speed limit in work zone when workers present.** (a) Notwithstanding subdivision 2 and subject to subdivision 3, the speed limit on a road having an established speed limit of 50 miles per hour or greater is adjusted to 45 miles per hour in a work zone when (1) at least one lane or portion of a lane of traffic is closed in either direction, and (2) workers are present. A speed in excess of the adjusted speed limit is unlawful.

(b) Paragraph (a) does not apply to a segment of road in which:

(1) positive barriers are placed between workers and the traveled portion of the highway;

(2) the work zone is in place for less than 24 hours;

(3) a different speed limit for the work zone is determined by the road authority following an engineering and traffic investigation and based on accepted engineering practice; or

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(4) a different speed limit for the work zone is established by the road authority under paragraph (c).

(c) The commissioner, on trunk highways and temporary trunk highways, and local authorities, on streets and highways under their jurisdiction, may authorize the use of reduced maximum speed limits in work zones when workers are present, without an engineering and traffic investigation required. The work zone speed limit must not reduce the speed limit on the affected street or highway by more than:

(1) 20 miles per hour on a street or highway having an established speed limit of 55 miles per hour or greater; and

(2) 15 miles per hour on a street or highway having an established speed limit of 50 miles per hour or less.

(d) A work zone speed limit under paragraph (c) is effective on erection of appropriate regulatory speed limit signs. The signs must be removed or covered when they are not required. A speed in excess of the posted work zone speed limit is unlawful.

(e) For any speed limit under this subdivision, a road authority shall erect signs identifying the speed limit and indicating the beginning and end of the speed limit zone.

Subd. 5e. **Speed limit on park road.** The political subdivision with authority over a park may establish a speed limit on a road located within the park. A speed limit established under this subdivision on a trunk highway is effective only with the commissioner's approval. A speed limit established under this subdivision must be based on an engineering and traffic investigation prescribed by the commissioner of transportation and must not be lower than 20 miles per hour, and no speed limit established under this subdivision may reduce existing speed limits by more than 15 miles per hour. A speed limit established under this subdivision is effective on the erection of appropriate signs designating the speed limit and indicating the beginning and end of the reduced speed zone. Any speed in excess of the posted speed is unlawful.

Subd. 5f. **Speed limits on certain rural residential districts.** (a) A rural residential district existing and lawfully signed before August 1, 2009, continues to qualify as a rural residential district.

(b) A rural residential district existing and lawfully signed before August 1, 2009, is subject to the speed limit signed before August 1, 2009.

[See Note.]

Subd. 5g. **St. Louis County Road 128.** Notwithstanding any provision to the contrary in this section, the speed limit on St. Louis County Road 128 in Eagles Nest Township between marked Trunk Highway 169 and County Road 989 is 40 miles per hour. The county engineer must erect appropriate signs displaying the 40 miles per hour speed limit.

[See Note.]

Subd. 6. [Repealed, Ex1971 c 27 s 49]

Subd. 6a. **Work zone speed limit violations.** A person convicted of operating a motor vehicle in violation of a speed limit in a work zone, or any other provision of this section while in a work zone, shall be required to pay a fine of $300. This fine is in addition to the surcharge under section 357.021, subdivision 6.

Subd. 7. **Burden of proof.** The provisions of this chapter declaring speed limitation shall not be construed to relieve the plaintiff in any civil action from the burden of proving negligence on the part of the defendant as the proximate cause of an accident.

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Subd. 8. **Minimum speeds.** On determining upon the basis of an engineering and traffic investigation that a speed at least as great as, or in excess of, a specified and determined minimum is necessary to the reasonable and safe use of any trunk highway or portion thereof, the commissioner may erect appropriate signs specifying the minimum speed on such highway or portion thereof. The minimum speed shall be effective when such signs are erected. Any speeds less than the posted minimum speeds shall be prima facie evidence that the speed is not reasonable or prudent and that it is unlawful.

Subd. 9. **Standards of evidence.** In any prosecution in which the rate of speed of a motor vehicle is relevant, evidence of the speed of a motor vehicle as indicated on the speedometer thereof shall be admissible on a showing that a vehicle is regularly used in traffic law enforcement and that the speedometer thereon is regularly and routinely tested for accuracy and a record of the results of said tests kept on file by the agency having control of said vehicle. Evidence as to the speed indicated on said speedometer shall be prima facie evidence that the said vehicle was, at the time said reading was observed, traveling at the rate of speed so indicated; subject to correction by the amount of error, if any, shown to exist by the test made closest in time to the time of said reading.

Records of speedometer tests kept in the regular course of operations of any law enforcement agency shall be admissible without further foundation, as to the results of said tests. Such records shall be available to the defendant upon demand. Nothing herein shall be construed to preclude or interfere with the cross examination or impeachment of evidence of rate of speed as indicated by speedometer readings, pursuant to the Rules of Evidence.

Subd. 10. **Radar; speed-measuring device; standards of evidence.** (a) In any prosecution in which the rate of speed of a motor vehicle is relevant, evidence of the speed as indicated on radar or other speed-measuring device is admissible in evidence, subject to the following conditions:

(1) the officer operating the device has sufficient training to properly operate the equipment;

(2) the officer testifies as to the manner in which the device was set up and operated;

(3) the device was operated with minimal distortion or interference from outside sources; and

(4) the device was tested by an accurate and reliable external mechanism, method, or system at the time it was set up.

(b) Records of tests made of such devices and kept in the regular course of operations of any law enforcement agency are admissible in evidence without further foundation as to the results of the tests. The records shall be available to a defendant upon demand. Nothing in this subdivision shall be construed to preclude or interfere with cross examination or impeachment of evidence of the rate of speed as indicated on the radar or speed-measuring device.

Subd. 11. **Handheld traffic radar.** (a) Law enforcement agencies that use handheld radar units shall establish operating procedures to reduce the operator's exposure to microwave radiation.

(b) The procedures, at a minimum, must require:

(1) that the operator turn the unit off when it is not in use;

(2) if the unit has a standby mode, that the operator use this mode except when measuring a vehicle's speed;

(3) that the operator not allow the antenna to rest against the operator's body while it is in operation; and

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(4) that the operator always point the antenna unit away from the operator and any other person in very close proximity to the unit.

Subd. 12. **Radar jammer.** For purposes of this section, "radar jammer" means any instrument, device, or equipment designed or intended for use with a vehicle or otherwise to jam or interfere in any manner with a speed-measuring device operated by a peace officer.

No person shall sell, offer for sale, use, or possess any radar jammer in this state.

History: *(2720-178) 1937 c 464 s 28; 1939 c 430 s 6; 1947 c 428 s 12,13; 1955 c 802 s 1,2; 1957 c 580 s 1; 1963 c 843 s 1-4; 1969 c 623 s 1; 1975 c 53 s 1; 1975 c 363 s 1,2; 1976 c 166 s 7; 1979 c 60 s 1; 1980 c 498 s 4; 1984 c 417 s 24,25; 1986 c 444; 1987 c 319 s 1; 1991 c 298 art 4 s 9; 1993 c 26 s 1; 1993 c 61 s 1; 1994 c 635 art 1 s 12; 1994 c 640 s 1; 1994 c 645 s 1; 1995 c 118 s 1; 1995 c 265 art 2 s 18; 1996 c 455 art 1 s 5,6; 1997 c 143 s 9-11; 1997 c 159 art 2 s 20,21; 1999 c 44 s 1; 2001 c 213 s 9; 1Sp2003 c 19 art 2 s 27; 1Sp2005 c 6 art 3 s 41,42; 2008 c 287 art 1 s 45; 2009 c 56 s 4,5; 2009 c 165 s 1; 2010 c 356 s 1; 2014 c 312 art 11 s 7,8; 1Sp2017 c 3 art 3 s 48*

NOTE: Subdivision 5f, paragraph (b), as added by Laws 2009, chapter 56, section 5, expires when the speed limit signs erected before August 1, 2009, are replaced. Laws 2009, chapter 56, section 5, the effective date.

NOTE: The new speed limit under subdivision 5g, as added by Laws 2017, First Special Session chapter 3, article 3, section 48, is effective when the required signs are erected. Laws 2017, First Special Session chapter 3, article 3, section 48, the effective date.

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Q&A

Will lowering the speed limit reduce speeds?

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

Will lowering the speed limit reduce crash frequency?

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

Why do we even have speed limits?

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



Who do I contact?

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

Interstates, federal and state highways

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

The trunk highway system includes:

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

Local streets and highways

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

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

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

MnDOT Office of Traffic Safety and Technology

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

We all have a stake in A B

Minnesota *Speed Limits*



What are the legal speed limits?

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

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

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

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

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

The most common speeds regulated by state law are:

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

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



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



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

What are the types of speed limits?

REGULATORY SPEED LIMIT SIGN



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

ADVISORY SPEED SIGN



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

SPEED LIMITS IN SCHOOL ZONES



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

How does MnDOT determine the speed limit?

These factors are considered:

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

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

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

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

Public Works Committee **5. 3.**

Meeting Date: 06/19/2018

By: Mark Riverblood, Engineering/Public Works

Title:

Consider Replacing 20+ Year Old Pergola, and Park Shelter Roof at Emerald Pond Park

Purpose/Background:

The purpose of this case is to consider a recommendation to City Council for authorization to perform maintenance/replacement activity for two structures at Emerald Pond Park. Funding is requested to be allocated from the City's Capital Maintenance Fund (not the Park Trust Fund) and therefore is being brought to the Public Works Committee, because the project funding source is limited, and also is used for other (non-park) capital maintenance needs of the community. In 2017, the Council expanded the scope of this fund to allow use for other non-park capital maintenance needs (e.g., roof replacement, parking lot resurfacing, etc.). These facilities are high priority maintenance items.

The pergula was completely removed in 2017 due to the cedar post decay at the mounting point with the concrete base—and a concern that it (if not removed) may have represented a safety hazzard. The pergula was in service for 21 years.

The roof replacement does not represent a hazzard, however the cedar shake roof is in very poor shape, and water is likely penetrating through to the laminated wood roof itself (the structural element). The hexagonal shelter has been in service for approximately 26 years.

Emerald Pond Park is one of the most heavily used neighborhood parks in Ramsey's system of parks, and some of the nearby residents are very eager to see the pergola back in service—which was also used for weddings when it was in a more presentable condition.

Timeframe:

The background and overview of this case presentation may be less than 5 (five) minutes.

Observations/Alternatives:

Observations:

It may be useful to note here, for the Public Works Committee, that Staff is in process of inventorying all of the City's, as well as the park systems', capital maintenance needs to develop long-term maintenance cost projections and priorities. This work is expected to be completed this fall.

If the Committee recomends replacment of the pergola and the shelter's roof, utilizing the Capital Maintenance Fund, (formerly known as the Park Maintenance Fund), Staff would proceed to immediatly develop an RFP or obtain competitive quotes for the two projects consistent with the City's Purchasing Policy. The pergola is anticipated to cost less than $30,000; the roof replacement to a standing seam (green) steel roof with trim, less than $15,000.

The new shelter roof protects an existing asset and delaying replacement may cost more in the long-run. Consequently replacement is recommended versus the option of not replacing the roof at this time.

The pergula replacement is not time-critical, and not replacing the structure is an option. Likely, the expectation of the park users is that replacement would be soon, however, other priorities may be considered by the City.

Additional information will be available at the meeting.

Funding Source:

Capital Maintenance Fund, (formerly known as the Park Maintenance Fund), in a total amount (two projects) in a not-to-exceed amount of $45,000.

The current avalible balance for the above fund is $630,000.

Recommendation:

Staff recommends replacing the pergola and roof shelter as discribed within this case.

Action:

Motion to recommend/not recommend to City Council, the replacement of the pergola, and roof shelter at Emerald Pond Park as discussed, at a not-to-exceed cost of $45,000 from the Capital Maintenance Fund.

Attachments

Project images

Form Review

Inbox	Reviewed By	Date
Grant Riemer	Grant Riemer	06/14/2018 01:32 PM
Kurt Ulrich	Kurt Ulrich	06/14/2018 03:53 PM
Mark Riverblood (Originator)	MaryJo Warner	06/14/2018 04:17 PM
Grant Riemer	MaryJo Warner	06/14/2018 04:18 PM
Kurt Ulrich	Kurt Ulrich	06/14/2018 04:43 PM
Form Started By: Mark Riverblood		Started On: 05/17/2018 03:18 PM
Final Approval Date: 06/14/2018		

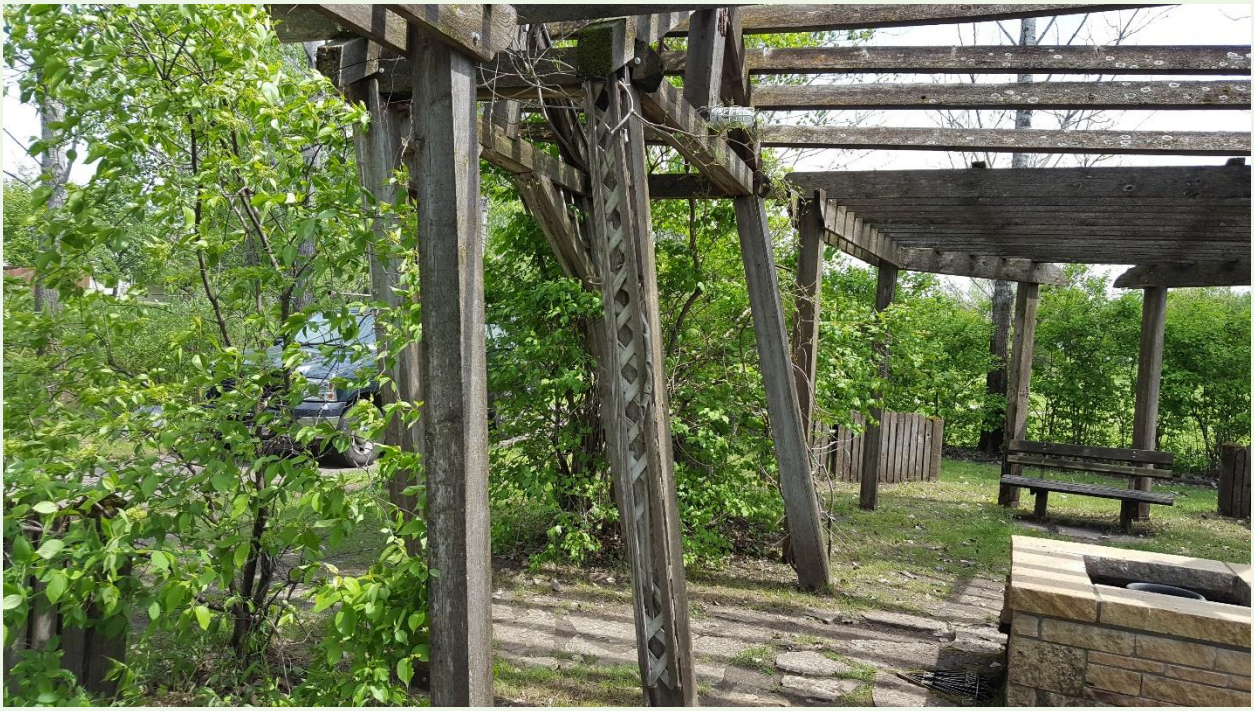
Pergola and Shelter Roof Replacement—Emerald Pond Park



Archive pergola photo from time of installation (early 1990's)



View from ‘front’ with center fountain (2017)



‘Interior’ views demonstrating column tilt from decayed base ↕





Pergola area existing conditions (June 2018) ↕





36′ Hexagonal Shelter at Emerald Pond Park



Shingle conditions (June 2018)

Public Works Committee **6. 1.**

Meeting Date: 06/19/2018

By: Bruce Westby, Engineering/Public Works

Title:

Staff Updates on Improvement Projects and Items of Interest

Purpose/Background:

Purpose/Background:

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

City Improvement Projects

- **Riverdale Drive Extension - Traprock St. to Ramsey Blvd. (#16-20)**
  - Construction substantially complete
  - Bituminous wear course scheduled for week of June 18th
  - Final completion 2018
- **River's Bend Street Reconstructions (#17-02)**
  - Construction substantially complete
  - Final completion 2019
- **Puma Street Utilities Extensions (#17-10)**
  - Construction substantially complete
  - Final completion 2018
- **Stanhope Terrace Street Reconstructions (#18-00)**
  - Construction substantially complete
  - Bituminous wear course scheduled for week of June 18th
  - Final completion 2019
- **2018 Street Overlay Improvements (#18-03)**
  - Construction underway; roughly 70% complete
  - Final completion 2019
- **2018 Crackseal and Sealcoat Improvements (#18-04)**
  - Cracksealing scheduled to start June 25
  - Sealcoating scheduled for week of July 16
  - Change Order #1 – CRS-2 oil è CRS-2P
- **The COR Regional Infiltration Basin (#18-09)**
  - Staff is finalizing Plans & Specifications
  - Infiltration tests scheduled for Thursday, June 21
  - Excess fill to be placed throughout The COR
  - LRRWMO Permit applied for
  - Construction in fall 2018
  - Final completion 2019
- **Bunker Lake Boulevard and Puma Street Improvements (#18-05)**
  - Council awarded contract June 12
  - Construction anticipated to begin late June
  - Substantial completion anticipated late August
  - Final completion 2019

MnDOT Improvement Projects

- **Trunk Highway 10 Cable Median Barrier Installation (2018)**
  - Construction complete
- **Ferry Street / Trunk Highway 47 Grade Separation @ BNSF Railway Crossing (2017)**
  - Preliminary design on hold
  - Exploring realignment of Highway 47 to remove S-curve at fair grounds
  - Ramsey Staff will continue tracking this project
  - Combine with other Highway 10 improvement projects?

Items of Interest

- **Patching of 173rd Avenue**
  - Public Works patched a portion of the south side of 173rd Avenue to repair rutting damage
  - Considering Spring Load Restrictions on 173rd Avenue between Armstrong Boulevard and Variolite Street

Timeframe:

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

Observations/Alternatives:

NA

Funding Source:

NA

Recommendation:

NA

Action:

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

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Grant Riemer	Grant Riemer	06/14/2018 01:25 PM
Kurt Ulrich	Kurt Ulrich	06/14/2018 04:01 PM
Form Started By: Bruce Westby		Started On: 06/13/2018 08:21 AM
Final Approval Date: 06/14/2018		

Public Works Committee **6. 2.**

Meeting Date: 06/19/2018

By: Bruce Westby, Engineering/Public Works

Title:

Review Future Topics Calendar

Purpose/Background:

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

Timeframe:

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

Observations/Alternatives:

NA

Funding Source:

NA

Recommendation:

NA

Action:

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

Attachments

PWC Calendar Jun2018

Form Review

Inbox	Reviewed By	Date
Grant Riemer	Grant Riemer	06/14/2018 01:23 PM
Kurt Ulrich	Kurt Ulrich	06/14/2018 04:02 PM
Form Started By: Bruce Westby		Started On: 06/13/2018 08:22 AM
Final Approval Date: 06/14/2018		

Public Works Committee Future Topics Calendar *

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

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

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

CC Regular Session **6. 1.**

Meeting Date: 07/10/2018

By: JoAnn Shaw, Community Development

Information

Title:

Public Hearing: Approve On-Sale, Patio, and Sunday Liquor License for LLBatsche LLC, dba Kitchen Table located in the City of Ramsey at 7533 Sunwood Drive NW, Suite 110.

Purpose/Background:

Purpose: To approve an on-sale liquor license for LLBatsche LLC, dba Kitchen Table. The license approval would also include Sunday and patio sales.

Background: LLBatsche LLC, dba Kitchen Table has properly applied for an on-sale, patio and Sunday liquor license at 7533 Sunwood Drive NW, Suite 110.

Police Chief Katers has completed the background investigation and found everything to be in order.

This establishment is not a new liquor establshment and was most recently licensed under 7-OI, LLC, dba The Lunch Box Coffee & Deli.

Notification:

Notice of the public hearing was published in the Anoka County Union Herald on Friday, July 29, 2018.

Recommendation:

Staff is recommending approval of the on-sale, patio, and Sunday liquor license for LLBatsche dba Kitchen Table.

Action:

Motion to approve an on-sale, patio and Sunday liquor license for LLBatsche dba Kitchen Table.

Attachments

License Report

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	JoAnn Shaw	07/03/2018 11:57 AM
JoAnn Shaw (Originator)	JoAnn Shaw	07/03/2018 12:05 PM
Tim Gladhill	Tim Gladhill	07/03/2018 02:04 PM
Kurt Ulrich	Kurt Ulrich	07/05/2018 02:06 PM
Form Started By: JoAnn Shaw		Started On: 06/29/2018 03:53 PM
Final Approval Date: 07/05/2018		

City of Ramsey
Business Licenses

Company: LL Batsche LLC
Business ID: 1571

License ID	Status	Exp. Date	Holds	License Type	License Location	Complex Name
00007831	P	06/30/2019		Liquor On-Sale	7533 Sunwood Dr NW 110	
00007832	P	06/30/2019		Liquor On-Sale Sunday	7533 Sunwood Dr NW 110	

CC Regular Session **7. 1.**

Meeting Date: 07/10/2018

Submitted For: Tim Gladhill, Community Development

By: Katie Schmidt, Administrative Services

Information

Title:

Adopt Resolution #18-138 Establishing Restaurant Awning Assistance Program

Purpose/Background:

PURPOSE/ BACKGROUND

The city has received feedback from residents, businesses, visitors, and elected/ appointed officials that attracting more restaurants is a priority for Ramsey. The purpose of this case is to review the proposed restaurant subsidy program documents that be the basis of this economic development program. This case was reviewed at the May and June EDA Meetings. The EDA recommended moving forward with the Awning Program with inclusion of a light financial analysis. The EDA will be looking at more detailed updates to the Water Availability Charge (WAC) Program at their July Meeting.

The intent of this evening's case is to establish the Restuarant Awning Assistance Program. There is a subsequent request from Kitchen Table, a new restaurant planned for 7533 Sunwood Dr NW, to utilize this new program. Kitchen Table is scheduled to open in mid-July.

Notification:

Notification is not required.

Observations/Alternatives:

Establish a Sign & Awning Grant Program

Please see attached draft Sign and Awning Program policy and application. The program provides a one-time grant to help users with the cost to upgrade/ replace/ construct new signs and awnings. The City would use the EDA Fund as the funding source. Many cities use this type of program as a relatively low cost way to enhance commercial exteriors for businesses.

Funding Source:

Funding for financial assistance would come from the City's EDA Account.

Recommendation:

The EDA recommends approving the Restaurant Awning Assistance Program as part of the Restaurant Subsidy Program. The EDA requested proof of financing as part of the application review process. The EDA also requested that the Planning Commission consider a policy to define the appropriate color pallettes for these applications. This will be a separate future policy discussion.

Note - the Applicant has yet to provide the requested Proof of Financing. If that is not received in time to analyze prior to the July 10 Meeting, it will be recommended that the specific application be postponed to a future meeting.

Action:

Motion to adopt Resolution #18-138 creating the Restaurant Awning Assistance Program.

Attachments

Restaurant Awning Assistance Program

Resolution #18-138

Form Review

Inbox	Reviewed By	Date
Tim Gladhill (Originator)	Tim Gladhill	07/03/2018 02:45 PM
Tim Gladhill (Originator)	Tim Gladhill	07/05/2018 08:55 AM
Kurt Ulrich	Kurt Ulrich	07/05/2018 02:50 PM
Form Started By: Tim Gladhill		Started On: 07/03/2018 02:21 PM
Final Approval Date: 07/05/2018		

Restaurant Subsidy: Sign and Awning Program

The Program
The purpose of this program is to offer assistance to new Restaurants in The City of Ramsey to create or change their signs and awnings. The signs and awnings should be designed to enhance and compliment the community as well as attract customers. The Sign and Awning program uses a grant to fund the applicant's project. The grant amount is up to $1,500. Only one Sign and Awning Program Grant shall be approved per new business. If the cost of the signs and awning exceeds $1,500, the applicant is responsible for the difference.

Eligibility
Eligible applicants are new for-profit restaurant businesses operating in The City of Ramsey and apply within 12 months of opening to receive this assistance. All signs and awnings must be in compliance with The City of Ramsey zoning ordinance; including any required sign permits. The applicant and/or company must be in good standing with the City, applicant and/or landlords must be current on all municipal taxes, special assessments, City utility bills, or EDA loans.

The Ramsey EDA will review each application on a case-by-case basis and reserves the right to exclude activities not consistent with the City's Comprehensive Plan, or if the concept does not benefit the health, safety and welfare of the community.

Eligible applicants must provide proof of financing from a qualified lending institution or other financial statements demonstrating the ability to successfully finance the overall project.

Application Process
The applicant must submit all required information. The Ramsey Economic Development Authority will make a recommendation on the Restaurant Subsidy: Sign and Awning Program. Applicants will be notified of EDA and City Council meetings and may be asked to attend to present their request for assistance. Any financial assistance for Sign and Awning grants as part of this program is subject to City Council approval. Moreover, such financial assistance is limited by the availability of the Ramsey EDA Fund.

Contractor & Permits
A minimum of two bids per project must be obtained from contractors, the lower of which will be reimbursed, unless the work is done by the applicant. All required permits are the responsibility of the applicant.
***Important: Please work with sign professionals and be clear about the sign specifications (i.e. wood vs. metal) when soliciting bids.

DRAFT

Work Completion
Weather permitting; all projects must be completed within 120 days of the funding approval date. If work is completed prior to obtaining funding approval, the applicant can submit an application requesting reimbursement under the guidelines of this program. If the applicant is seeking reimbursement, a final invoice must be included with the application. The final invoice must be dated within 60 days of the date the EDA receives the application.

Disbursement Process
After an inspection by the city to verify completion of the work, a check will be issued payable to the program applicant. Before funds can be released, the following must be received by the EDA:

1) Final invoice from contractor (or materials list from supplier).
2) Photograph(s) of completed project.
3) Confirmation of city sign permit and final inspection.
4) Final inspection by the city's Economic Development Manager.

DRAFT

Restaurant Subsidy: Sign and Awning Program Application

Business Owner:
_____
Property Owner/Management Contact Name:
_____
Business Name:
_____
Address to be improved:
_____
Phone(s): _____
Email:_____
Short Project Description:

Total Improvement Cost: _____ Grant Request: _____

Contractor Name Bid Amount
1. _____
2. _____

Your application is not complete if you do not include:

1. Proof of financing from a bank
2. Minimum two bids (If you are doing the work yourself, attach a copy of the material costs on letterhead from the material supplier)
3. Sketch/Image of Project
4. Sign Permit
5. (You may apply without a permit, but EDA staff must receive it prior to disbursing funds)
6. W-9 Form
7. Photograph(s) of building prior to improvement

I AGREE with and UNDERSTAND the following:

I have read and am within the guidelines for the Sign & Awning Grant Program. I understand that if any information is incorrect or incomplete, my chances of receiving funding will be delayed and/or hindered.

Prop. Owner/Mgmt Name: _____
Signature: _____
Date: _____
Applicant Name: _____
Signature: _____
Date: _____

Applications will be reviewed in the order they are received.

DRAFT

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #18-138

RESOLUTION ESTABLISHING A RESTAURANT AWNING ASSISTANCE PROGRAM

WHEREAS, the City has established a goal to recruit and retain new restaurants to the community; and

WHEREAS, the Ramsey Economic Development Authority (EDA) recommends the establishment of an assistance program that will assist in new restaurants create quality and attractive means to draw attention to their new facility through a new Restaurant Awning Assistance Program.

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 establishes the Restaurant Awning Assistance Program.

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 10th day of July, 2018.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **7. 2.**

Meeting Date: 07/10/2018

By: Katie Schmidt, Administrative Services

Information

Title:

Adopt Resolution #18-139 Approving Restaurant Subsidy Application for Awning Replacement: Kitchen Table

Purpose/Background:

PURPOSE

Review Kitchen Table's Restaurant Subsidy: Sign and Awning Program Application.

Notification:

Observations/Alternatives:

Kitchen Table has signed a lease with PSD, LLC for the former restaurant space at 7533 Sunwood Dr NW (Ramsey Office Plaza).

The previous case on this agenda provides consideration to establishing this new program in which this Application is being submitted. Approval of this request would be contingent upon adoption of this policy.

Recruitment of restaurants is a recognized priority for the community. This appears to be a relatively low-cost option for the city to provide a benefit to assist a new restaurant venture.

Funding Source:

Funding would come from the EDA Account. The Applicant is requesting $1,500 from the City. This is the maximum allowable amount proposed under the program guidelines. The total estimated cost of the project is approximately $6,000 (original quote was $2,500 as presented to the EDA). The restaurant owner would be responsible for the balance.

Recommendation:

The EDA recommends approving the Sign and Awning Program Application for Kitchen Table restaurant.

Action:

Motion to adopt Resolution #18-139 approving the sign and awning assistance request from Kitchen Table, subject to the applicant meeting all program requirements outlined in the approved city policy.

Attachments

Kitchen Table Sign and Awning Program Application

Resolution #18-139

Form Review

Inbox	Reviewed By	Date
Tim Gladhill (Originator)	Tim Gladhill	07/03/2018 02:45 PM
Tim Gladhill (Originator)	Tim Gladhill	07/05/2018 09:49 AM
Kurt Ulrich	Kurt Ulrich	07/05/2018 02:06 PM
Form Started By: Tim Gladhill		Started On: 06/29/2018 08:27 AM

Final Approval Date: 07/05/2018

Restaurant Subsidy: Sign and Awning Program

The Program
The purpose of this program is to offer assistance to new Restaurants in The City of Ramsey to create or change their signs and awnings. The signs and awnings should be designed to enhance and compliment the community as well as attract customers. The Sign and Awning program uses a grant to fund the applicant's project. The grant amount is up to $1,500. Only one Sign and Awning Program Grant shall be approved per new business. If the cost of the signs and awning exceeds $1,500, the applicant is responsible for the difference.

Eligibility
Eligible applicants are new for-profit restaurant businesses operating in The City of Ramsey and apply within 12 months of opening to receive this assistance. All signs and awnings must be in compliance with The City of Ramsey zoning ordinance; including any required sign permits. The applicant and/or company must be in good standing with the City, applicant and/or landlords must be current on all municipal taxes, special assessments, City utility bills, or EDA loans.

The Ramsey EDA will review each application on a case-by-case basis and reserves the right to exclude activities not consistent with the City's Comprehensive Plan, or if the concept does not benefit the health, safety and welfare of the community.

Application Process
The applicant must submit all required information. The Ramsey Economic Development Authority will make a recommendation on the Restaurant Subsidy: Sign and Awning Program. Applicants will be notified of EDA and City Council meetings and may be asked to attend to present their request for assistance. Any financial assistance for Sign and Awning grants as part of this program is subject to City Council approval. Moreover, such financial assistance is limited by the availability of the Ramsey EDA Fund.

Contractor & Permits
A minimum of two bids per project must be obtained from contractors, the lower of which will be reimbursed, unless the work is done by the applicant. All required permits are the responsibility of the applicant.
***Important: Please work with sign professionals and be clear about the sign specifications (i.e. wood vs. metal) when soliciting bids.

Work Completion

DRAFT

Weather permitting; all projects must be completed within 120 days of the funding approval date. If work is completed prior to obtaining funding approval, the applicant can submit an application requesting reimbursement under the guidelines of this program. If the applicant is seeking reimbursement, a final invoice must be included with the application. The final invoice must be dated within 60 days of the date the EDA receives the application.

Disbursement Process

After an inspection by the city to verify completion of the work, a check will be issued payable to the program applicant. Before funds can be released, the following must be received by the EDA:

1) Final invoice from contractor (or materials list from supplier).
2) Photograph(s) of completed project.
3) Confirmation of city sign permit and final inspection.
4) Final inspection by the city's Economic Development Manager.

DRAFT

Restaurant Subsidy: Sign and Awning Program Application

Business Owner: Linnea Batsche

Property Owner/Management Contact Name: Ramsey Professional center

Business Name: Kitchen Table

Address to be improved: 7533 Sunwood Dr

Phone(s): 763-233-9490

Email: Linnea.batsche@gmail.com

Short Project Description:

Total Improvement Cost: _____ Grant Request: 1,500.00

Contractor Name Bid Amount

1. DeMars Signs Tim 2,300.00
2. Acme Awnings Jill 2,500.00

Your application is not complete if you do not include:

1. Minimum two bids

(If you are doing the work yourself, attach a copy of the material costs on letterhead from the material supplier)

1. Sketch/Image of Project
2. Sign Permit

(You may apply without a permit, but EDA staff must receive it prior to disbursing funds)

3. W-9 Form
4. Photograph(s) of building prior to improvement

I AGREE with and UNDERSTAND the following:

I have read and am within the guidelines for the Sign & Awning Grant Program. I understand that if any information is incorrect or incomplete, my chances of receiving funding will be delayed and/or hindered.

Prop. Owner/Mgmt Name: Ramsey Professional Center

Signature: _____

Date: _____

Applicant Name: Linnea Batsche

Signature: _____

Date: 6/5/2018

Applications will be reviewed in the order they are received.

DRAFT

Linnea Batsche will oversee 100% of the daily business at Kitchen Table and will be a consistent on-site presence. She has over 13 years of industry experience at nearly every level of service to draw from, having worked at bars and restaurants such as Panera Bread, Ruby Tuesdays, Bricks Kitchen and Pub, POUR Wine bar and Bistro and Smack Shack among others and will use that experience to act as a successful owner/operator. She will do so by keeping budgets and inventory under control, maintaining a clean and comfortable environment, and hiring a focused and well-trained staff. She is an extremely well organized, creative, disciplined chef and is the best person to be running our kitchen operation and assisting in designing our menu along with the front of house. In addition, her many years will ensue the overall visibility of the establishment via social media and old fashioned word-of-mouth.

I am so sorry I am not able to attend this meeting. As my sister gave birth to her first child, I will be spending some time with her family. I will be free at anytime to answer any questions you may have on the business.

Signage on the building will be HUGE to attract my customers and quests. I am asking for a grant today to be able to help with start up cost of a very risky business. The awnings will look very similar to what is in place right now. Only I will change the color to a dark grey and have my logo placed on it. It will look very simple and modern. Attached is a picture of the current awnings, also the logo that I will be attaching to the new awnings.

Thank you so much for your time and help!

Linnea Batsche

Kitchen Table


LUNCHBOX
COFFEE & DELI
LUNCHBOX
COFFEE & DELI
LUNCHBOX
* NOW *
OPEN
7AM 8PM


KITCHEN
TABLE

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #18-139

RESOLUTION APPROVING A RESTAURANT AWNING ASSISTANCE FOR KITCHEN TABLES

WHEREAS, the City has established a goal to recruit and retain new restaurants to the community; and

WHEREAS, the Ramsey Economic Development Authority (EDA) recommends the establishment of an assistance program that will assist in new restaurants create quality and attractive means to draw attention to their new facility through a new Restaurant Awning Assistance Program; and

WHEREAS, Kitchen Table has proposed a new restaurant at 7533 Sunwood Drive NW in the space previously occupied the Lunch Box.

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 a Restaurant Awning Assistance for the Kitchen Table.

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 10th day of July, 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. 3.**

Meeting Date: 07/10/2018

Submitted For: Kurt Ulrich, Administrative Services

By: Jo Thieling, Administrative Services

Information

Title:

Professional Services Contract Extension for the Tinklenberg Group - **This item has been moved to case 7.00**.

Purpose/Background:

Purpose:

Consider a proposal from The Tinklenberg Group for an extension to an existing professional services contract. The purpose of this contract is to advance and promote the construction of improvements within the Trunk Highway 10/169 corridor within the City and, more specifically, to seek funding for the City's current priority transportation projects.

Background:

The City has worked with the Tinklenberg Group for most of the past decade, with the most recent contract with the Tinklenberg Group was from June 2017 through June 2018, The contract was a 12-month contract, compared to the last few years of 6-month contract extensions. The 12-month contract term resulted in less administrative time and allowed the City and the contractor to use a uniform blended amount for the 12-month period. The contract was for $3,300 per month, with the annual cost being $39,600.

Mr. Tinklenberg continues to work with federal, state, county, and regional officials to advance Ramsey's interests in developing the Highway 10 corridor. The City's past efforts in working with Mr. Tinklenberg have yielded a successful conclusion to the $35M Armstrong Project, which was awarded several grants, including a $10M federal (TIGER) grant, a $10M state (CIMS) grant, a $8M bonding allocation from the state, and a $10.2M award from the Counties Transit Investment Board (CTIB), which fully funded the project. In 2017, work with the state legislature successfully secured an estimated $1.5 million in funding for the engineering and design of the Ramsey Boulevard underpass of the BNSF rail line.

Most recently, during this past contract period, the City of Ramsey received $2 million from the 2018 state bonding bill for the Ramsey Boulevard rail separation project.

Staff believes this extension is especially important given the recent award of contract to Bolton and Menk for planning and design services. In order to maintain a consistent message to the Legislature and Congressional Delegation, coordination with this project is important.

Notification:

NA

Observations/Alternatives:

Due to the successful efforts outlined above, staff recommends extending the contract for an additional 12-month term. The Council may consider a six-month term as we have in past contracts, with the contract being reviewed and considered for extension in January 2019. The contract for the six-month period that includes the legislative session may include a higher price due to the shorter term, and additional legislative work. Since legislative and congressional outcomes are the primary metric for accomplishment under this contract, staff prefers and recommends an averaged price over a 12-month contract that includes the legislative session.

Funding Source:

Funds would come from the City's Public Improvement Revolving Fund.

Recommendation:

Staff recommends consideration of the proposed contract extension with the Tinklenberg Group for 12-months through June 30, 2019.

The alternative direction the Council may take include shortening the term of the contract (e.g., six monthhs), NOT to approve the proposed contract, or seek other consultant proposals. Either of these alternative will result in a loss of momentum toward the accomplishment of the stated goals. Consequently, continuation of the contract is recommended at this time.

Action:

Motion to approve extending the contract with The Tinklenberg Group for another twelve months, through June 30, 2019.

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 03:17 PM
Kurt Ulrich	Kurt Ulrich	07/05/2018 12:10 PM
Form Started By: Jo Thieling		Started On: 06/20/2018 07:19 PM
Final Approval Date: 07/05/2018		

CC Regular Session **7. 4.**

Meeting Date: 07/10/2018

By: Mark Riverblood, Engineering/Public Works

Information

Title:

Consider Authorization for the Submission of a Grant Application to Metropolitan Council for the Mississippi Skyway.

Purpose/Background:

The purpose of this case is to request City Council authorization to apply to the Transportation Advisory Board of Metropolitan Council for $3.2M in Federal funding for the extension of the skyway over Veteran's Drive to cross over Hwy's #10 & #169 and Riverdale Drive, to 'touchdown' at the Mississippi River Trail, adjacent to the Regional Park.

In April of this year, City Council was provided a summary update on the on-going Mississippi Skyway project; and staff received authorization to proceed to prepare an application that this case would approve. That case included the following text:

"Since 2012, the City of Ramsey, with its regional partners, has made significant and progressive improvements on many aspects of the pedestrian bridge planned for over Hwy 10. A summary includes:

- Receiving a $100,000 Transit Oriented Development grant—resulting in Preliminary Design.
- Completion of the Regional Mississippi River Trail—at the south touchdown point of the proposed bridge.
- Securing the 100' x 100' foot touchdown easement adjacent to Riverdale Drive—a contribution by a private developer, with a value in excess of $100,000.
- Receipt of $490,000 in National Park Service funding—resulting in the development of Final Plans and Specifications, making for a 'shovel-ready' project.
- Level 2 Layout approval by MnDOT and the official assignment of Bridge #02053
- Removal of the overhead three phase power line between Riverdale Drive and Hwy #10, reducing the project cost in excess of $235,000.
- *Realignment of the Central Anoka County Regional Trail (pending final approval by Met Council) to Center Street, the Northstar rail station, and crossing Hwy 10 with the completed skyway."

* The following is the rationale for Anoka County initiating the realignment of the regional trail to the location of the extension of the skyway: *"Currently the City of Ramsey [and regional trail users] has limited access to the Mississippi River and Mississippi West Regional Park because Highway 10 is a large barrier for bicycle and pedestrian access. This amendment proposes to change the alignment of the Central Anoka County Regional Trail within the City of Ramsey to better connect with local parks, trails, restaurants, businesses and transit, while still providing a [safe] connection to the river and Mississippi West Regional Park."*

Notification:

No public notification for this case is required.

Observations/Alternatives:

Observations:

Within the April 24th, 2018 Council case authorizing the preparation of the grant application, staff indicated two other action items would occur relating to the final authorization to apply for the grant—seeking Anoka County's support, and also defining a 'list' of potential local share funding sources (the 20% of the $4,050,00 project construction cost). On the first item, Anoka County has confirmed they will be issuing a letter of support to accompany the grant application.

As for the local share of the construction cost (estimated to be $810,000), the following options are listed below.

NOTE: None of these sources of funding have been committed. The proposed city funds have noted competing future year projects and needs, that also may be proposed from these same sources. Additionally, budget discussions including policy direction involving the various use of city funds has yet to occur as of this case preparation.

Potential Local Share Funding Sources

- Park Trust Fund—approximate balance after 2018 Parks Capital Improvement Projects, $2.6M
- Landfill Trust Fund—fund allows for capital expenditures that are outlined in the annual Capital Improvement Plan and authorized by City Council. Current fund balance is approximately $2M.
- Anoka County Parks—monies allocated to implementing agency's for regional parks and trails.
- Metro Transit—a special appropriation as the Mississippi Skyway is also a rail station enhancement.
- Anoka County EDA—as the pedestrian bridge aligns with the tenets of providing equitable access to employment, business, transportation and housing.
- New TIF District—if a major development opportunity on the south side of Hwy 10 warranted it as a financing tool, and catalyst for a desired project.
- Other

Three additional items should be noted here; the first is that if successful in the grant application, funding would not be available until 2022 (or thereafter). Secondly, the funding source being applied for, are monies only available for bicycle and pedestrian facilities like the Mississippi Skyway. And third, and perhaps most importantly, seeking funding for the *pedestrian facility does not compete for surface transportation improvements to Hwy #10—but rather is an integrated, multi-modal highway safety improvement that effectively supplements desired improvements to the Hwy #10 corridor.* Elements of this last point are also discussed in the first attachment, which is a summary 'one-pager' that will be submitted as part of the grant application.

Funding Source:

Funding is not authorized as part of this case. However, if awarded the grant, a local share of 20% of the construction cost would be required to be developed four to five years into the future (estimated at $810k), and in additon there would be 12-15% in construction engineering costs.

Recommendation:

Staff recommends applying for approximately $3,240,000 dollars in Federal funding through Metropolitan Council's Regional Solicitation grant program, due July 13, 2018. (Note: this funding opportunity will not occur again until 2020.)

Action:

Motion to authorize/not authorize the application of approximately $3,240,000 dollars in Federal funding through Metropolitan Council's Regional Solicitation grant program for the Mississippi Skyway.

Attachments

Grant application summary
Central Anoka county Regional Trail
Miss.Skyway Ex Summary
Signed MnDot Layout approval
Graphics Miss Skyway
final plans

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	07/03/2018 12:21 PM
Mark Riverblood (Originator)	Mark Riverblood	07/03/2018 01:05 PM
Grant Riemer	Mark Riverblood	07/03/2018 01:06 PM
Mark Riverblood (Originator)	Mark Riverblood	07/03/2018 01:39 PM
Diana Lund	MaryJo Warner	07/03/2018 01:47 PM
Grant Riemer	Grant Riemer	07/05/2018 07:57 AM
Kurt Ulrich	Kurt Ulrich	07/05/2018 02:10 PM
Form Started By: Mark Riverblood		Started On: 07/03/2018 10:07 AM
Final Approval Date: 07/05/2018		

Regional Mississippi Skyway Multiuse Trail Bridge

Project Location:

Highway 10/169 Corridor,
City of Ramsey, Anoka County

Federal Funds Request:

Federal: $3,240,000
Local Match: $810,000
Project Total: $4,050,000

Local Investments:

- $100K TOD Grant for Preliminary Design
- MRT connection with south bridge touchdown point at the Mississippi River Regional Trail land donated by private developer—valued > $100,000
- $490k National Park Service investment for Final Plans and Spec for the skyway extension—the bridge is fully shovel-ready
- Level 2 Layout approval by MnDOT, Bridge #02053
- Removal of overhead power near south touchdown point
- Realignment of the Central Anoka County Regional Trail to connect the Ramsey Northstar Station with CSAH 116 and utilize the future Mississippi Skyway to cross TH 10/169

Project Purpose

The Regional Mississippi Skyway Multiuse Trail Bridge will provide a *vital, non-motorized, grade-separated connection* across Highway 10/169 to the Center of Ramsey (COR), a 400-acre Transit Oriented Development area within the City of Ramsey. Specifically connecting the Northstar Transit Station, mixed use amenities, 750 households within a half-mile (288 more to be constructed within a year), and the Mississippi River Regional Trail. The 4-lane divided principal arterial is a significant non-motorized barrier, connecting Minneapolis-St. Paul to St. Cloud, and carrying up to 47,500 vehicles per day (4% heavy truck) through the City of Ramsey.

Immediate Need

Today, a continuous pedestrian system does not exist along Highway 10/169 resulting in pedestrians walking and biking along the roadway shoulders and crossing the 4-lane divided highway at unmarked locations. The past 10 years have seen five crashes involving a pedestrian or bicyclist. **Two of these crashes resulted in a pedestrian fatality.**



Biker on shoulder during winter months

Continued development of the Ramsey COR and the Regional Park on the opposite side of the highway, has the city, county, and MnDOT concerned for the significant increase in non-motorized trips across Highway 10/169 that it will draw. In addition, the city has recently initiated the Ramsey Highway 10 Corridor Improvement Project which will result in a singular vision to reduce a significant number of private and local access points along the highway. While beneficial to motorized safety and mobility, it further degrades the already unsafe non-motorized environment along Highway 10/169 by allowing for increased motorized speeds and capacity. The Highway 10 project recognizes the Mississippi Skyway as an integral project component to address non-motorized deficiencies and safety issues.

Funding the Mississippi Skyway project benefits the Highway 10/169 corridor's role in regional transportation and economy in terms of efficient freight movement and connections to jobs and services. Heavy traffic volumes, severe back-ups, and traffic delays impact accessibility and safety for pedestrians and bicyclists in addition to vehicle traffic. Roadway and non-motorized system improvements, to diminish local highway trips, are equally important to reduce congestion and improve safety along the Highway 10/169 corridor.



The bridge connection between two east-west continuous regional trails will remove the need for pedestrians and bicyclists to utilize the highway shoulders or cross the 4-lane divided highway to reach the several regional destinations in the project area.

Project Benefits

- Eliminates physical non-motorized barrier
- ADA compliant
- Safely connects regional destinations
- Connects a RBTN Tier 1 and Tier 2 corridor
- Integrates and extends existing and planned regional infrastructure
- Promotes non-motorized transportation in an area that provides jobs and services
- Supports Northstar Transit connections

DRAFT

Central Anoka County Regional Trail

Master Plan Amendment

2018

Anoka County
PARKS & RECREATION

ACKNOWLEDGMENTS

ANOKA COUNTY BOARD OF COMMISSIONERS
Rhonda Sivarajah, Chair
Julie Braastad
Mike Gamache
Jim Kordiak
Matt Look
Scott Schulte
Robyn West

ANOKA COUNTY PARKS AND COMMUNITY SERVICES COMMITTEE
Commissioner Jim Kordiak, Chair
Commissioner Look
Commissioner Schulte

METROPOLITAN COUNCIL

CITY OF RAMSEY

ANOKA COUNTY PARKS AND COMMUNITY SERVICES DIVISION
John VonDeLinde, Division Manager

ANOKA COUNTY PARKS AND RECREATION DEPARTMENT
Jeff Perry, Park Planning and Resources Manager
Karen Blaska, Park Planner

DRAFT

Central Anoka County Regional Trail

Master Plan Amendment

Introduction

The proposed Central Anoka County Regional Trail is a 26 - mile paved regional trail that traverses the middle of the county connecting Mississippi West Regional Park in Ramsey, MN to Rice Creek Chain of Lakes Park Reserve in Lino Lakes and Centerville, MN. The trail master plan was first adopted by the Anoka County Board of Commissioners in 1999 and then expanded to the Washington County line in 2008.

The most recent amendment identified the trail alignment between Hanson Boulevard and Highway 65 in the Cities of Andover and Ham Lake. A portion of this trail alignment was constructed as part of the Anoka County Highway CSAH 116 reconstruction project. Included with the trail construction was a pedestrian underpass to allow safe passage under Bunker Lake Boulevard and into Bunker Hills Regional Park. To date, approximately 18.5 miles of the 26 mile-trail have been constructed.

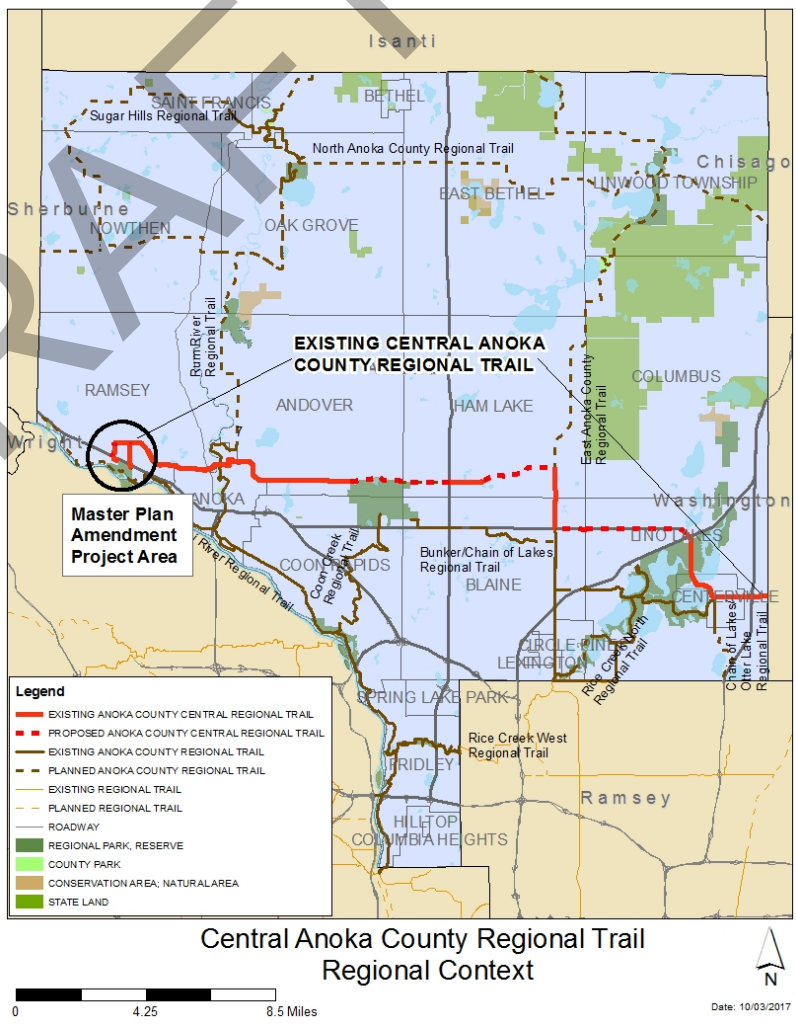


Figure 1

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This master plan amendment addresses a segment of trail located in the City of Ramsey, as shown in Figure 1 and 2. In 2017, the City of Ramsey requested the County to change the trail alignment from its existing route along Ramsey Boulevard to align with Center Street, the Ramsey Northstar Station, a proposed pedestrian overpass over Highway 10, and ultimately connect to Mississippi West Regional Park, the Mississippi River and the Mississippi River Trail, a federally designated bike route (U.S. Bike Route 45). In addition, the trail is proposed to connect to the Mississippi National River Recreation Area.

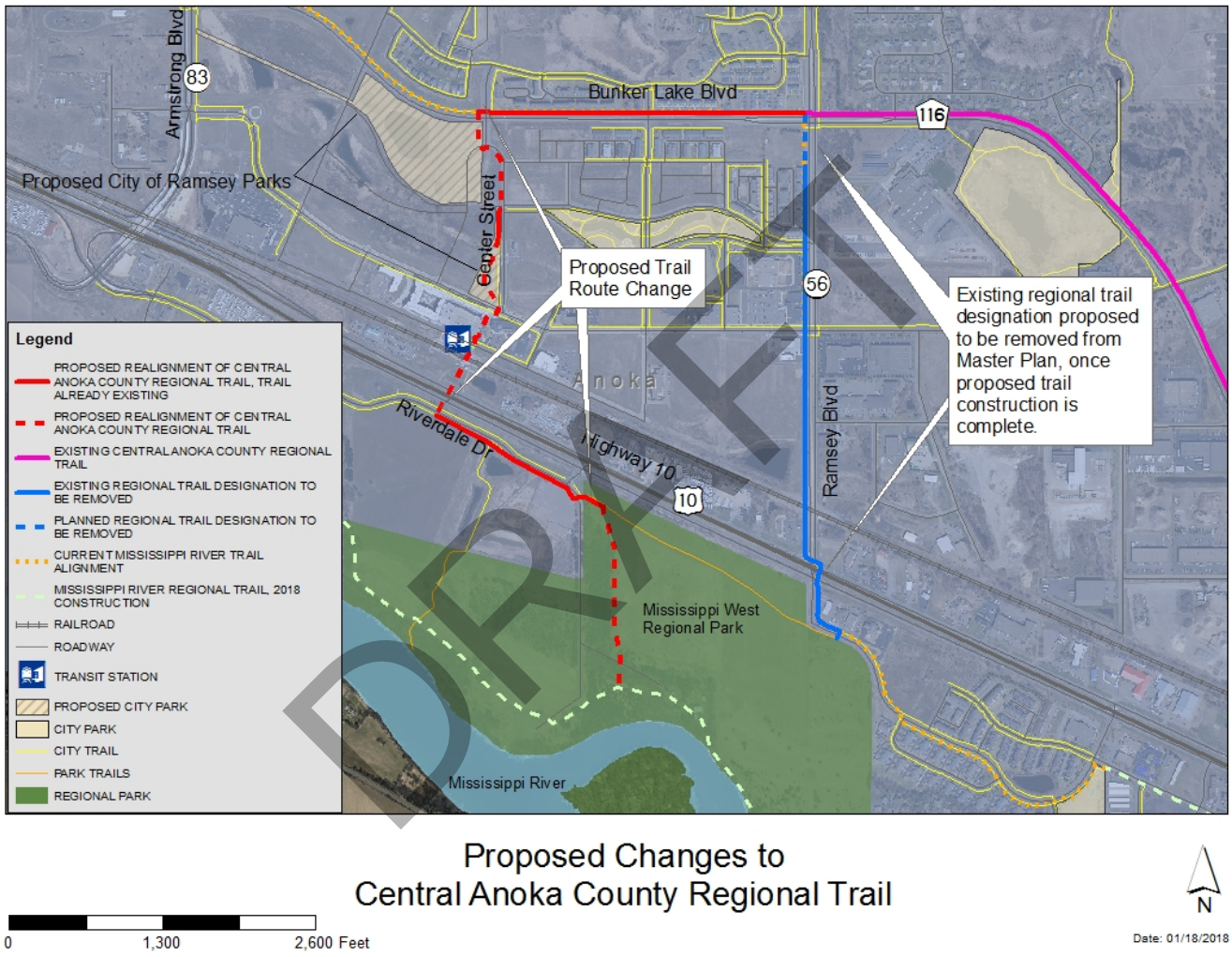


Figure 2

Boundaries and Acquisition

The majority of the proposed change to the Central Anoka County Regional Trail segment discussed in this master plan amendment is already existing within the road right of way. Where the trail does not currently exist, the City of Ramsey owns the right of way or has an easement for regional trail purposes. The value of said easement is approximately $100,000. Prior to construction of the trail, a

Joint Powers Agreement will outline and confirm use of the city owned right-of-way and easements for regional trail use. Therefore, no acquisition costs related to this trail change will be required.

Demand Forecast

Overall, demand for parks, trails and recreational opportunities have been on the rise over the past several years. In 2016, according to the Outdoor Foundation's Topline Report[1], nearly half of all Americans or 144 million Americans participated in at least one outdoor activity. This number is up from 2010, when there was only 137.9 million participants. The increase in participants is indicative of an increase recreational demand.

Looking at the metropolitan regional area, according to the Metropolitan Council's 2040 Regional Parks Policy Plan, the metropolitan region is expected to gain over 850,000 residents between 2010 and 2040, for an estimated total population of over 3.7 million people in 2040. Anoka County's population is expected to grow approximately 30-35% between 2010 and 2040, with a total population estimate of 440,420 in 2040[2]. The City of Ramsey's population is anticipated to grow from 23,668 in 2010 to 34,700 in 2040. There are still many undeveloped tracts of land within the City that will allow the City to continue to grow. The increase in population throughout the metropolitan area, Anoka County and the City will only increase demand for recreational opportunities and for trail gaps to be filled.

While the current gaps in the trail may deter some use, the Central Anoka County Regional Trail did have approximately 95,000 visits in 2016. When additional segments are completed, that will create more recreational opportunities and provide additional connectivity through the cities and county. The use estimates for Anoka County show that regional trail use has almost doubled from 583,500 visits in 2009[3] to over 1.2 million visits in 2016, further illustrating the increasing demand for trails. [4]

It is anticipated that the number of visitors to this particular trail segment will grow substantially once it's complete due to the proximity of the trail to the large numbers of planned residential homes near it, the proximity to commuters and the Northstar Rail Station, as well as the existing residential, business and entertainment land uses nearby. The average weekday Northstar Line ridership for 2016 was just over 2500 people.

Lastly, while the portion of Central Anoka County Regional Trail discussed in this master plan amendment is not on the Regional Bicycle Transportation Network (RBTN), it is proposed to connect to a Tier 1 Priority Regional Bicycle Transportation Corridor, the state and federal designated Mississippi

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[1] Outdoor Foundation's 2017 Topline Report on Outdoor Recreation Participation in 2016

[2] Metropolitan Council's Thrive 2040 MSP – Local Forecasts as of September 1, 2017

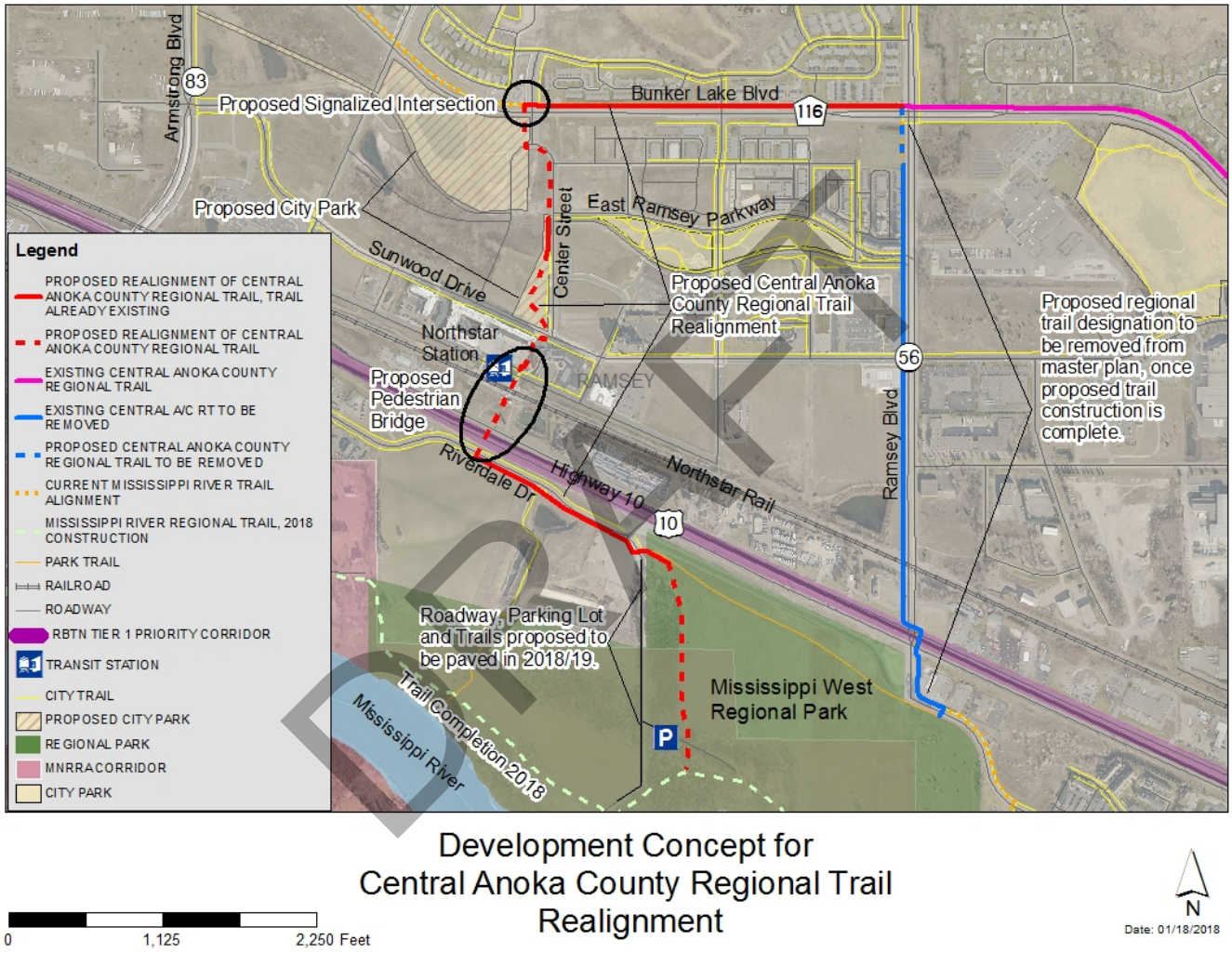
[3] Metropolitan Council's Annual Use Estimate of the Metropolitan Regional Parks System for 2009, April 2010

[4] Metropolitan Council's Annual Use Estimate of the Metropolitan Regional Parks System for 2016, July 2017

River Trail, which illustrates the importance of regional trails and how they serve to connect transportation systems. See Appendix for map of RBTN network.

Development Concept

The development concept for the proposed trail realignment in the City of Ramsey is highlighted in Figure 3.



Development Concept for Central Anoka County Regional Trail Realignment

Figure 3

Currently the City of Ramsey has limited access to the Mississippi River and Mississippi West Regional Park because Highway 10 is a large barrier for bicycle and pedestrian access. This amendment proposes to change the alignment of the Central Anoka County Regional Trail within the City of Ramsey to better connect with local parks, trails, restaurants, businesses and transit, while still providing a connection to the river and Mississippi West Regional Park. The current regional trail designation along Ramsey Boulevard is proposed to be removed once the proposed changes, outlined

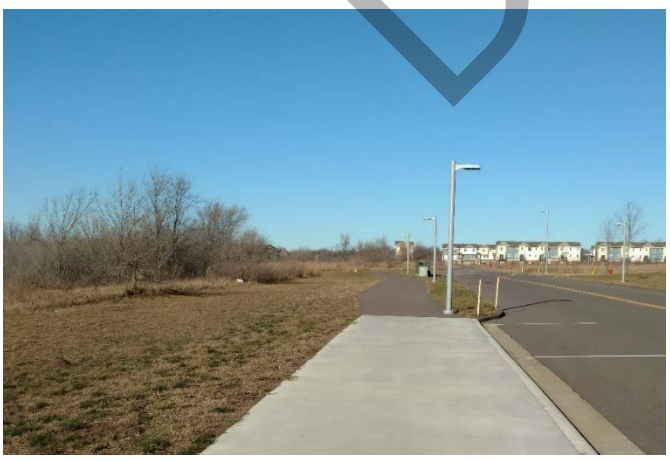
below, have been constructed and a direct connection to Mississippi West Regional Park is made. The existing designated region trail along Ramsey Boulevard was completed when the road was reconstructed so no Metropolitan Council Regional Parks Capital Improvement Program funds or Parks and Trails Legacy program funds were used for the construction of that segment.

While the County debated keeping the existing alignment, the initial input from the public for a safer alternative to the signalized intersection at Ramsey Boulevard and Highway 10, showed the need for a grade separated crossing over Highway 10. Highway 10 is a 55-60 mph high speed road and public input suggested that bicyclists and pedestrians are not comfortable crossing Highway 10 at the signalized intersection. Therefore, a grade separated crossing would be a safer option for bicyclists and pedestrians to access the park and the river.

To eliminate the Highway 10 at grade crossing, the proposed change would shift the regional trail approximately one-half mile to the west along Center Street. At Center Street, the trail is proposed to cross to the south of Bunker Lake Boulevard. At this intersection, the City anticipates a signalized intersection to occur within the next 5-7 years in conjunction with the road being reconstructed. A signalized intersection will provide a safer crossing for pedestrians and bicyclists. Until that time, the City and County will work cooperatively to install a Pedestrian Hybrid Beacon or high intensity activated crosswalk (HAWK) system used to stop traffic and allow trail users to cross a high-speed road safely. Once south of Bunker Lake Boulevard, the trail is proposed to follow Center Street south to Sunwood Drive. The first 900 feet (approximately), from Bunker Lake Boulevard to East Ramsey Parkway does not exist yet and is proposed to be constructed on the west side of Center Street and paved to a ten-foot width. This section of trail will require a crosswalk. Center Street is a low speed road and a striped crosswalk with advance alert trail crossing signs will notify drivers of the crossing and allow enough time for vehicles to yield to pedestrians.



Proposed PHB or HAWK System Light until Bunker Lake Blvd/Center Street intersection is signalized


Existing segment of bituminous trail and concrete sidewalk. A new bituminous trail will be built separate from the sidewalk when parcel is developed.

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From East Ramsey Parkway south to Sunwood Drive, the trail is approximately 950' and currently exists as a combination of a 10 foot wide asphalt trail and concrete sidewalk immediately back of curb. Ultimately, the trail will be separated from the sidewalk, which is anticipated to occur in a year or two when the parcel is developed. The 10-foot wide bituminous trail will be constructed as part of a City of Ramsey park. The trail will then tie into the intersection of Center Street and Sunwood Drive.

From that point, the trail then crosses Sunwood Drive (30 mph road) via a crosswalk and follows along the sidewalk of an existing parking ramp for the Northstar Transit Station. It is at this point that bicyclists would be asked to dismount and walk or carry their bikes to the elevator or stairs for the rail station pedestrian bridge or bicyclists could use the adjacent parking ramp to access bridge.



Existing Northstar Transit Station Pedestrian Bridge.

The first section of the pedestrian bridge, within the station, is an enclosed walkway from one platform to the other. Once on the south side of the station, a new 550' long by 12' wide open-air pedestrian bridge is proposed to connect to the enclosed walkway and allow users to cross safely over Highway 10 and Riverdale Drive where a helical ramp will connect them to an existing 10' wide paved trail along Riverdale Drive. At Riverdale Drive, the trail is proposed to follow Riverdale Drive southeast into Mississippi West Regional Park.



Proposed Pedestrian Bridge over Highway 10

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Once in the park, the proposed 10' wide bituminous trail is proposed to travel south through the park towards the river and connect to the Mississippi River Trail, which is anticipated to be completed in 2018. In addition, the park entrance roadway, a small parking lot and other connector trails are planned for 2018/19.



Figure 4

Wayfinding for the trail will include two different types of signs. One type of sign will be a trailhead sign. These will be located within existing park areas where parking is available to access the trail and will include a map of the area that highlights trail connections and surrounding businesses and amenities. The second type of sign will be a simple directional sign located at decision points and to provide confirmation. These signs may look like Figures 4 and 5. A wayfinding plan is located in the Appendix.



Figure 5

The estimated development costs for this trail segment is approximately $8.9 million. The pedestrian bridge is estimated to be $5.6 and the remaining $3.3 million is for design/engineering, site analysis, survey, trail construction, lighting, signage, and furnishings. The schedule for completion of this trail segment will be in stages as the County and City move forward with development in the area. The connector trail within Mississippi West Regional Park is anticipated to be completed within the next few years and other segments within the City of Ramsey jurisdiction are expected to be completed within 3-5 years.

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Conflicts

The potential conflicts with the trail crossing at the Northstar Rail line and Highway 10 will be avoided by use of the existing pedestrian bridge at the rail station and by a proposed pedestrian bridge that extends from the rail station across Highway 10 and touches down south of Riverdale Drive as outlined in the Development Concept section of this document. Another conflict exists at the intersection of CSAH 116/Bunker Lake Boulevard and Center Street. At this location, a signalized intersection as proposed in the Development Concept will allow safe passage for pedestrians, while a HAWK system is proposed for the short-term.

Other conflicts between the trail and the existing and proposed land uses will be minimal as the proposed trail route is already being planned and incorporated into the City of Ramsey's development plans. Land use maps can be found in the Appendix.

It is anticipated that any other conflicts related to this segment of trail will be kept to a minimum through proper planning and community involvement. Land uses along this segment include residential, industrial and utility, institutional and agriculture. By working closely with the City of Ramsey as development occurs and working with businesses and residents during the design phase of the proposed trail, the County is confident any conflicts that arise will be addressed to all party's satisfaction.

Public Services

A variety of public services are available at points along the entire trail and the proposed route change, therefore no new non-recreational related public services will be required under this master plan amendment. The terminus of the trail is located at Mississippi West Regional Park and while that park is not fully developed yet, a parking lot and portable toilet will be available until facilities are developed, which is anticipated to be about 5-10 years.

Operations

The Anoka County Ordinance, dated January 30th, 2018 regulates parks and trails under the jurisdiction of Anoka County. The County will continue to encourage safe and enjoyable user experiences through education, monitoring and collaboration between the Park Services Unit, local police departments, and the Anoka County Sheriff's Office.

Current practice partners Anoka County with the local cities through either a Memorandum of Understanding (MOU) or a Joint Powers Agreement (JPA) to provide for the maintenance of regional trails. Typically, the MOU or JPA is executed prior to trail construction and outlines what agency is responsible for general routine maintenance of the trail and what agency is responsible for capital improvements to the trail in their jurisdiction.

The County is typically responsible for the routine maintenance of trails within regional or county park lands. This includes such maintenance as mowing, sweeping, plowing, clearing, debris removal, and patching for example. Outside of regional and county park facilities, the local cities are generally responsible for routine trail maintenance. Solid waste is typically collected from trash receptacles located along the trail at regular intervals. Anoka County inspects trails annually and provides the capital improvements that are needed and provides the long-term maintenance required, such as bituminous overlays, and trail reconstruction. Trail signage is provided and maintained by either the City or the County as determined in the MOU or JPA.

Annual maintenance costs for the existing and proposed trail once completed are estimated to be about $20,000. This includes funding for sign replacements, minor bituminous repair and crack-sealing. Revenue for the operation and maintenance of the trail comes from the Anoka County Parks and

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Recreation Department's annual operations and maintenance budget, which includes revenues from picnic shelter rentals, room rentals, programs, parks entrance fees and the County general fund. Supplementary funding is provided through the Regional Park Operations and Maintenance Grant Program.

Public Engagement and Participation

The Central Anoka County Regional Trail has been previously identified in the 1996 20/20 vision Plan and the 2006 Comprehensive System Plan for the Anoka County Parks and Recreation Department. Both of these plans conducted public engagement as part of the plan development process. Since the development of those plans, trail has slowly, but surely, continued to be developed.

For this Master Plan Amendment, the public engagement process proposed to engage local cities, population groups and organizations in an inclusive and accessible manner for feedback. The engagement plan includes goals for the project, who was engaged, methods of engagement as well as results from the engagement process.

Goals for the engagement process associated with this master plan amendment include the following:

1. Building positive relationships with local communities and residents.
2. Build community ownership of and understanding of the County's planning process
3. Receive feedback and comments from the public about this proposed change to the regional trail.

The community engagement process is occurring at this time. The County has shared the proposed trail realignment with community members through social media and will be conducting a few pop-up events that will allow the public to review the proposed change and provide comments.

Local and state government agencies will be invited to review and comment on the amendment as well.

While we are still receiving input on the proposed amendment, the County does not anticipate substantive changes to the proposes trail route change. Comments received will be documented in the Appendix with responses and where feasible the comments will be incorporated into the plan.

More information regarding the engagement process can be found in the Appendix.

Public Awareness

Public awareness is an important component to regional park and trail systems. The County will partner with the Metropolitan Council's on their regional-wide awareness program, as well as, provide public information maps, websites (www.anokacountyparks.com & www.anokacounty.us), social media postings, publications and brochure in cooperation with Commute Solutions, the County's Transportation Management Organization (TMO).

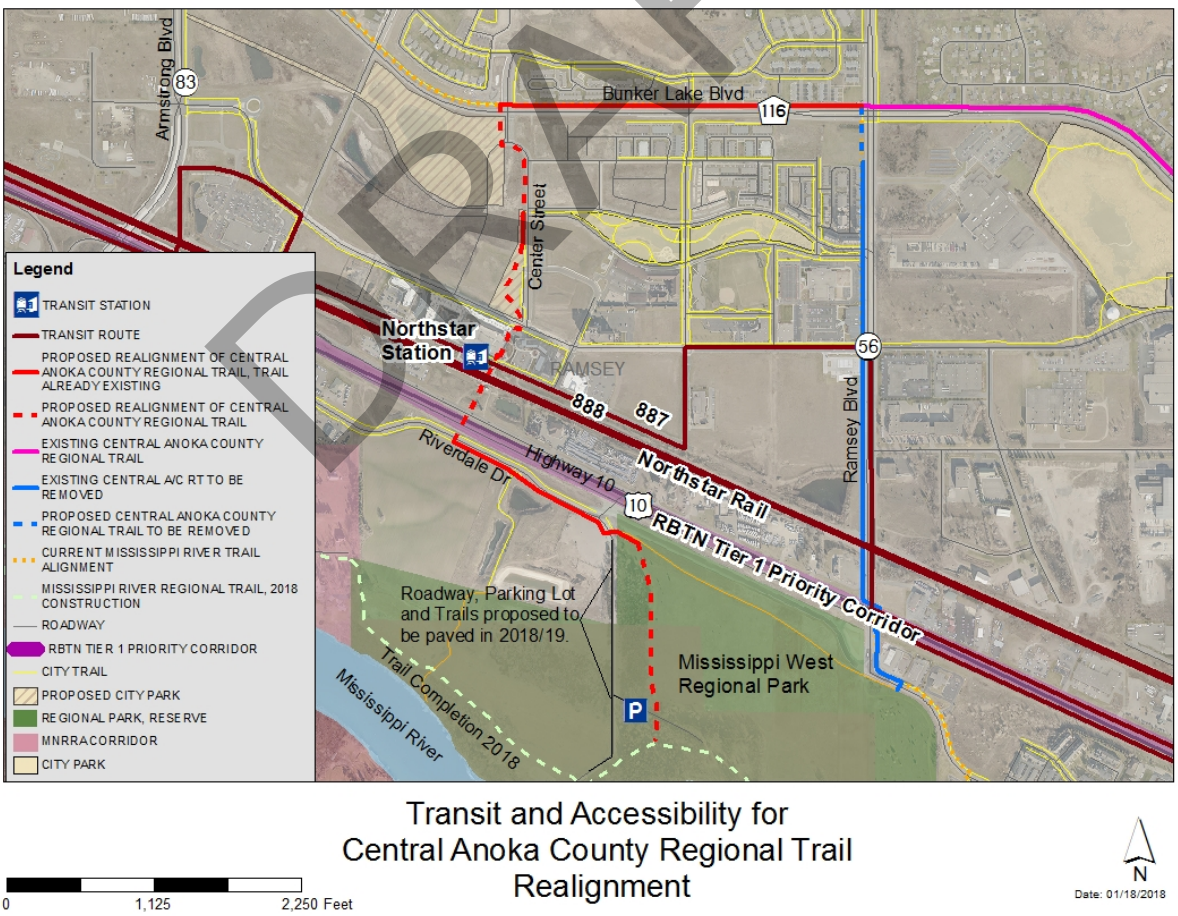
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A partnership with the local cities, the Parks and Recreation Department and the County TMO, developed a free bike/walk map for the entire County and to increase the public's awareness of how easy the parks and trails system is to access and increase education regarding health, wellness and outdoor recreation, Anoka County is continually updating and installing way finding maps, such as Figure 4, throughout the system. These signs include a map of the area showing the regional and local trails, as well as the facilities and amenities in the area.

Accessibility

Anoka County continually strives to provide equal access to all residents of Anoka County and the region. Park and trail use is open to any and all citizens. While there is a nominal parking fee in some of the regional parks, there is not a fee for trail use. This eliminates any economic barriers for trail users.

While transit access to the trail is limited in some other areas of the trail, the segment addressed in this amendment is directly connected to the Met Transit 887 Bus Route and the Northstar Light Rail Line. In addition, the Anoka County Traveler Transit Link and Metro Mobility dial-a-ride services provide transportation for a minimal fee. Transit Link will pick up and drop off passengers anywhere there is an



Transit and Accessibility for Central Anoka County Regional Trail Realignment

Figure 6

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address or cross street, or anywhere along the regional trail as long as the vehicle does not have to back up. Currently, all of the vehicles are equipped with bike racks so passengers wishing to bike on the trail could use public transportation for access. A map of transit accessibility is shown in Figure 6.

Once built, the trail will provide a valuable connection to the local parks and trail system, the regional transportation network, regional bicycle transportation network, the regional park system and the Mississippi National River Recreation Area.

The trail and any facilities and amenities along the trail will conform to the standards mandated by the Americans with Disabilities Act.

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Appendix

Regional Bicycle Transportation Network (RBTN) Corridors

PROPOSED

RBTN Corridors with Alignments

- Tier 1 Aligments
- Tier 2 Alignments

RBTN Corridors (Alignments Undefined)

- Tier 1 Priority Regional Bicycle Transportation Corridor
- Tier 2 Regional Bicycle Transportation Corridors

Other Trail Systems

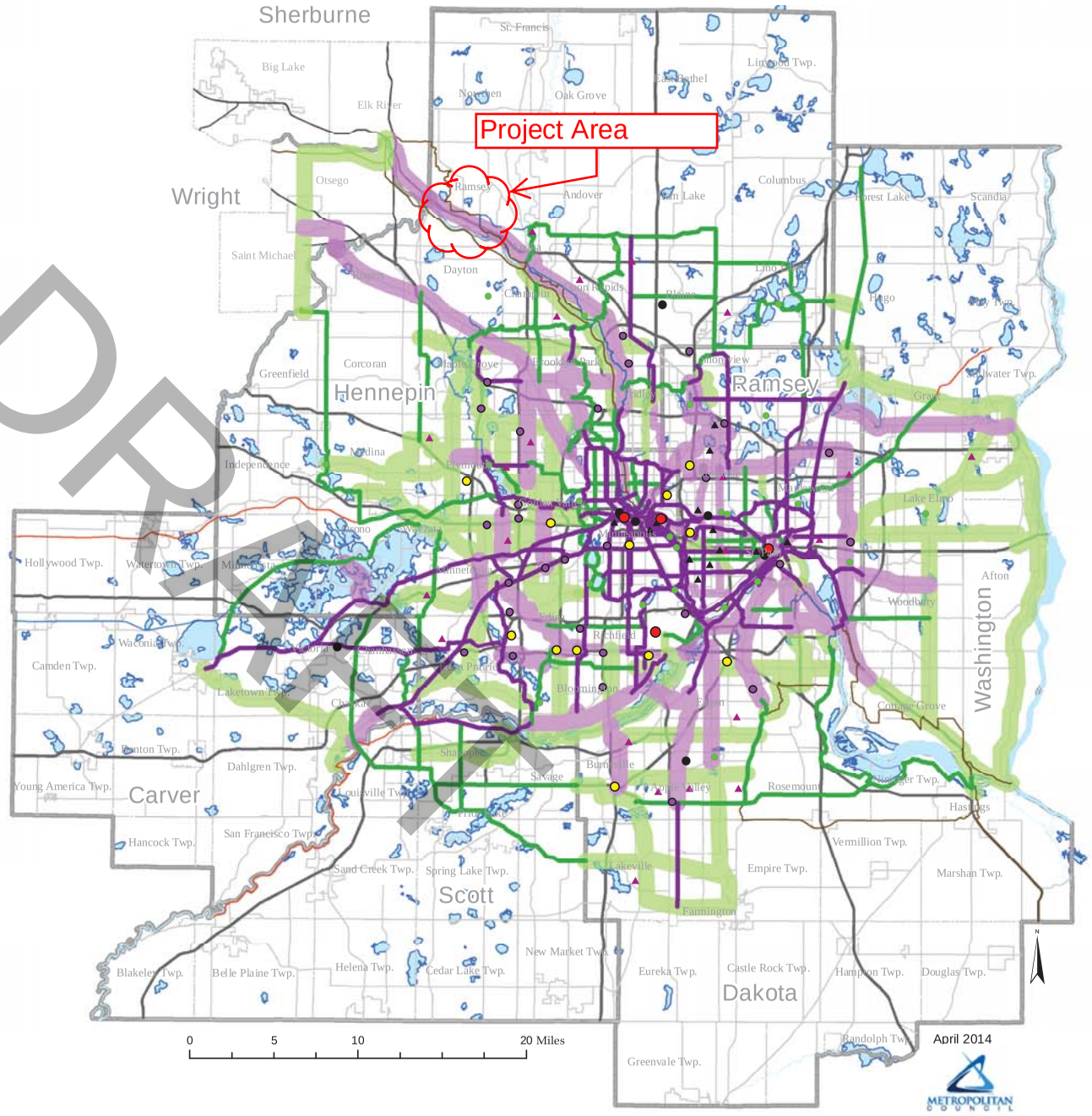
- Regional Trails (Regional Parks Policy Plan)
- Mississippi River Trail (US Route 45)
- State Trails (DNR)

Regional Destinations

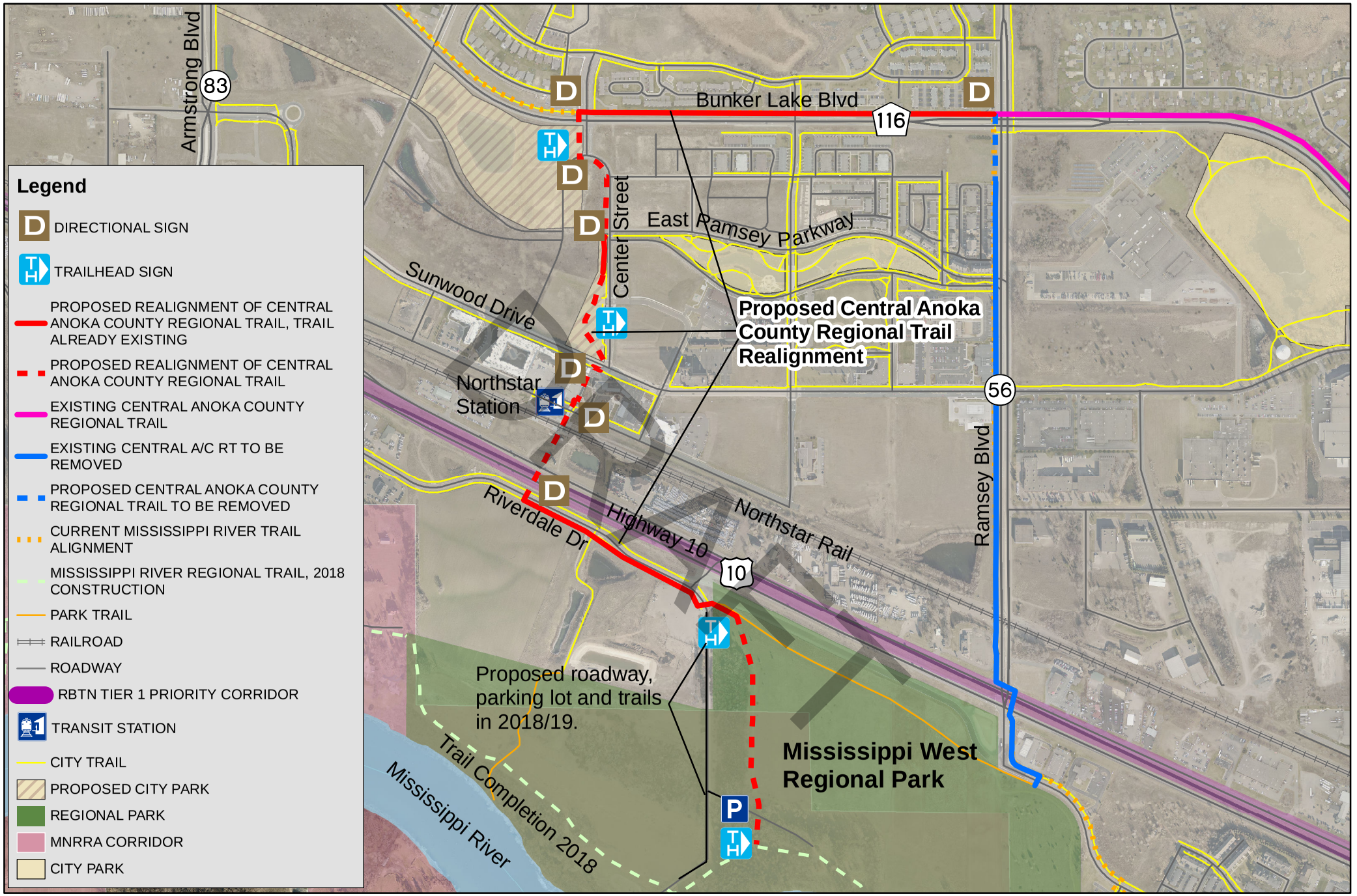
- Metropolitan Job Centers (50,000+ jobs)
- Regional Job Centers (15,000 - 50,000 jobs)
- Subregional Job Centers (7,000 - 15,000 jobs)
- Large High Schools (2000+ Students)
- Colleges & Universities (2000+ Students)
- Major Sport & Entertainment Centers
- Highly Visited Regional Parks (400,00+ visits per year)

Reference Items

- Principal Arterial Roads
- Lakes and Rivers
- City Boundary
- County Boundary
- 2040 Municipal Urban Service Area
- MPO Area



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Wayfinding Plan for Central Anoka County Regional Trail Realignment

0 1,125 2,250 Feet

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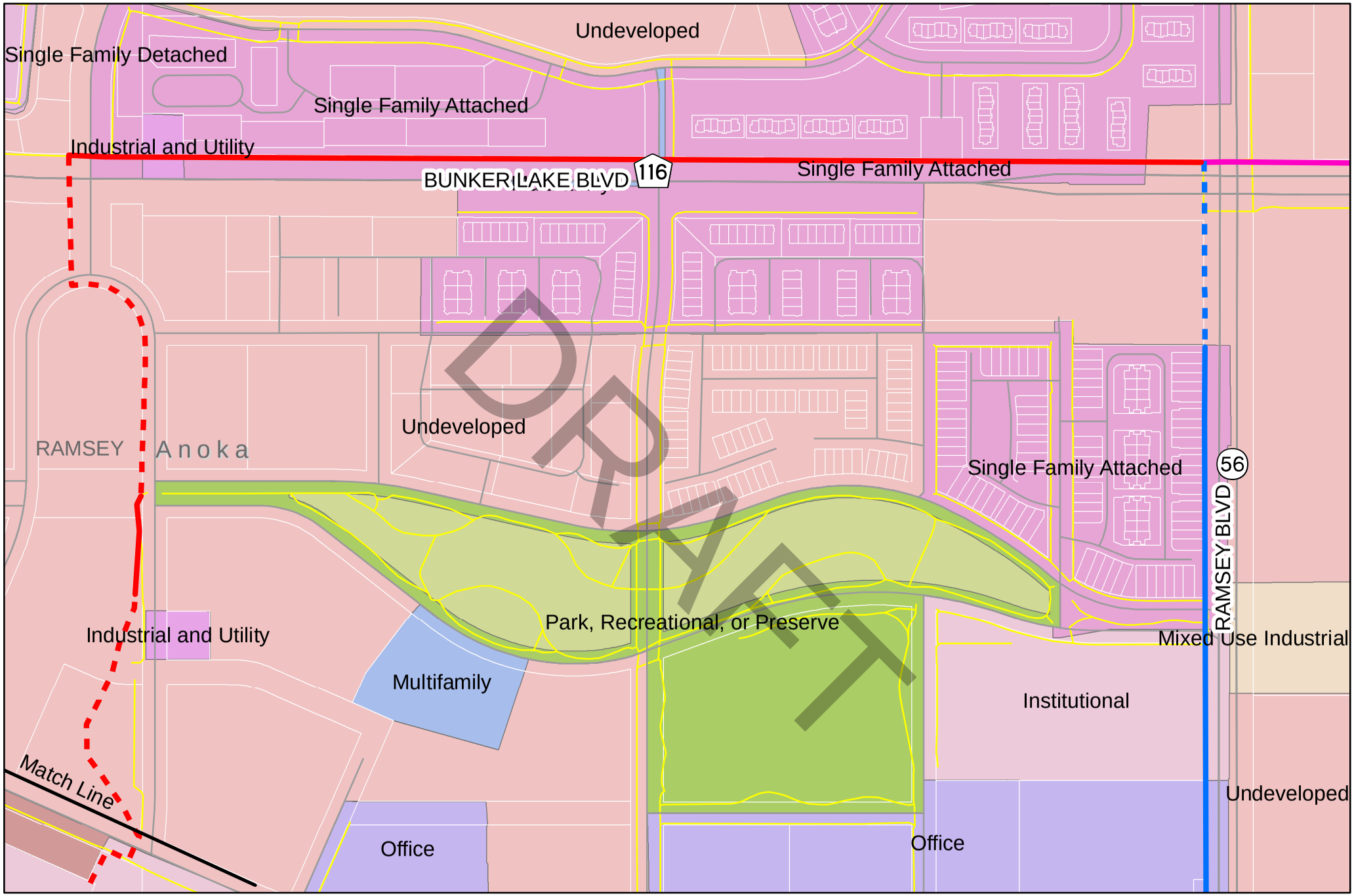
LEGEND FOR LAND USE MAPS

Land Use 2016

- Agricultural
- Industrial and Utility
- Institutional
- Major Highway
- Major Railway
- Mixed Use Industrial
- Mixed Use Residential
- Multifamily
- Office
- Open Water
- Park, Recreational, or Preserve
- Retail and Other Commercial
- Single Family Attached
- Single Family Detached
- Undeveloped

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- PROPOSED REALIGNMENT OF CENTRAL ANOKA COUNTY REGIONAL TRAIL, TRAIL ALREADY EXISTING
- PROPOSED REALIGNMENT OF CENTRAL ANOKA COUNTY REGIONAL TRAIL
- EXISTING CENTRAL ANOKA COUNTY REGIONAL TRAIL
- EXISTING CENTRAL A/C RT TO BE
- PROPOSED CENTRAL ANOKA COUNTY REGIONAL TRAIL TO BE REMOVED
- PARCELS
- REGIONAL PARK, RESERVE
- CITY PARK
- CITY TRAIL
- ROADWAY

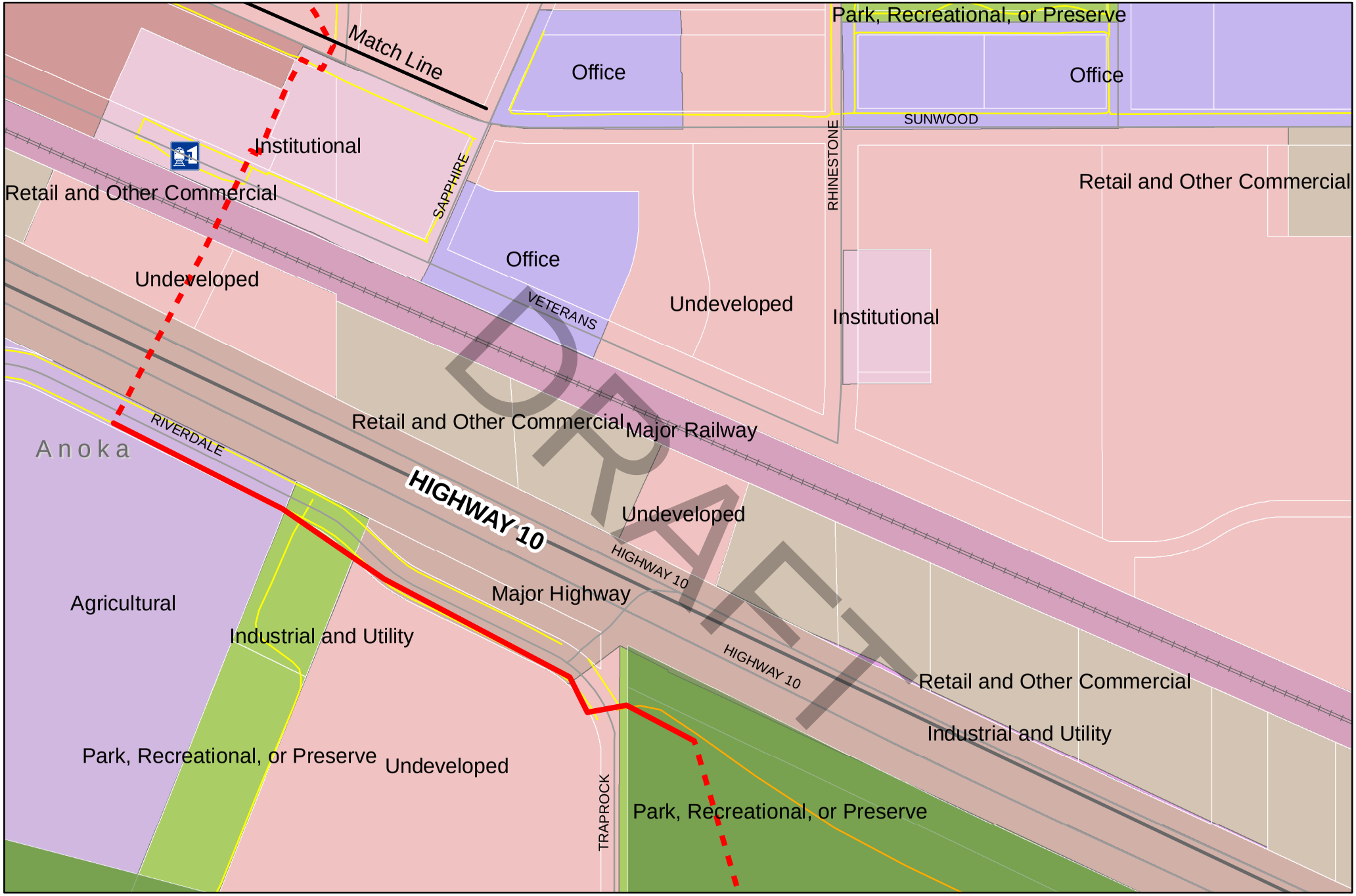


Central Anoka County Regional Trail
2016 Generalized Land Use Map 1

N

0 425 850 Feet

Date: 01/18/2018



Central Anoka County Regional Trail
2016 Generalized Land Use Map 2

0 425 850 Feet

N

Date: 01/18/2018

PUBLIC ENGAGEMENT PLAN

#	STRATEGIES	DESCRIPTION	TIMEFRAME	RESULTS
1	Plan your Parks website update	Update website to engage the public.	Nov 2017 – Mar 2018	Website with project information was posted to social media.
2	Comment Cards	Place project information and blank boards for comments at a minimum of 2 location within County Target: Ramsey City Hall, Northstar Station	Feb 2018	A board with pictures and project information will be located Ramsey City Hall and at the Northstar Station. Comments will be received via comment cards.
3	Pop Up Events/ Listening Sessions	Conduct a minimum of 1 event at different locations within the County. Target: Charter School, Northstar Station	Feb 2018	2 events are planned. One in the morning for peak ridership at the Northstar Station and a second one in the afternoon.
4	Open House	Conduct a minimum of 1 open house for public input.	Feb 2018	One open house is scheduled for February 13, 2018 at Ramsey City Offices, prior to City Council meeting.
5	City Staff/Officials Engagement	Share master plan with City Staff/Officials for comment/input/support.	Dec 2017 -Mar 2018	City staff were invited to comment on the plan prior and during the public engagement process. The County is scheduled to attend the City of Ramsey's Parks and Recreation Commission meeting on February 8, 2018 to get feedback on the project.
6	Regulatory/ Other Agency Engagement	Share project info and drafted master plan with other agency's for input. Target: NPS/MISS, MNDOT, LRRWMO	Dec 2017 – Mar 2018	The trail route change concept was shared with regulatory agencies prior to development of the master plan and no comments were received. A draft master plan amendment will be shared with same agencies for additional input.
7	County Staff/Officials Engagement	1. Share project proposal with other County departments 2. Master Plan Review with PCS Committee, Resolution of Support Request 3. Master Plan Review, Resolution of Support from the County Board	April 2018	The County Highway Department, Transit and Commute Solutions (TMO) were asked to comment on the initial concept plan and will be asked to comment on the draft master plan amendment. The Committee was informed of the amendment and will be asked to review the completed master plan amendment and recommend to the County Board to pass a resolution of support for the plan.

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EXECUTIVE SUMMARY







Mississippi Skyway Preliminary Engineering Report

CITY OF RAMSEY, MINNESOTA

DECEMBER 2014

SRF Kimley»Horn BRAUN INTERTEC City of RAMSEY

EXECUTIVE SUMMARY

Project Need and Intent

The Mississippi Skyway pedestrian bridge will provide a critical direct pedestrian and bicycle connection between the City of Ramsey's 400-acre pedestrian-oriented 'COR' development, the Ramsey Northstar Station, Ramsey Park & Ride and the resources associated with the Mississippi River and attendant regional amenities. Currently, Trunk Highway 10 (TH 10) and the parallel BNSF Railway Company and Metro Transit Northstar Commuter Rail railroad corridor are barriers to safe pedestrian and bicycle access between The COR and the river.

At its heart, the project is about overcoming boundaries to safe bicycle and pedestrian circulation while expanding and enhancing multi-modal transportation, economic development and recreational options to promote a livable, vibrant region and community.

Regional Amenities and Connections

The Mississippi Skyway provides the connection between regional amenities creating an effective nexus between housing, transportation, employment and recreation. The Mississippi Skyway will link existing and future public investments with a single project, enhancing the value of each.

Mississippi River

The Mississippi River, known as America's Treasure, is a vital ecological feature on a global, national, and regional scale. The stretch of river from Ramsey and Dayton down through the Twin Cities area to Hastings is designated as a National Park entitled the Mississippi National River and Recreation Area (MNRRA). The river within Ramsey is also a part of the State's Wild and Scenic River system. A prominent part of the MNRRA is the 273-acre Mississippi West Regional Park in Ramsey, which includes an existing trail from the river to the touchdown point of the proposed skyway. The master plan for the park forecasts an interpretive center to compliment the native plant community restorations and recreational river access.

Regional Trail Connections

The Mississippi River Regional Trail from Mississippi West Regional Park to Anoka will be complete in the Spring of 2015. This trail is also designated US Bikeway #45 with attendant trail connections to the entire Metropolitan Park and Trail system.

The Mississippi Skyway will also allow the Central Anoka County Trail to be re-aligned through Ramsey's COR to the Mississippi River Trail and Mississippi West Regional Park.

The Central Anoka County Trail will provide several direct regional connections to:

- *Bunker Hills Regional Park*
- *Coon Creek Regional Trail*
- *Cities of Anoka, Blaine and Coon Rapids park and trail systems*
- *City of Ramsey's 50 miles of trails*
- *Rum River Central Regional Park*

City of Ramsey, or the Center of Ramsey referred to as The COR

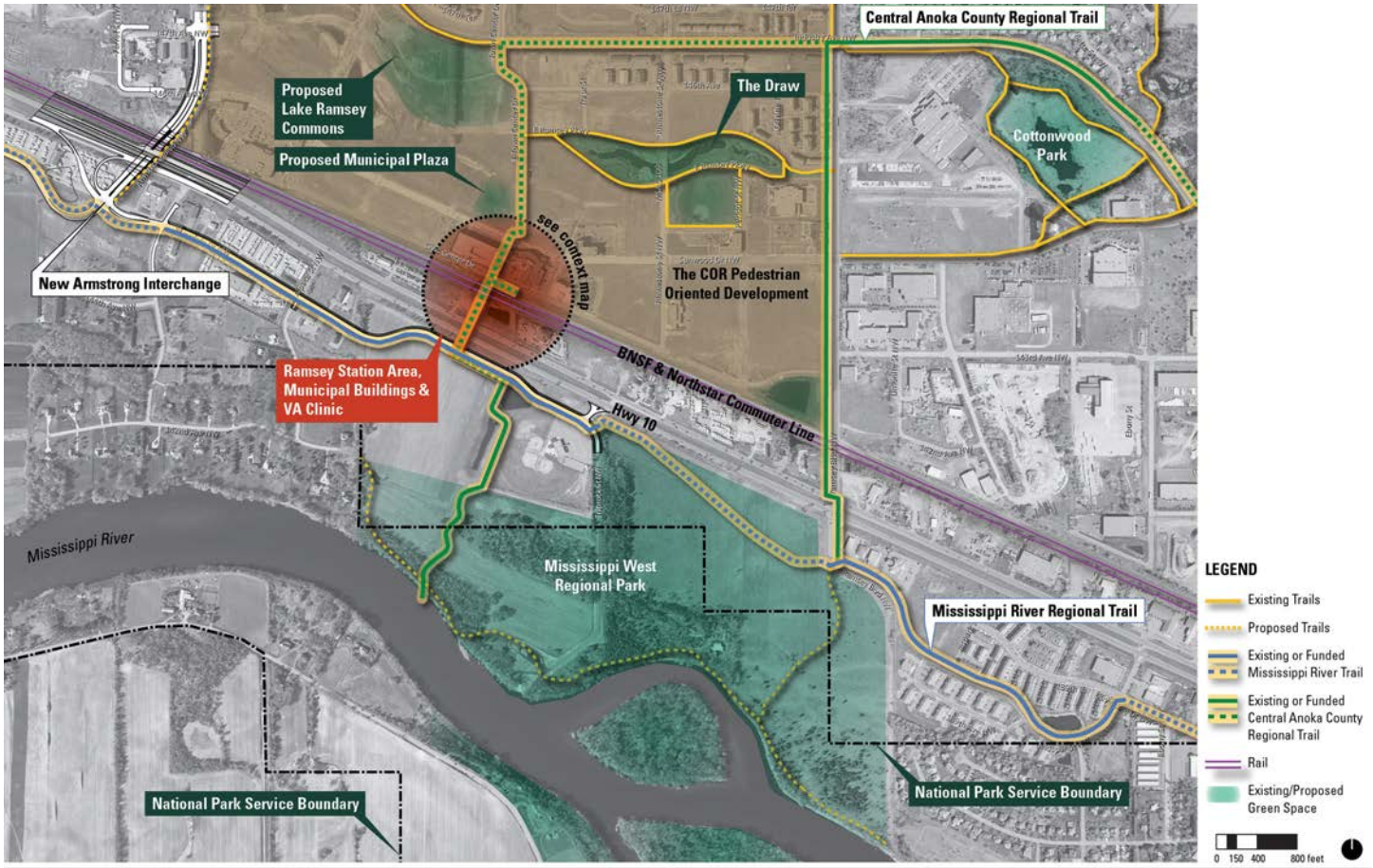
The City of Ramsey, with the Metropolitan Council, has envisioned a multi-modal town center entitled The COR with access via commuter rail, car, bicycle, and on foot. The 'COR' development is a planned 400 acre mixed-use and transit-oriented development site located north of TH 10 between CSAH 83 and CSAH 56. In the next years, the site is projected to add 6,550 people and 2,830 jobs. The COR includes a mix of residential housing choices for people of all incomes.

Establishing parks and creating quality recreational and open space opportunities remains a high priority for the City. The CITY OF RAMSEY 2030 COMPREHENSIVE PLAN UPDATE identifies the need to "Create vehicular and non-vehicular linkages to neighboring communities and between city neighborhoods, trails, recreation, work and shopping" as a component of their future planning checklist. This project serves to continue to develop non-vehicular modes of transportation, and link all of the area's transportation systems in the spirit of that goal.

Ramsey Northstar Commuter Rail Station and Park & Ride

The Ramsey Northstar Commuter Rail Station and Park & Ride facility, equipped with publicly available Electric Vehicle charging stations, provide accessible, affordable and quick transit access to the larger metro region. The station is adjacent to The COR and would be directly connected to the Mississippi Skyway pedestrian bridge, enhancing ridership and accessibility.

Opened in November 2012, the Northstar Station provides a 35-minute ride to the region's largest job center, downtown Minneapolis. Furthermore, at the Northstar's terminus at Target Field Station in downtown Minneapolis, Blue Line light rail transit connections are available to the airport, Mall of America, and scattered employment sites in Minneapolis neighborhoods. The Green Line provides additional access to the University of Minnesota, Downtown Saint Paul, and many Saint Paul neighborhoods. The Mississippi Skyway will expand access to these publicly funded investments.



Appendix E, Figure 1 – Project Location and Trail Map

Alternatives and Barriers to Safe Pedestrian Movement

The Mississippi Skyway would provide a safe grade-separated pedestrian and bicycle connection between The COR and the Mississippi River and across the existing barrier of the TH 10 corridor and rail line.

TH 10 is a 4-lane divided highway that is a primary east-west route in Anoka County, serving as a commuter corridor to the Minneapolis/St. Paul Metropolitan Area with annual average daily traffic of 43,500 vehicles per day in the project area.

BNSF runs parallel to TH 10. There has been a nearly 40 percent increase in freight traffic since 2012, when approximately 48 freight trains passed through each day. In addition to freight trains, these tracks also facilitate the Northstar Commuter Rail system.

In the Fall of 2014, the City of Ramsey constructed an extension of Riverdale Drive from Alpaca Street NW to Traprock Street NW at the regional park. This roadway extension is parallel to and immediately to the south of the existing Minnesota Department of Transportation's ROW occupied by TH 10.

The closest alternate pedestrian and bicycle crossing of TH 10 is at Armstrong Boulevard when the new interchange design is constructed. A user traveling from the Ramsey Northstar Station to the proposed south touch-down point of the Mississippi Skyway by way of Armstrong Boulevard would travel an additional 1.7 miles or an estimated 35 minutes of walking time. Such an extensive non-direct route would be prohibitive from a user's standpoint, and will continue to invite illegal pedestrian crossings as has been problematic throughout the highway and railroad corridors.

Absent a pedestrian overpass, TH 10, the railroad corridor and the parallel Riverdale Drive will continue to act as a physical barrier between Ramsey's mixed-use development, commuter rail station, and regional investments on both sides of the highway and the amenities along the Mississippi River which could hinder sustainable development potential and economic growth in the region.

Mississippi Skyway Preliminary Engineering Report

SRF Consulting Group, Inc. was engaged to assess the feasibility of constructing a grade separated crossing over TH10 and Riverdale Drive. The study included the following objectives:

- *Identify potential locations for a new pedestrian bridge crossing of TH 10 and Riverdale Drive.*
- *Conduct preliminary analysis of alignments and profiles for further consideration in future design phases.*
- *Identify impacts to adjacent private and public lands for possible Right-of-Way (ROW) easements and acquisitions.*
- *Identify impacts to existing utilities.*
- *Outline potential structure types and aesthetic options for consideration.*
- *Provide an outline of future tasks to continue to move the project forward in compliance with anticipated funding requirements.*
- *Review possible additional site development options for the surrounding site to facilitate pedestrian and bicycle connections to the approach areas.*

Throughout the process, multiple alignments were considered (see Appendix B & Appendix J). With assistance from the City, the preferred alignment selected was a straight alignment from the Ramsey Northstar Station over TH 10 and Riverdale Drive with a circular helix approach ramp on the south side of Riverdale Drive.

Wayfinding and bridge aesthetics were also taken into consideration. The proposed bridge aesthetics take their cue from the surrounding civic architecture including City Hall, the municipal parking ramp, and the Northstar Ramsey Station. Undoubtedly, MnDOT, local stakeholders and the greater community will have an interest in the visual quality of the structure. Further input from stakeholders will help ensure that the bridge will be an attractive and distinctive civic landmark that reflects community values.

Preferred Pedestrian Bridge Concept D

Seven different structure types were considered as feasible options for the pedestrian bridge. The City has identified Bridge Concept D in Appendix E as the preferred option, which includes dual bowstring truss center spans with concrete girder side spans. Preferred Bridge Concept D is described as follows:

- *Visual emphasis is at the center of the bridge at the arcing trusses.*
- *The new bridge will be distinct from the existing enclosed skyway but will complement its appearance.*
- *Center trusses and vertical piers are the dominant architectural features.*
- *A center pier is required in the TH10 median. Decorative railing enclosure creates an "open" experience on the deck without a roof.*

Estimated Project Costs and Funding Sources

A preliminary estimate of project costs has been developed based on the proposed pedestrian bridge options presented in this report. The preferred bridge concept costs are estimated at $5.1 million to $5.6 million. These costs are based on 2015 dollars and include a 10% contingency and an estimated 20% for engineering and construction administration cost.

In 2014, the National Parks Service (NPS) awarded the City a grant for construction related activity for the Mississippi Skyway pedestrian bridge. The "MISSISSIPPI RIVER SKYWAY BRIDGE - MISSISSIPPI NATIONAL RIVER AND RECREATION AREA (MISS)" grant provides total program funding of $490,000 with a grant availability sun-set date in 2017.

The City is considering multiple additional funding options and partners for the final design considerations, construction, and maintenance of the proposed pedestrian bridge facility.

This report has conservatively assumed the use of typical Federal funding sources for purposes of estimating total project costs. Note that multiple Federal funding sources are available, and each may present a different set of specific project criteria.

Next Steps

The Mississippi Skyway pedestrian bridge project will likely require a Cooperative Construction Agreement between the City and MnDOT.

An Environmental Review Summary has been prepared (see Appendix H) to identify existing resources within the vicinity of the Mississippi Skyway project. An environmental review document will be needed to meet requirements of the National Environmental Policy Act. The type of document will be determined when funding is identified based on coordination with funding partners and federal agencies. The construction of the bridge is anticipated to be a Categorical Exclusion (Type II document; no significant environmental impacts are anticipated.)

Right-of-Way: Easements and land acquisitions can be negotiated at this time and should be prepared to satisfy Federal real estate acquisition statutes and regulations.

Utility coordination may begin with impacted utilities so that utility owners can begin to determine the extent of the impact and the preliminary resolution, whether it be modification or relocation.

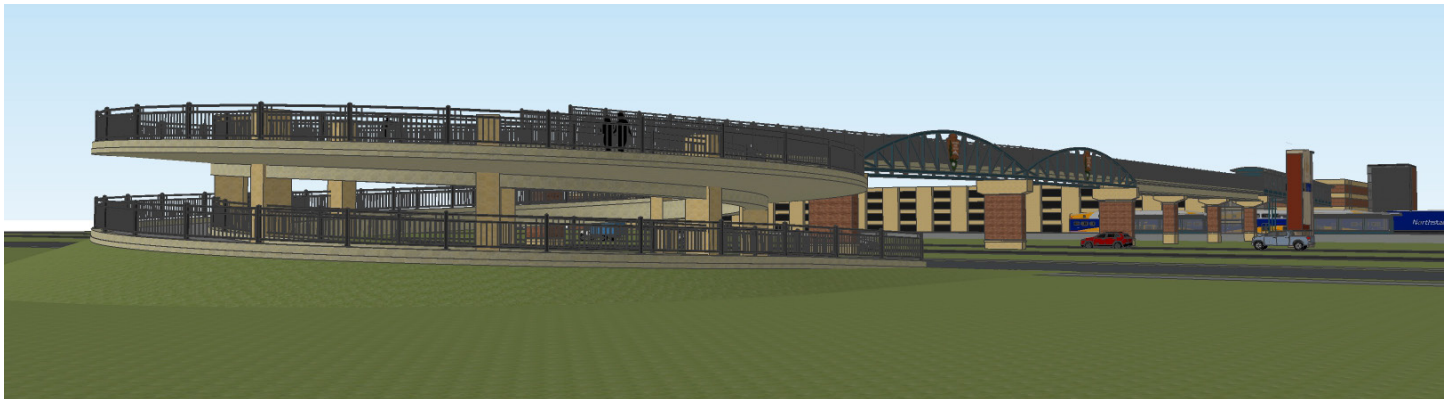
MnDOT coordination may continue. A MnDOT State/Federal Aid project coordinator will need to be assigned for determining the State/Federal processes to be followed and for review of preliminary and final construction documents.

The draft preliminary bridge plans included in the report may be advanced to a complete preliminary plan for review and approval by the MnDOT Bridge Office Preliminary Plan Review Unit. Upon approval of the preliminary plan, the final design and plans may be prepared and reviewed per the Cooperative Construction Agreement Process.

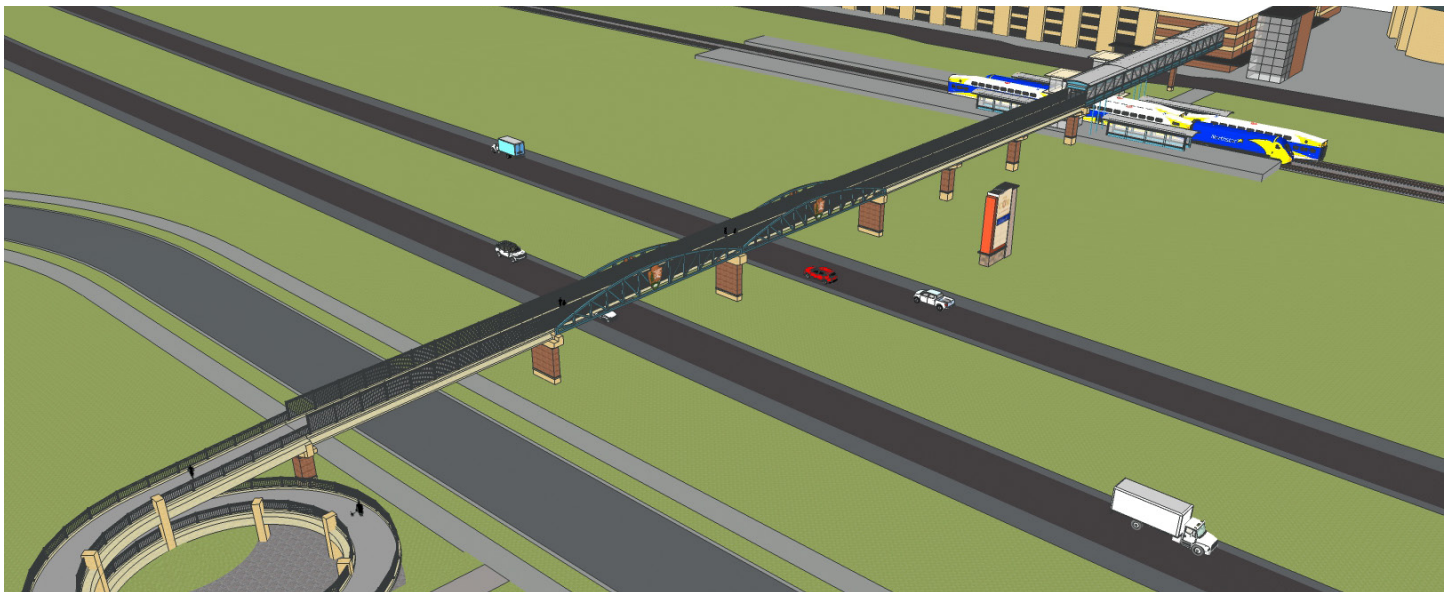
Preparation of funding applications and requests for letters of support may begin at this time while other steps outlined above are on-going.



Appendix E, Figure 20 – Preferred Concept D View from TH 10



Appendix E, Figure 19 – Preferred Concept D View of helix structure from the south



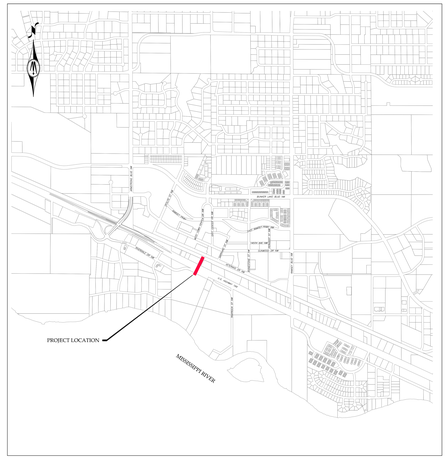
Appendix E, Figure 18 – Preferred Concept D Bird's eye view

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LOCATION MAP

CITY OF RAMSEY

ANOKA COUNTY, MN



Level 2 LAYOUT APPROVAL

Programmed Letting Date ..... Nov. 2017

Reviewed By ..... Kristi Sather, Metro District Traffic Engineer — 11/13 20 17

Reviewed By ..... Jon Mayasich, Metro District Design Engineer — 11/27 20 17

Approved By ..... Daniel Dorn, Metro District Engineer — 11/28 20 17

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.

DATE NOVEMBER 10, 2017 I.D. NO. 23211

KEVIN J. KIDA
KIDA & ASSOCIATES, INC.

LAYOUT & PROFILE No. 18 COPY No.____

TH 10/169 VICINITY OF THE CITY OF RAMSEY

FROM RIVERDALE DRIVE NW TO VERITAS DRIVE NW

Proposed BRIDGE 10-2012 Sheet Hor. 1 Inch = 50 Ft.
BY MnDOT, Bridge Office Vert. 1 Inch = 10 Ft.

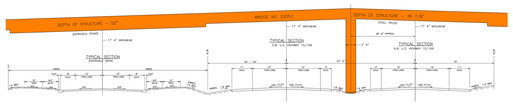
The alignment and grades shown are preliminary and are subject to change without notice.	Start Approval Date 10/2017	The layout/profile shown are approved for MnDOT Traffic, Mapping, Application

S.A.P. 199-010-012 TH 10 A/I PPMS Activity

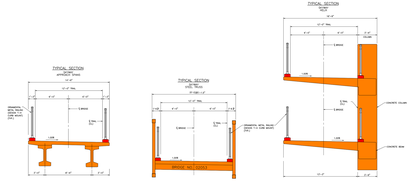
C.S. 0202

Copy To: ..... For

TYPICAL SECTIONS



RIVERDALE DRIVE & TH 10/169



APPROACH SPANS / STEEL TRUSS / HELIX STRUCTURE

LAYOUT NOTES

1. PEDESTRIAN ACCOMMODATIONS MUST MEET ADA/PROWAG REQUIREMENTS
2. PRELIMINARY CONSTRUCTION LIMITS ARE WITHIN MNDOT / CITY OF RAMSEY R/W
3. THERE ARE NO EXISTING OR NEW DESIGN EXCEPTIONS
4. STOPPING SIGHT DISTANCE FOR PROFILE ARE BASED ON MN BIKEWAY FACILITY DESIGN MANUAL - TABLE 5-7
5. THIS PROJECT IS NOT ON AN OVERSIZE / OVERWEIGHT CORRIDOR
6. THIS PROJECT IS NOT LOCATED ON A HOUSE MOVING ROUTE
7. PER TIM CLYNE, METRO DISTRICT AND PAVEMENT ENGINEER, THERE WILL NOT BE A CONCRETE OVERLAY ON THIS SEGMENT OF TH 10 ANY TIME IN THE FORESEEABLE FUTURE

PROJECT PURPOSE & LAYOUT HISTORY:

LAYOUT & PROFILE 1 (AutoCAD 17, 2017) (1st) REVIEW SEPTEMBER 6, 2017)

The purpose of this project is to construct a pedestrian skyway system ("The CSP" stands as nomenclature for Cub, Sun, and Sky, but The Mississippi Skyway participants Schlegel Development, the Ramsey Northstar Station, Ramsey Pins & Kids, and the resources associated with Ramsey Town Square have all agreed to the name "The Mississippi Skyway") over TH 10/169 and the purpose of the pedestrian bridge is to provide safe pedestrian and bicycle access between the Ramsey Town Square and the Ramsey Northstar Station. The project is also intended to provide, while expanding and enhancing multi-modal transportation, economic development, and recreational opportunities for the City of Ramsey.

LAYOUT & PROFILE 1A (OCTOBER 23, 2017)
1. ADDED TH 10/169 SUPERELEVATION TRANSITIONS TO TYPICAL SECTION
2. AERIAL IMAGE ADDED TO PLAN VIEW
3. ADDED PROFILE

LAYOUT & PROFILE 1B (NOVEMBER 10, 2017)
1. ADDED TH 10 BRIDGE STATIONING
2. ADDED TH 10 BRIDGE NUMBER 02053 TO PLAN VIEW
3. BRIDGE CROSS SLOPES CHANGED FROM 2% TO 1% BASED ON COMMENTS FROM MNDOT BRIDGE OFFICE
4. MINOR CHANGES

X:\SAP\199-010-012\SURVEY\LAYOUT\199-010-012_1_LAYOUT.DWG ©Kida & Kida, Inc. 2017, All Rights Reserved

S.A.P. 199-010-012
C.S. 0202

CITY OF RAMSEY

ANOKA COUNTY, MN

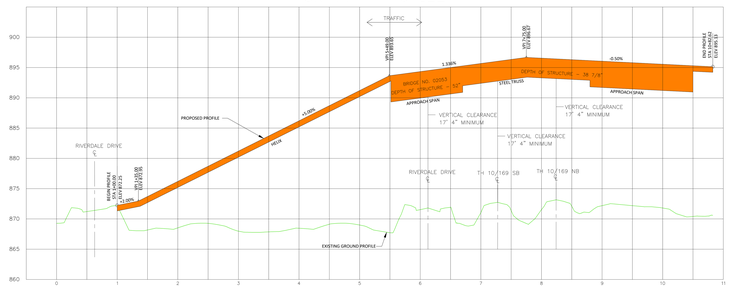
LEGEND

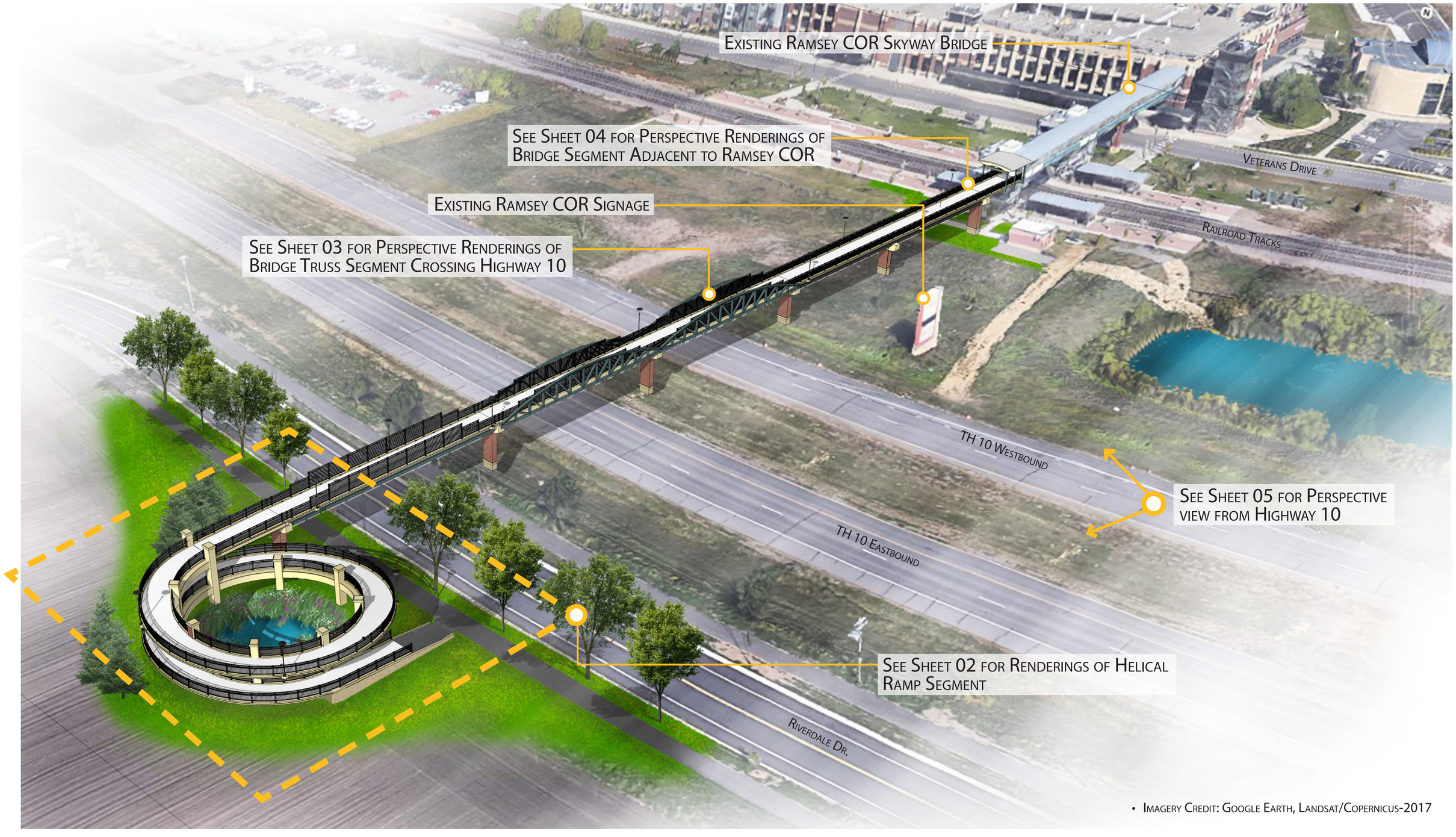
- PROPOSED SKYWAY
- PROPOSED COLUMN
- DRIVEWAY ACCESS
- CONSTRUCTION LIMITS
- EXISTING RIGHT OF WAY
- PERMANENT EASEMENT
- EXISTING SIGNALIZED INTERSECTION

TH 10 / 169 NB / SB	
POSTED SPEED 60	37,500 AADT (2014)
	2,400 HCADT (2012)



SKYWAY PROFILE





• Imagery Credit: Google Earth, Landsat/Copernicus-2017

Mississippi Skyway - City of Ramsey

01 Proposed Circular Ramp @ South Side of Highway 10

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City of RAMSEY

Bridge Pier #1 - See Aesthetic Treatment Board for material details

Stormwater Treatment Bioretention Area

Ornamental Metal Railing
- 4′-6″ height above walking surface
- 10′-0″ maximum panel length

Helix Decking (See Section for Detail)

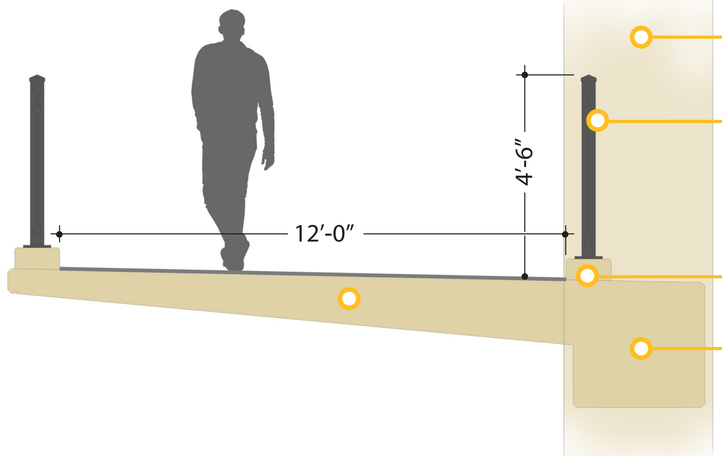
Colored Concrete Column

Retaining Wall
- Utilizes Brick & Form Liner Pattern that match Ramsey COR and Armstrong Blvd. Bridge

Wayfinding Signage or Monument Signage Location



Daytime Concept Render of Helix Ramp (See sheet 01 for Location)



Colored Concrete Column

Ornamental Metal Railing
- 4′-6″ height above walking surface
- 10′-0″ maximum panel length

Concrete Curb (6″ Height)

Colored Concrete Ring Beam



Nighttime Concept Render of Helix Ramp

Mississippi Skyway - City of Ramsey

02 Proposed Helix Ramp @ South Side of Highway 10

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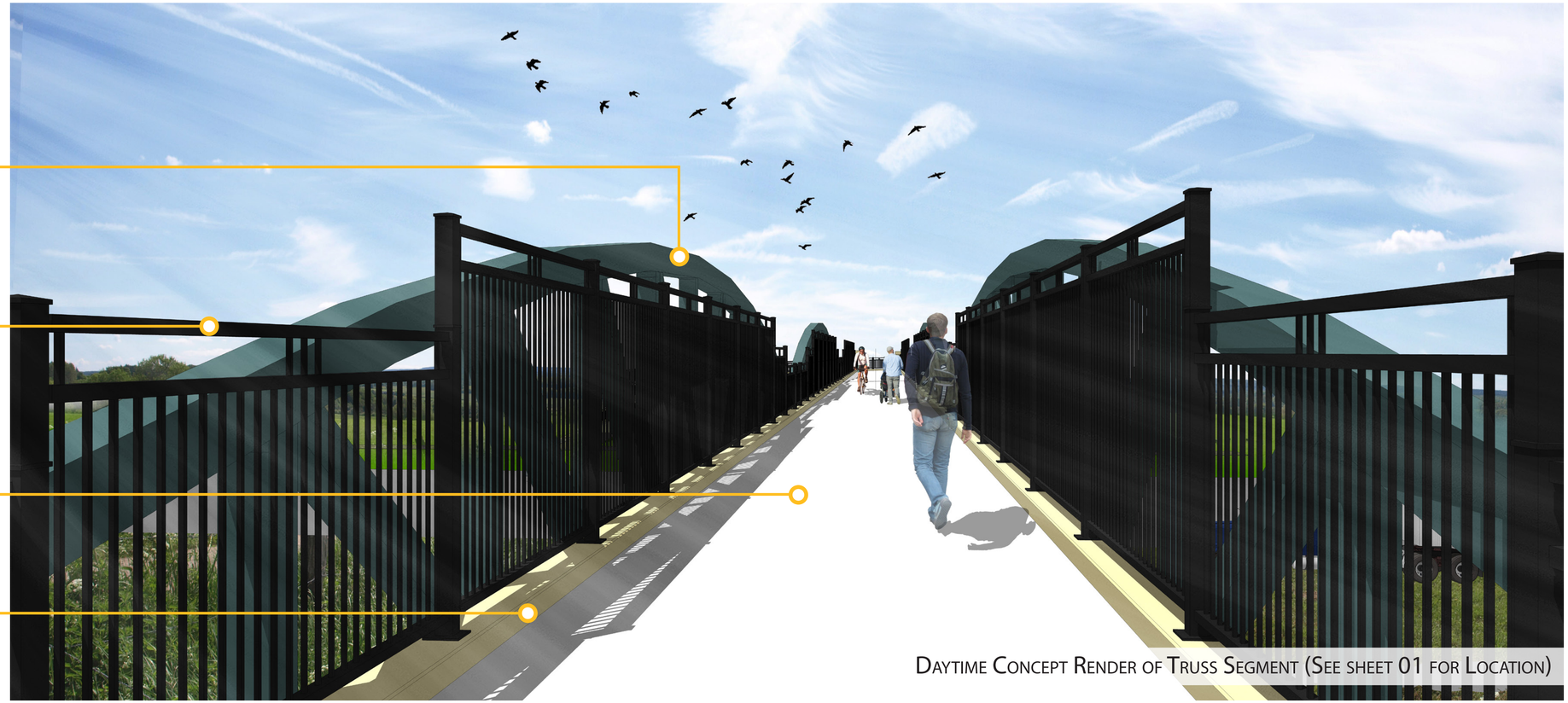
City of Ramsey

Ornamental Metal Truss Across Highway 10
- Color to Match Ramsey COR Facility

Ornamental Metal Railing (Height Varies)
- Transitions from 4′-6″ to 8′-0″ over roadway

Plain Concrete Decking Surface

6″ Concrete Curb



Daytime Concept Render of Truss Segment (See sheet 01 for Location)





Mississippi Skyway - City of Ramsey

03 Bridge Truss Segment Over Highway 10

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City of Ramsey

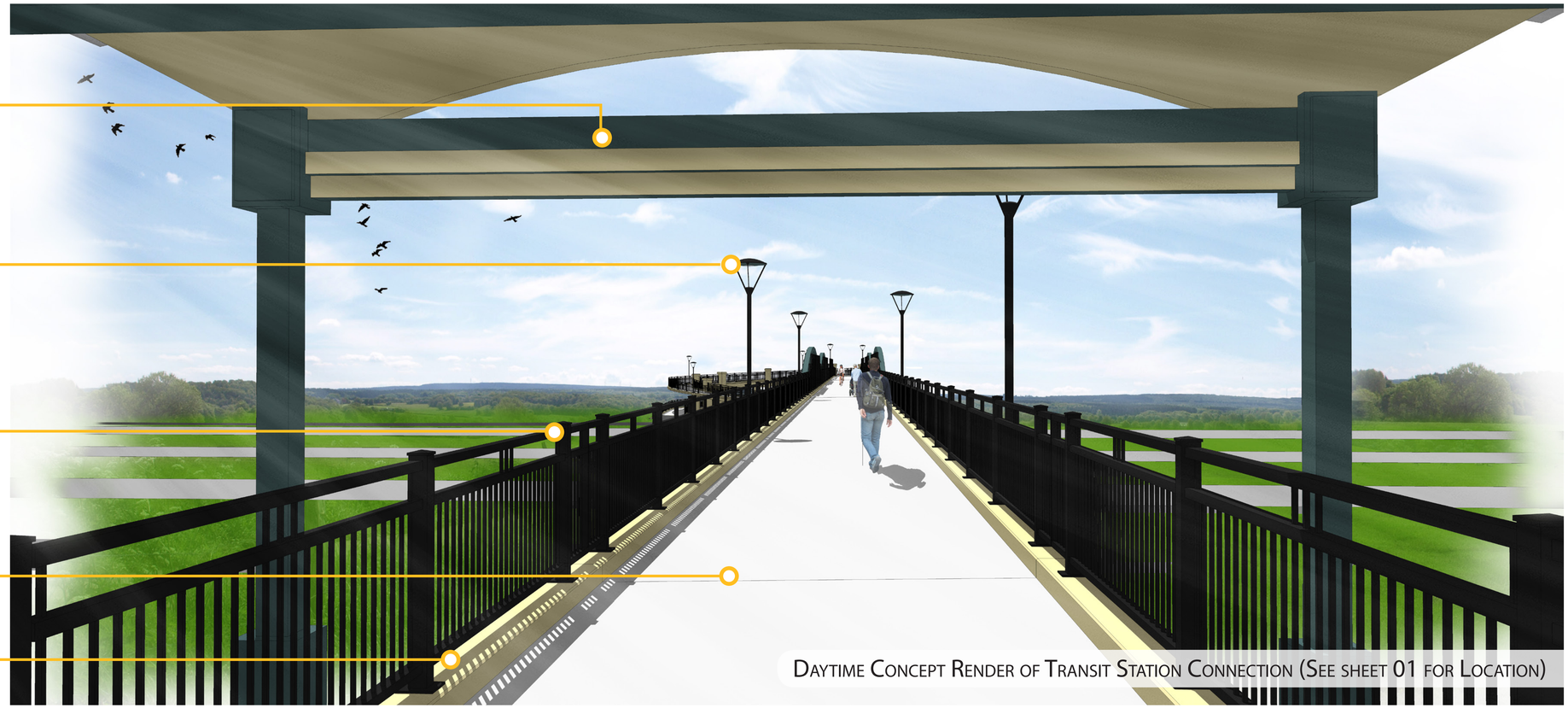
Ornamental Canopy @ Entry Door to Transit Center
- Color to Match Ramsey COR Facility
- See sheet 07 for Design Concept

Overhead LED Lighting Along Bridge
- Style to Match Ramsey COR Station

Ornamental Metal Railing (Height Varies)
- 4'6" Height, Transitioning to 8' Height @ Hwy. 10

Plain Concrete Decking Surface

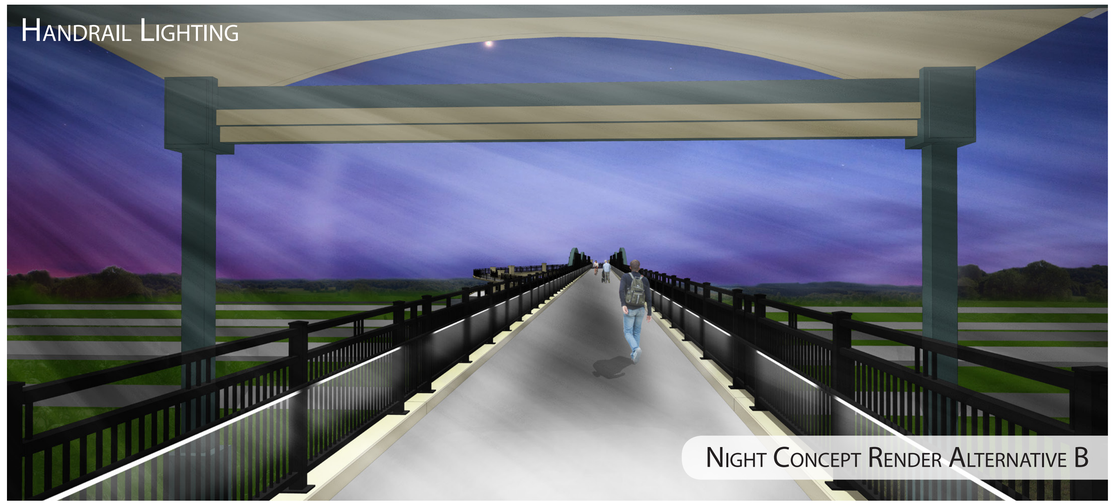
6" Concrete Curb



Daytime Concept Render of Transit Station Connection (See sheet 01 for Location)



Night Concept Render Alternative A



Night Concept Render Alternative B

Mississippi Skyway - City of Ramsey

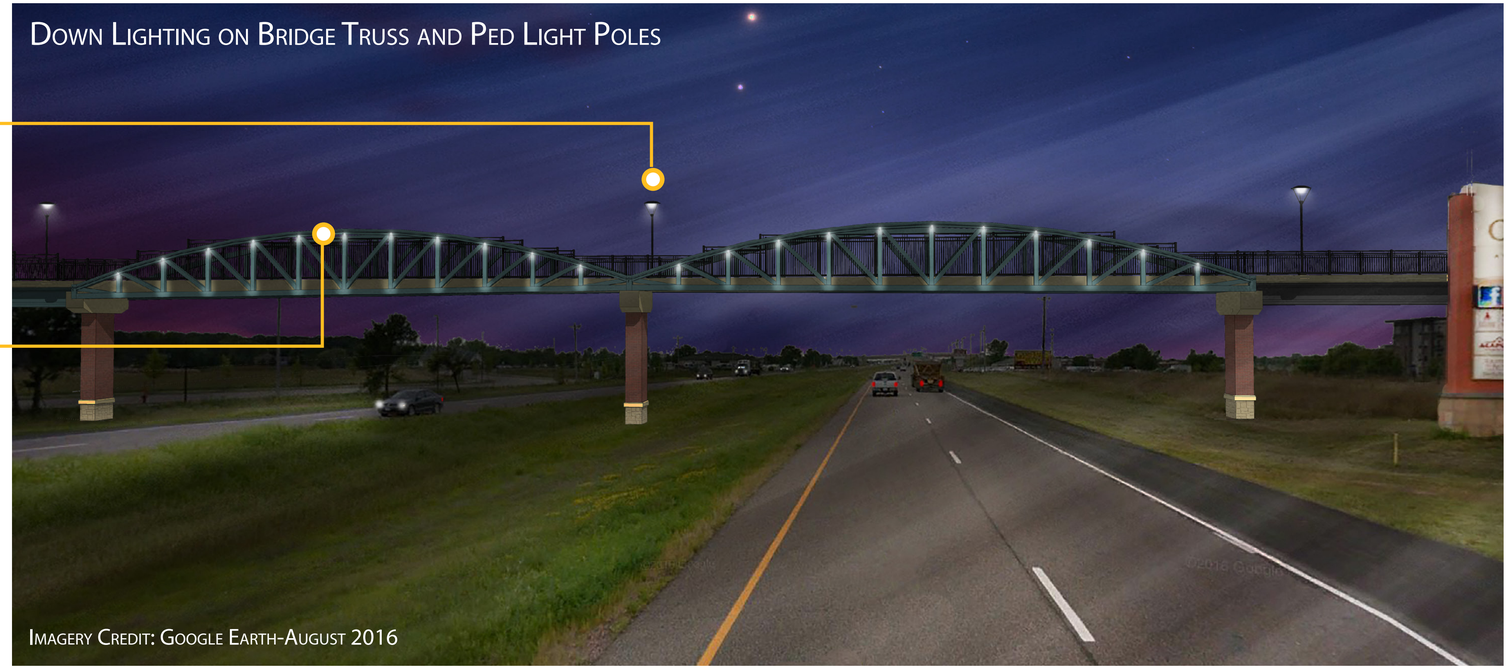
04 Bridge Segment Near Ramsey COR Transit Center

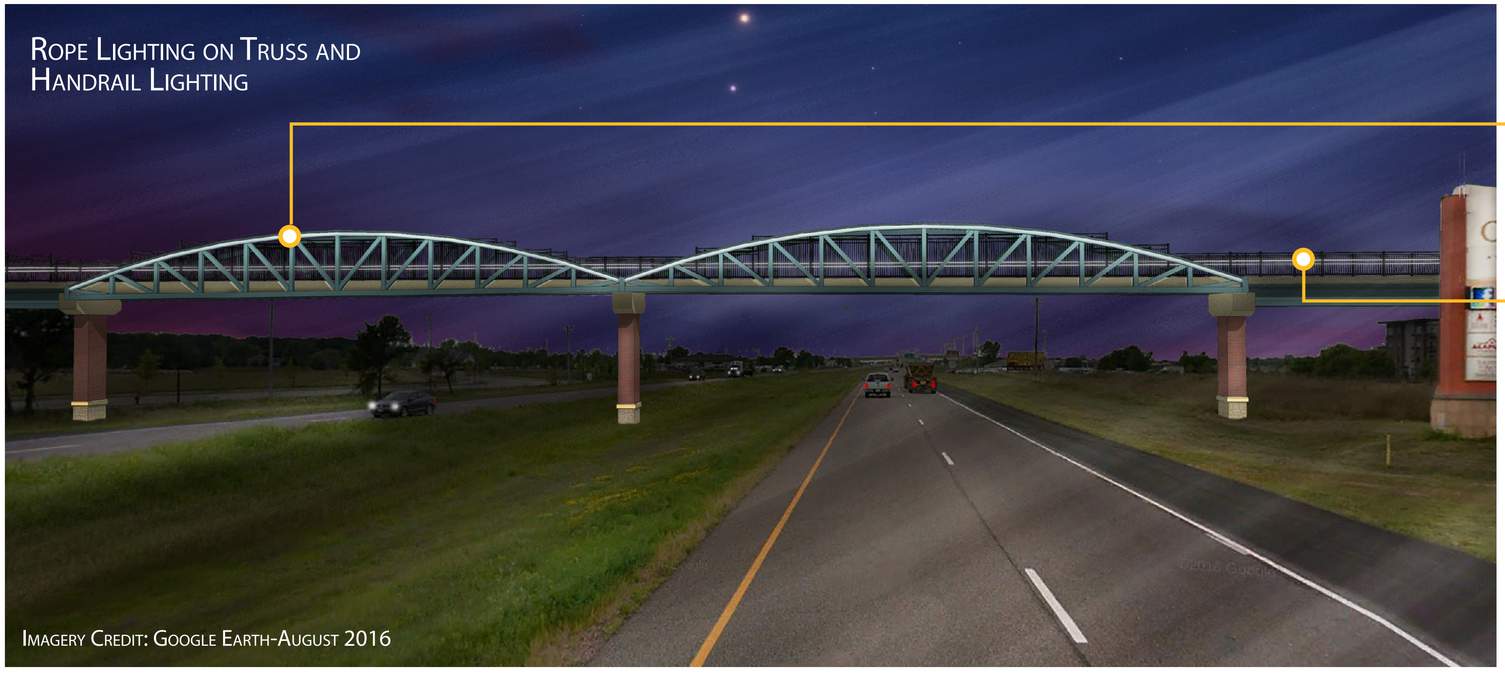
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LED Pole Lighting (Style to Match Ramsey Metro Station Platform Lighting)

LED Down Lights on Exterior of Truss Highlighting Vertical Elements





Handrails Running the Entire Bridge Length with Built in Down-Lighting

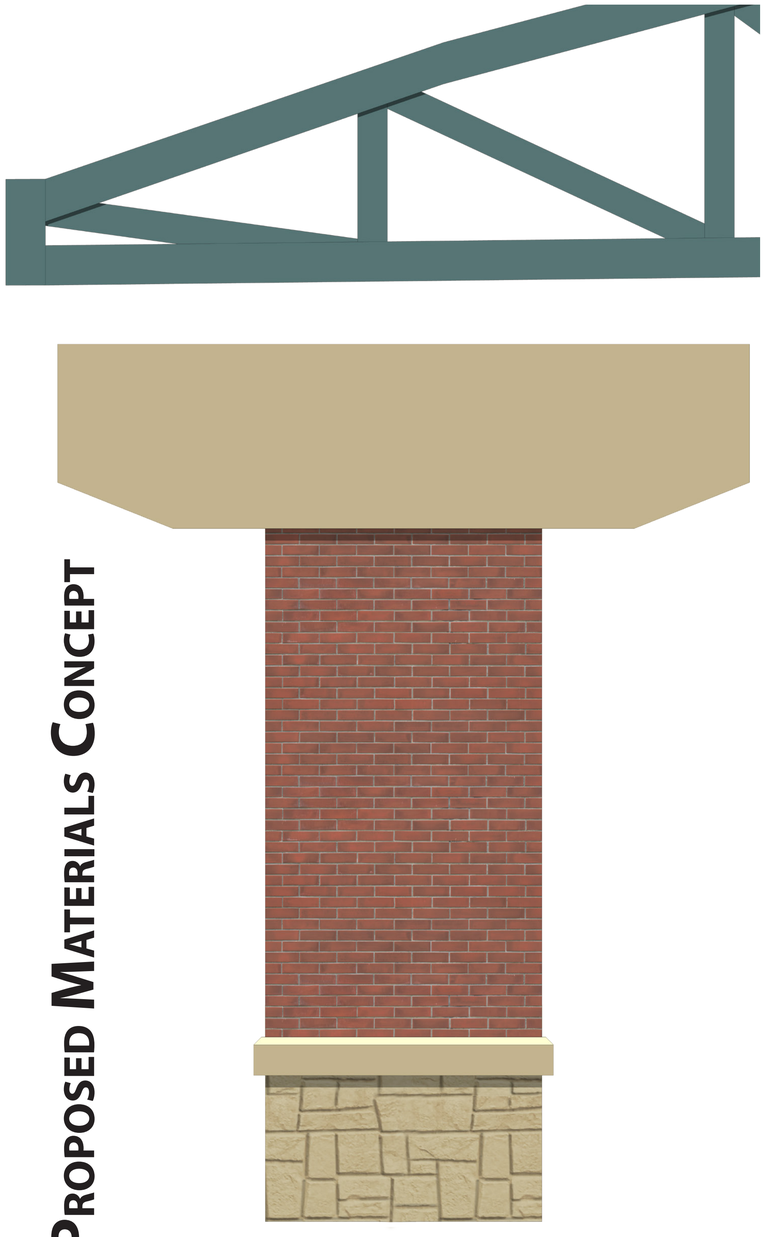
LED Rope Lighting in Metal Channel Lighting Exterior of Metal Trusses

Mississippi Skyway - City of Ramsey

05 Bridge View from Highway 10 Looking West

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Proposed Materials Concept

Proposed Skyway Pier Materials to Match Ramsey COR Pallette, While Closely Mimicking Aesthetics of Highway 10 Bridge @ Armstrong.

Highway 10 Bridge Materials

- Colored Concrete - Federal Standard Color No. 33522
- Brick Color - Endicott Type 'Medium Ironspot #7
- Mortar Joints - Federal Standard Color No. 33578
- Concrete Column Bases w/ Stone Form Liner Pattern
- Ornamental Railing - Federal Standard Color No. 26134 (Dark Gray, Semi-Gloss)







Ramsey COR Materials

- Colored Concrete Color - To Be Determined
- Brick Color - To Be Determined
- Concrete Column Bases w/ Stone Form Liner Pattern
- Ornamental Railing/Post Color - To Be Determined









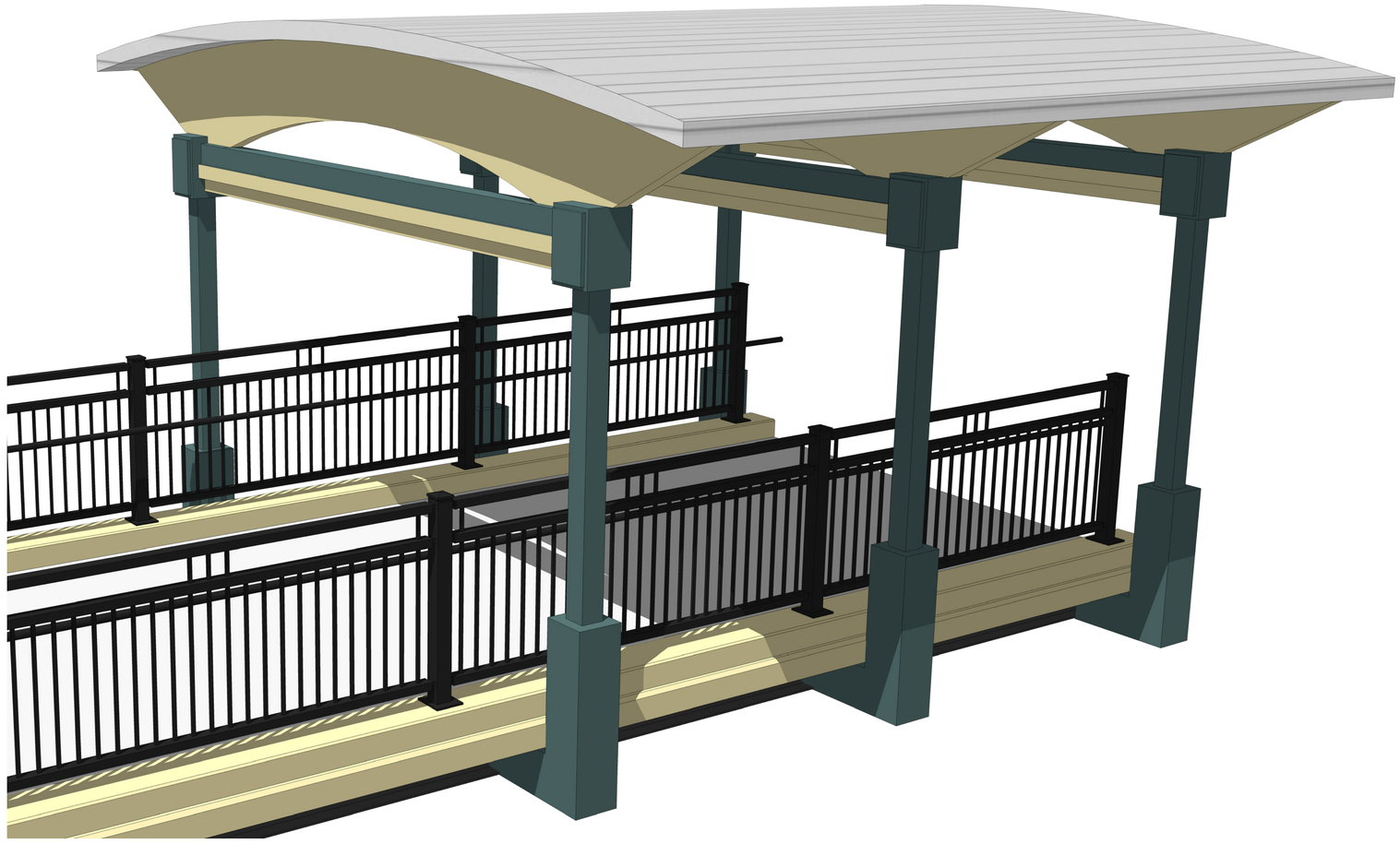
Mississippi Skyway - City of Ramsey

06 Material Precedence Examples

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City of RAMSEY









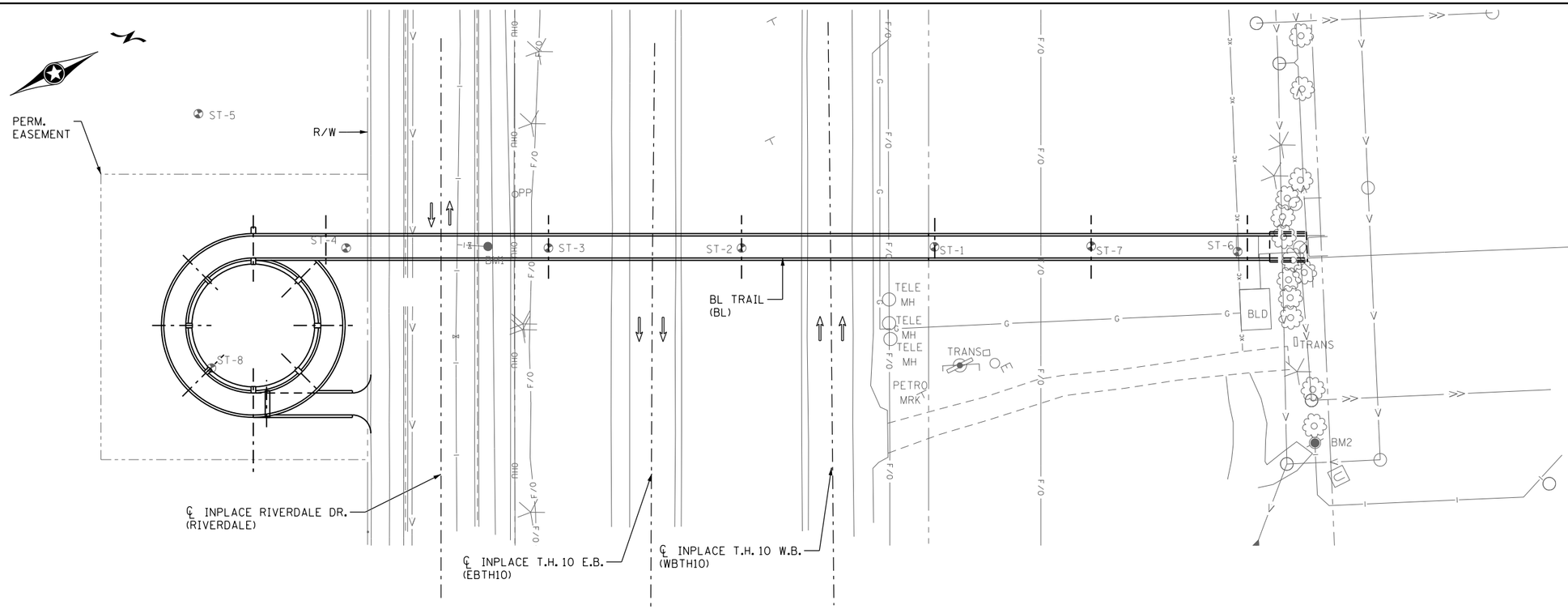


Mississippi Skyway - City of Ramsey

07 Ramsey COR Bridge Connection Awning

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LIST OF SHEETS

1	TITLE
2	GENERAL PLAN & ELEVATION
3	QUANTITIES AND GENERAL NOTES
4 - 5	TYPICAL SECTIONS
6	ARCHITECTURAL DETAILS
7 - 8	WORKING POINT LAYOUT
9 - 13	SOUTH ABUTMENT DETAILS
14 - 16	NORTH ABUTMENT DETAILS
17 - 27	HELIX PLAN AND DETAILS
28 - 45	HELIX COLUMN 1 THRU 8 DETAILS & REINF.
46 - 49	HELIX BAR LISTS AND QUANTITIES
50 - 61	PIER 1 THRU PIER 6 DETAILS & REINF.
62 - 63	PIER BAR LISTS AND QUANTITIES
64	FRAMING PLAN
65 - 70	SUPERSTRUCTURE DETAILS & REINFORCEMENT
71 - 73	CONCRETE BEAM DETAILS
74	STEEL BEAM DETAILS
75 - 79	RAILING DETAILS
80	DRAINAGE DETAILS
81	LIGHTING DETAILS
82 - 83	PREFABRICATED TRUSS DETAILS
84	WATERPROOF EXPANSION DEVICE
85	CONCRETE CURB WITH RAILING
86 - 90	B - DETAILS
91	AS-BUILT BRIDGE DATA
92 - 96	BRIDGE SURVEY PLAN AND PROFILE
97 - 98	SOIL BORINGS
99	ROADWAY TYPICAL SECTION

TOTAL PLAN SHEETS = 99

CONSTRUCTION NOTES

THE 2018 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN.

SEE SPECIAL PROVISIONS FOR ALL XXXX.6XX SERIES PAY ITEMS FOR ADDITIONAL REQUIREMENTS. (EXAMPLE 2411.618)

THE BAR SIZES SHOWN IN THIS PLAN ARE IN U.S. CUSTOMARY DESIGNATIONS.

BARS MARKED WITH THE SUFFIX "E" SHALL BE EPOXY COATED IN ACCORDANCE WITH SPEC. 3301.

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA".

BRIDGE SEAT REINFORCEMENT SHALL BE CAREFULLY PLACED TO AVOID INTERFERENCE WITH DRILLING HOLES FOR ANCHOR RODS. THE BEAMS SHALL BE ERECTED IN FINAL POSITION PRIOR TO DRILLING HOLES FOR AND PLACING ANCHOR RODS.

FOR ADDITIONAL NOTES AND SUMMARY OF QUANTITIES, SEE SHEET 3.

PROPOSED TYPE OF STRUCTURE

SUPERSTRUCTURE:
1. MN45 PRESTRESSED CONCRETE BEAMS
   SIMPLE SPANS
   7" MIN. CONCRETE DECK
   ALL BARS EPOXY COATED

2. PREFAB STEEL TRUSS
   SIMPLE SPANS
   7½" MIN. CONCRETE DECK
   ALL BARS EPOXY COATED

3. W16 X 77 STEEL BEAMS
   SIMPLE SPAN
   7" MIN. CONCRETE DECK
   ALL BARS EPOXY COATED

4. REINFORCED CONCRETE SLAB & HELIX
   HPC VARIABLE DEPTH (7" MIN.)
   ALL BARS EPOXY COATED

SUBSTRUCTURE:
   RECTANGULAR HELIX COLUMNS
   SUPPORTED ON SPREAD FOOTINGS

   RECTANGULAR COLUMN PIER SUPPORTED ON SPREAD FOOTINGS

DESIGN DATA

DESIGNED IN ACCORDANCE WITH THE 2014 AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS. SUPPLEMENTED WITH THE 2009 LRFD GUIDE SPECIFICATIONS FOR THE DESIGN OF PEDESTRIAN BRIDGES (AND CURRENT INTERIM)

90 PSF LIVE LOAD (PEDESTRIAN)

H10 LIVE LOAD (VEHICULAR)

MATERIAL DESIGN PROPERTIES:
REINFORCED CONCRETE:
f'c = 4 KSI n = 8
fy = 60 KSI REINFORCEMENT
PRESTRESSED CONCRETE:
f'c = 8.0 KSI n = 1
fpu = 270 KSI LOW RELAXATION STRANDS
0.75 fpu FOR INITIAL PRESTRESS
STRUCTURAL STEEL (PAINTED):
fy = 36 KSI SPEC 3306
fy = 50 KSI SPEC 3309
TUBING TYPE A (RAILING) SPEC 3361
TUBING TYPE C (TRUSS) SPEC 3361

DESIGN SPEED
OVER = N/A UNDER = 70 MPH (ADT > 6000)

APPROXIMATE DECK AREA 13322 SQ. FT.

BOLTON & MENK
7533 SUNWOOD DRIVE N.W.
RAMSY MINNESOTA 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.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.

JAMES D. ARCHER

LIC. NO. 45501 DATE 12/31/2017

APPROVED: _____ CITY OF RAMSEY

DATE: _____

MINNESOTA DEPARTMENT OF TRANSPORTATION

BRIDGE NO. 02053
MISSISSIPPI SKYWAY PEDESTRIAN BRIDGE
OVER T.H. 10 FROM RIVERDALE DRIVE
TO THE NORTH STAR STATION
0.47 MILES EAST OF JCT. OF C.S.A.H. 83 & T.H. 10

PREFABRICATED STEEL TRUSS:
105'-0" MAIN SPANS
14'-6" DECK
IDENTIFICATION NO. 209 (SPAN 1)
IDENTIFICATION NO. 301 (SPAN 7)
IDENTIFICATION NO. 302 (SPANS 3 & 4)
IDENTIFICATION NO. 501 (SPANS 2, 5, 6)

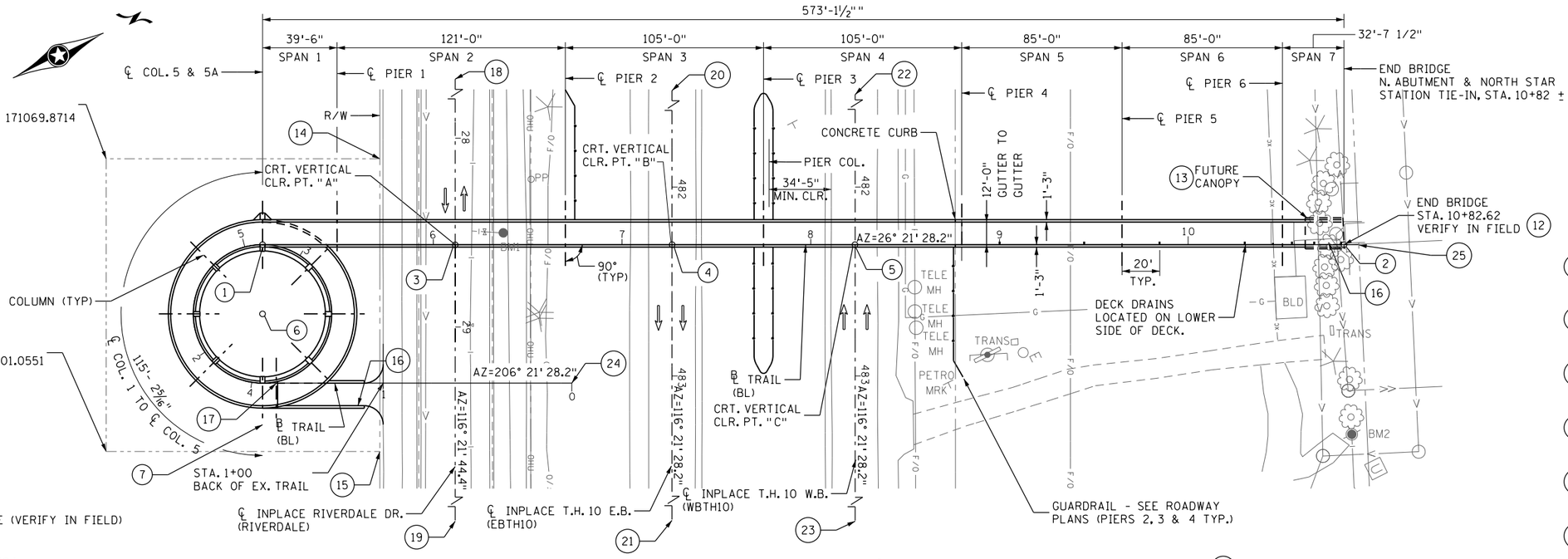
SEC: 28 TWP: 32N , R25W
COUNTY: ANOKA
CITY: RAMSEY

APPROVED: _____ STATE BRIDGE ENGINEER _____ DATE

DES. RRE	DR. JMR	02053
CHK. ATP	CHK. RRE	

MINNESOTA PROJECT NO. S.F. | MNDOT REVIEW UNIT: BENJAMIN JILK | JOB NO. T9Y620 | S.A.P. 199-010-012 | SHEET NO. 1 OF 99

H:\RAMS\R16112195\CAD\MS\plans\bridge\CBR02053_title.dgn
ryganey pdf-B and W.pltcfg bmi.tbl
1/23/2018 4:24:53 PM



1. ℄ TRAIL (BL)
STA. 2+79.113
LOWER HELIX GUTTERLINE
STA. 5+09.496
UPPER HELIX GUTTERLINE
X= 449624.482 Y= 171123.906

2. ℄ TRAIL (BL)
STA. 10+82.620
GUTTERLINE
TIE INTO STATION STRUCTURE (VERIFY IN FIELD)
X= 449878.935 Y= 171637.447

3. ℄ TRAIL (BL) P.O.T. STA. 6+11.594 =
℄ RIVERDALE DR. (RIVERDALE) P.O.T. STA. 28+56.392
X= 449669.811 Y= 171215.390
∢ 90° 00' 16.2"

4. ℄ TRAIL (BL) P.O.T. STA. 7+26.497 =
℄ T.H. 10 E.B (EBTH10) P.O.T. STA. 482+30.472
X= 449720.825 Y= 171318.347
∢ 90° 00' 00"

5. ℄ TRAIL (BL) P.O.T. STA. 8+23.497 =
℄ T.H. 10 W.B (WBTH10) P.O.T. STA. 482+30.469
X= 449763.890 Y= 171405.263
∢ 90° 00' 00"

6. CENTER OF HELIX
X= 449657.337 Y= 171107.627
RADIUS TO BASELINE = 36'-8"

7. ℄ COL. 1 & BEGIN HELIX CURVE
STA. 1+63.92
BRIDGE NAME PLATE (PLACE ON SOUTHEAST
FACE OF COLUMN)

8. PIER TO BE LOCATED MORE THAN 30'-0" FROM EDGE OF LANE; CONSTRUCTION PER MNDOT PIER PROTECTION POLICY NOT REQUIRED

9. PROFILE GRADE FOR RIVERDALE DRIVE
(EXRIVERDALE)

10. PROFILE GRADE FOR EASTBOUND T.H. 10
(EXTH10EB)

11. PROFILE GRADE FOR WESTBOUND T.H. 10
(EXTH10WB)

12. VERIFY LOCATION OF BUILDING PRIOR TO ORDERING STEEL BEAMS. REMOVE & RECONSTRUCT WALL PANEL/CURBS AT END FACE OF SKYWAY TO INCLUDE DOORWAY AND TIE INTO EXISTING WALKWAY.

13. POTENTIAL FUTURE METAL ROOF CANAPY
(BY OTHERS)

14. X = 449611.355
Y= 171199.797

15. X= 449750.244
Y= 171130.985

16. BENCHMARK DISK
(SEE APPLICABLE DETAILS)

17. END SOUTH ABUTMENT AND BEGIN BRIDGE
STA. 1+55.92

18. ℄ RIVERDALE DR. (RIVERDALE)
P.O.T. STA. 26+37.225
X= 449473.437 Y= 171312.710

19. ℄ RIVERDALE DR. (RIVERDALE)
P.O.T. STA. 32+15.297
X= 449991.391 Y= 171056.020

20. ℄ T.H. 10 E.B. (EBTH10)
P.O.T. STA. 480+04.738
X= 449518.559 Y= 171418.567

21. ℄ T.H. 10 E.B. (EBTH10)
P.O.T. STA. 485+65.093
X= 450020.658 Y= 171169.783

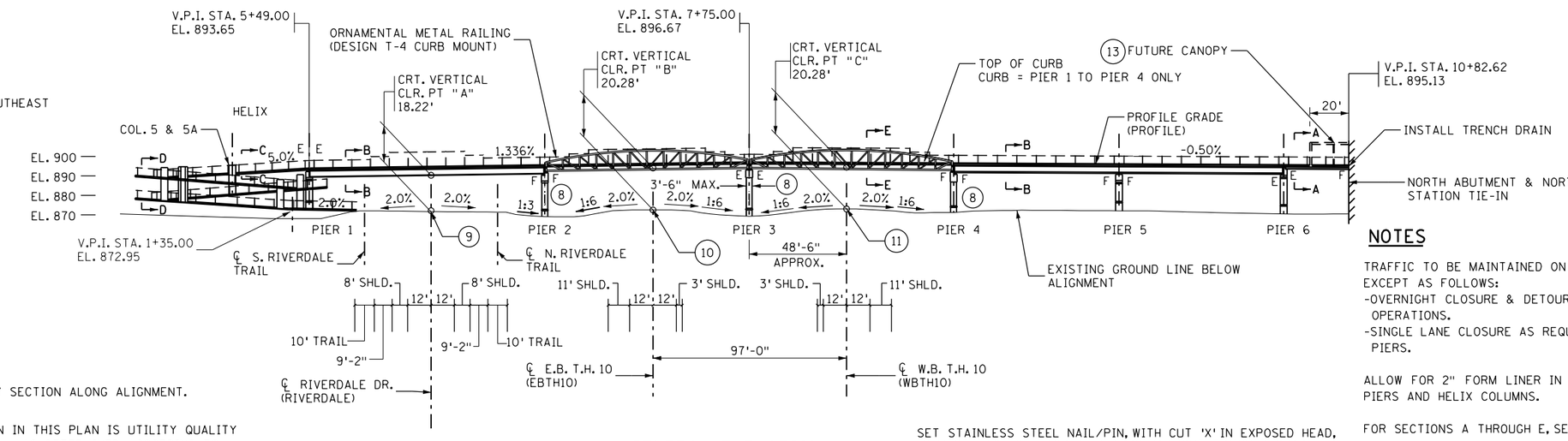
22. ℄ T.H. 10 W.B. (WBTH10)
P.O.T. STA. 480+03.808
X= 449560.793 Y= 171505.895

23. ℄ T.H. 10 W.B. (WBTH10)
P.O.T. STA. 485+63.467
X= 450062.269 Y= 171257.420

24. ℄ TRAIL (BL)
STA. 0+00.000
X= 449762.969 Y= 171238.228

25. ℄ TRAIL (BL)
STA. 10+85.113
X= 449882.298 Y= 171644.235

GENERAL PLAN



GENERAL ELEVATION

CROSS-SLOPES SHOWN ARE ON THE TRAVELED WAY
FORESLOPES SHOWN ARE THE MAX. BEYOND TRAVELED WAY

SEE SHEET 99 FOR DETAILED ROADWAY SECTION ALONG ALIGNMENT.

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA".

SET STAINLESS STEEL NAIL/PIN, WITH CUT 'X' IN EXPOSED HEAD, IN WEST FACE OF EACH PIER APPX. 4' ABOVE FINISHED GRADE.

NOTES

TRAFFIC TO BE MAINTAINED ON T.H. 10 DURING CONSTRUCTION. EXCEPT AS FOLLOWS:
-OVERNIGHT CLOSURE & DETOUR DURING BEAM/TRUSS SETTING OPERATIONS.
-SINGLE LANE CLOSURE AS REQUIRED FOR WORK NEAR MAINSPAN PIERS.

ALLOW FOR 2" FORM LINER IN ABUTMENT FACE, WINGWALLS, PIERS AND HELIX COLUMNS.

FOR SECTIONS A THROUGH E, SEE TYPICAL SECTIONS.

"F" DENOTES FIXED BEARINGS.

"E" DENOTES EXPANSION BEARINGS.

DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

BOLTON & MENK
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ENGINEER SIGNATURE
RYAN R. EVANS
LIC. NO. 53920 DATE

TITLE: GENERAL PLAN AND ELEVATION

DESIGNED	RRE	DRAWN	JMR	APPROVED
CHECKED	ATP	CHECK	RRE	

S.A.P. 199-010-012

SHEET NO. 2 OF 99 SHEETS

BRIDGE NO. 02053

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SCHEDULE OF QUANTITIES FOR ENTIRE BRIDGE

ITEM NO.	ITEM		UNIT	TOTAL ESTIMATED QUANTITY	AS-BUILT QUANTITY	
2021.601	MOBILIZATION BRIDGE		LUMP SUM	1		
2100.601	PEDESTRIAN BRIDGE (SUPERSTRUCTURE)	1	LUMP SUM	1		
2105.522	SELECT GRANULAR BORROW MOD 10% (CV)		CU YD	131		(P)
2211.503	AGGREGATE BASE (CV) CLASS 5 MODIFIED		CU YD	14		(P)
2360.501	TYPE SP 12.5 WEARING COURSE MIXTURE (3,C)		TON	14		
2401.501	STRUCTURAL CONCRETE (1G52)		CU YD	437.3		
2401.501	STRUCTURAL CONCRETE (3B52)		CU YD	256.4		
2401.501	STRUCTURAL CONCRETE (3S52)		CU YD	40.8		
2401.541	REINFORCEMENT BARS		POUND	25766		
2401.541	REINFORCEMENT BARS (EPOXY COATED)	9	POUND	222232		
2401.601	STRUCTURE EXCAVATION		LUMP SUM	1		
2401.607	BRIDGE SLAB CONCRETE (3YHPC-M)	8	CU YD	540.4		
2402.521	STRUCTURAL STEEL (3309)	7	POUND	7677		
2402.583	ORNAMENTAL METAL RAILING (3 TYPES)		LIN FT	2004.8		
2402.590	ELASTOMERIC BEARING PAD	3	EACH	4		
2402.591	EXPANSION JOINT DEVICES TYPE 4		LIN FT	39.0		(P)
2402.595	BEARING ASSEMBLY	2	EACH	14		
2402.601	DRAINAGE SYSTEM	4	LUMP SUM	1		
2405.502	PRESTRESSED CONCRETE BEAMS MN45		LIN FT	580.2		(P)
2405.511	DIAPHRAGMS FOR TYPE MN45 PREST BEAMS		LIN FT	68.0		(P)
2411.618	ANTI-GRAFFITI COATING	12	SQ FT	15717		(P)
2411.618	ARCHITECTURAL SURFACE FINISH (SINGLE COLOR)	10	SQ FT	34588		(P)
2411.618	ARCHITECTURAL SURFACE FINISH (MULTI COLOR)	11	SQ FT	1649		(P)
2411.618	ARCHITECTURAL CONCRETE TEXTURE (THIN BRICK)		SQ FT	1649		(P)
2411.618	ARCHITECTURAL CONCRETE TEXTURE (ASHLAR STONE)		SQ FT	1204		(P)
2433.601	REMOVE AND RECONSTRUCT PORTIONS OF EXISTING STRUCTURE	5	LUMP SUM	1		
2545.501	LIGHTING SYSTEM	6	LUMP SUM	1		

(P) DENOTES PLAN QUANTITY PAY ITEMS AS PER SPEC. 1901.

1. INCLUDES BEARING ASSEMBLIES (TYPE F2 AND E3)
2. EXCLUDES QUANTITIES FOR PREFABRICATED TRUSS
3. REFER TO DETAIL B305 (MOD.)
4. INCLUDES SPLASH BASINS AND DOWNSPOUTS AS REQUIRED.
5. INCLUDES INSTALLATION OF SECURITY ENTRANCE (PROVIDED BY OTHERS). INCLUDES ALL COSTS ASSOCIATED WITH RECONSTRUCTING THE EXISTING STRUCTURE AT THE TIE-IN LOCATIONS; SEE NORTH ABUTMENT DETAILS.
6. INCLUDES ALL COSTS ASSOCIATED WITH INSTALLING LIGHTING SYSTEM TYPE SPECIAL 1 AND LIGHTING SYSTEM TYPE SPECIAL 2.
7. INCLUDES PAYMENT FOR THE FOLLOWING ELEMENTS IN SPAN 7: STEEL BEAMS, DIAPHRAGMS, STIFFENERS, NUTS, BOLTS, WASHERS, BEARING SOLE PLATES AND CONNECTION PLATES.
8. BRIDGE SLAB CONCRETE (3YHPC-M). VOLUME WAS COMPUTED USING AN AVERAGE STOOL HEIGHT OF 2 INCHES. INCLUDES END DIAPHRAGMS AND BENCH MARK DISK. STATE WILL FURNISH DISK. BEND PRONGS OUTWARD TO ANCHOR DISK IN CONCRETE. BOTTOM OF DISK TOP TO BE PLACED FLUSH WITH CONCRETE.
9. INCLUDES DECK, END DIAPHRAGMS AND CURB REINFORCEMENT.
10. APPLY COATING TO ALL ABOVE GRADE PORTIONS OF HELIX, BRIDGE SLAB & DECK, PCB BEAMS AND CURBS EXCEPT 12' RIDING SURFACE OF TRAIL. APPLY COATING TO BOTTOM AND SIDE FACES OF PIER CAPS, ASHLAR STONE AND COLLAR PORTIONS OF PIERS.
11. APPLY COATING TO PORTIONS OF PIER COLUMNS WITH "THIN BRICK" FINISH.
12. APPLY TO ALL FINISHED FACES OF HELIX (EXCEPT 12' RIDING SURFACE) AND TO EXPOSED PORTIONS OF PIER COLUMNS.

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DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

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ENGINEER SIGNATURE

RYAN R. EVANS
LIC. NO. 53920 DATE

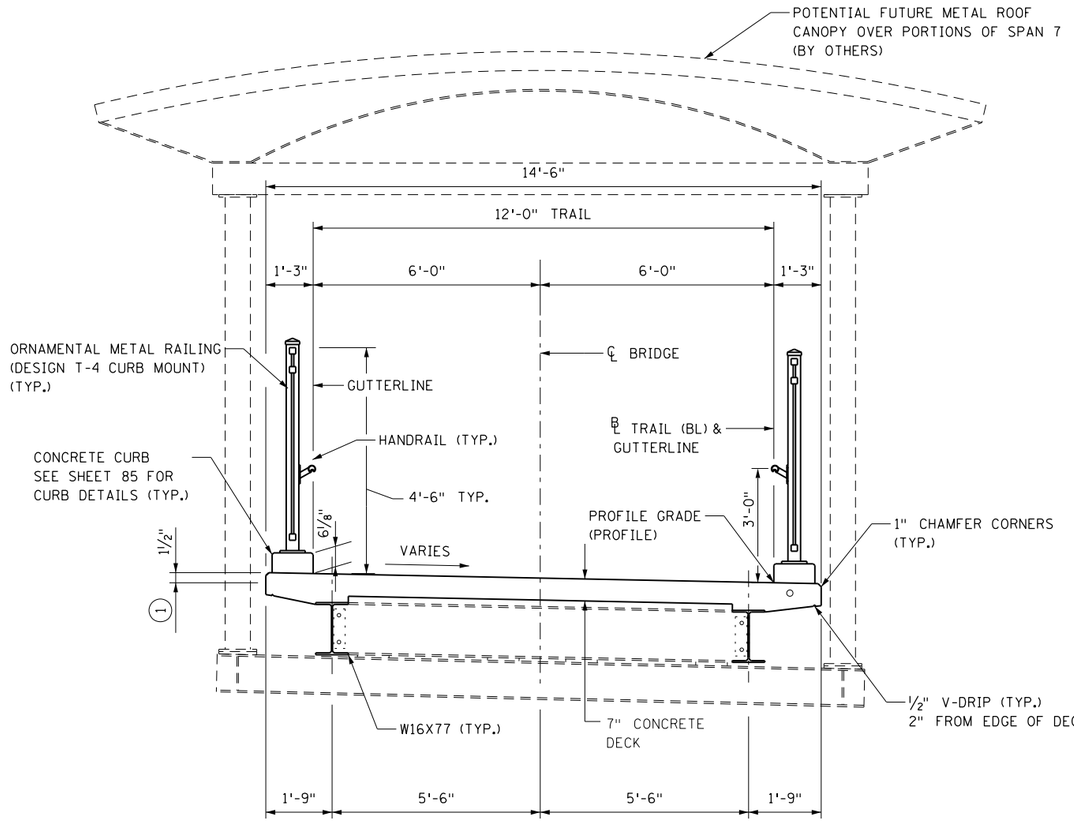
TITLE: QUANTITIES AND NOTES

DESIGNED	RRE	DRAWN	JMR	APPROVED
CHECKED	ATP	CHECK	RRE	

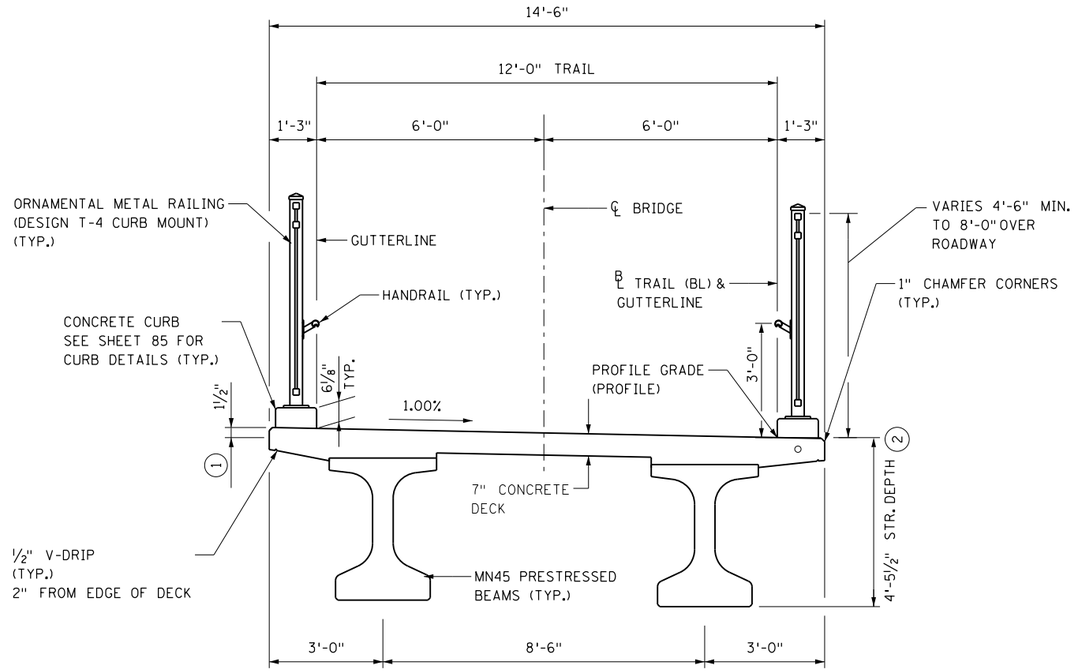
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SHEET NO. 3 OF 99 SHEETS

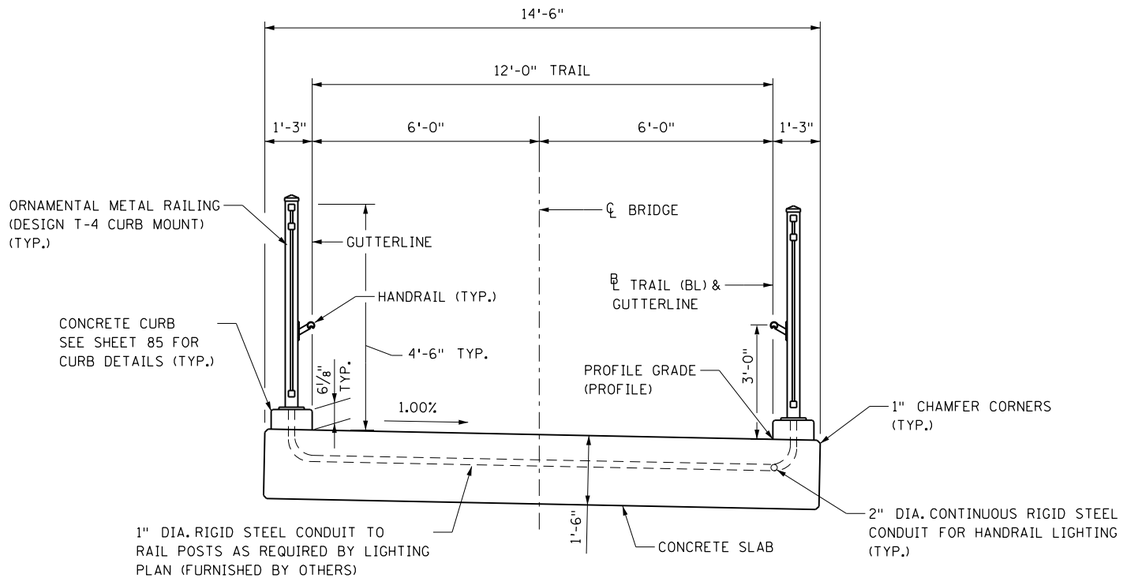
BRIDGE NO. 02053



SECTION A-A
TIE IN SPAN



SECTION B-B
APPROACH SPANS



SECTION C-C
APPROACH SPAN

(1) MEASURED GUTTERLINE TO GUTTERLINE

(2) STRUCTURE DEPTH INDICATED IS FROM PROFILE GRADE TO BOTTOM OF MEMBER AND IS CALCULATED BASED ON A STOOL HEIGHT OF 1⅝" AT ℄ BEAM.

DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

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TITLE: TYPICAL SECTIONS

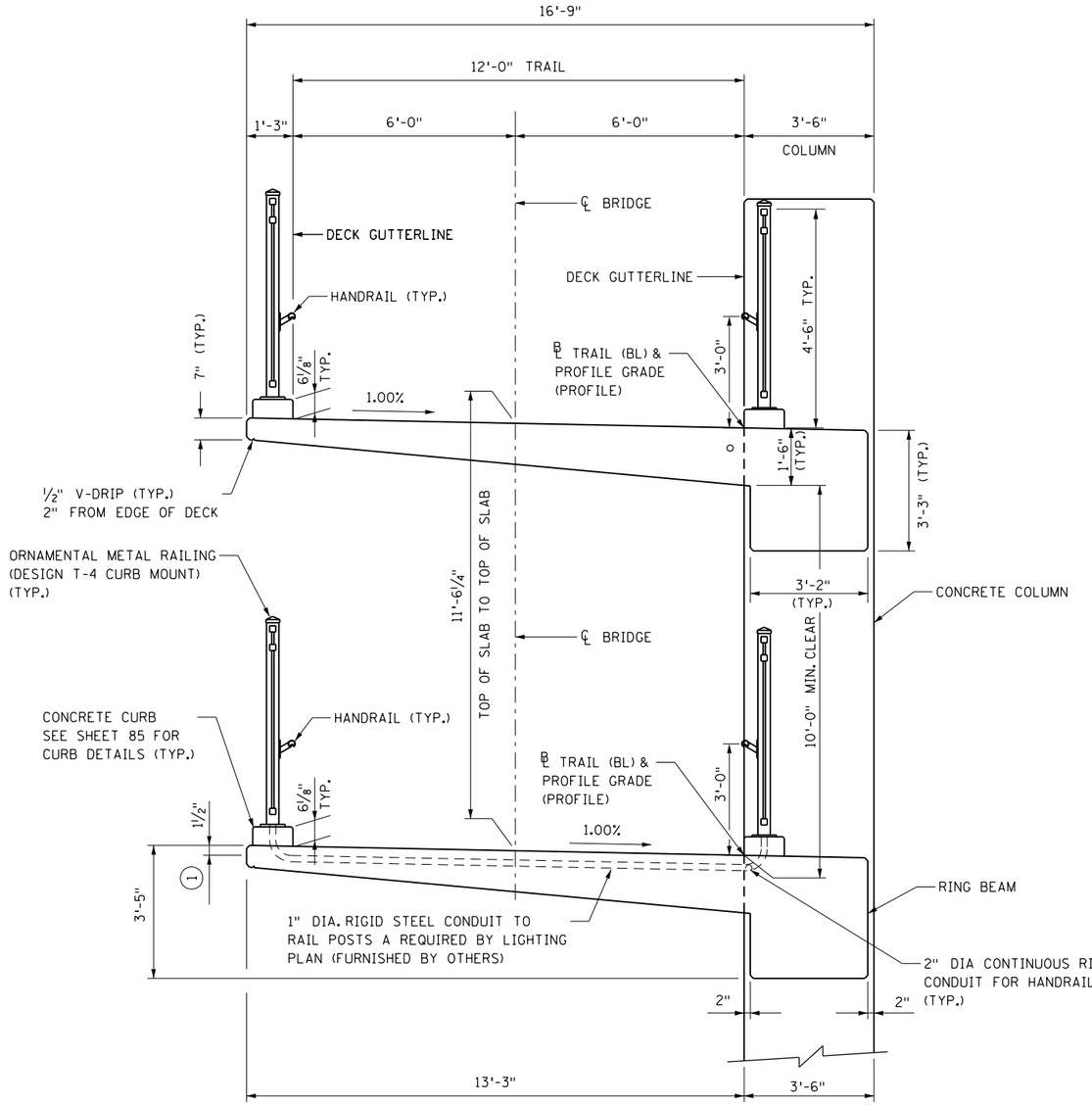
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CHECKED	ATP	CHECK	RRE	

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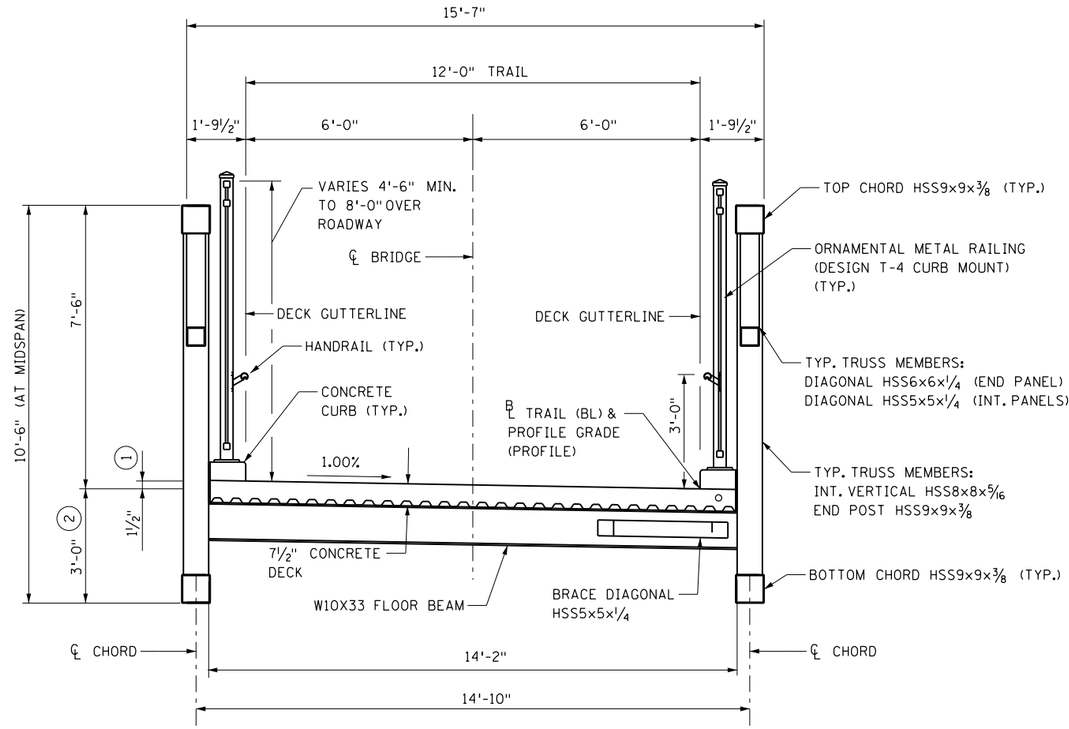
SHEET NO. 4 OF 99 SHEETS

BRIDGE NO. 02053

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SECTION D-D
HELIX



SECTION E-E
STEEL TRUSS

(1) MEASURED GUTTERLINE TO GUTTERLINE

(2) STRUCTURE DEPTH INDICATED IS FROM PROFILE GRADE TO BOTTOM OF MEMBER.

NOTE:
IF TRUSS DESIGN IS MODIFIED FROM THE CONFIGURATION SHOWN, CONTRACTOR SHALL SUBMIT FOR REVIEW CALCULATIONS SIGNED BY AN ENGINEER LICENSED IN THE STATE OF MINNESOTA.

DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

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ENGINEER SIGNATURE

RYAN R. EVANS
LIC. NO. 53920 DATE

TITLE: TYPICAL SECTIONS

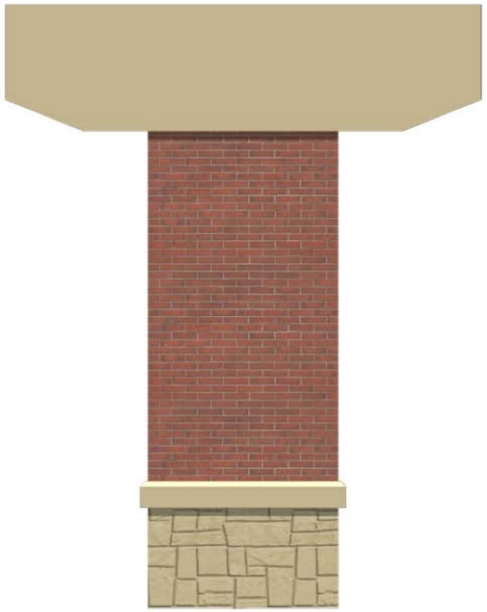
DESIGNED	RRE	DRAWN	JMR	APPROVED
CHECKED	ATP	CHECK	RRE	

S.A.P. 199-010-012

SHEET NO. 5 OF 99 SHEETS

BRIDGE NO. 02053

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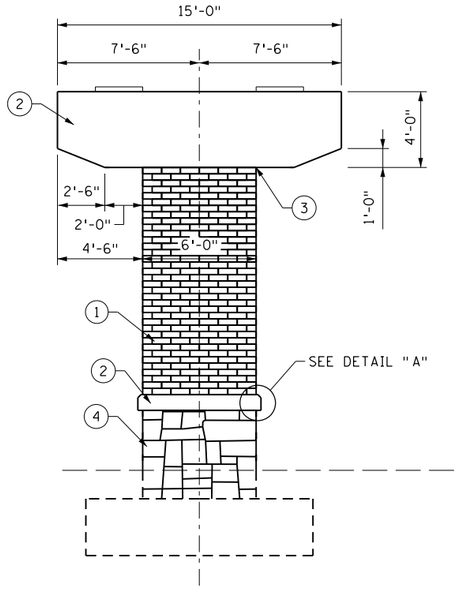
PIER RENDERING



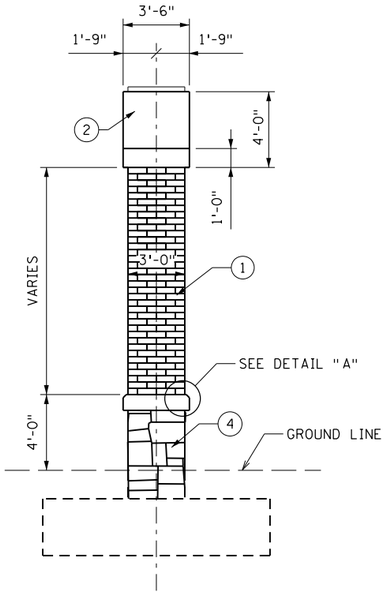
RETAINING WALL RENDERING



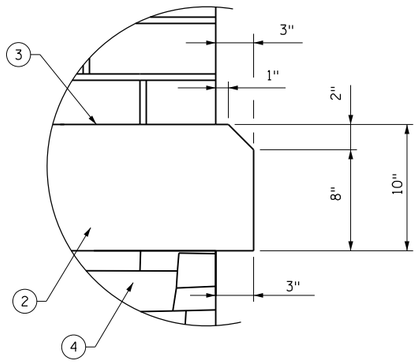
MAIN SPAN RENDERING



TYPICAL PIER ELEVATION
(APPROACH PIER SHOWN.
MAIN SPAN PIERS SIMILAR)



TYPICAL PIER END VIEW
(APPROACH PIER SHOWN.
MAIN SPAN PIERS SIMILAR)



DETAIL "A"

NOTES:

1. +0": FRONT FACE OF FORMLINER
   ARCHITECTURAL CONCRETE TEXTURE (THIN BRICK)
   ARCHITECTURAL SURFACE FINISH (MULTI-COLOR) AND
   ANTI-GRAFITTI COATING.
2. +3": SPECIAL SURFACE FINISH (COLOR 2).
3. PERMISSIBLE CONSTRUCTION JOINT. LOCATE CONSTRUCTION
   JOINTS IN MORTAR LINE OF THE FORMLINER.
4. +0": FRONT FACE OF FORMLINER
   ARCHITECTURAL CONCRETE TEXTURE (ASHLAR STONE)
   ARCHITECTURAL SURFACE FINISH (SINGLE COLOR - COLOR 2)
   AND ANTI-GRAFITTI COATING.

   COLOR 1 SHALL BE FEDERAL STANDARD COLOR
   NO. 33578

   COLOR 2 SHALL BE FEDERAL STANDARD COLOR
   NO. 33522.

PIER DIMENSIONS SHOWN ARE RECOMMENDED; SUBJECT TO MODIFICATION DURING FINAL DESIGN, PROVIDED AESTHETIC CONCEPT IS MAINTAINED.

EXTEND ARCHITECTURAL TREATMENTS AND ANTI-GRAFITTI COATINGS MINUMUM 1'-0" BELOW PROPOSED GROUND LINE, WHERE APPLICABLE.

ARCHITECTURAL SURFACE FINISH (MULTI-COLOR) SHALL BE ENDICOTT TYPE 'MEDIUM IRONSPOT #7' OR SIMILAR APPROVED EQUIVALENT. MORTAR JOINTS SHALL BE COLOR 1.

PCB'S SHALL RECEIVE S.S.F. - COLOR 2.

OUTSIDE AND BOTTOM FACES OF BRIDGE SLAB, HELIX RAMP AND COLUMNS, AS WELL AS ALL SIDES OF CONCRETE CURBS, SHALL RECEIVE S.S.F. - COLOR 2.

SEE SOUTH ABUTMENT DETAILS FOR ARCHITECTURAL TREATMENT LAYOUT ON WALL PANELS.

THE GENERAL INTENT OF THE PROPOSED BRIDGE AESTHETICS IS TO MATCH THE CONNECTED NORTH STAR 'COR' AREA PARKING RAMP. ELEMENTS WILL CLOSELY RESEMBLE THE STYLE UTILIZED ON THE NEARBY ARMSTRONG BOULEVARD CROSSING OF T.H. 10. THE STEEL TRUSS AND BEAM COLORS PROPOSED HAVE BEEN SELECTED TO TIE-IN WITH THE BLUE-GREEN UTILIZED ON THE CONNECTED NORTH STAR STATION.

MAXIMUM DEPTH OF ARCHITECTURAL CONCRETE TEXTURE IS 1½" (FROM F.F. OF FORMLINER)

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RYAN R. EVANS
LIC. NO. 53920 DATE

TITLE: ARCHITECTURAL DETAILS

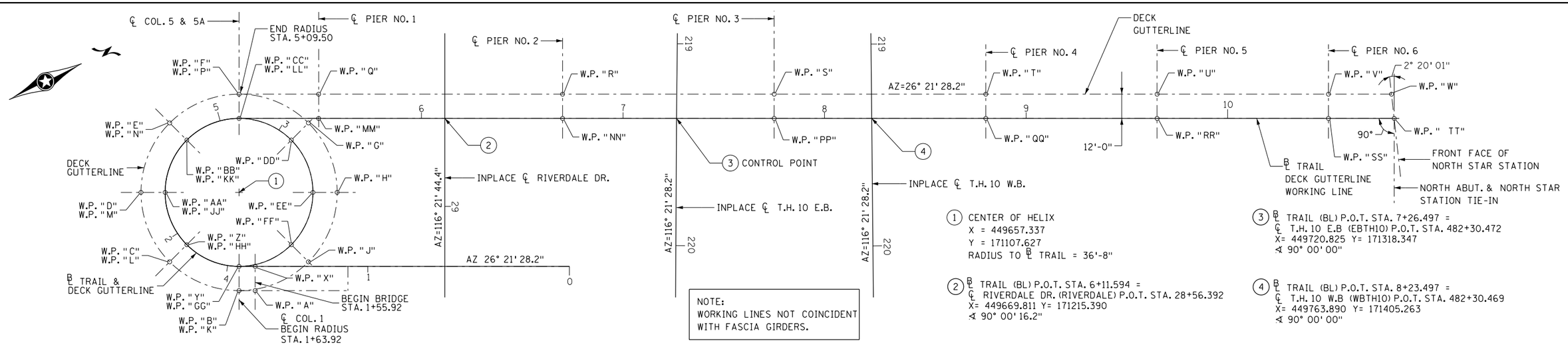
DESIGNED	RRE	DRAWN	JMR	APPROVED
CHECKED	ATP	CHECK	RRE	

S.A.P. 199-010-012

SHEET NO. 6 OF 99 SHEETS

BRIDGE NO. 02053

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DIMENSIONS BETWEEN WORKING POINTS (2)

POINT	STATION	A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG	HH	JJ	KK	LL	MM	NN	PP	QQ	RR	SS	TT	POINT
A	1+55.92		8.00																				12.00	14.42																					A
B	1+63.92			37.25																			14.42	12.00	34.49																				B
C	1+92.72				37.25																			34.49	12.00	34.49																			C
D	2+21.52					37.25																			34.49	12.00	34.49																		D
E	2+50.31						37.25																			34.49	12.00	34.49																	E
F	2+79.11							37.25																			34.49	12.00	34.49																F
G	3+07.91								37.25																			34.49	12.00	34.49															G
H	3+36.71									37.25																			34.49	12.00	34.49														H
J	3+65.51										37.25																			34.49	12.00	34.49													J
K	3+94.30											37.25																			34.49	12.00	34.49												K
L	4+23.10												37.25																			34.49	12.00	34.49											L
M	4+51.90													37.25																			34.49	12.00	34.49										M
N	4+80.70														37.25																			34.49	12.00	34.49									N
P	5+09.50															39.50																			34.49	12.00	41.28								P
Q	5+49.00																121.00																			41.28	12.00	121.6							Q
R	6+70.00																	105.00																			121.6	12.00	105.7						R
S	7+75.00																		105.00																			105.7	12.00	105.7	105.7				S
T	8+80.00																			85.00																			105.7	12.00	85.84				T
U	9+65.00																				85.00																			85.84	12.00	85.84			U
V	10+50.00																					32.13																			85.84	12.00	34.75	V
W	10+82.13 (1)																																									34.30	12.01	W
X	1+55.92																							8.00																					X
Y	1+63.92																								28.06																				Y
Z	1+92.72																									28.06																		Z
AA	2+21.52																										28.06																	AA
BB	2+50.31																											28.06																BB
CC	2+79.11																												28.06															CC
DD	3+07.91																													28.06														DD
EE	3+36.71																														28.06													EE
FF	3+65.51																															28.06												FF
GG	3+94.30																																28.06											GG
HH	4+23.10																																	28.06										HH
JJ	4+51.90																																		28.06									JJ
KK	4+80.70																																			28.06								KK
LL	5+09.50																																				39.50							LL
MM	5+49.00																																					121.00						MM
NN	6+70.00																																						105.00					NN
PP	7+75.00																																							105.00				PP
QQ	8+80.00																																								85.00			QQ
RR	9+65.00																																									85.00		RR
SS	10+50.00																																										32.62	SS
TT	10+82.62 (1)																																											TT

(1) VERIFY EDGE OF NORTH STAR STATION.
(2) ALL DISTANCES ARE STRAIGHT LINE HORIZONTAL DISTANCES MEASURED IN FEET.

NOTES

FOR BRIDGE SEAT, TOP OF TRAIL ELEVATIONS AND COORDINATES, SEE NEXT SHEET.

DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

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ENGINEER SIGNATURE

RYAN R. EVANS
LIC. NO. 53920 DATE

TITLE: WORKING POINT LAYOUT

DESIGNED	RRE	DRAWN	JMR	APPROVED	
CHECKED	ATP	CHECK	RRE		

S.A.P. 199-010-012

SHEET NO. 7 OF 99 SHEETS

BRIDGE NO. 02053

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COORDINATES (5)

POINTS	STATION	X-COORDINATE	Y-COORDINATE	ELEVATION (6)
A	1+55.92	449704.496	171093.189	874.12
B	1+63.92	449700.944	171086.020	874.52
C	1+92.72	449672.893	171061.514	875.96
D	2+21.52	449635.730	171064.020	877.40
E	2+50.31	449611.223	171092.071	878.84
F	2+79.11	449613.730	171129.234	880.28
G	3+07.91	449641.780	171153.741	881.72
H	3+36.71	449678.944	171151.235	883.16
J	3+65.51	449703.450	171123.184	884.60
K	3+94.30	449700.944	171086.020	886.04
L	4+23.10	449672.893	171061.514	887.48
M	4+51.90	449635.730	171064.020	888.92
N	4+80.70	449611.223	171092.071	890.36
P	5+09.50	449613.730	171129.234	891.80
Q	5+49.00	449631.268	171164.631	893.77
R	6+70.00	449684.989	171273.051	895.39
S	7+75.00	449731.607	171367.136	896.79
T	8+80.00	449778.224	171461.220	896.26
U	9+65.00	449815.962	171537.383	895.84
V	10+50.00	449853.700	171613.546	895.41
W	10+82.13 (7)	449867.964	171642.333	895.13 (8)
X	1+55.92	449693.743	171098.517	874.00
Y	1+63.92	449690.192	171091.348	874.40
Z	1+92.72	449669.058	171072.884	875.84
AA	2+21.52	449641.058	171074.773	877.28
BB	2+50.31	449622.594	171095.907	878.72
CC	2+79.11	449624.482	171123.906	880.16
DD	3+07.91	449645.616	171142.370	881.60
EE	3+36.71	449673.616	171140.482	883.04
FF	3+65.51	449692.080	171119.348	884.48
GG	3+94.30	449690.192	171091.348	885.92
HH	4+23.10	449669.058	171072.884	887.36
JJ	4+51.90	449641.058	171074.773	888.80
KK	4+80.70	449622.594	171095.907	890.24
LL	5+09.50	449624.482	171123.906	891.68
MM	5+49.00	449642.021	171159.303	893.65
NN	6+70.00	449695.742	171267.724	895.27
PP	7+75.00	449742.359	171361.808	896.67
QQ	8+80.00	449788.977	171455.892	896.14
RR	9+65.00	449826.715	171532.055	895.72
SS	10+50.00	449864.453	171608.218	895.29
TT	10+82.62 (7)	449878.933	171637.444	895.13 (8)

(5) ALL COORDINATE VALUES SHOWN ARE PROJECT COORDINATES DEFINED IN FEET.
(6) ELEVATIONS ARE AT TOP OF TRAIL.
(7) VERIFY EDGE OF RAMSEY STATION.
(8) ESTIMATED TIE-IN ELEVATION FROM SURVEY. FIELD VERIFY AND ADJUST HAUNCH THICKNESS AS NEEDED TO MATCH FINISHED FLOOR OF SKYWAY PLATFORM.

ELEVATIONS

	LOCATION	STATION	TOP OF TRAIL @ B.L.	VERTICAL OFFSET TO FASCIA GIRDER (1)	TOP OF TRAIL @ FASCIA GIRDER	TOP OF TRAIL TO BR. SEAT	BRIDGE SEAT	NEAR POINT (2)
EAST FASCIA GIRDER (3)	PIER 1 SOUTH	5+48.13	893.61		893.61	1.94	891.67	MM
	PIER 1 NORTH	5+49.83	893.66	0.0175	893.68	4.97	888.71	
	PIER 2 SOUTH	6+69.25	895.26	0.0175	895.27	4.80	890.47	NN
	PIER 2 NORTH	6+70.75	895.28	---	---	3.55	891.72	
	PIER 3 SOUTH	7+74.25	896.66	---	---	3.55	893.11	PP
	PIER 3 NORTH	7+75.75	896.67	---	---	3.55	893.11	
	PIER 4 SOUTH	8+79.25	896.15	---	---	3.55	892.60	QQ
	PIER 4 NORTH	8+80.75	896.14	0.0175	896.16	4.80	891.36	
	PIER 5 SOUTH	9+64.25	895.72	0.0175	895.74	4.80	890.95	RR
	PIER 5 NORTH	9+65.75	895.72	0.0175	895.73	4.80	890.94	
	PIER 6 SOUTH	10+49.17	895.30	0.0175	895.32	4.96	890.35	SS
	PIER 6 NORTH	10+50.75	895.29	0.005	895.30	2.51	892.78	
WEST FASCIA GIRDER (3)	PIER 1 SOUTH	5+48.13	893.61	0.12	893.73	2.06	891.67	Q
	PIER 1 NORTH	5+49.83	893.66	0.1025	893.76	4.97	888.80	
	PIER 2 SOUTH	6+69.25	895.26	0.1025	895.36	4.80	890.56	R
	PIER 2 NORTH	6+70.75	895.28	---	---	3.55	891.72	
	PIER 3 SOUTH	7+74.25	896.66	---	---	3.55	893.11	S
	PIER 3 NORTH	7+75.75	896.67	---	---	3.55	893.11	
	PIER 4 SOUTH	8+79.25	896.15	---	---	3.55	892.60	T
	PIER 4 NORTH	8+80.75	896.14	0.1025	896.24	4.80	891.45	
	PIER 5 SOUTH	9+64.25	895.72	0.1025	895.83	4.80	891.03	U
	PIER 5 NORTH	9+65.75	895.72	0.1025	895.82	4.80	891.02	
	PIER 6 SOUTH	10+49.17	895.30	0.1025	895.40	4.96	890.44	V
	PIER 6 NORTH	10+50.75	895.29	0.115	895.41	2.51	892.89	

(1) VERTICAL ADJUSTMENT FOR TOP OF TRAIL ELEVATION RELATIVE TO BASELINE OF TRAIL AT GIRDER CENTERLINE ('-' = DOWNWARD)
(2) NEAREST WORKING POINT TO BRIDGE SEAT SHOWN
(3) FOR TRUSSES, 'GIRDER' CORRESPONDS TO CENTERLINE OF BOTTOM CHORD. FOR HELIX SLAB, 'GIRDER' CORRESPONDS TO OUTSIDE BEARING LINES.

TOP OF TRAIL TO BRIDGE SEAT

	DECK/SLAB THICKNESS	STOOL HEIGHT		BEAM HEIGHT (4)	BEARING HEIGHT	TOTAL E. FASCIA		TOTAL W. FASCIA	
		E. FASCIA	W. FASCIA			INCHES	FEET	INCHES	FEET
PIER 1 SOUTH	18.875	0.00	1.44	0.00	4.375	23.25	1.94	24.69	2.06
PIER 1 NORTH	7.00	2.36	2.36	45.00	5.250	59.61	4.97	59.61	4.97
PIER 2 SOUTH	7.00	2.36	2.36	45.00	3.250	57.61	4.80	57.61	4.80
PIER 2 NORTH	0.00	0.00	0.00	36.00	6.625	42.63	3.55	42.63	3.55
PIER 3 SOUTH	0.00	0.00	0.00	36.00	6.625	42.63	3.55	42.63	3.55
PIER 3 NORTH	0.00	0.00	0.00	36.00	6.625	42.63	3.55	42.63	3.55
PIER 4 SOUTH	0.00	0.00	0.00	36.00	6.625	42.63	3.55	42.63	3.55
PIER 4 NORTH	7.00	2.29	2.29	45.00	3.250	57.54	4.80	57.54	4.80
PIER 5 SOUTH	7.00	2.29	2.29	45.00	3.250	57.54	4.80	57.54	4.80
PIER 5 NORTH	7.00	2.29	2.29	45.00	3.250	57.54	4.80	57.54	4.80
PIER 6 SOUTH	7.00	2.29	2.29	45.00	5.250	59.54	4.96	59.54	4.96
PIER 6 NORTH	7.00	1.55	1.55	16.50	5.125	30.18	2.51	30.18	2.51

NOTE: PCB STOOL HEIGHT IS SELECTED TO PROVIDE A MIN 1.5" AT EDGE OF BEAM FLANGE.
NOTE: RSB STOOL HEIGHT IS DESIGNED TO BE A CONSTANT 1.5" AT THE EDGE OF LOW FLANGE. ADJUST PER NOTES ON NORTH ABUTMENT DETAILS AS NEEDED.
NOTE: AT PIER 1 SOUTH, STOOL HEIGHT REPRESENTS THE THICKENED END REGION (SLAB DIAPHRAGM) BETWEEN CORE SLAB THICKNESS AND TOP OF BEARING. BEARING HEIGHT IS THE HEIGHT OF THE EMBEDDED BEARING PAD ABOVE THE BRIDGE SEAT.
(4) BEAM HEIGHT FOR TRUSSES IS THE DISTANCE FROM TOP OF DECK AT BASELINE TO BOTTOM OF TRUSS CHORD.

NOTES

FOR WORKING POINT LAYOUT AND WORKING POINT DIMENSIONS, SEE PREVIOUS SHEET.

ALL ELEVATIONS ARE MEASURED IN FEET.

SEE GENERAL PLAN AND ELEVATION SHEET FOR PROFILE DATE AND OTHER INFORMATION.

DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

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ENGINEER SIGNATURE
RYAN R. EVANS
LIC. NO. 53920 DATE

TITLE: WORKING POINT LAYOUT

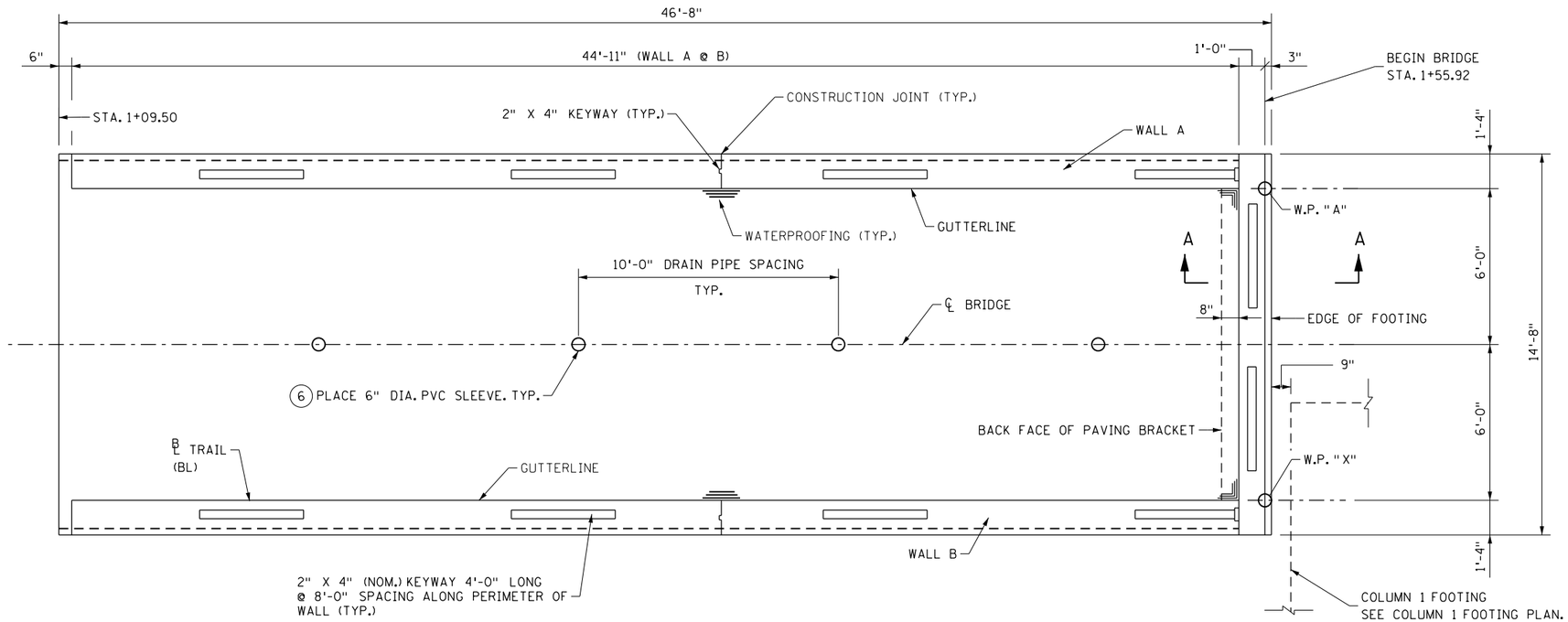
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CHECKED	ATP	CHECK	RRE		

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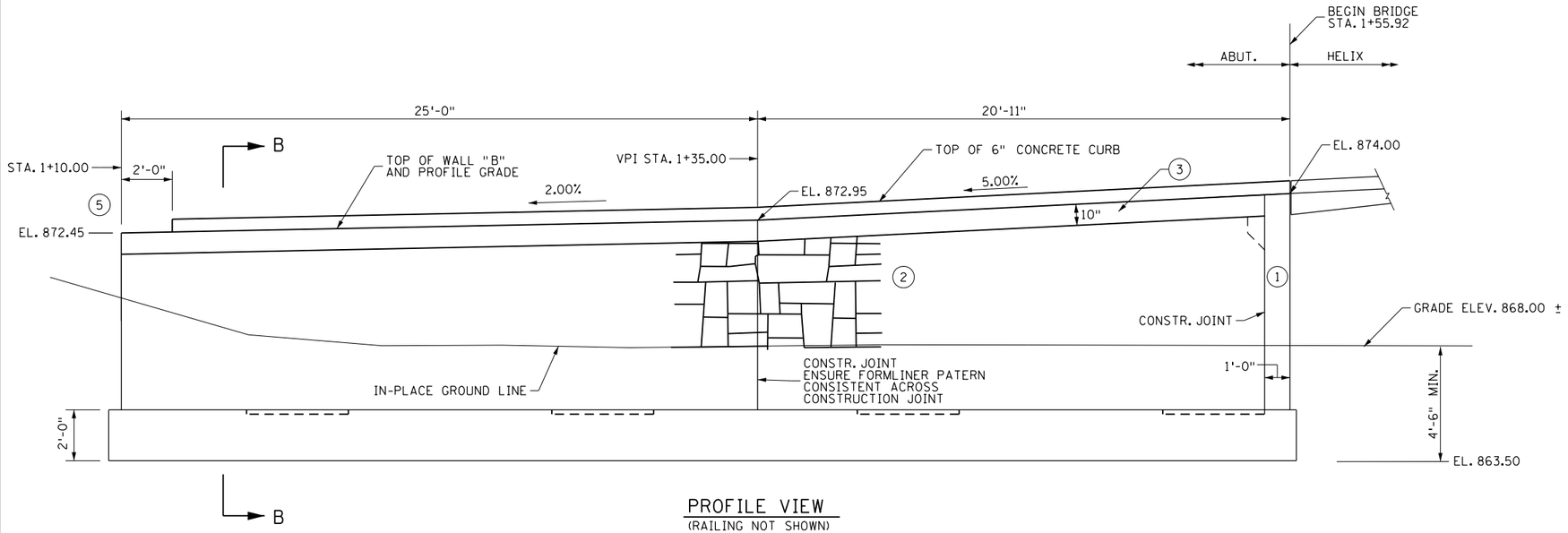
SHEET NO. 8 OF 99 SHEETS

BRIDGE NO. 02053

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FOOTING PLAN



PROFILE VIEW
(RAILING NOT SHOWN)
(ELEVATIONS SHOWN ALONG PROFILE GRADE)

NOTES

1. +3": SPECIAL SURFACE FINISH (COLOR 2) AND ANTI-GRAFITTI COATING. NO TEXTURE ON END FACE OF WALL.

2. +0": FRONT FACE OF FORMLINER ARCHITECTURAL CONCRETE TEXTURE (ASHLAR STONE) ARCHITECTURAL SURFACE FINISH (SINGLE COLOR- COLOR 2) AND ANTI-GRAFITTI COATING.

3. +3": 10" COPING SPECIAL SURFACE FINISH (COLOR 2). EXTEND ARCHITECTURAL TREATMENTS AND ANTI-GRAFITTI COATINGS MINUMUM 1'-0" BELOW PROPOSED GROUND LINE, WHERE APPLICABLE.

4. 4" TYPE SP 12.5 WEARING COARSE MIXTURE (SPWEB340B) 2 -2" LIFTS WITH 6" AGGREGATE BASE (CV) CLASS 5 MOD. - SPEC 2211

5. TRANSITION FROM IN-PLACE CROSS-SLOPE AT EXISTING TRAIL TIE-IN (STA. 1+00.00 TO SLOPE SHOWN AT STA. 1+10.00)

6. PLACE A 6" DIAMETER PVC SLEEVE THROUGH FOOTING CONCRETE FOR DRAINAGE. PLACE RODENT SHIELD AND TYPE 1 GEOTEXTILE FABRIC ON TOP OF PIPE. ALL MATERIAL AND INSTALLATION SHALL BE INCLUDED IN BID PRICE FOR DRAINAGE SYSTEM. SEE PIPE DRAIN DETAIL, SHEET 10.

   FINISH TOP OF FOOTING CONCRETE TO SLOPE TO DRAIN PIPE AREA.

   SEE ARCHITECTURAL DETAILS SHEET FOR ADDITIONAL INFORMATION ON ARCHITECTURAL SURFACE TREATMENTS AND COLOR TYPES.

   MAXIMUM DEPTH OF ARCHITECTURAL CONCRETE TEXTURES IS 1½" (FROM F.F. OF FORMLINER).

   FOR SECTION A - A , SEE SHEET 10.

   FOR SECTION B - B , SEE SHEET 10.

DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

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ENGINEER SIGNATURE

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LIC. NO. 53920 DATE

TITLE: SOUTH ABUTMENT DETAILS

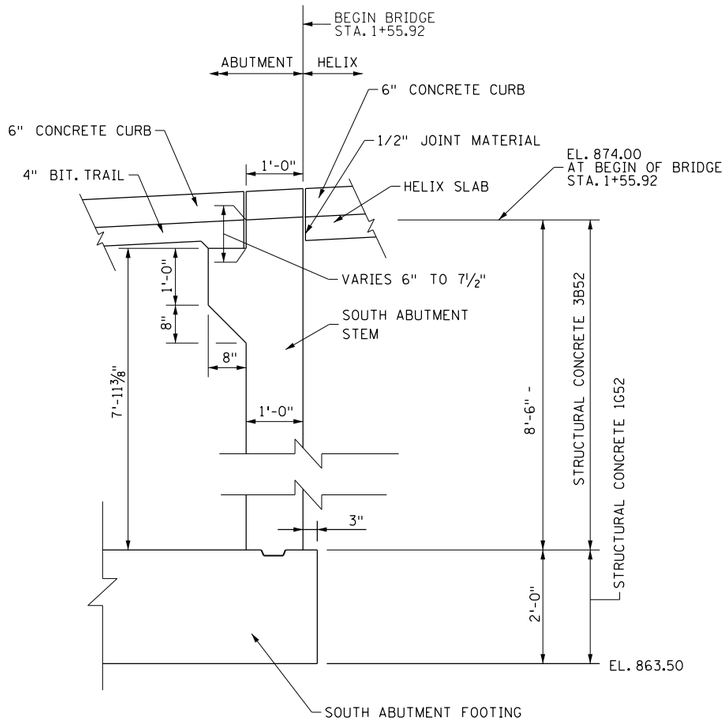
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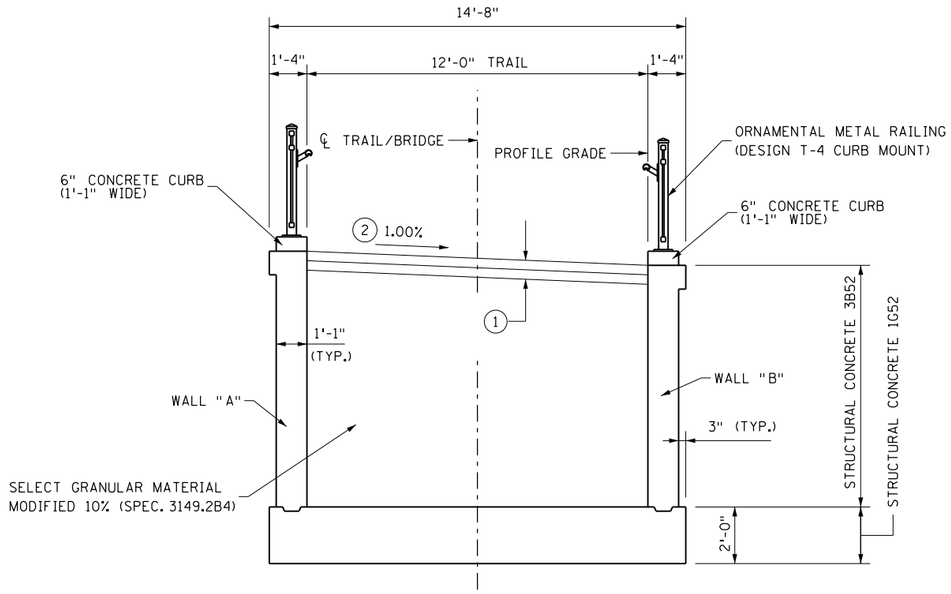
SHEET NO. 9 OF 99 SHEETS

BRIDGE NO. 02053

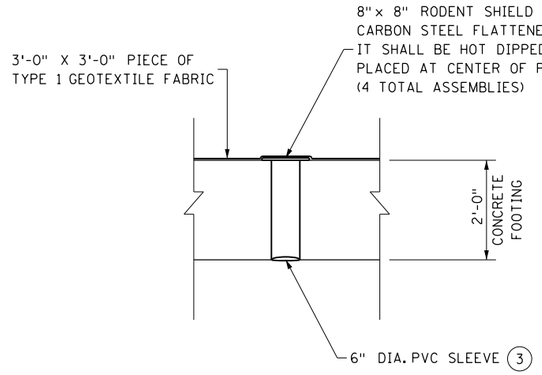
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SECTION A - A



SECTION B - B
(LOOKING UPSTATION)



DRAIN PIPE DETAIL

NOTES

1. 4" TYPE SP 12.5 WEARING COARSE MIXTURE (SPWEB340B) 2 -2" LIFTS WITH 6" AGGREGATE BASE (CV) CLASS 5 MOD. - SPEC 2211
2. TRANSITION FROM IN-PLACE CROSS-SLOPE AT EXISTING TRAIL TIE-IN (STA. 1+00.00 TO SLOPE SHOWN AT STA. 1+10.00)
3. PLACE A 6" DIAMETER PVC SLEEVE THROUGH FOOTING CONCRETE FOR DRAINAGE. PLACE RODENT SHIELD AND TYPE 1 GEOTEXTILE FABRIC ON TOP OF PIPE. ALL MATERIAL AND INSTALLATION SHALL BE INCLUDED IN BID PRICE FOR DRAINAGE SYSTEM.

DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

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ENGINEER SIGNATURE

RYAN R. EVANS
LIC. NO. 53920 DATE

TITLE: SOUTH ABUTMENT DETAILS

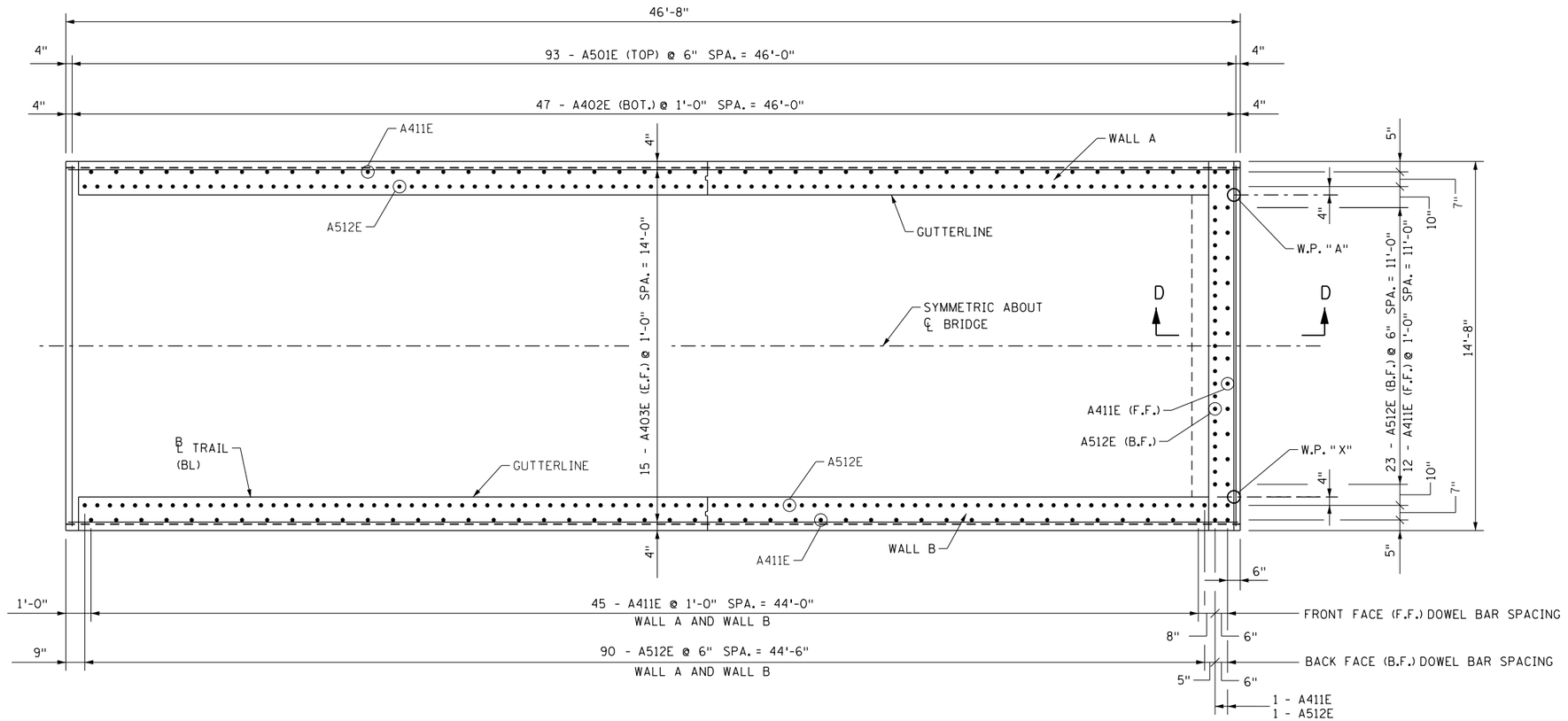
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CHECKED	ATP	CHECK	RRE	

S.A.P. 199-010-012

SHEET NO. 10 OF 99 SHEETS

BRIDGE NO. 02053

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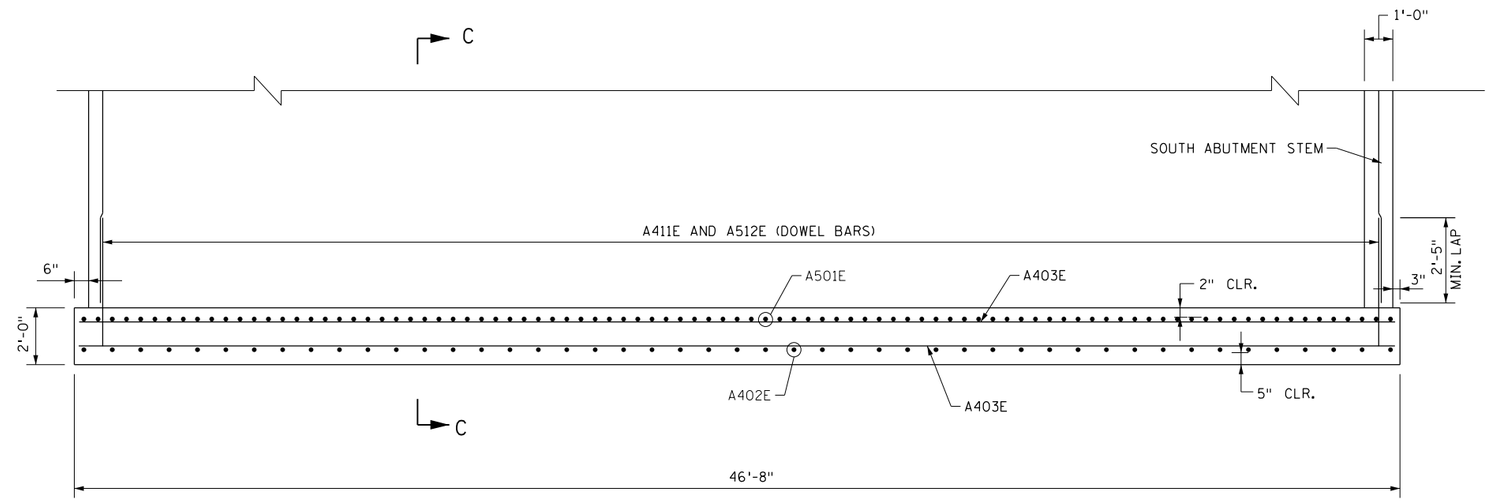


FOOTING PLAN - REINFORCEMENT

KEYWAYS NOT SHOWN FOR CLARITY

SOUTH ABUTMENT SPREAD FOOTING LOAD DATA	
✳FACTORED DESIGN BEARING PRESSURE	0.7 TONS/SQ.FT.
EFFECTIVE WIDTH B'	14.7 FT.
EFFECTIVE LENGTH L'	N/A
FACTORED BEARING RESISTANCE $\phi_b \cdot q_n$	2.5 TONS/SQ.FT.

✳BASED ON SERVICE I LOAD COMBINATION



FOOTING SECTION - REINFORCEMENT

KEYWAYS NOT SHOWN FOR CLARITY

NOTES

F.F. = FRONT FACE
B.F. = BACK FACE

FOR SECTION C - C , SEE SHEET 12.

FOR SECTION D - D , SEE SHEET 13.

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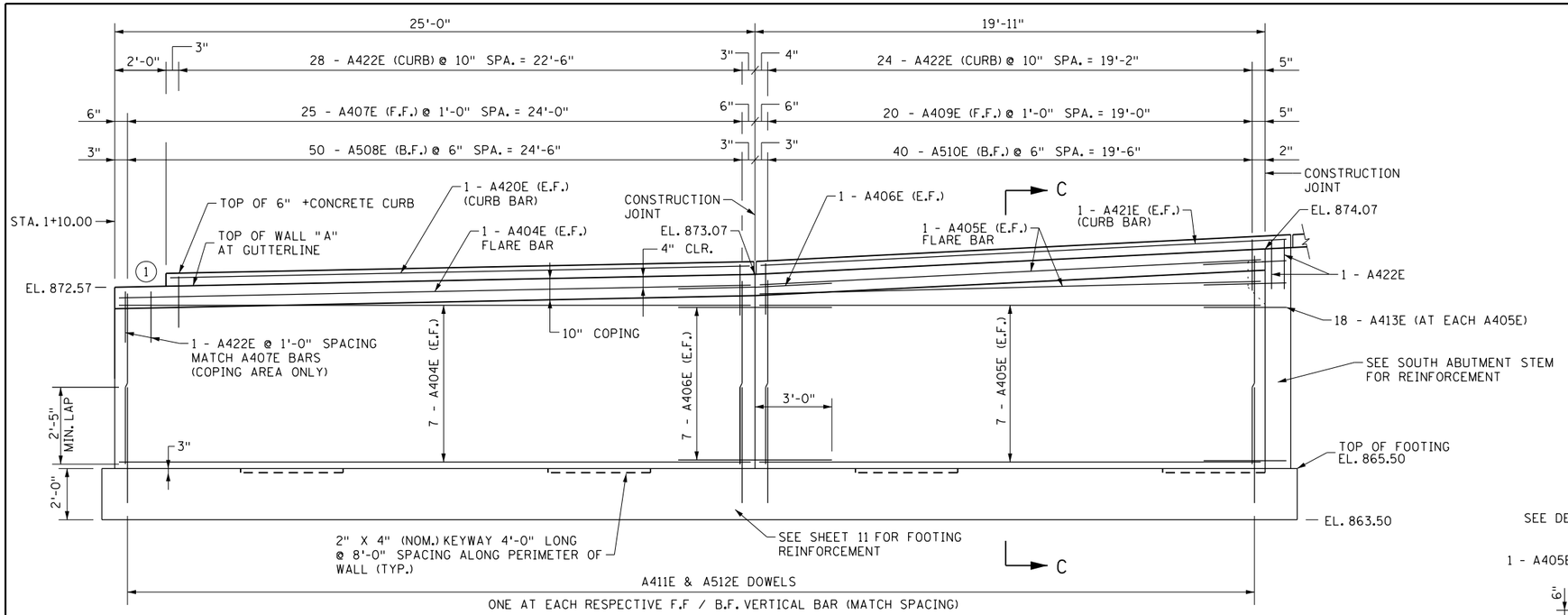
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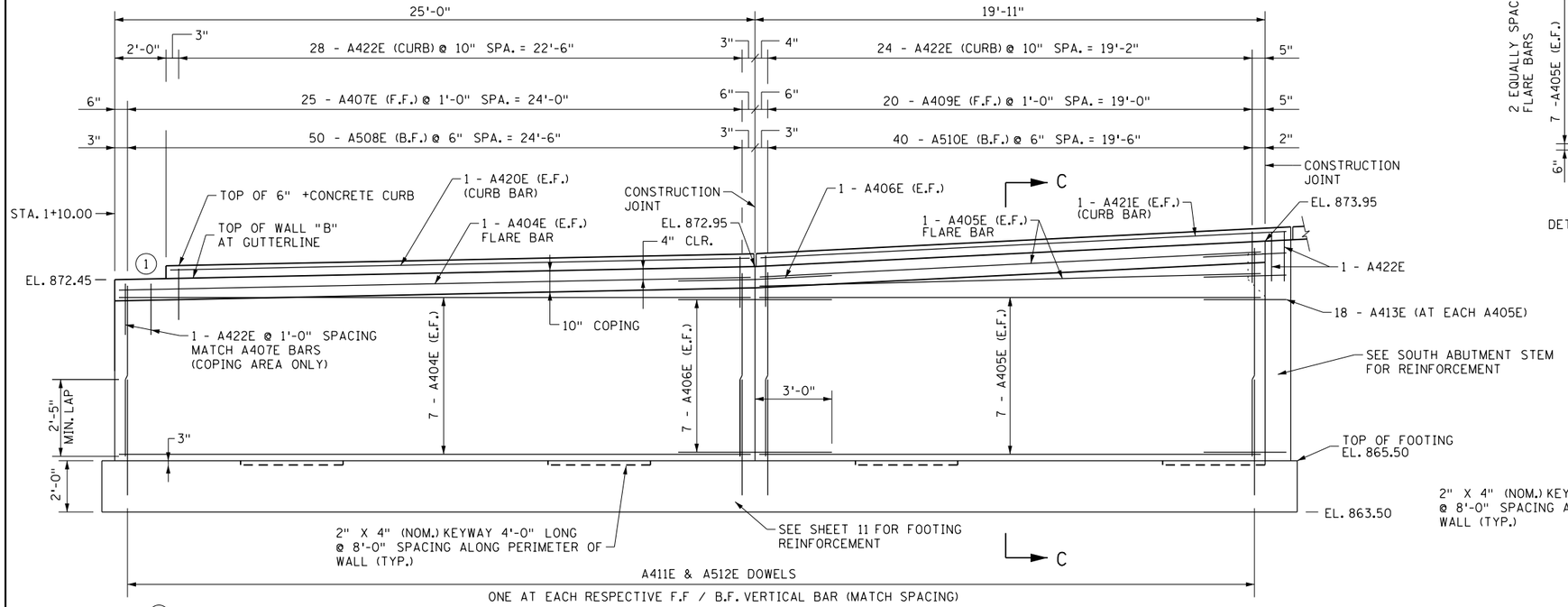
SHEET NO. 11 OF 99 SHEETS

BRIDGE NO. 02053



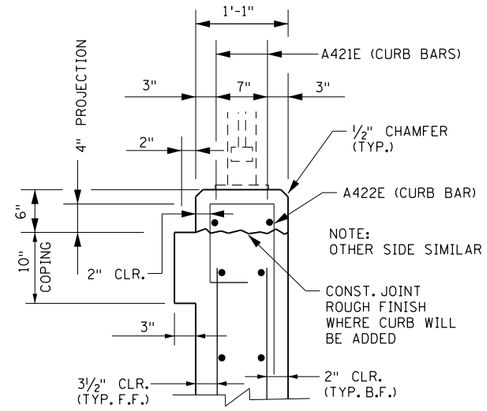
ELEVATION WALL A - REINFORCEMENT

ELEVATIONS SHOWN ARE ALONG GUTTERLINE



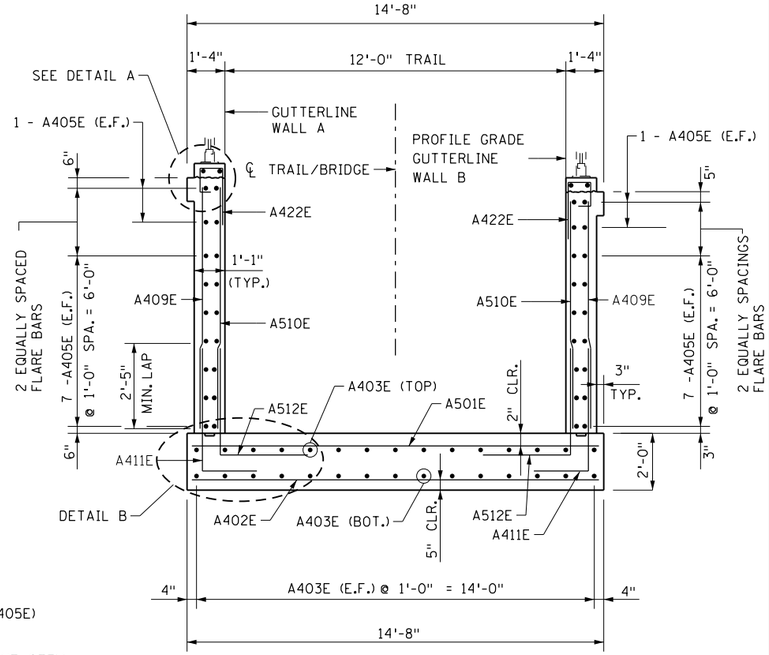
ELEVATION WALL B - REINFORCEMENT

ELEVATIONS SHOWN ARE ALONG GUTTERLINE



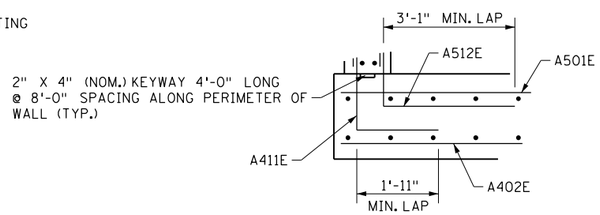
DETAIL A

CONCRETE CURB



SECTION C - C

(LOOKING UPSTATION)



DETAIL B

NOTES

F.F. = FRONT FACE
B.F. = BACK FACE
E.F. = EACH FACE

DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

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ENGINEER SIGNATURE

RYAN R. EVANS
LIC. NO. 53920 DATE

TITLE:

SOUTH ABUTMENT DETAILS

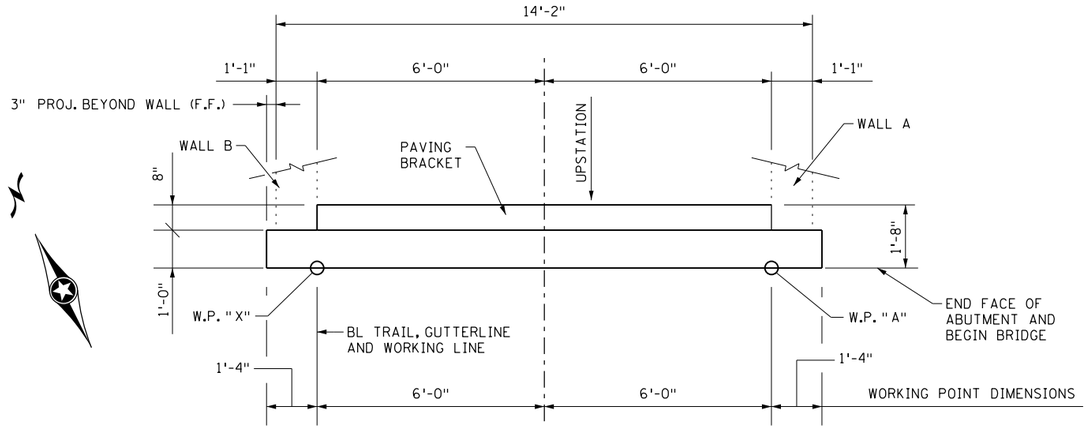
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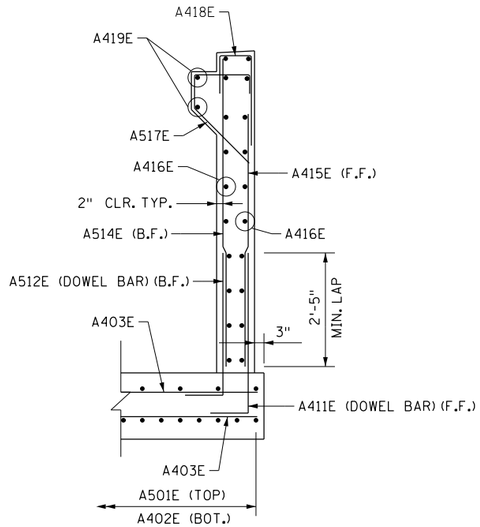
SHEET NO. 12 OF 99 SHEETS

BRIDGE NO. 02053

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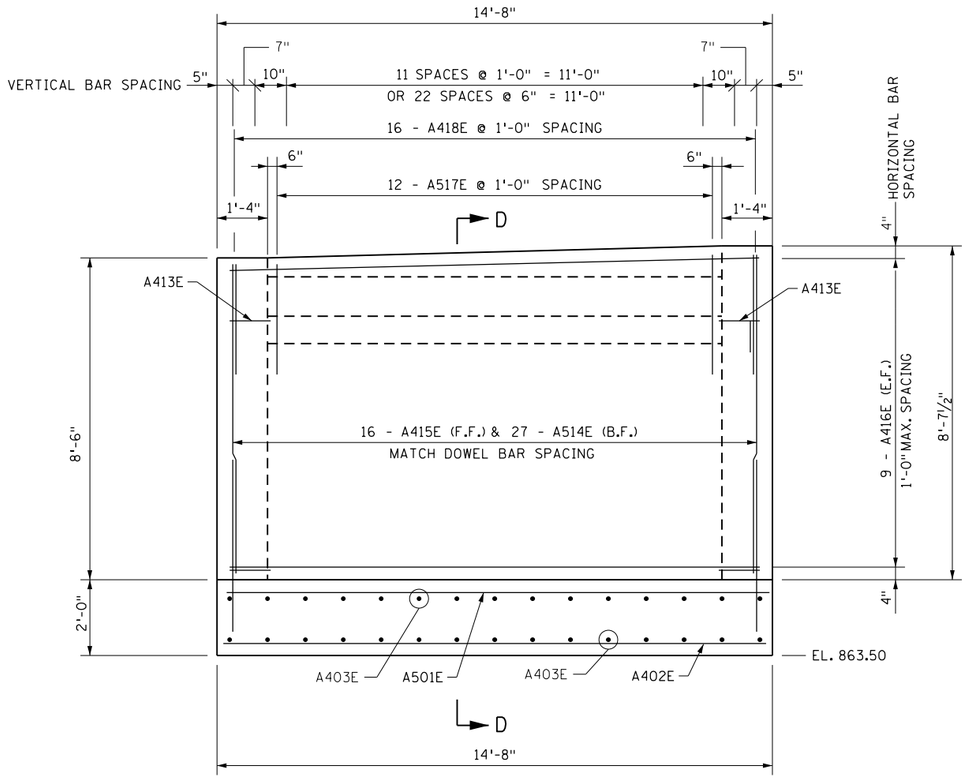


PLAN



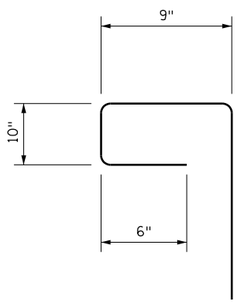
SECTION D - D

SOUTH ABUTMENT STEM REINFORCEMENT

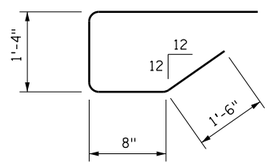


END ELEVATION

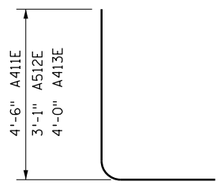
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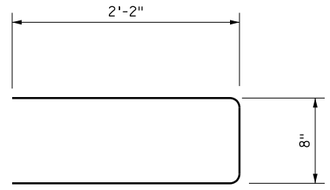
A422E



A517E



A411E , A512E , A413E



A418E

SUMMARY OF QUANTITIES FOR SOUTH ABUTMENT

STRUCTURAL CONCRETE (1G52)	50.7	CU YD
STRUCTURAL CONCRETE (3B52)	33.0	CU YD
STRUCTURAL CONCRETE (3S52)	1.8	CU YD
REINFORCEMENT BARS (EPOXY COATED)	8735	POUND
ARCHITECTURAL CONCRETE TEXTURE (ASHLAR STONE)	607	SQ FT
ANTI-GRAFITTI COATING	808	SQ FT
AGGREGATE BASE (CV) CLASS 5 MODIFIED	14	CU YD
SELECT GRANULAR BORROW MOD 10% (CV)	131	CU YD
TYPE SP 12.5 WEARING COURSE MIXTURE (3,C)	14	TON
ARCHITECTURAL SURFACE FINISH (SINGLE COLOR)	808	SQ FT

SOUTH ABUTMENT

BILL OF REINFORCEMENT

BAR	NUMBER	LENGTH	TYPE	LOCATION
A501E	93	14'-2"	——	APRON, TOP, TRANSV.
A402E	47	14'-2"	——	APRON, BOTT., TRANSV.
A403E	30	46'-2"	——	APRON, TOP & BOTT., LONG.
A404E	32	24'-8"	——	WALL, HORIZ.
A405E	36	19'-7"	——	WALL, HORIZ.
A406E	32	6'-0"	——	WALL, HORIZ.
A407E	2 SETS OF 25	6'-9" TO 7'-3"	——	WALL, VERT., F.F.
A508E	2 SETS OF 50	6'-9" TO 7'-3"	——	WALL, VERT., B.F.
A409E	1 SET OF 40	7'-3" TO 8'-3"	——	WALL, VERT., F.F.
A510E	1 SET OF 80	7'-3" TO 8'-3"	——	WALL, VERT., B.F.
A411E	106	6'-5"	L	WALL, VERT., F.F., DOWEL
A512E	207	6'-2"	L	WALL, VERT., B.F., DOWEL
A413E	36	8'-0"	L	WALL CORNER, HORIZ.
A514E	27	8'-3"	——	WALL STEM, VERT.
A415E	16	8'-3"	——	WALL STEM, VERT.
A416E	18	14'-2"	——	WALL STEM, HORIZ.
A517E	12	4'-0"	⊏	PAVING BRACKET
A418E	16	4'-12"	⊐	WALL STEM, TOP
A419E	2	11'-8"	——	PAVING BRACKET, LONG.
A420E	4	22'-9"	——	CURB, HORIZ.
A421E	4	20'-7"	——	CURB, HORIZ.
A422E	112	4'-7"	⌐	CURB, VERT.

NOTES

F.F. = FRONT FACE
B.F. = BACK FACE
E.F. = EACH FACE
E.S. = EACH SIDE

DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

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ENGINEER SIGNATURE

RYAN R. EVANS
LIC. NO. 53920 DATE

TITLE: SOUTH ABUTMENT DETAILS

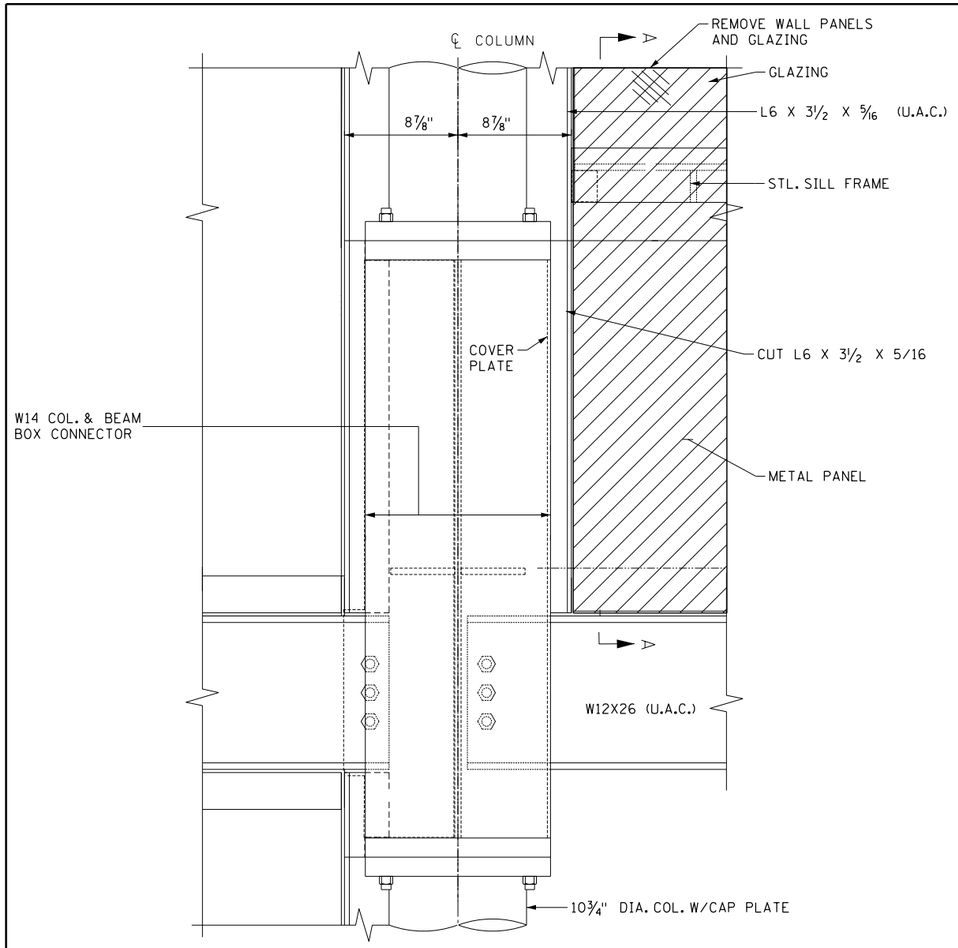
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CHECKED	ATP	CHECK	RRE	

S.A.P. 199-010-012

SHEET NO. 13 OF 99 SHEETS

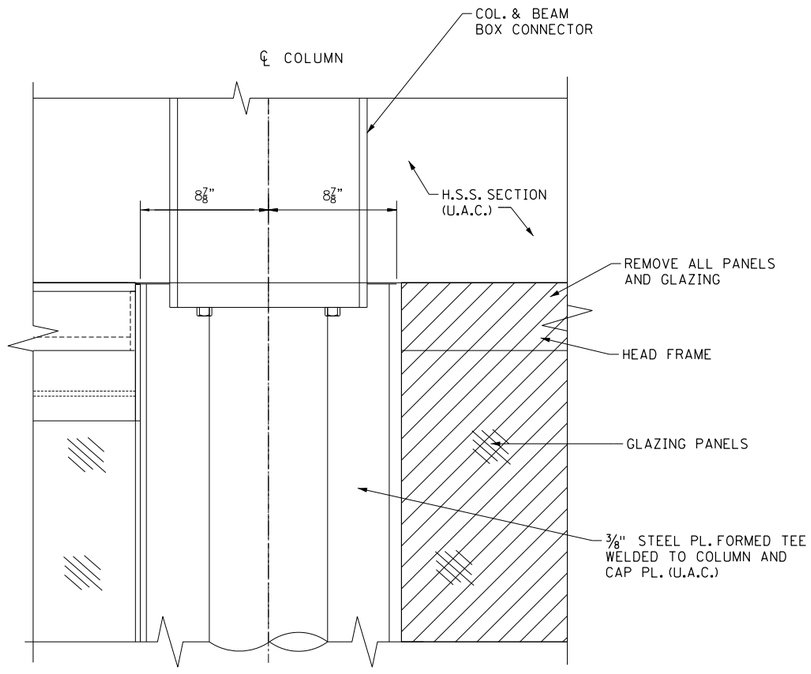
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PART ELEVATION AT BEAM BOX CONNECTOR

(VIEWING FROM SOUTH)

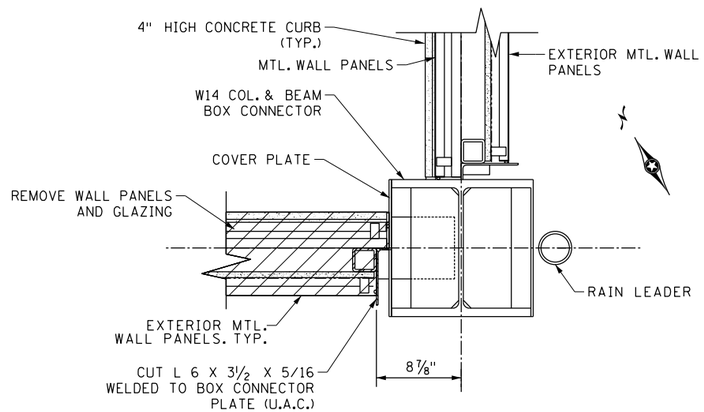


PART ELEVATION AT UPPER COLUMN

(VIEWING FROM SOUTH)

LEGEND

▨ = REMOVALS



PLAN VIEW AT COLUMN

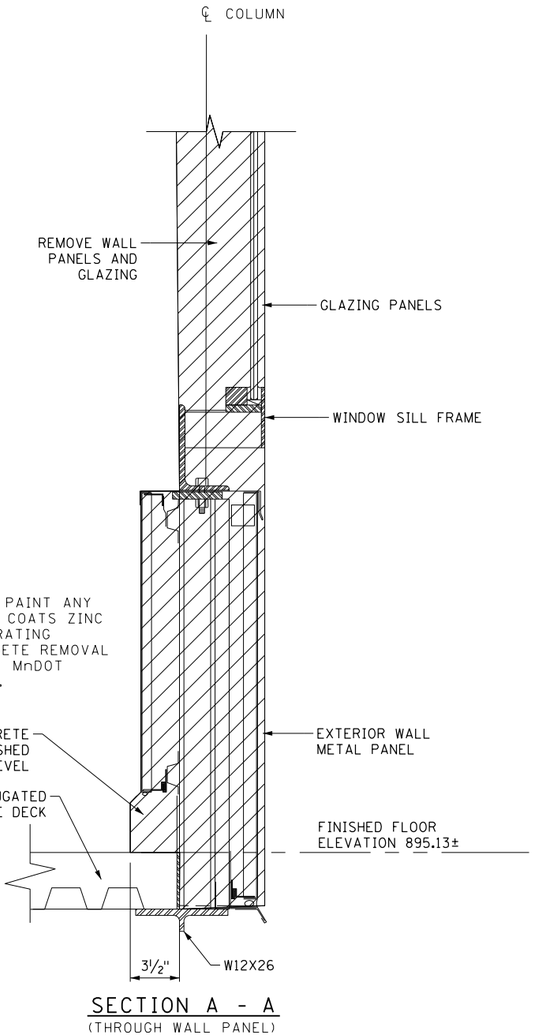
NOTES:

HATCHED AREAS INDICATE CONCRETE TO BE REMOVED. NO CUTTING WILL BE PERMITTED UNTIL THE CUTTING LIMITS HAVE BEEN OUTLINED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER. REMOVAL AND RECONSTRUCTION SHALL CONFORM TO SPEC. 2433.

THE LUMP SUM BID ITEM "REMOVE AND RECONSTRUCT PORTIONS OF EXISTING STRUCTURE" SHALL BE FULL COMPENSATION FOR REMOVING EXISTING WALL PANELS & ASSOCIATED ATTACHMENTS, GLAZING, AND CONCRETE CURB AS REQUIRED TO FACILITATE INSTALLATION OF ENTRY DOORS AND FRAMING; LUMP SUM BID ITEM ALSO INCLUDES ALL COSTS ASSOCIATED WITH FURNISHING AND INSTALLING ENTRY DOORS.

ENTRY DOORS SHALL MATCH SIMILAR UNITS IN THE RAMSEY STATION STRUCTURE. PROPOSED DETAILS AND MANUFACTURER INFORMATION SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO FABRICATION.

DETAILS OF EXISTING STRUCTURE SHOWN ON THIS SHEET SHALL BE CONSIDERED FOR GENERAL INFORMATION ONLY AND HAVE BEEN RECREATED FROM RECORD DRAWINGS FOR 'THE NORTHSTAR CORRIDOR COMMUTER RAIL - RAMSEY STATION' (ANOKA COUNTY REGIONAL RAIL AUTHORITY). RECORD DRAWINGS WILL BE MADE AVAILABLE TO THE CONTRACTOR. CONTRACTOR SHALL REVIEW RECORD DRAWINGS AND FIELD VERIFY ANY PERTINENT DETAILS & DIMENSIONS.



SECTION A - A

(THROUGH WALL PANEL)

DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

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ENGINEER SIGNATURE

RYAN R. EVANS

LIC. NO. 53920 DATE

TITLE: NORTH ABUTMENT DETAILS & REMOVALS

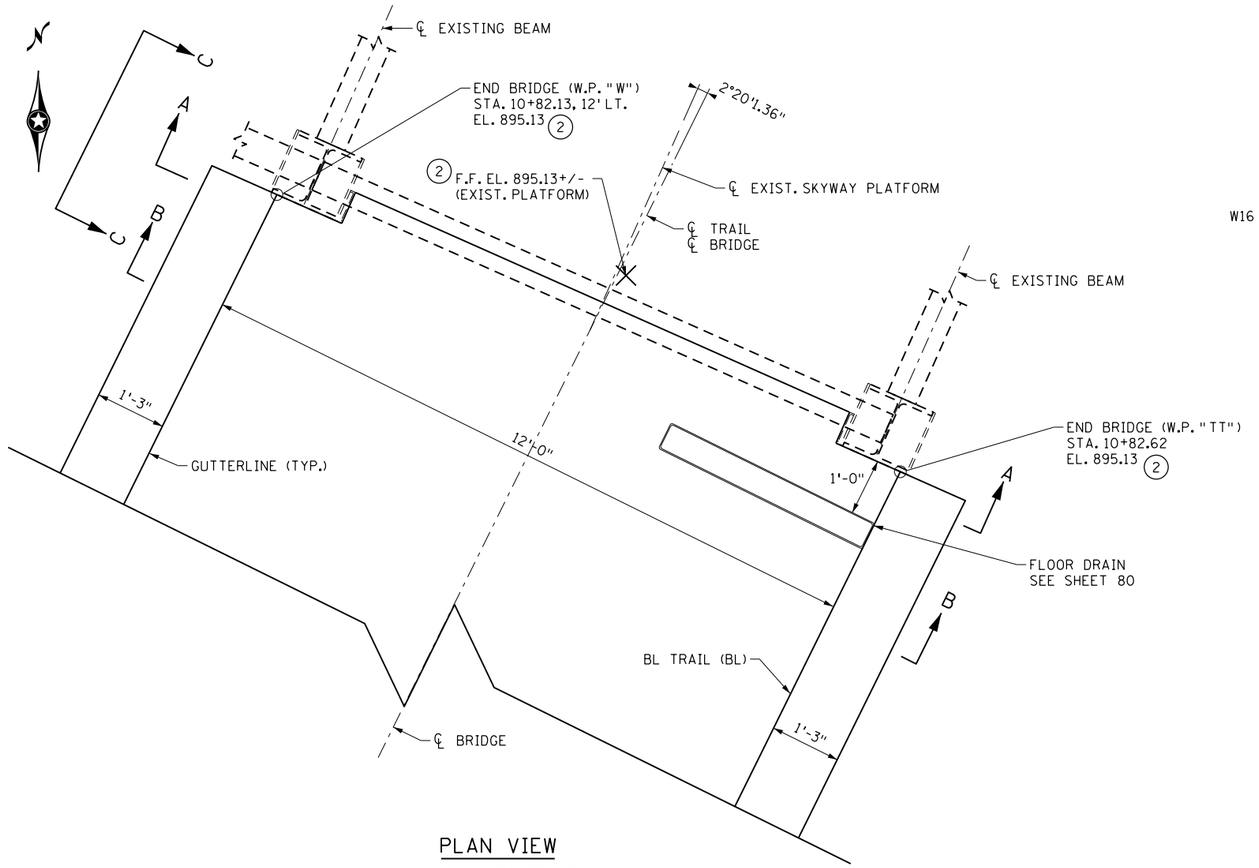
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S.A.P. 199-010-012

SHEET NO. 14 OF 99 SHEETS

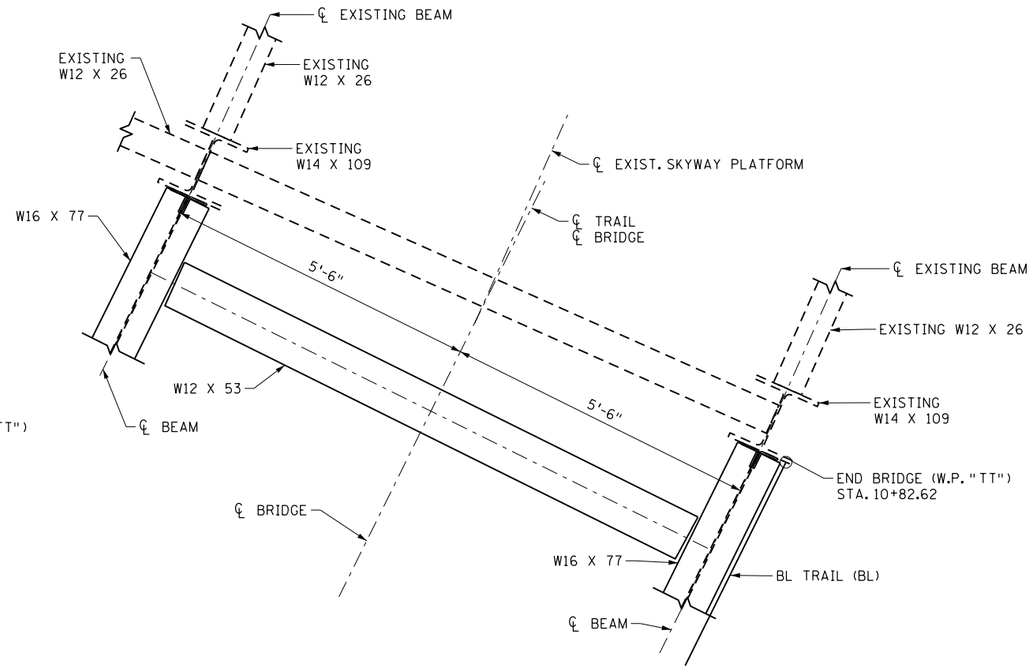
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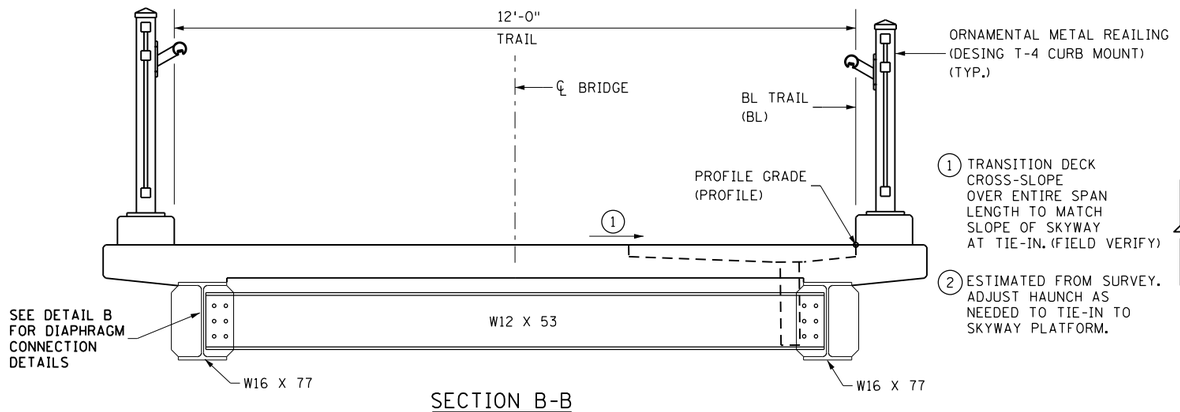


PLAN VIEW

(RAILING NOT SHOWN)



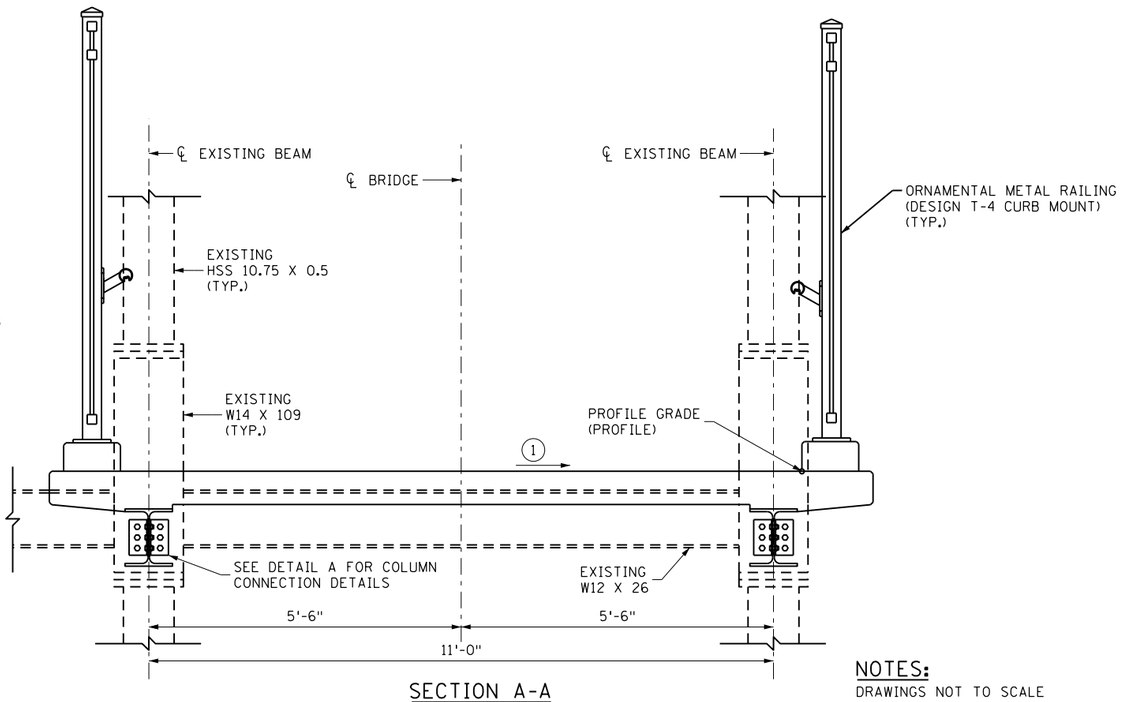
PLAN VIEW - FRAMING



SECTION B-B

(1) TRANSITION DECK CROSS-SLOPE OVER ENTIRE SPAN LENGTH TO MATCH SLOPE OF SKYWAY AT TIE-IN. (FIELD VERIFY)

(2) ESTIMATED FROM SURVEY. ADJUST HAUNCH AS NEEDED TO TIE-IN TO SKYWAY PLATFORM.



SECTION A-A

NOTES:

DRAWINGS NOT TO SCALE

DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

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ENGINEER SIGNATURE

RYAN R. EVANS

LIC. NO. 53920 DATE

TITLE: NORTH ABUTMENT DETAILS

DESIGNED	ATP	DRAWN	TMS	APPROVED
CHECKED	ATP	CHECK	RRE	

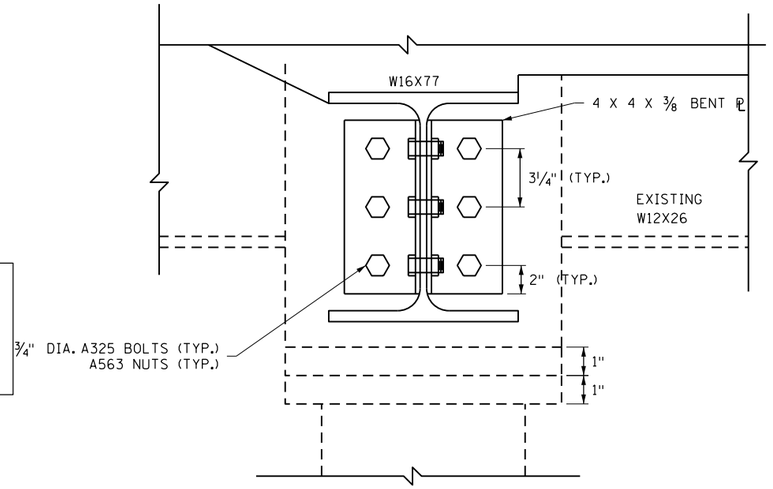
S.A.P. 199-010-012

SHEET NO. 15 OF 99 SHEETS

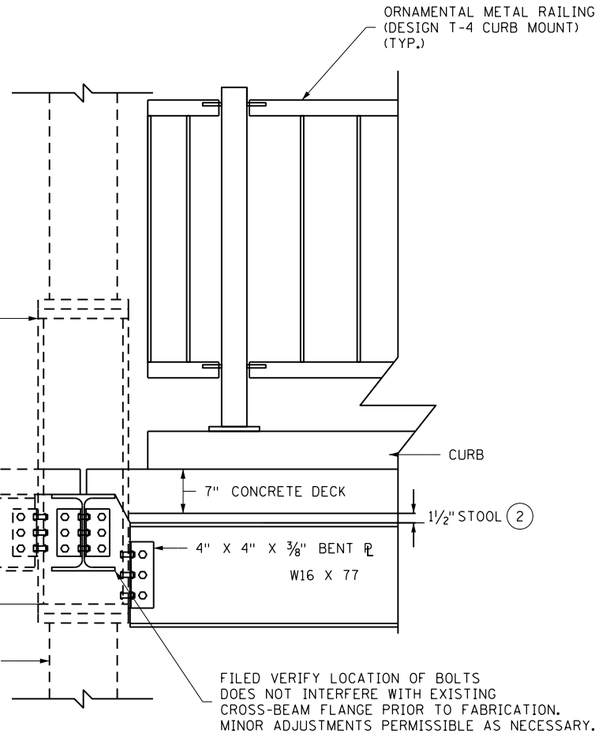
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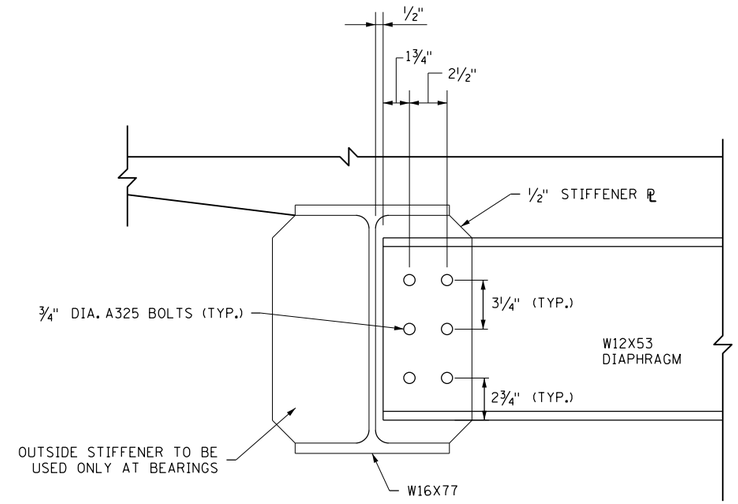
NOTE:
THE CONTRACTOR SHALL MAKE FIELD MEASUREMENTS AS NECESSARY PRIOR TO FABRICATION OF THE STEEL BEAMS AND CONNECTIONS TO ASSURE PROPER FIT IN THE FINAL WORK.



DETAIL A



VIEW C-C



DETAIL B (1)

NOTES:

(1) FASCIA BEAM SHOWN
MIRROR CONNECTION FOR INTERIOR BEAM.

(2) STOOL HEIGHT SHOWN IS FOR DESIGN.
ADJUST HAUNCH AS NEEDED TO TIE-IN
TO SKYWAY PLATFORM.

DRAWING NOT TO SCALE.

DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

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ENGINEER SIGNATURE

RYAN R. EVANS
LIC. NO. 53920 DATE

TITLE: NORTH ABUTMENT DETAILS

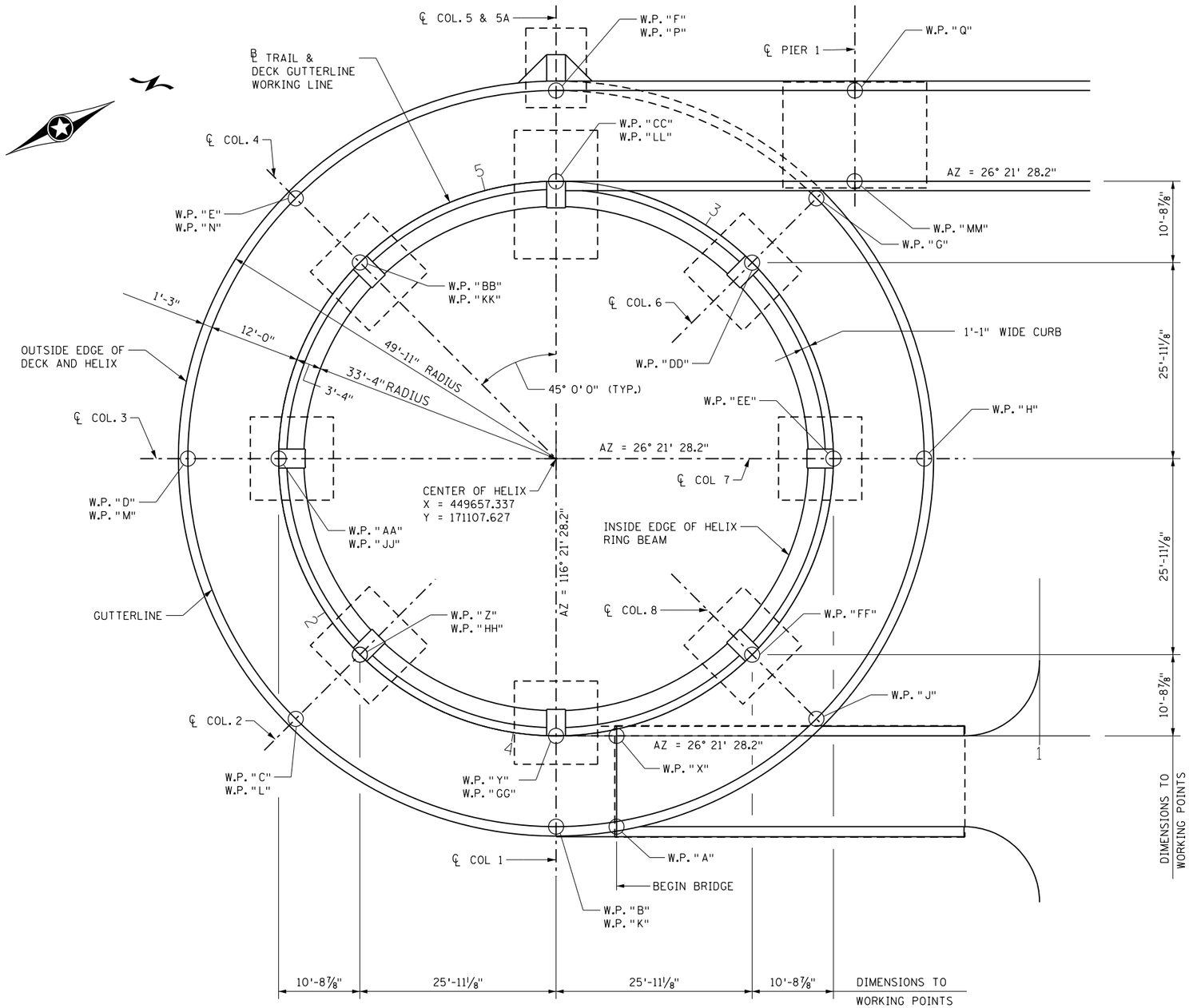
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CHECKED	ATP	CHECK	RRE	

S.A.P. 199-010-012

SHEET NO. 16 OF 99 SHEETS

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HELIX NOTES

HELIX HAS BEEN DESIGNED ASSUMING THE FINAL CONDITION ONLY. FALSEWORK AND CONSTRUCTION SEQUENCE SHALL BE DESIGNED SUCH THAT NO LOCKED-IN CONSTRUCTION FORCE EFFECTS ARE INTRODUCED INTO THE STRUCTURE DUE TO SEGMENTAL REMOVAL OF FORMS & OTHER CONSTRUCTION LOADS.

THE DESIGN AND ENGINEERING OF THE FALSEWORK AND ITS CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

CONTRACTOR SHALL MAKE PROVISIONS FOR ANTICIPATED DEFLECTIONS IN FALSEWORK TO ALLOW FOR CORRECT FINAL ELEVATIONS ON THE HELIX CONSTRUCTION.

ANTICIPATED CONSTRUCTION JOINT LOCATIONS AND POUR SEQUENCE IS SHOWN ON THE PLANS. ALTERNATE CONSTRUCTION JOINT LOCATIONS DESIGNED BY THE CONTRACTOR SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL.THE PLANS IDENTIFY CONSTRUCTION JOINTS BASED UPON AN ASSUMED SEQUENCE AND DIRECTION OF CONSTRUCTION. THE GENERAL CONTRACTOR (BASED UPON HIS PROPOSED SEQUENCE, DIRECTION AND SCHEDULE OF CONSTRUCTION) MAY PROPOSE ALTERNATE CONSTRUCTION JOINT LOCATIONS AND SEQUENCE OF CONSTRUCTION.

SUBMIT SHOP DRAWINGS SHOWING LAYOUT OF FALSEWORK, CONSTRUCTION JOINT LOCATIONS, AND POUR SEQUENCE. A LICENSED STRUCTURAL ENGINEER, LICENSED IN THE STATE OF MINNESOTA, SHALL CERTIFY THE SHOP DRAWINGS AND CALCULATIONS BEFORE SUBMITTAL OF SHOP DRAWINGS.

ALL SHOP DRAWINGS AND CALCULATIONS SHALL BE SUBMITTED TO THE PROJECT ENGINEER IN A TIMELY MANNER TO ALLOW FOR ADEQUATE REVIEW OF THE SUBMITTED SHOP DRAWINGS AND CALCULATIONS.

HELIX GENERAL PLAN

NOTES

FOR WORKING POINT DIMENSIONS AND COORDINATES SEE WORKING POINT LAYOUT, SHEET 7.

DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

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ENGINEER SIGNATURE

RYAN R. EVANS
LIC. NO. 53920 DATE

TITLE: HELIX GEOMETRY

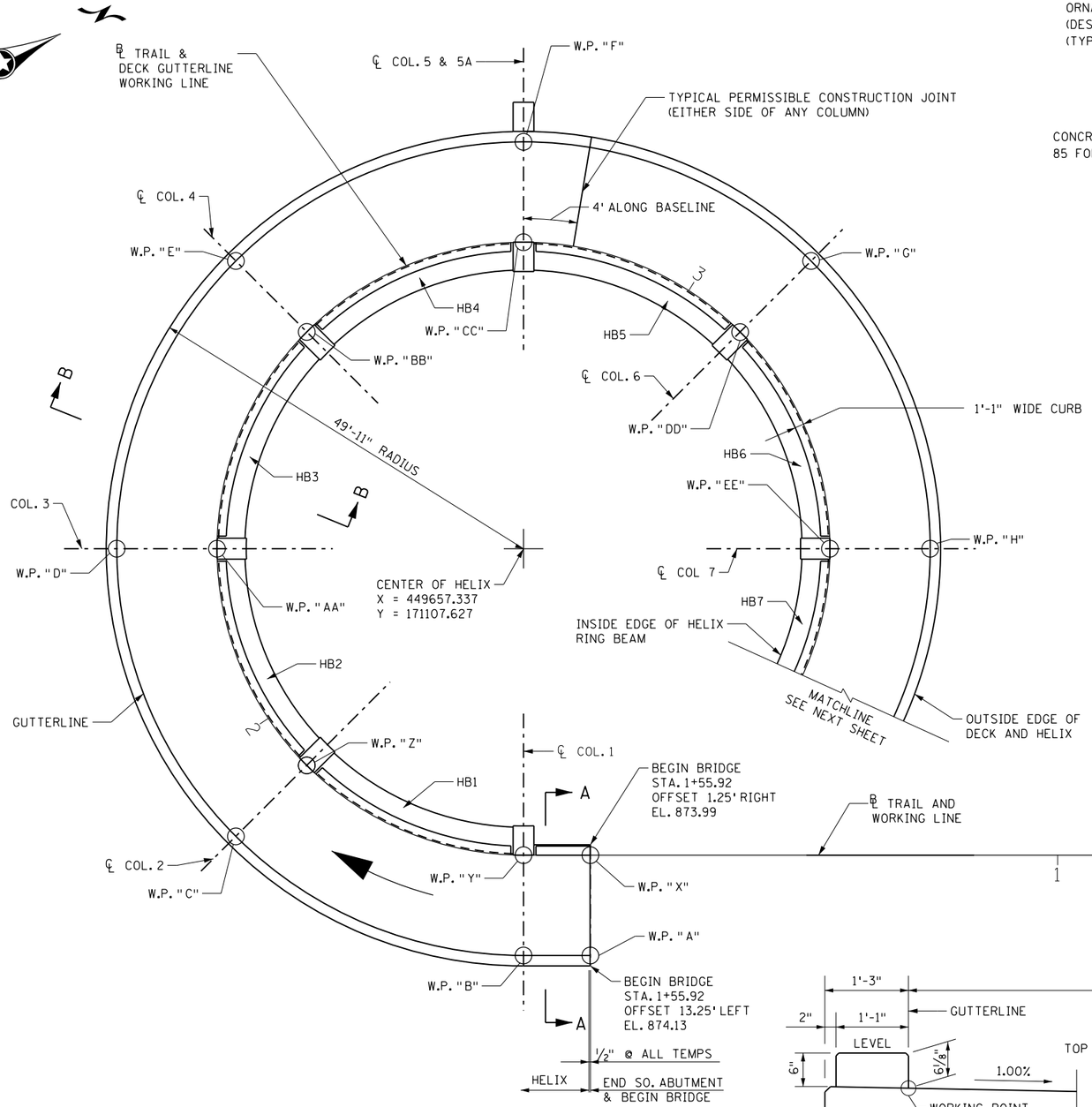
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S.A.P. 199-010-012

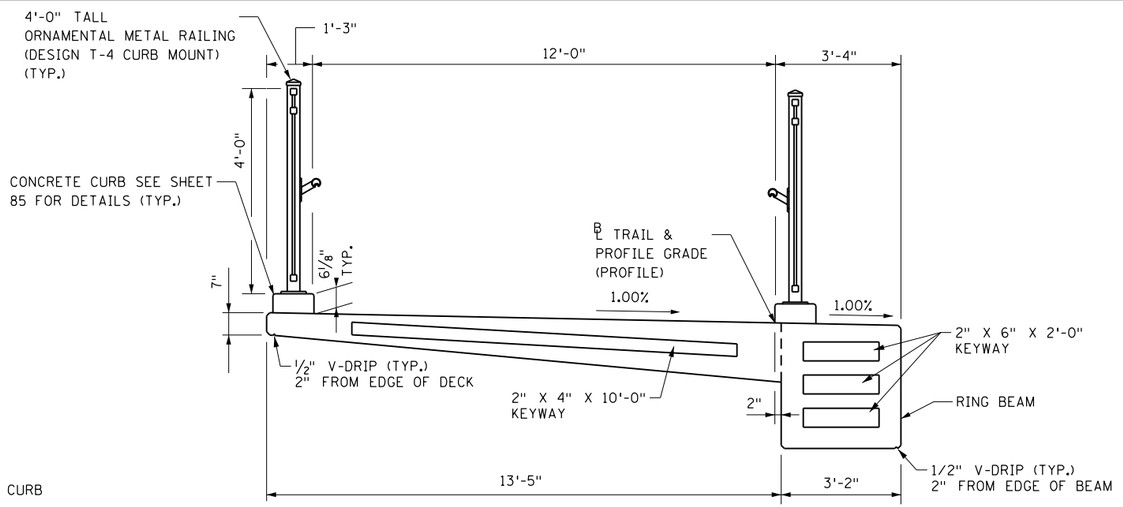
SHEET NO. 17 OF 99 SHEETS

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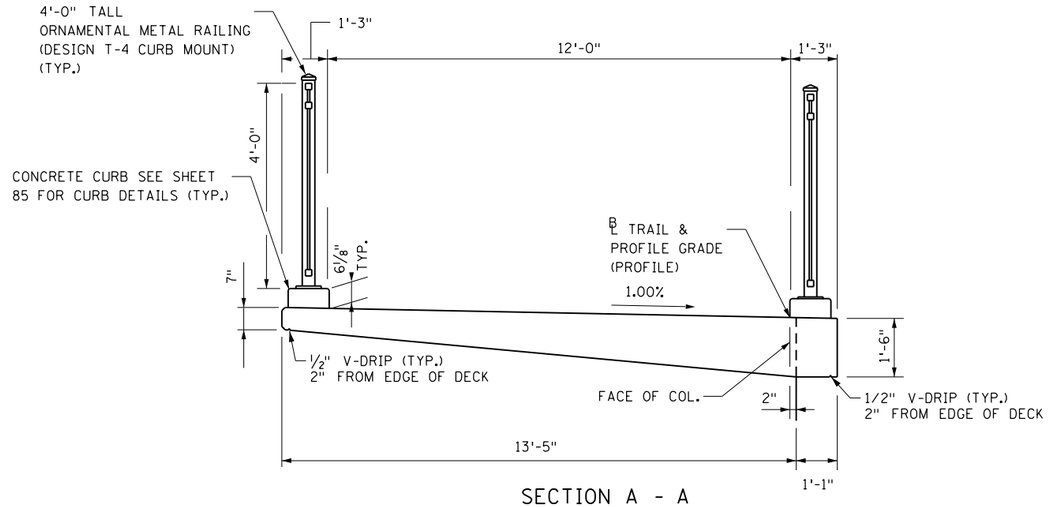
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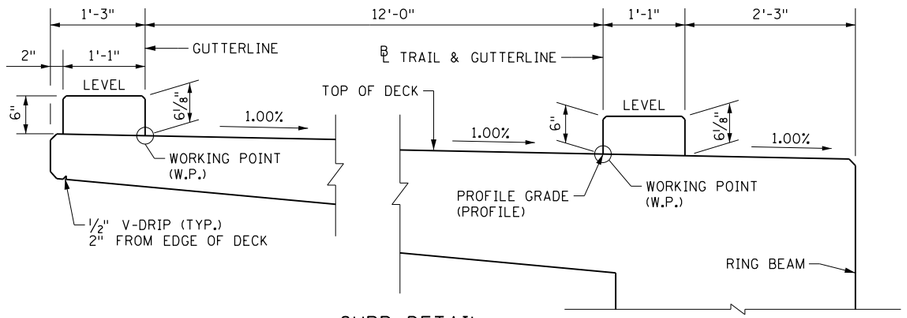
PARTIAL LOWER HELIX PLAN



TYPICAL CONSTRUCTION JOINT SECTION



SECTION A - A



CURB DETAIL

NOTES

FOR WORKING POINT DIMENSIONS AND COORDINATES SEE WORKING POINT LAYOUT, SHEET 7.

FOR UPPER HALF OF HELIX, SEE SHEET 19.

HB = HELIX BEAM

DIRECTIONAL ARROW INDICATES UP DIRECTION OF HELIX.

FOR SECTION B - B, SEE SHEET 19.

DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

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RYAN R. EVANS

LIC. NO. 53920 DATE

TITLE: HELIX DETAILS

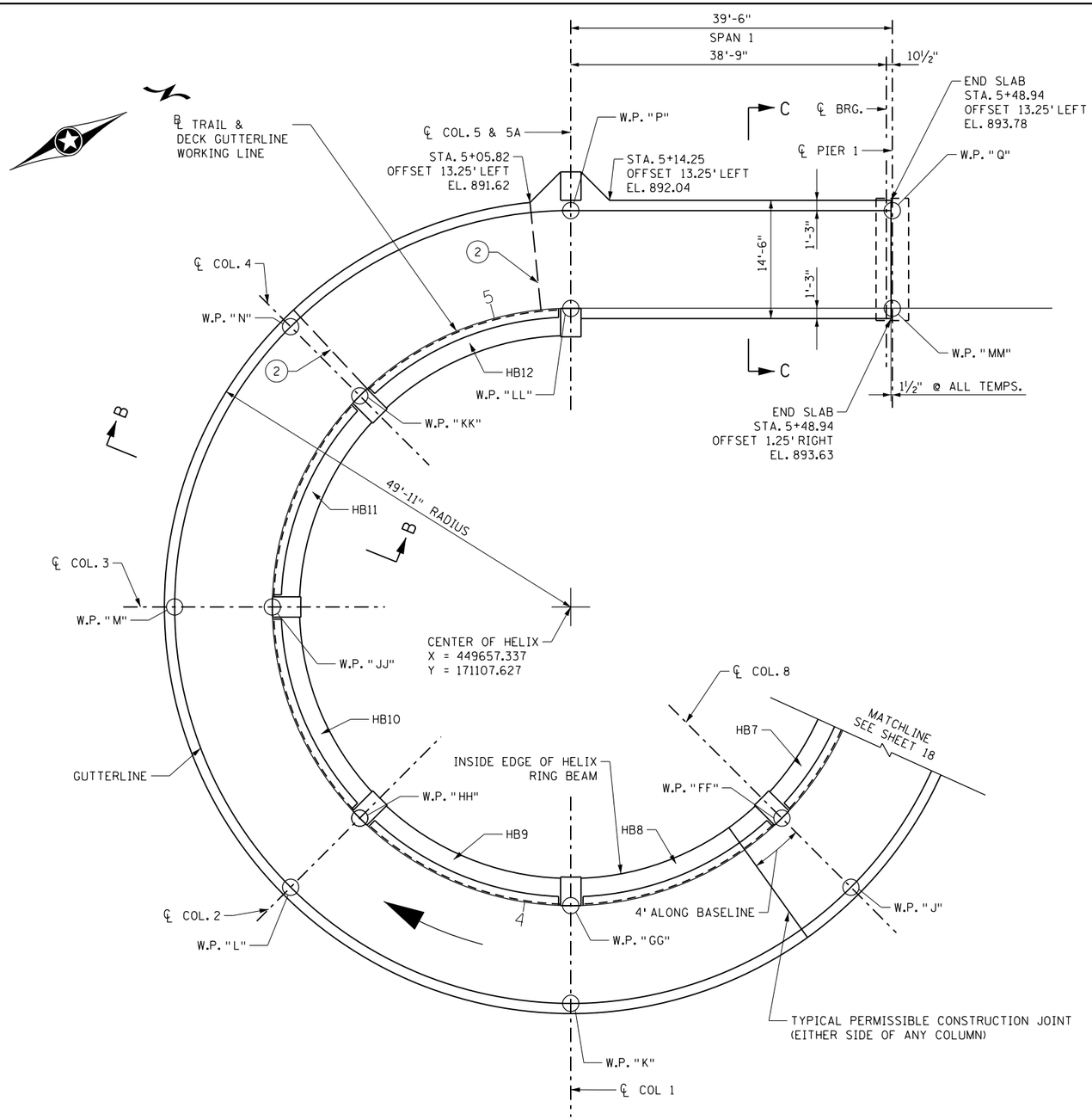
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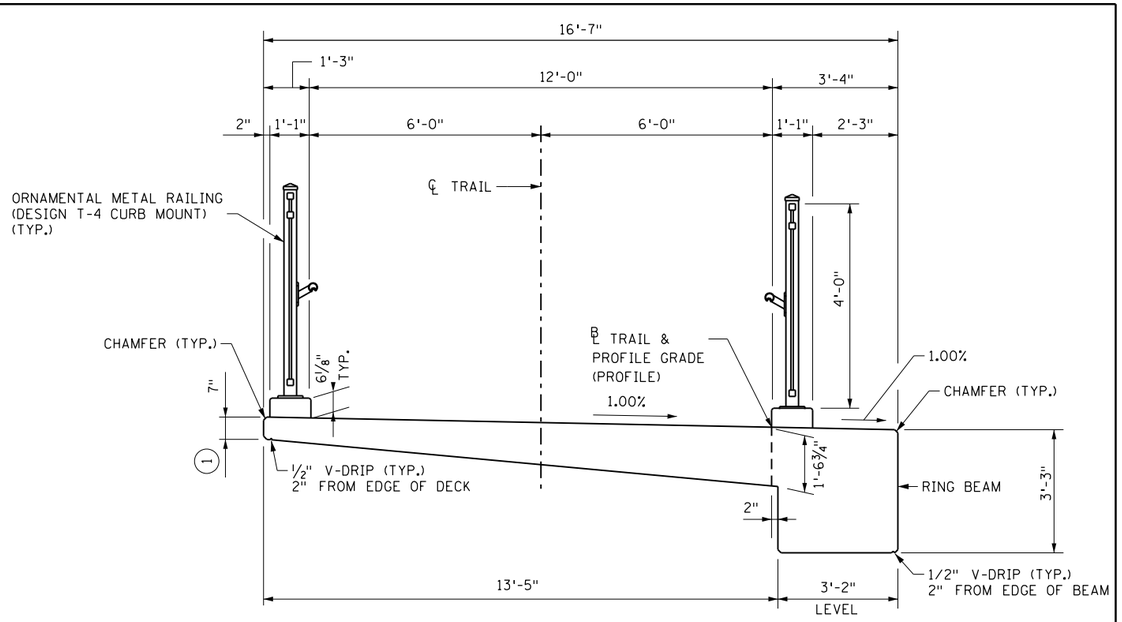
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PARTIAL UPPER HELIX PLAN



SECTION B - B

SECTION C - C

NOTES

1. VARIES FROM 7" AT STA. 4+81.95 TO 1'-6" AT STA. 5+05.82
2. TRANSITION LIMITS. TAPER HELIX SLAB THICKNESS TO UNIFORM 1'-6" SLAB WITHIN LIMITS SHOWN. MAINTAIN NOTED COVER FOR BARS.

FOR WORKING POINT DIMENSIONS AND COORDINATES SEE WORKING POINT LAYOUT, SHEET 7.

FOR LOWER HALF OF HELIX, SEE SHEET 18.

HB = HELIX BEAM

DIRECTIONAL ARROW INDICATES UP DIRECTION OF HELIX.

DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

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ENGINEER SIGNATURE

RYAN R. EVANS
LIC. NO. 53920 DATE

TITLE: HELIX DETAILS

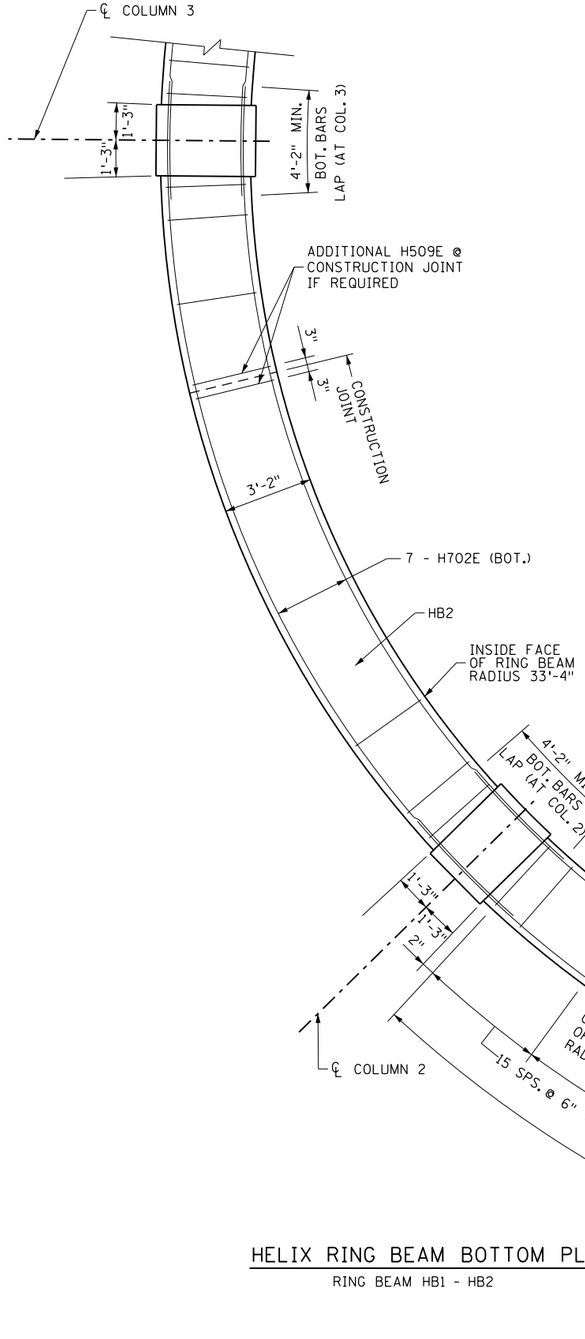
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S.A.P. 199-010-012

SHEET NO. 19 OF 99 SHEETS

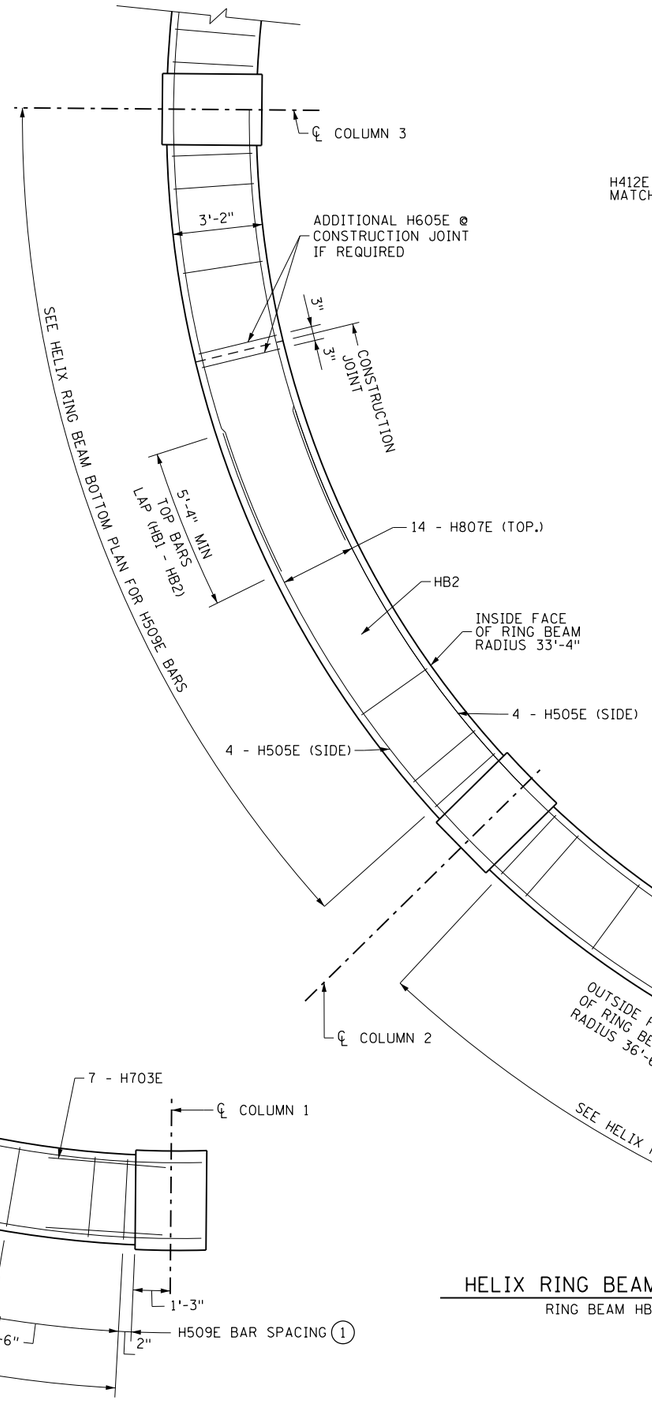
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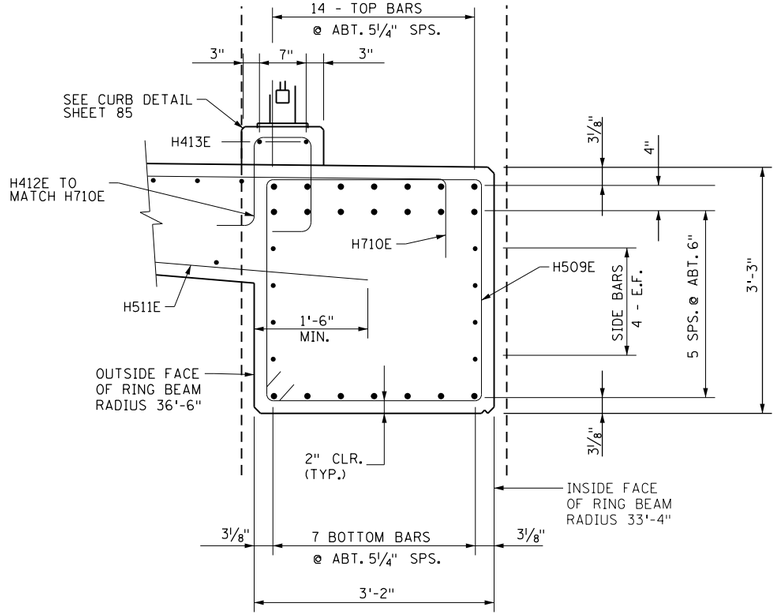
HELIX RING BEAM BOTTOM PLAN

RING BEAM HB1 - HB2



HELIX RING BEAM TOP PLAN

RING BEAM HB1 - HB2



TYPICAL RING BEAM SECTION

SECTION D - D

NOTES

(1) BAR SPACING ALONG OUTSIDE FACE OF RING BEAM.
SIDE BAR LAPS AND TOP BARS LAP LOCATED AT MID SPAN.
BOTTOM BAR LAPS LOCATED AT COLUMN.

DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

BOLTON & MENK
7533 SUNWOOD DRIVE N.W.
RAMSEY, MINNESOTA 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.com

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ENGINEER SIGNATURE

RYAN R. EVANS
LIC. NO. 53920 DATE

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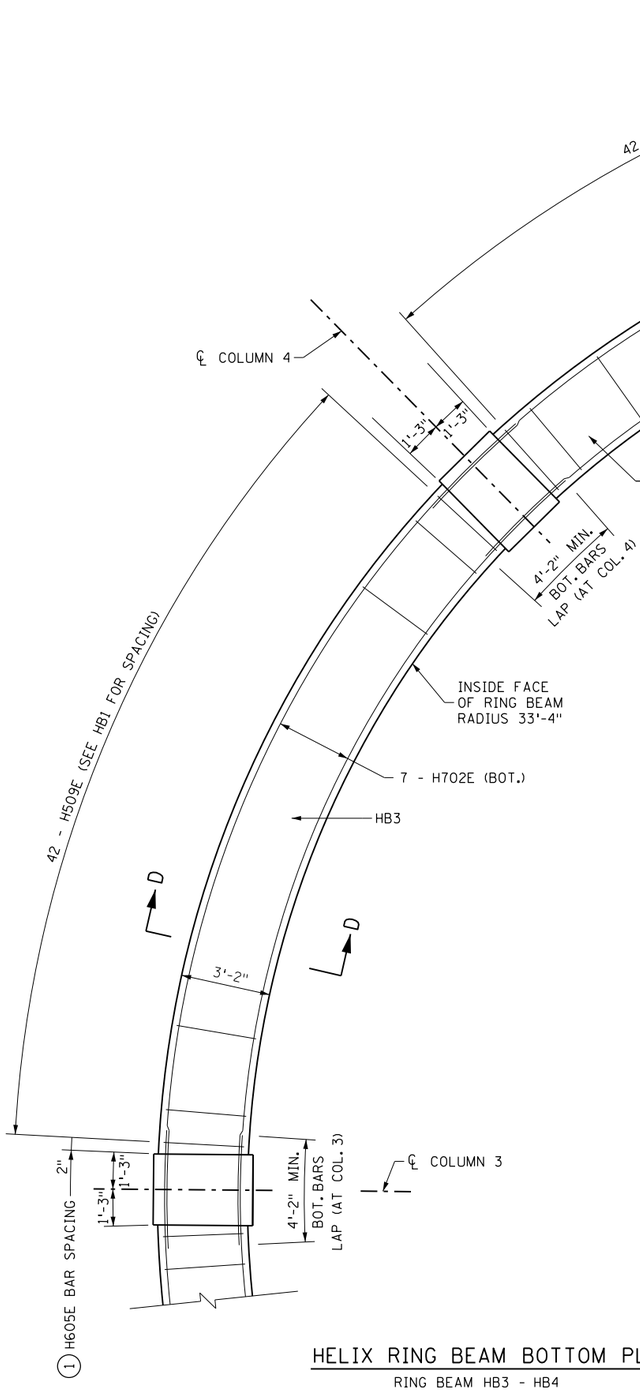
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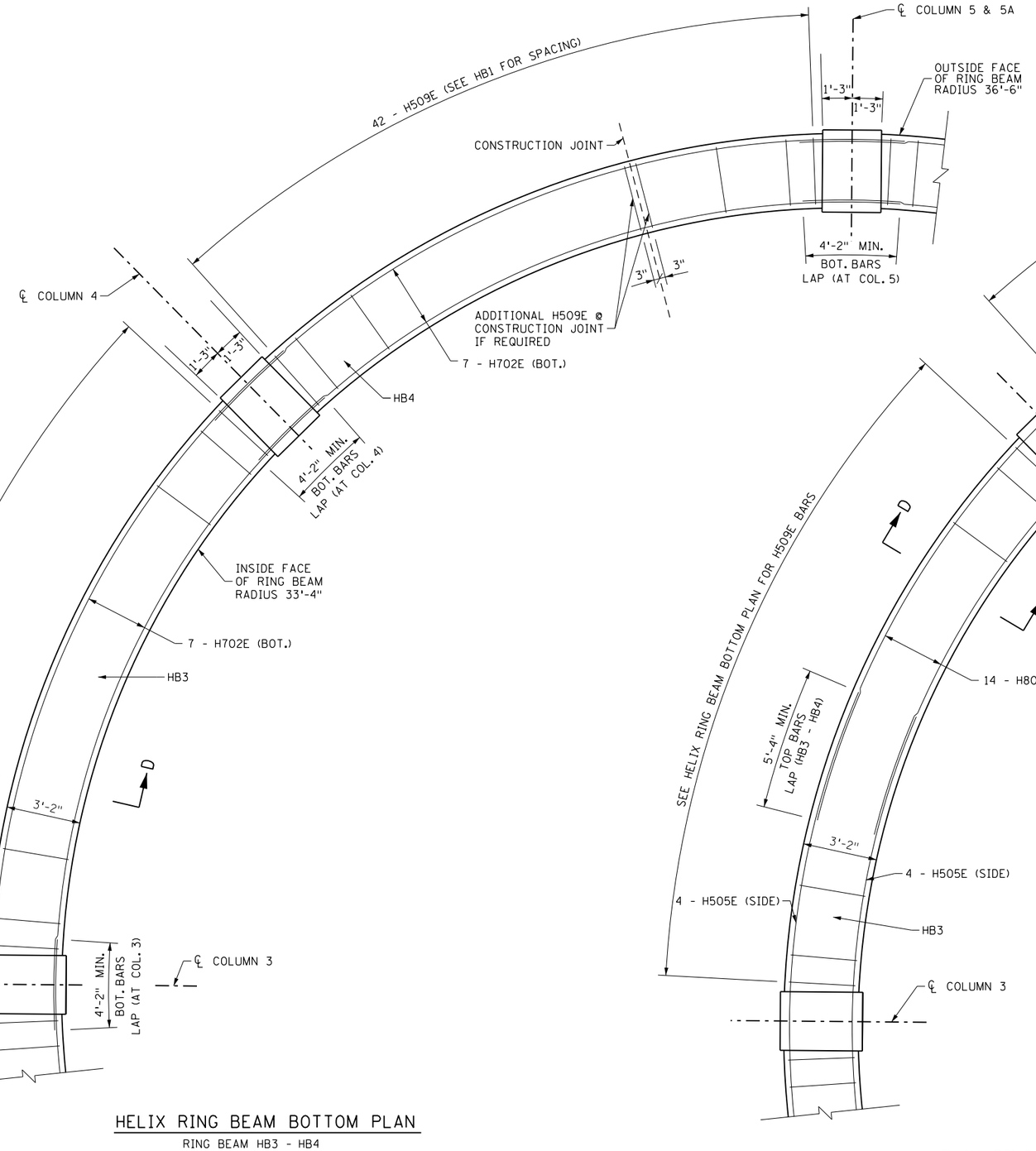
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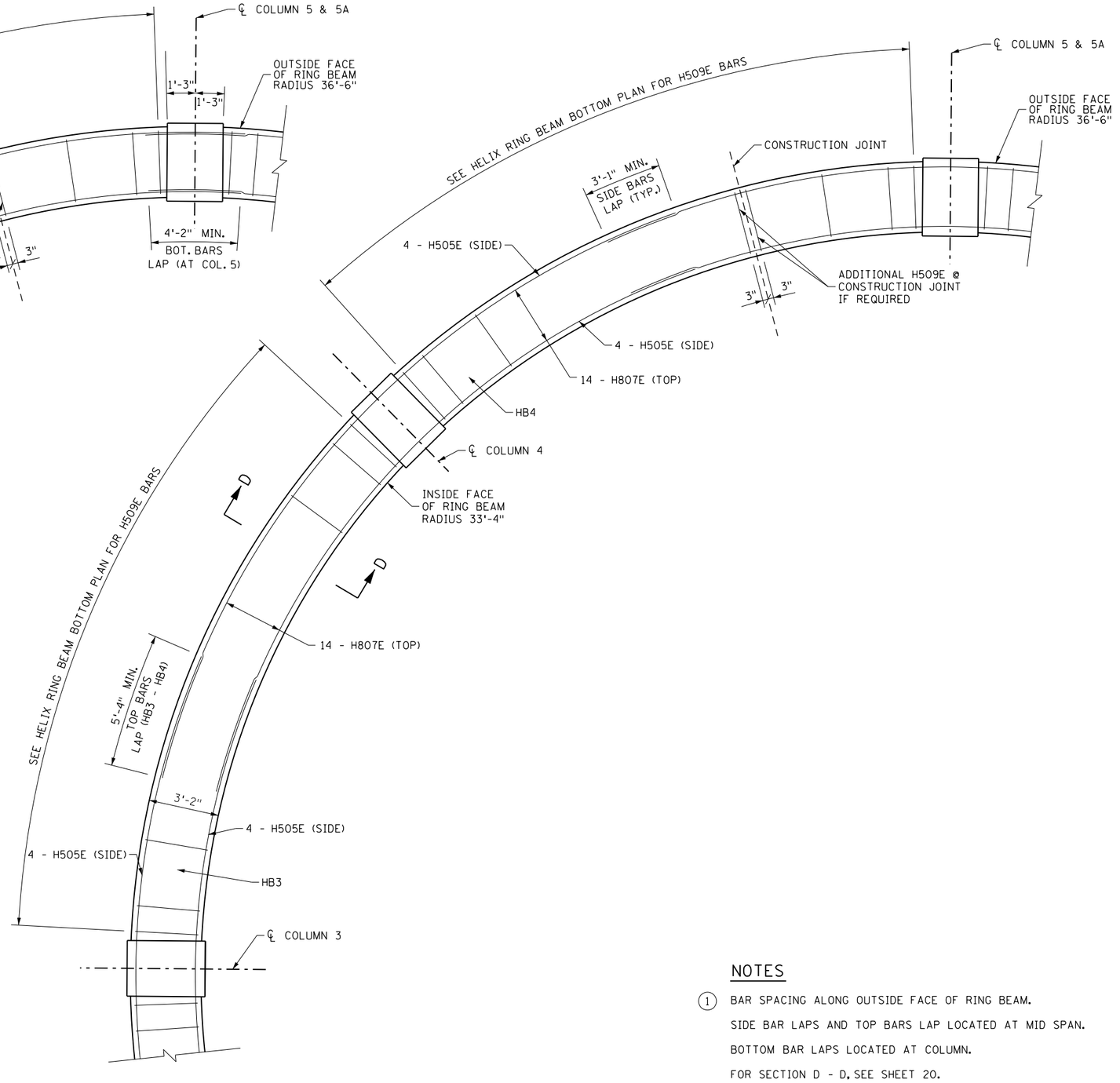
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HELIX RING BEAM BOTTOM PLAN

RING BEAM HB3 - HB4





HELIX RING BEAM TOP PLAN

RING BEAM HB3 - HB4

NOTES

1. BAR SPACING ALONG OUTSIDE FACE OF RING BEAM.
   SIDE BAR LAPS AND TOP BARS LAP LOCATED AT MID SPAN.
   BOTTOM BAR LAPS LOCATED AT COLUMN.
   FOR SECTION D - D, SEE SHEET 20.

DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

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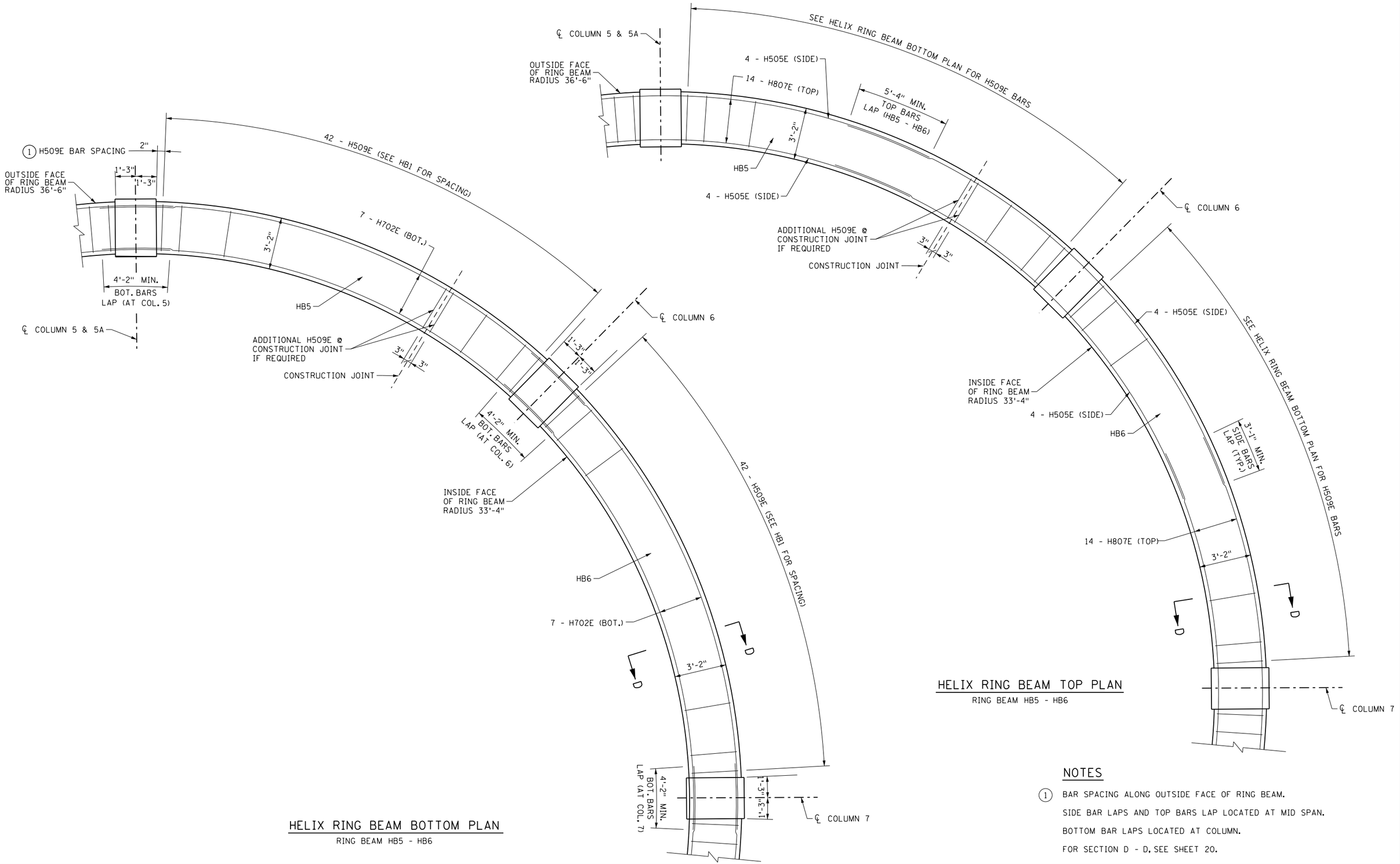
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SHEET NO. 21 OF 99 SHEETS

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HELIX RING BEAM BOTTOM PLAN

RING BEAM HB5 - HB6

HELIX RING BEAM TOP PLAN

RING BEAM HB5 - HB6

NOTES

1. BAR SPACING ALONG OUTSIDE FACE OF RING BEAM.
   SIDE BAR LAPS AND TOP BARS LAP LOCATED AT MID SPAN.
   BOTTOM BAR LAPS LOCATED AT COLUMN.
   FOR SECTION D - D, SEE SHEET 20.

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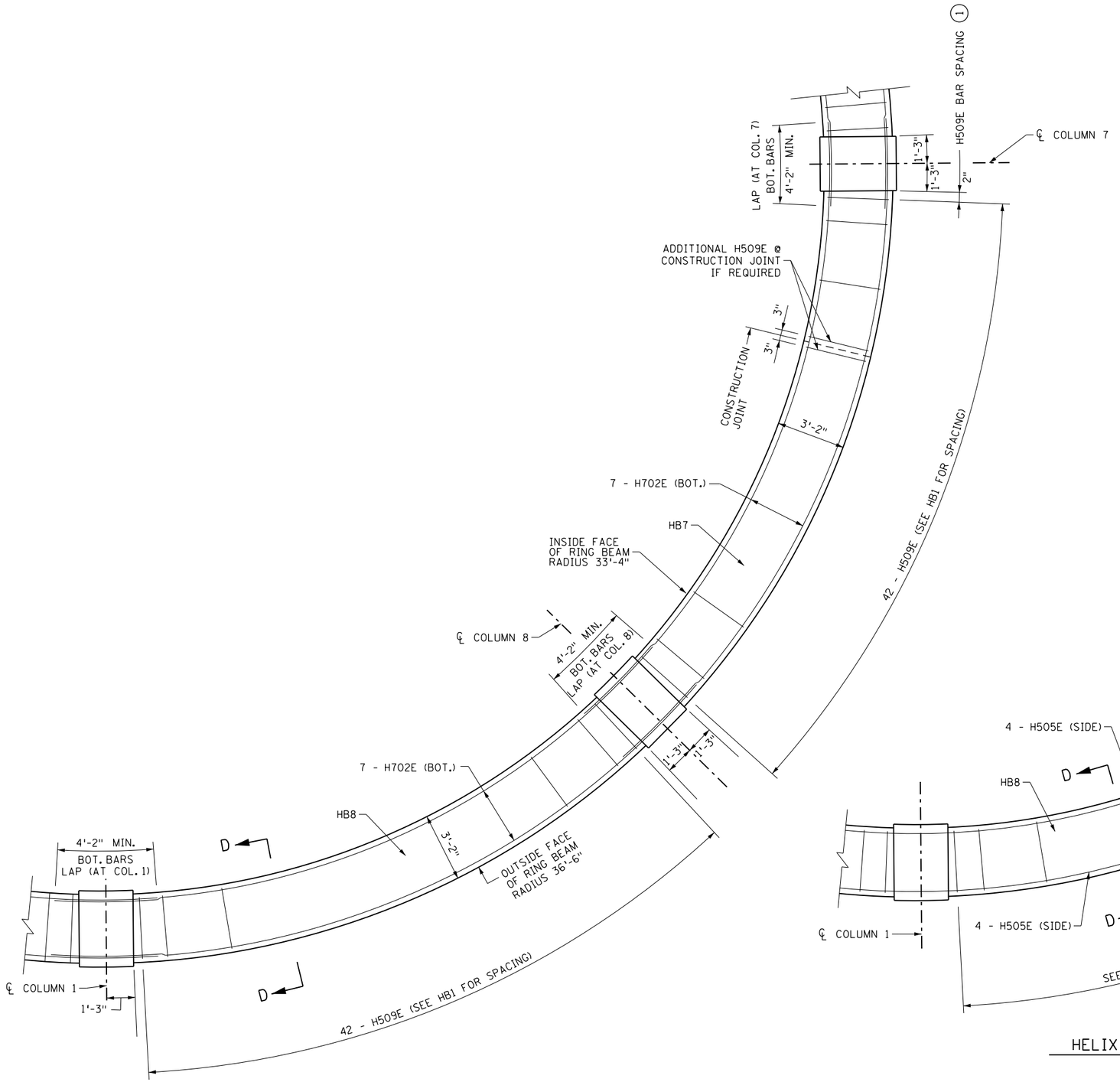
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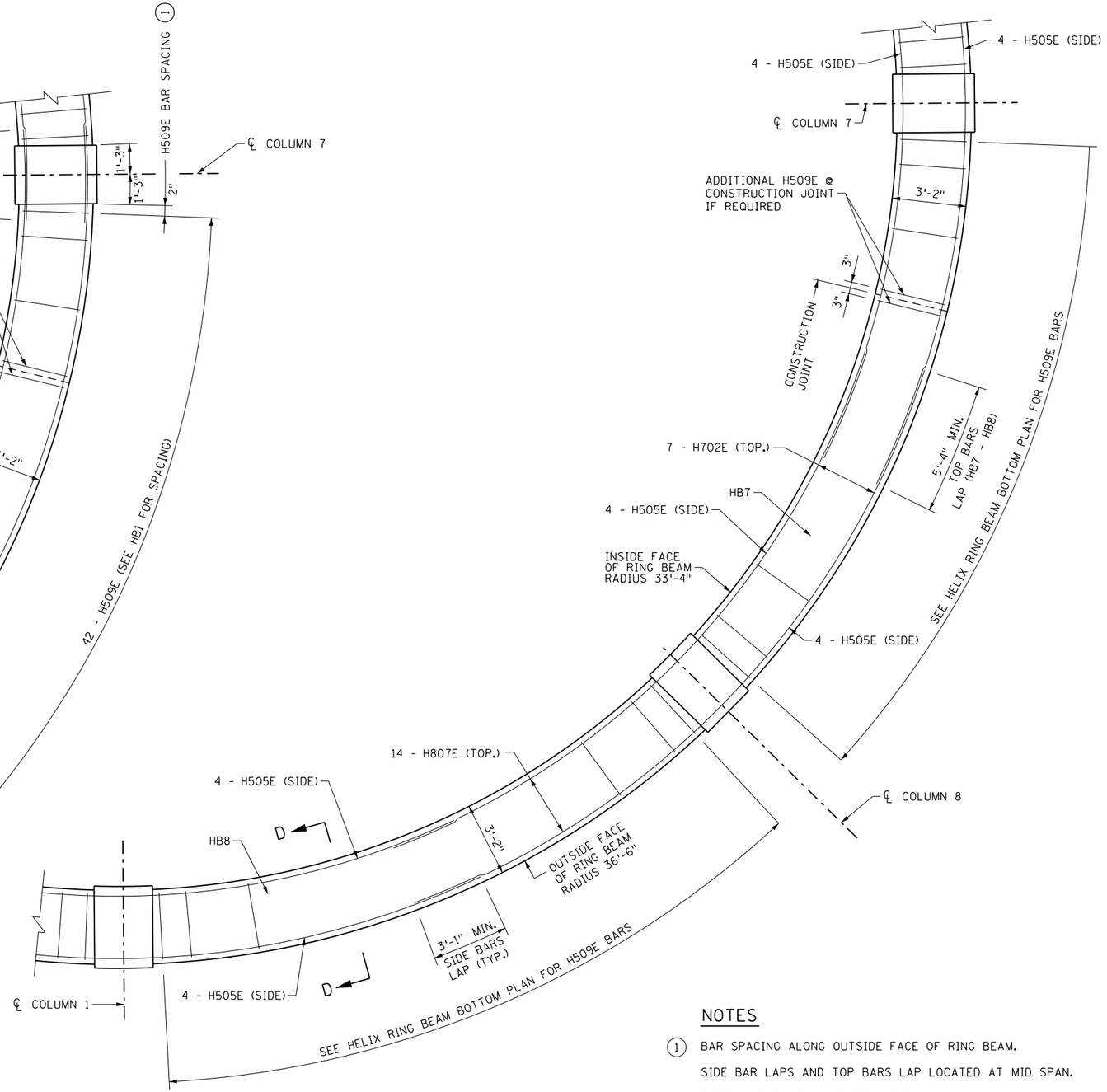
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HELIX RING BEAM BOTTOM PLAN

RING BEAM HB7 - HB8



HELIX RING BEAM TOP PLAN

RING BEAM HB7 - HB8

NOTES

(1) BAR SPACING ALONG OUTSIDE FACE OF RING BEAM.
SIDE BAR LAPS AND TOP BARS LAP LOCATED AT MID SPAN.
BOTTOM BAR LAPS LOCATED AT COLUMN.
FOR SECTION D - D, SEE SHEET 20.

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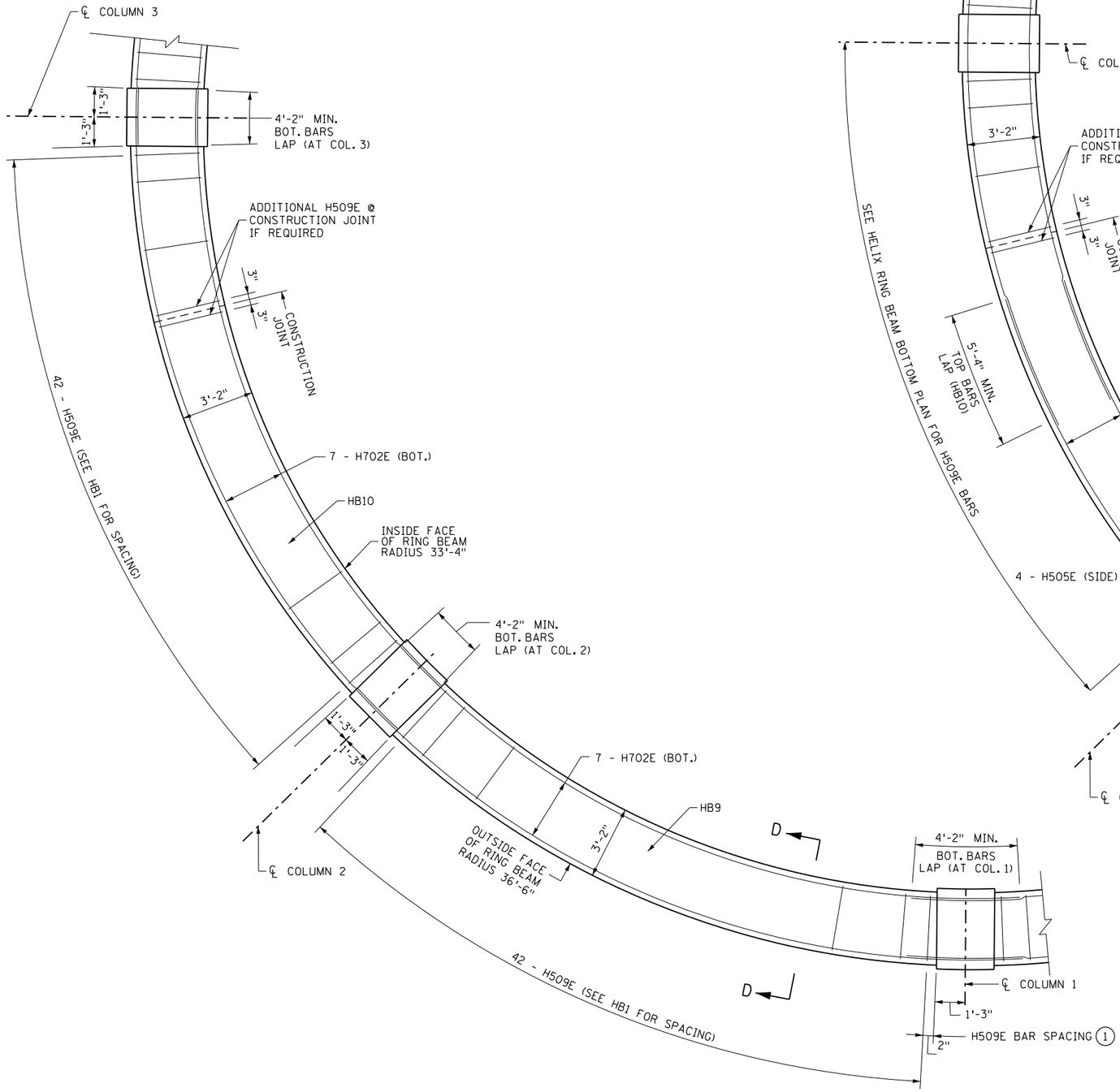
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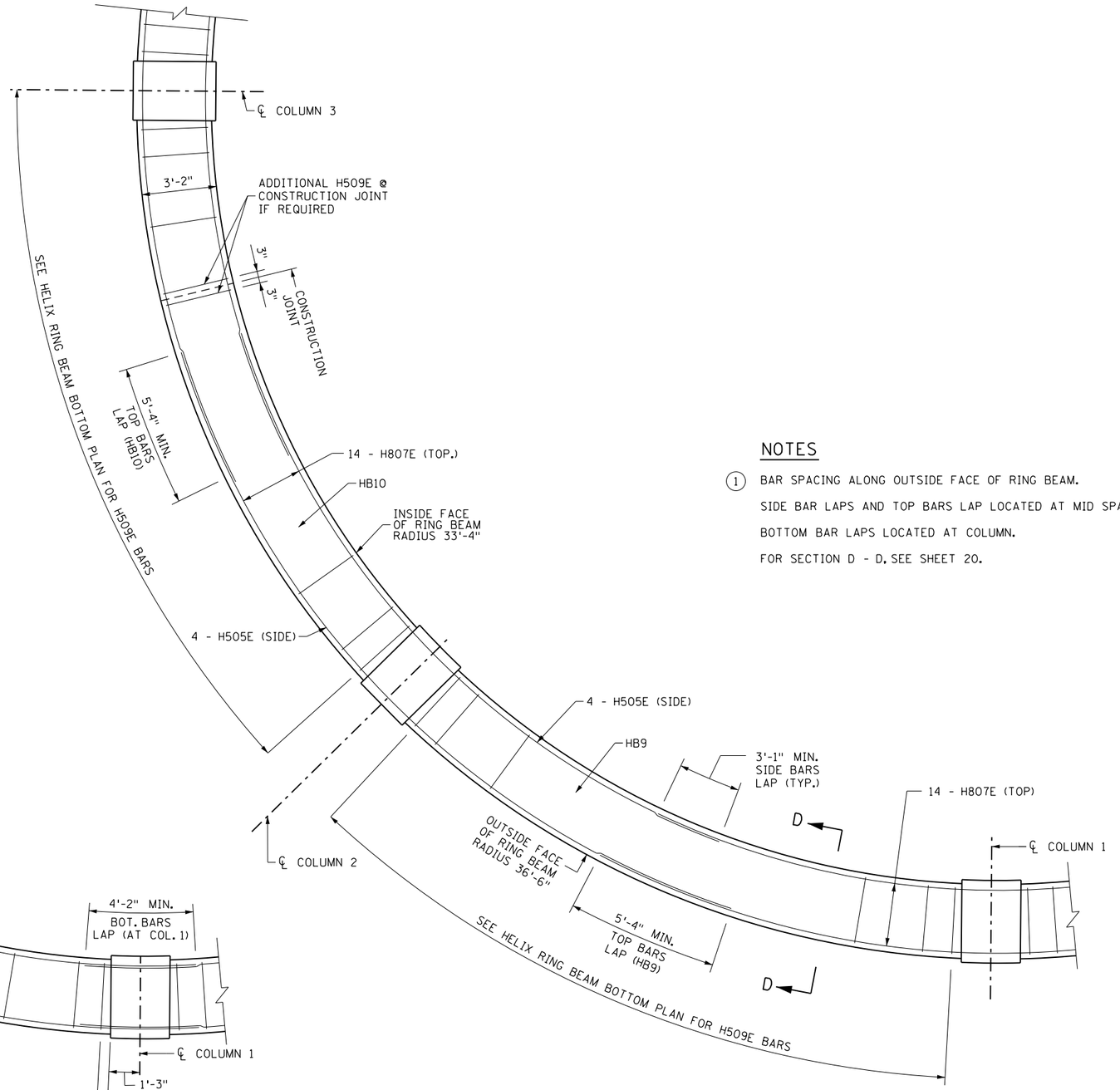
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HELIX RING BEAM BOTTOM PLAN

RING BEAM HB9 - HB10



HELIX RING BEAM TOP PLAN

RING BEAM HB9 - HB10

NOTES

(1) BAR SPACING ALONG OUTSIDE FACE OF RING BEAM.
SIDE BAR LAPS AND TOP BARS LAP LOCATED AT MID SPAN.
BOTTOM BAR LAPS LOCATED AT COLUMN.
FOR SECTION D - D, SEE SHEET 20.

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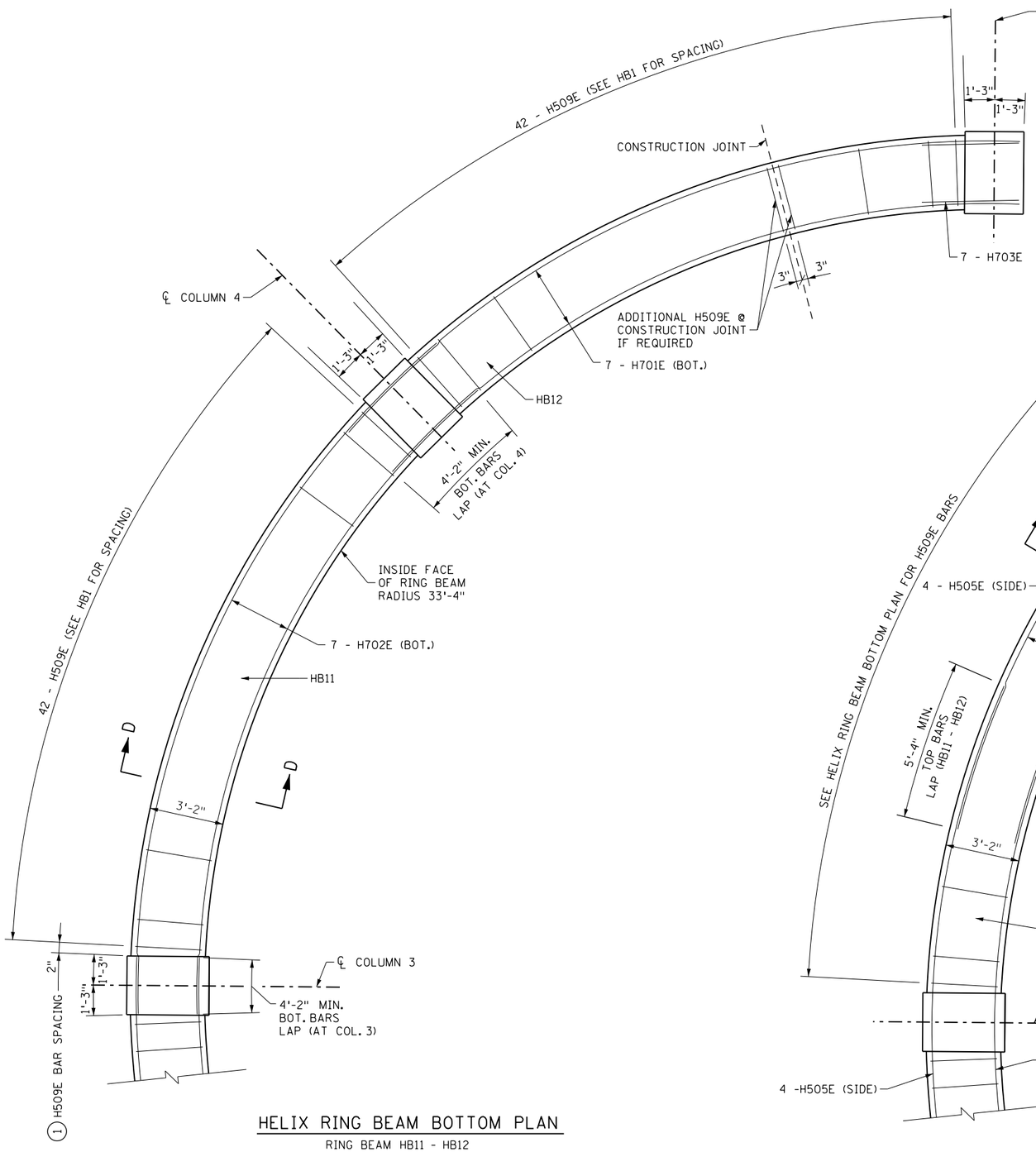
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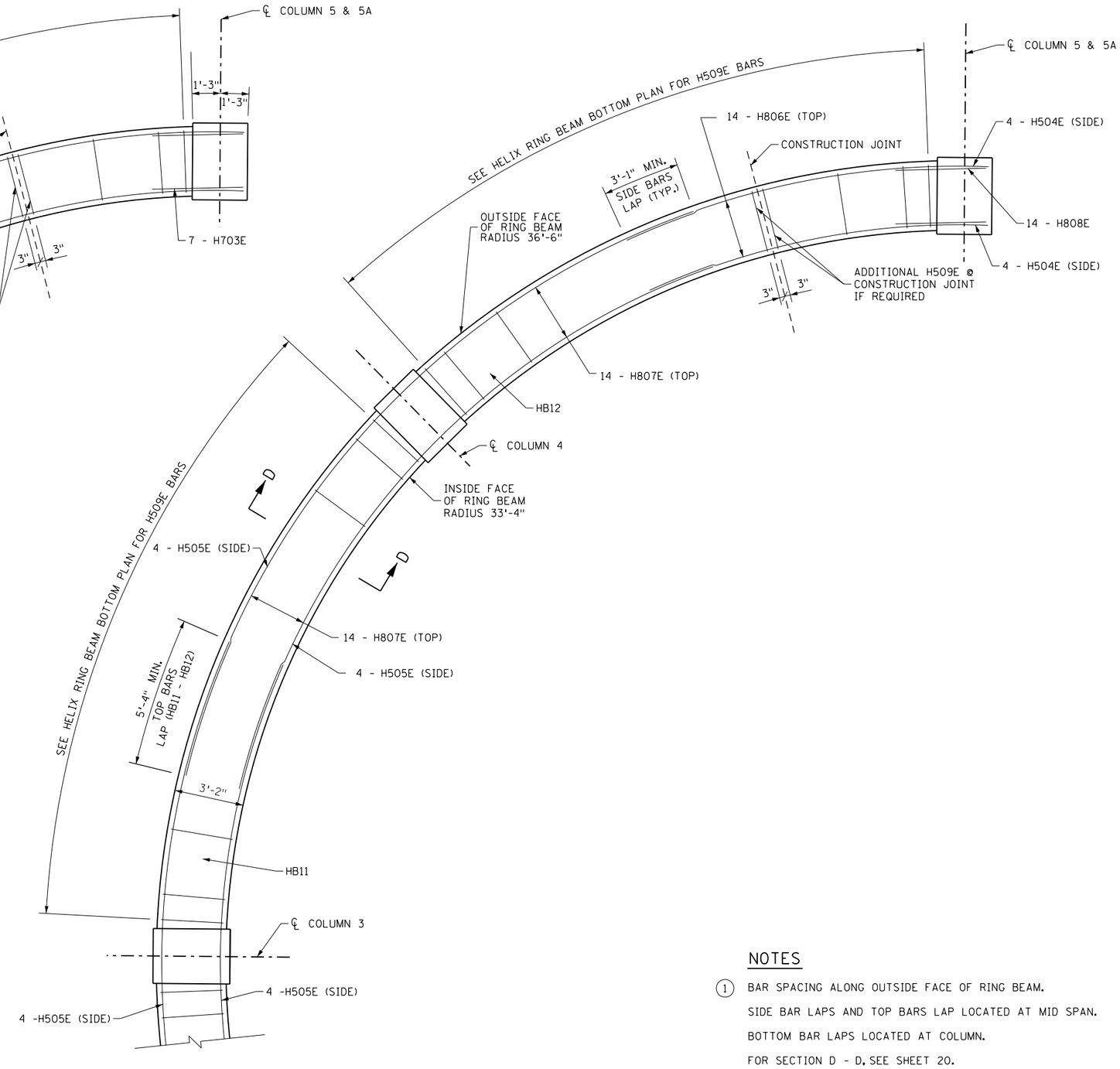
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HELIX RING BEAM BOTTOM PLAN

RING BEAM HB11 - HB12



HELIX RING BEAM TOP PLAN

RING BEAM HB11 - HB12

NOTES

(1) BAR SPACING ALONG OUTSIDE FACE OF RING BEAM.
SIDE BAR LAPS AND TOP BARS LAP LOCATED AT MID SPAN.
BOTTOM BAR LAPS LOCATED AT COLUMN.
FOR SECTION D - D, SEE SHEET 20.

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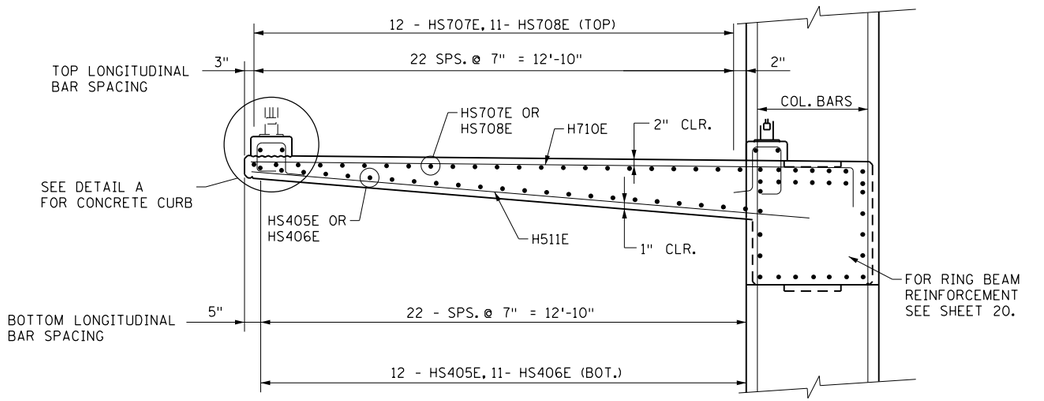
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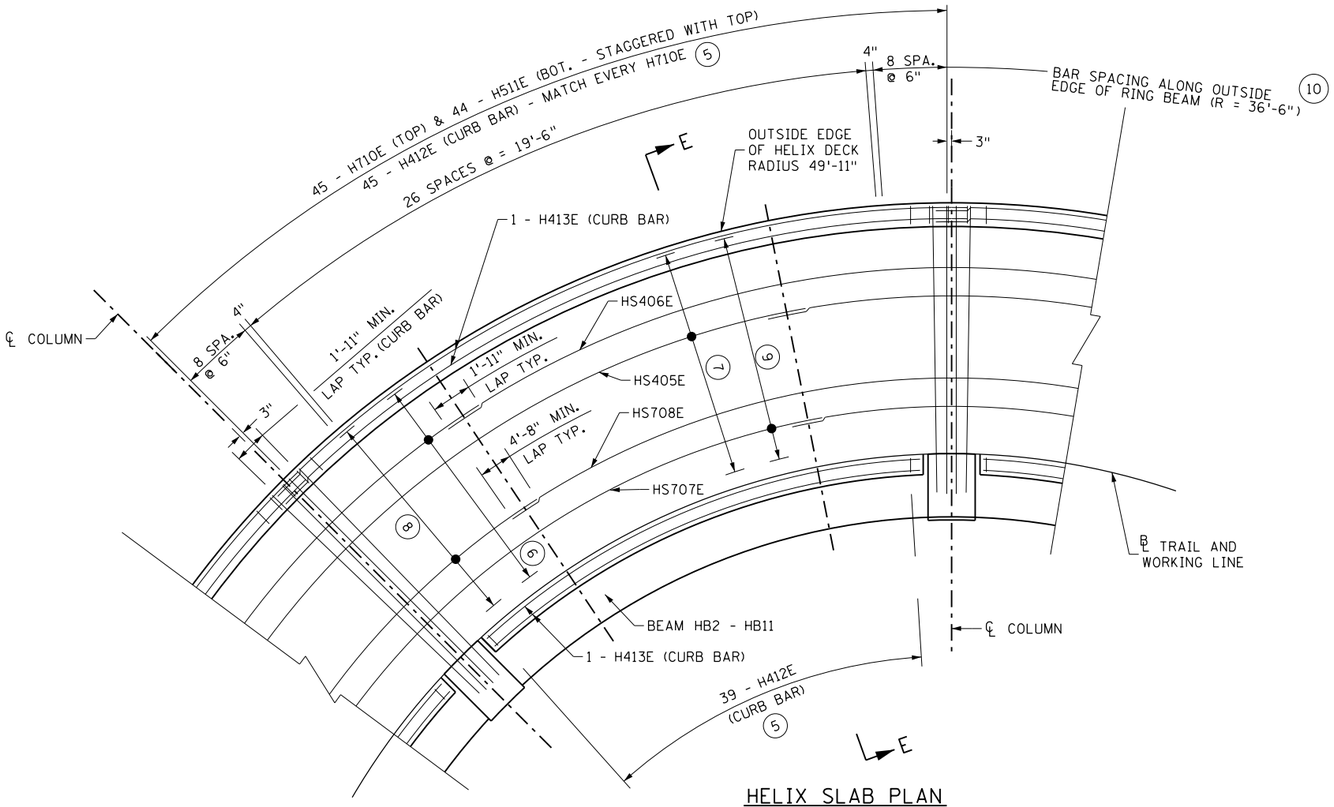
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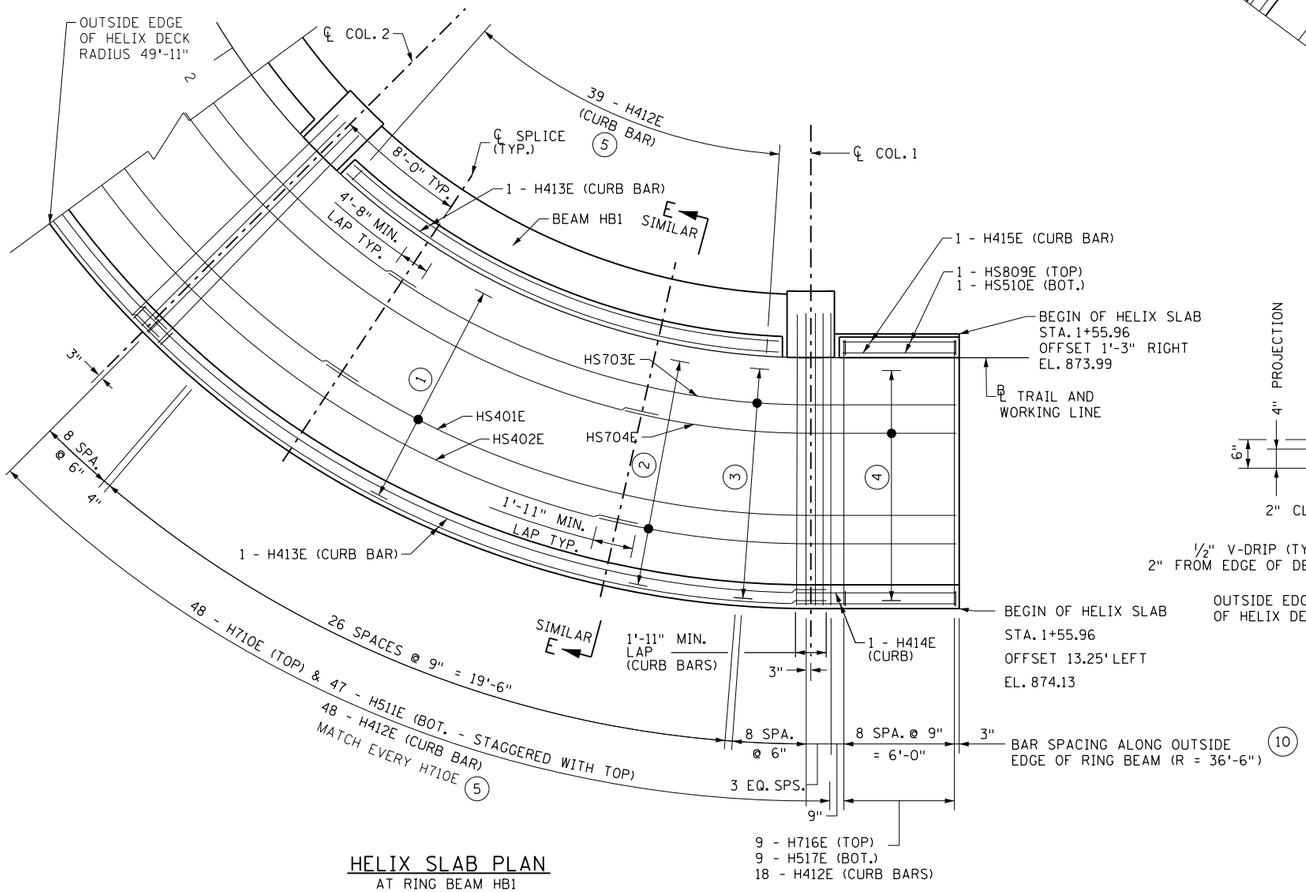
SECTION E - E

HELIX SLAB - TYP. REINF. SHOWN
(OTHER SECTIONS SIMILAR).



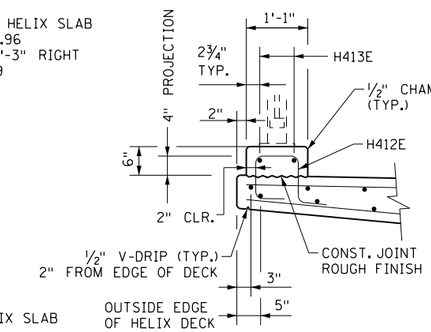
HELIX SLAB PLAN

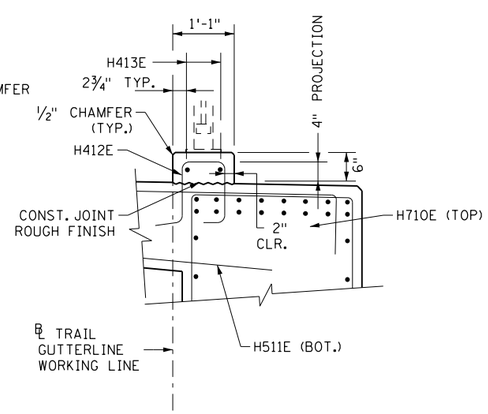
AT RING BEAMS HB2 - HB11



HELIX SLAB PLAN

AT RING BEAM HB1





DETAIL A

CONCRETE CURB

NOTES

1. 12 - HS401E (BOT.) ALTERNATE WITH HS402E (BOT.)
2. 11 - HS402E (BOT.) ALTERNATE WITH HS401E (BOT.)
3. 12 - HS703E (TOP) ALTERNATE WITH HS704E (TOP)
4. 11 - HS704E (TOP) ALTERNATE WITH HS703E (TOP)
5. MATCH H710E (TOP BARS) VERIFY RAIL ANCHOR CLEARANCE
6. 11 - HS406E (BOT.) ALTERNATE WITH HS405E (BOT.)
7. 12 - HS405E (BOT.) ALTERNATE WITH HS406E (BOT.)
8. 11 - HS708E (TOP) ALTERNATE WITH HS707E (TOP)
9. 12 - HS707E (TOP) ALTERNATE WITH HS708E (TOP)
10. TRANSVERSE BAR SPACING IS PROVIDED ALONG OUTSIDE EDGE OF RING BEAM (RADIUS = 36'-6"). FLARE BARS RADIALLY FROM CENTER OF HELIX. SPACING AT OUTSIDE EDGE OF HELIX SLAB WILL BE LARGER THAN SPACING PROVIDED AT RING BEAM FACE, BUT SHOULD NOT EXCEED 1'-1".

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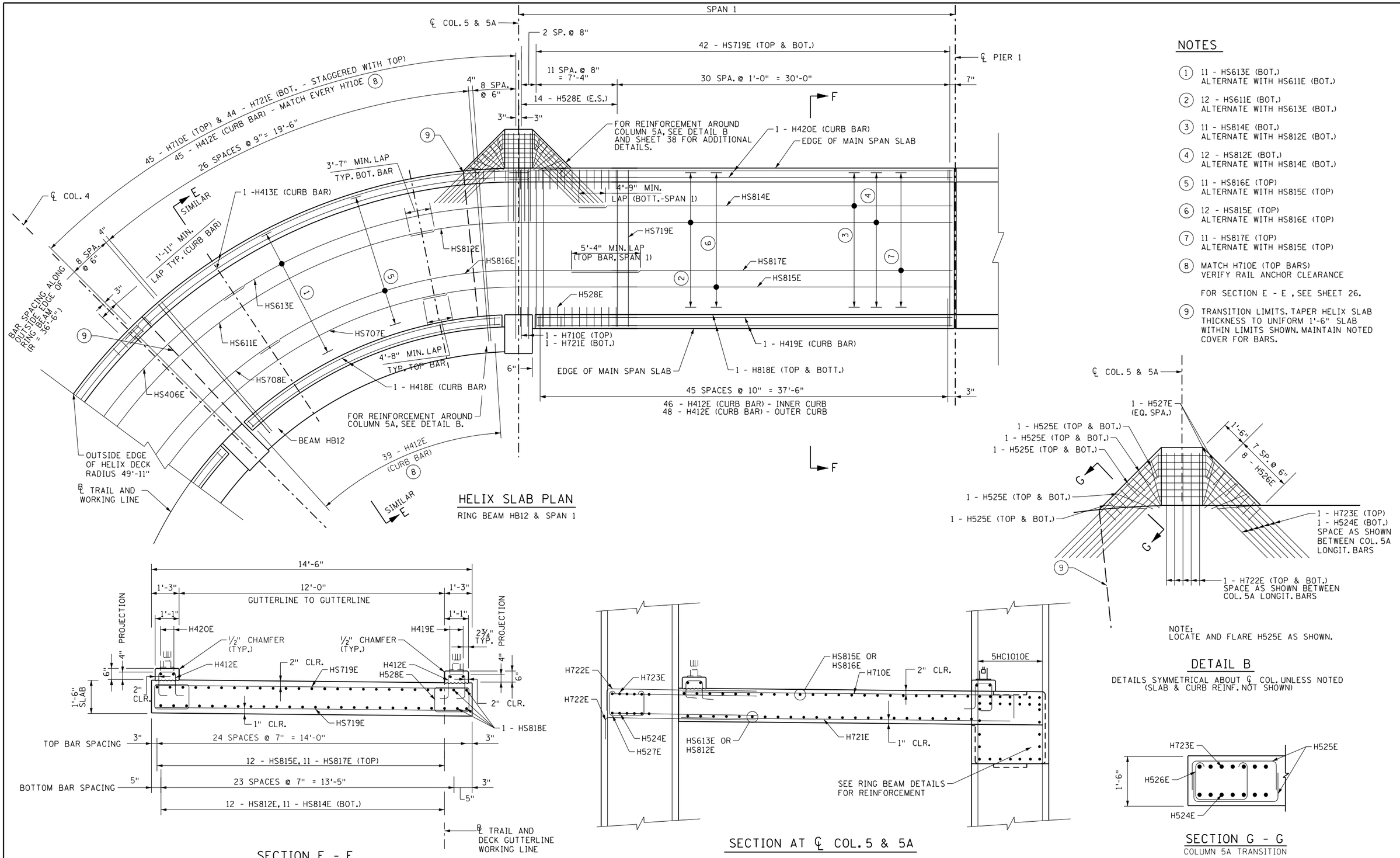
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HELIX SLAB PLAN

RING BEAM HB12 & SPAN 1

NOTES

1. 11 - HS613E (BOT.) ALTERNATE WITH HS611E (BOT.)
2. 12 - HS611E (BOT.) ALTERNATE WITH HS613E (BOT.)
3. 11 - HS814E (BOT.) ALTERNATE WITH HS812E (BOT.)
4. 12 - HS812E (BOT.) ALTERNATE WITH HS814E (BOT.)
5. 11 - HS816E (TOP) ALTERNATE WITH HS815E (TOP)
6. 12 - HS815E (TOP) ALTERNATE WITH HS816E (TOP)
7. 11 - HS817E (TOP) ALTERNATE WITH HS815E (TOP)
8. MATCH H710E (TOP BARS) VERIFY RAIL ANCHOR CLEARANCE

   FOR SECTION E - E , SEE SHEET 26.
9. TRANSITION LIMITS. TAPER HELIX SLAB THICKNESS TO UNIFORM 1'-6" SLAB WITHIN LIMITS SHOWN. MAINTAIN NOTED COVER FOR BARS.

SECTION F - F

SPAN 1 DECK SLAB

SECTION AT ℄ COL. 5 & 5A

NOTE:
LOCATE AND FLARE H525E AS SHOWN.

DETAIL B

DETAILS SYMMETRICAL ABOUT ℄ COL. UNLESS NOTED
(SLAB & CURB REINF. NOT SHOWN)

SECTION G - G

COLUMN 5A TRANSITION

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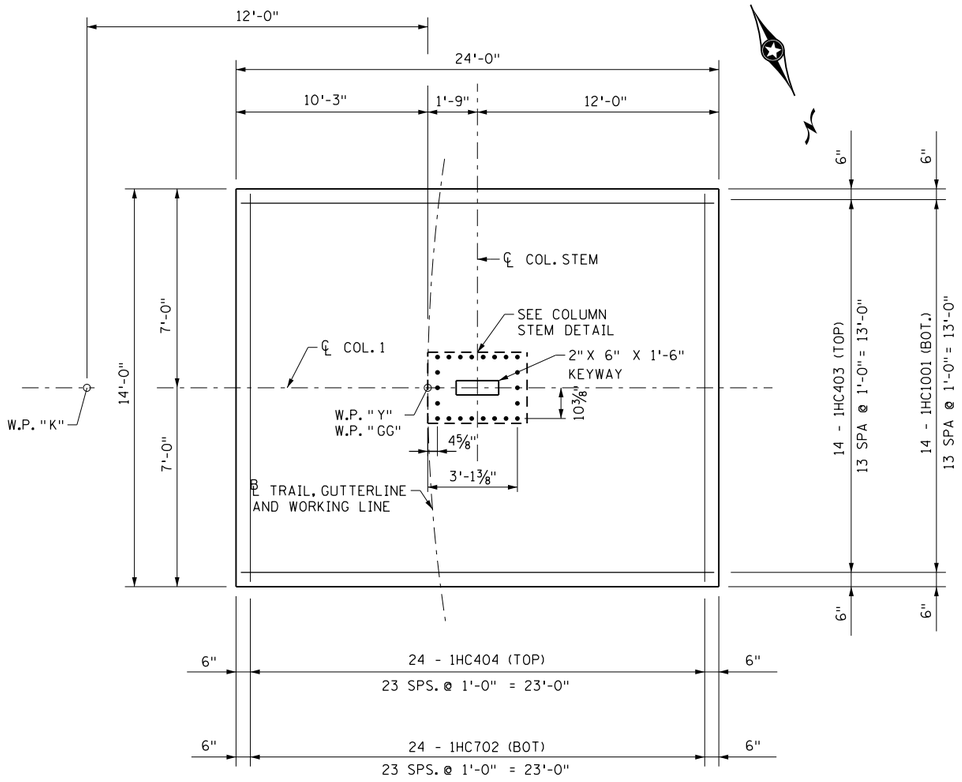
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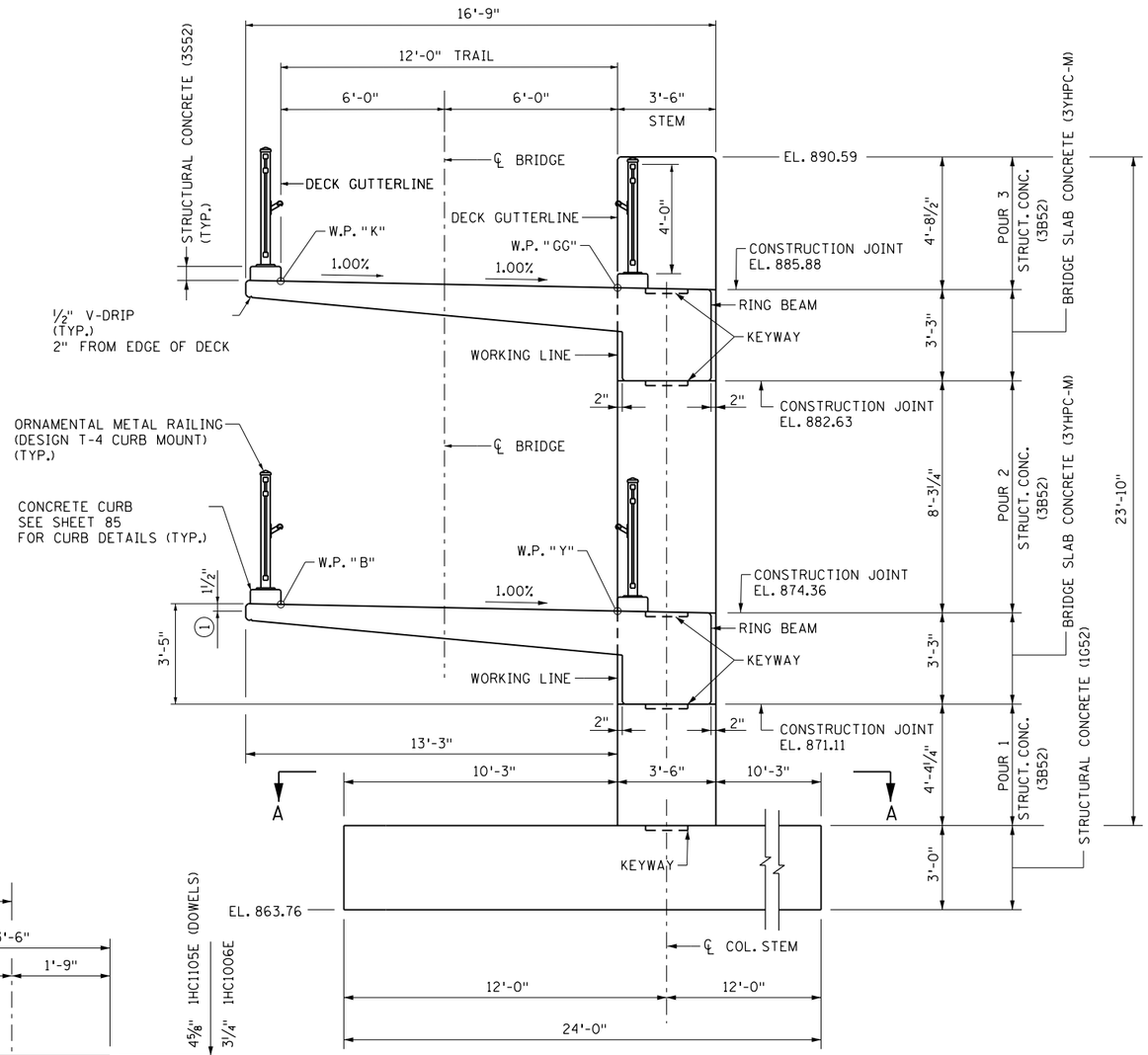
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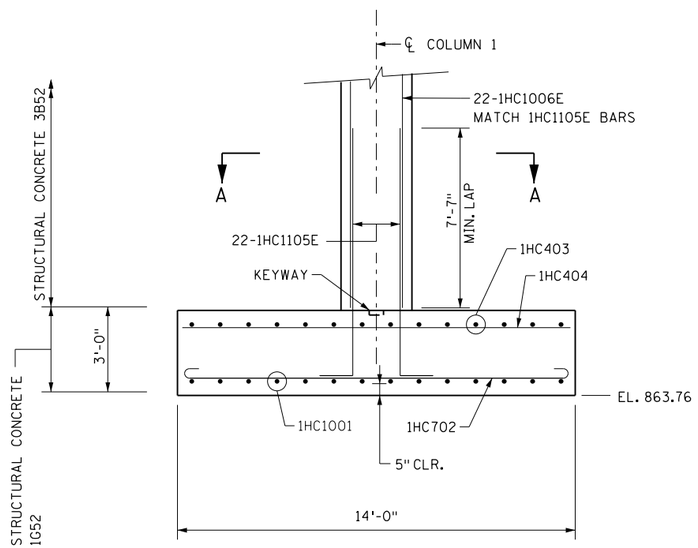
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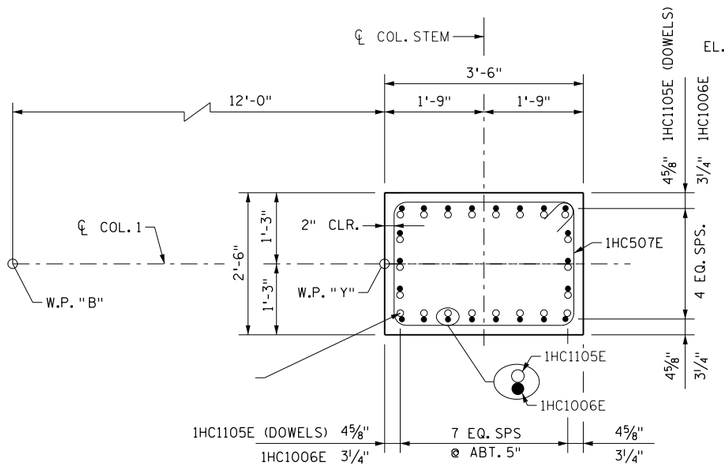
FOOTING PLAN



ELEVATION



FOOTING SECTION



COLUMN STEM DETAIL

SECTION A-A

COLUMN 1 SPREAD FOOTING LOAD DATA

✳ SERVICE DESIGN BEARING PRESSURE	2.3	TONS/SQ.FT.
EFFECTIVE WIDTH B' (PERPENDICULAR TO PIER)	6.37	FT.
EFFECTIVE LENGTH L' (PARALLEL TO PIER)	15.14	FT.
SERVICE BEARING RESISTANCE $\phi_b \cdot q_n$	2.4	TONS/SQ.FT.

✳ BASED ON SERVICE 1 LOAD COMBINATION

NOTES

① MEASURED GUTTERLINE TO GUTTERLINE.

ALL KEYWAYS ARE 2" X 6" X 1'-6".

FOR BILL OF REINFORCEMENT, SEE SHEET 46.

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TITLE:

HELIX COLUMN 1 DETAILS & REINFORCEMENT

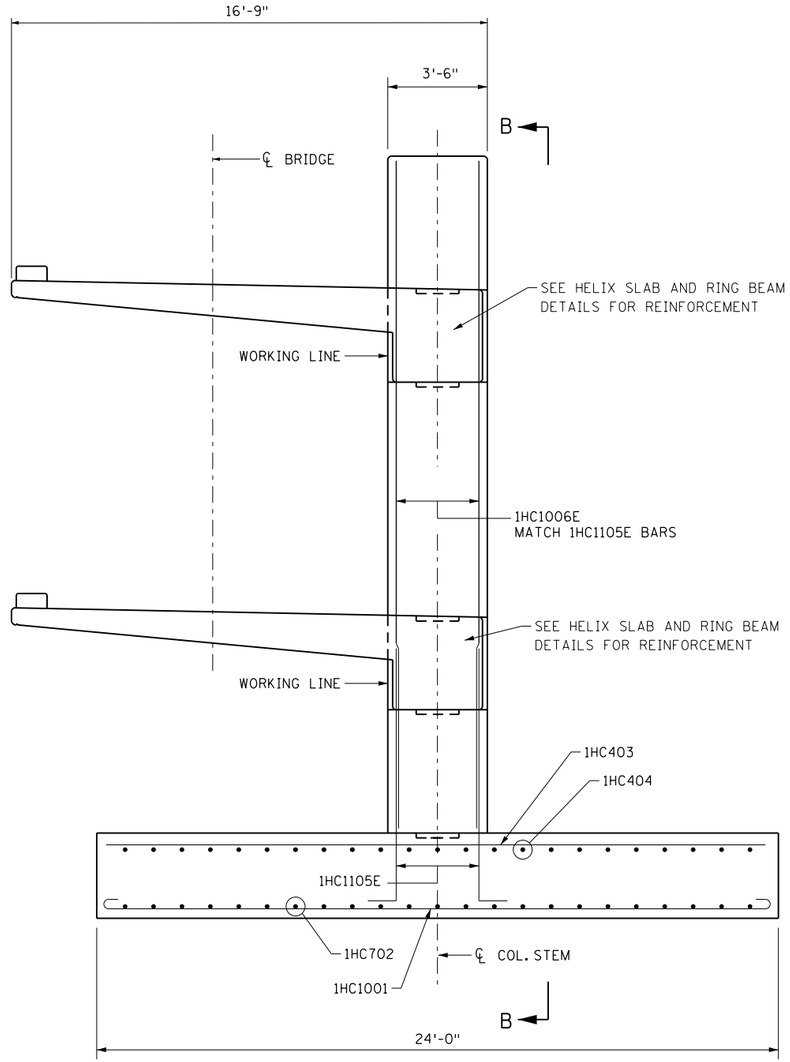
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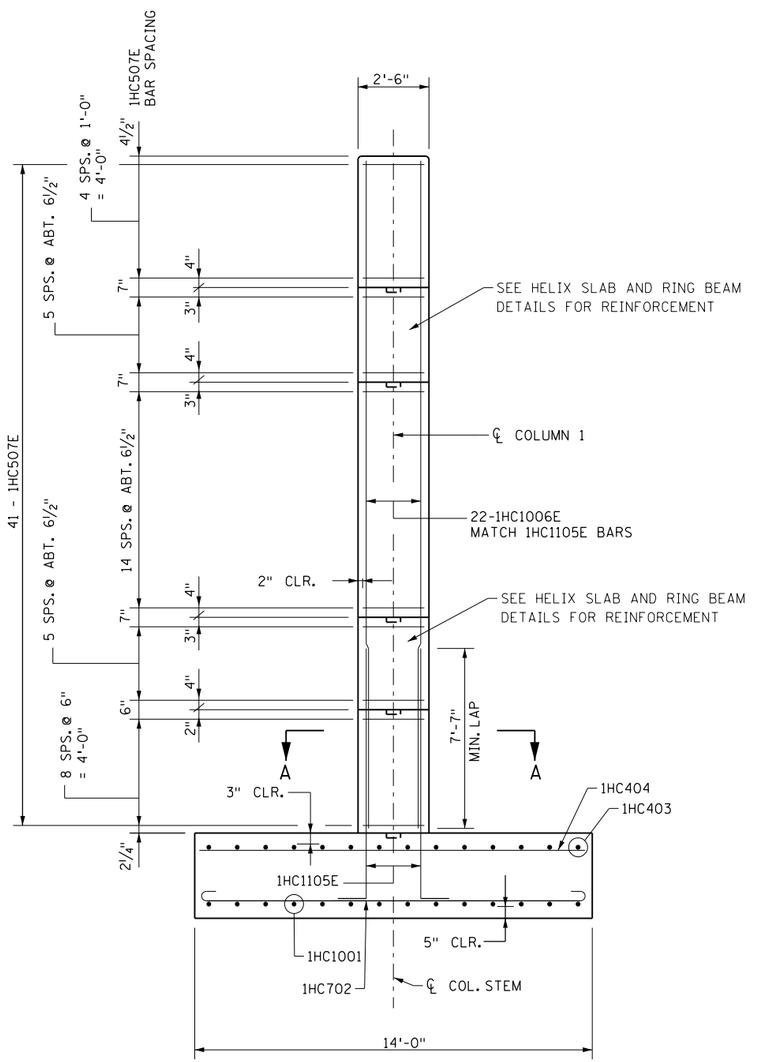
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ELEVATION



SECTION B - B

NOTES

FOR SECTION A - A, COLUMN STEM DETAIL SEE SHEET 28.

ALL KEYWAYS ARE 2" X 6" X 1'-6".

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HELIX COLUMN 1 DETAILS & REINFORCEMENT

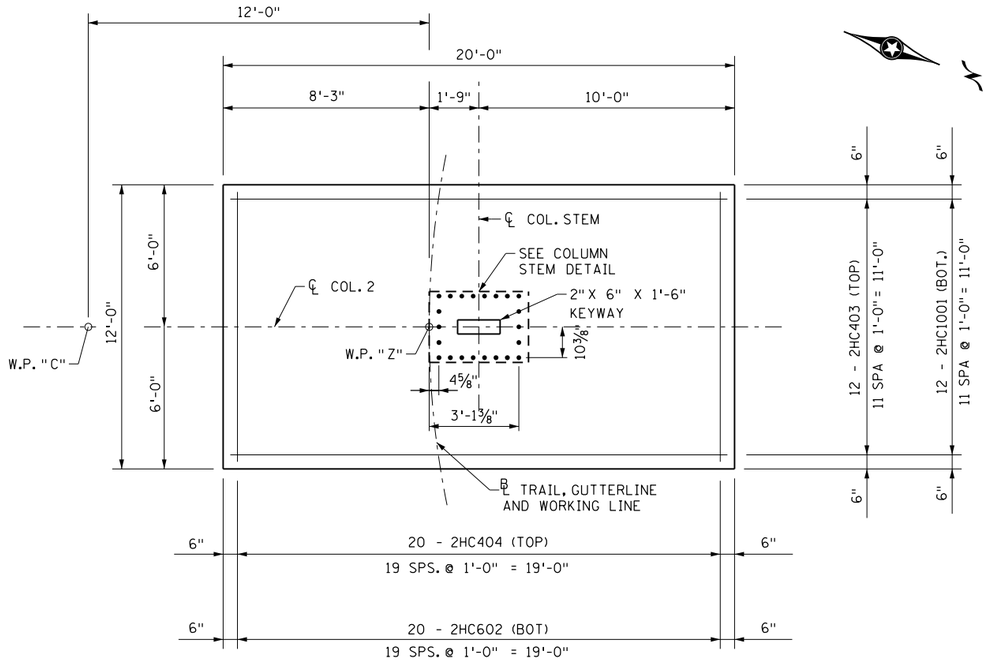
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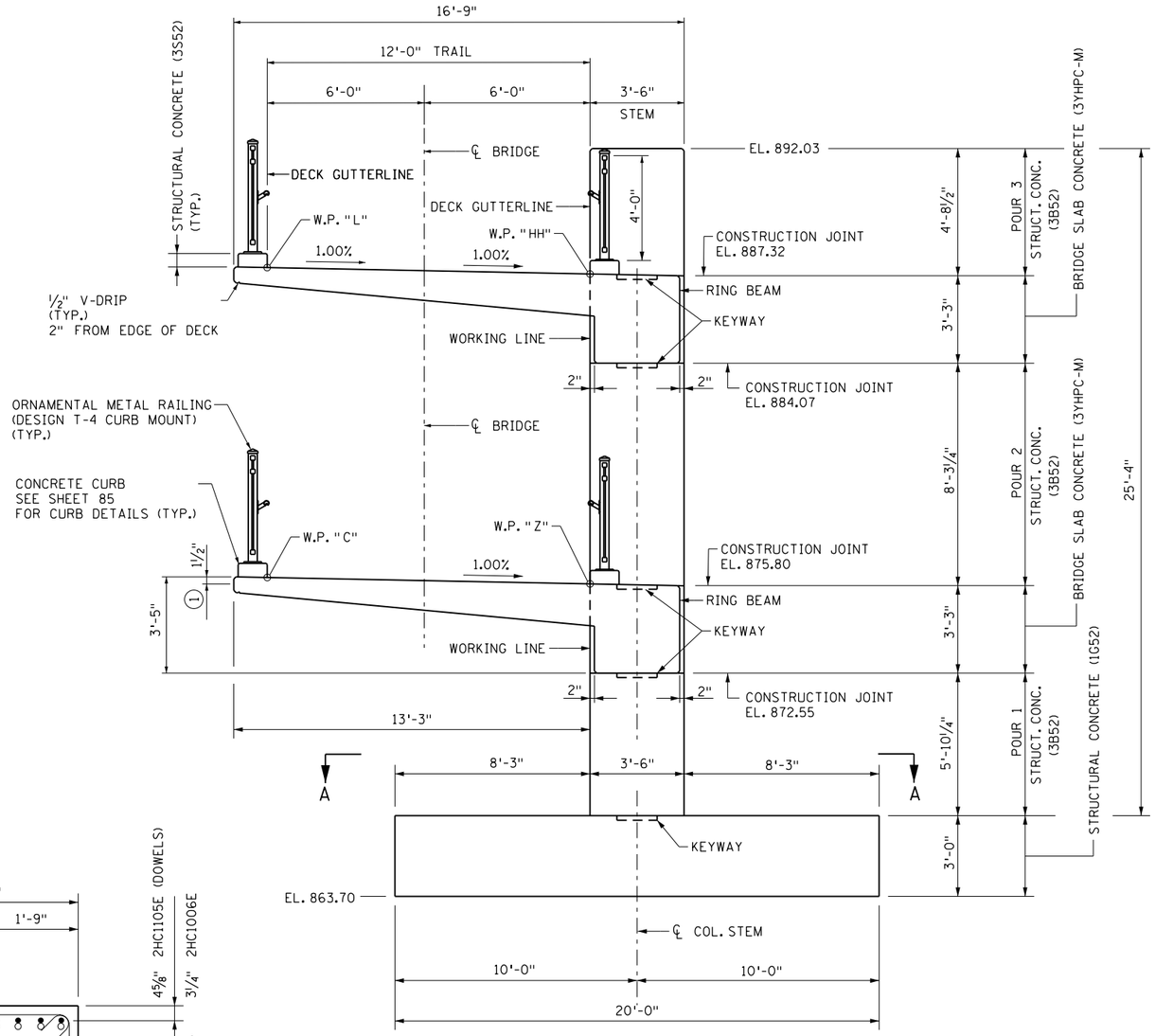
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BRIDGE NO. 02053

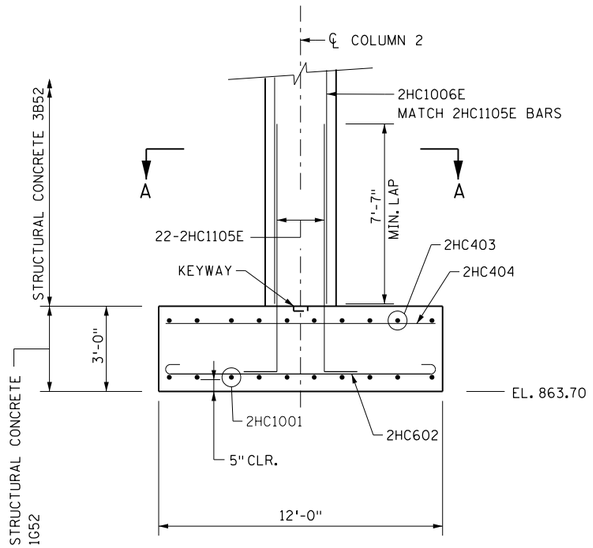
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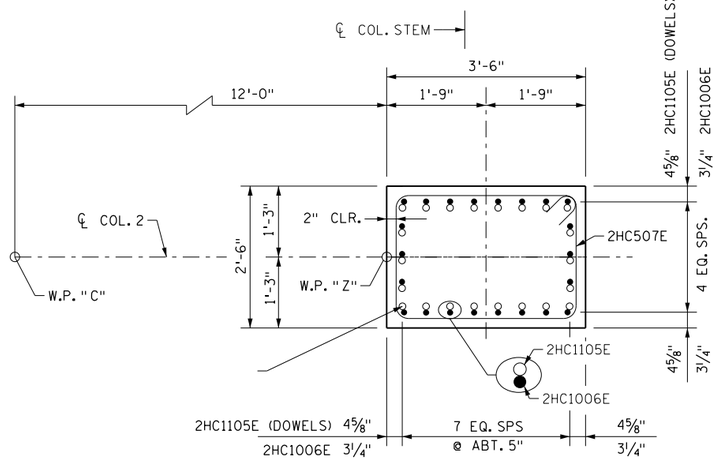
FOOTING PLAN



ELEVATION



FOOTING SECTION



COLUMN STEM DETAIL

SECTION A-A

COLUMN 2 SPREAD FOOTING LOAD DATA

✳ SERVICE DESIGN BEARING PRESSURE	2.6 TONS/SQ.FT.
EFFECTIVE WIDTH B' (PERPENDICULAR TO PIER)	10.39 FT.
EFFECTIVE LENGTH L' (PARALLEL TO PIER)	8.68 FT.
SERVICE BEARING RESISTANCE $\phi_b \cdot q_n$	2.9 TONS/SQ.FT.

✳ BASED ON SERVICE 1 LOAD COMBINATION

NOTES

① MEASURED GUTTERLINE TO GUTTERLINE.

ALL KEYWAYS ARE 2" X 6" X 1'-6".

FOR BILL OF REINFORCEMENT, SEE SHEET 46.

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DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

BOLTON & MENK
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ENGINEER SIGNATURE

RYAN R. EVANS
LIC. NO. 53920 DATE

TITLE:

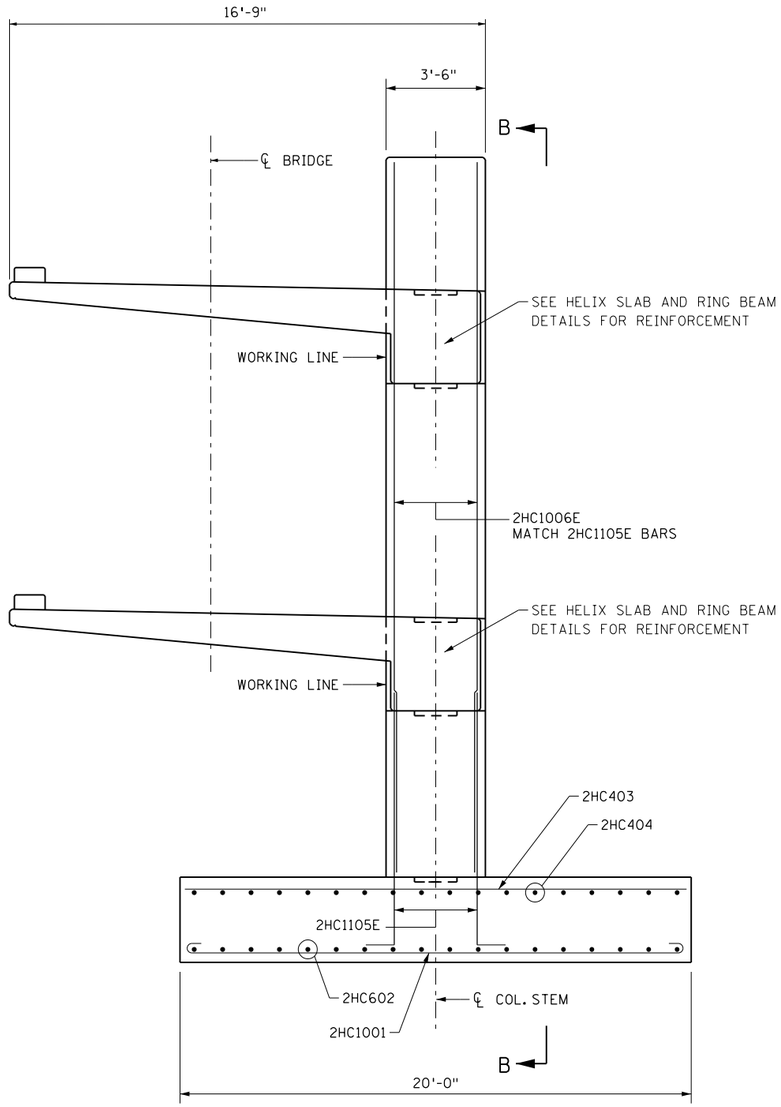
HELIX COLUMN 2 DETAILS & REINFORCEMENT

DESIGNED	ATP	DRAWN	JMR	APPROVED
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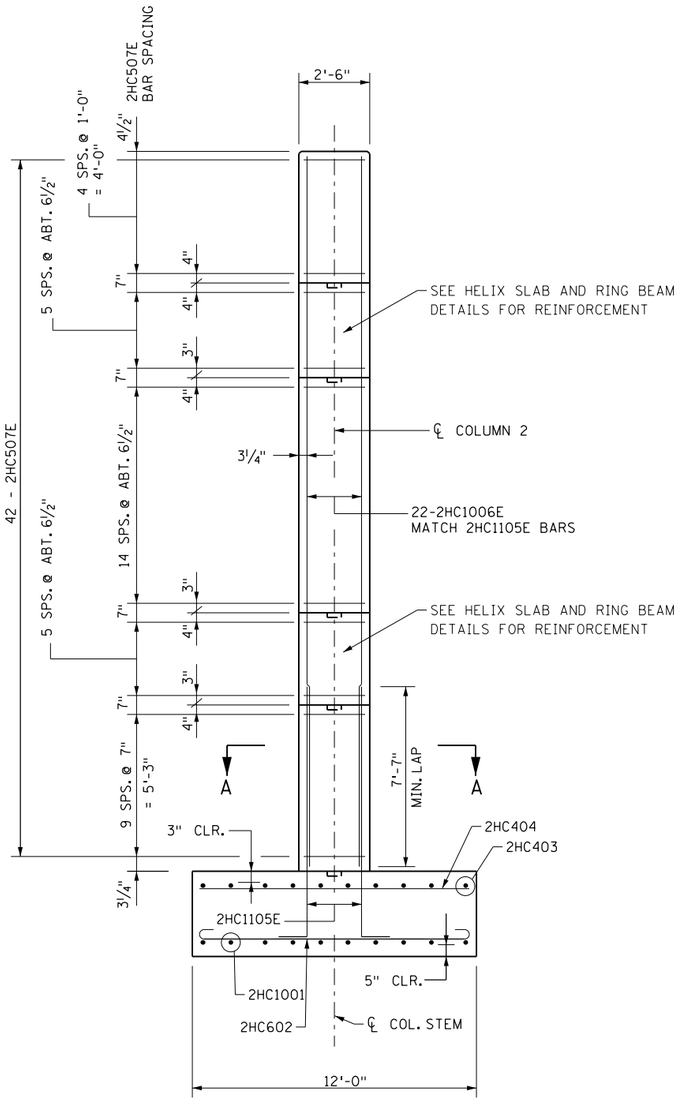
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SHEET NO. 30 OF 99 SHEETS

BRIDGE NO. 02053



ELEVATION



SECTION B - B

NOTES

FOR SECTION A - A, COLUMN STEM DETAIL
SEE SHEET 30.

ALL KEYWAYS ARE 2" X 6" X 1'-6".

FOR BILL OF REINFORCEMENT, SEE SHEET 46.

DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

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RYAN R. EVANS
LIC. NO. 53920 DATE

TITLE:

HELIX COLUMN 2
DETAILS & REINFORCEMENT

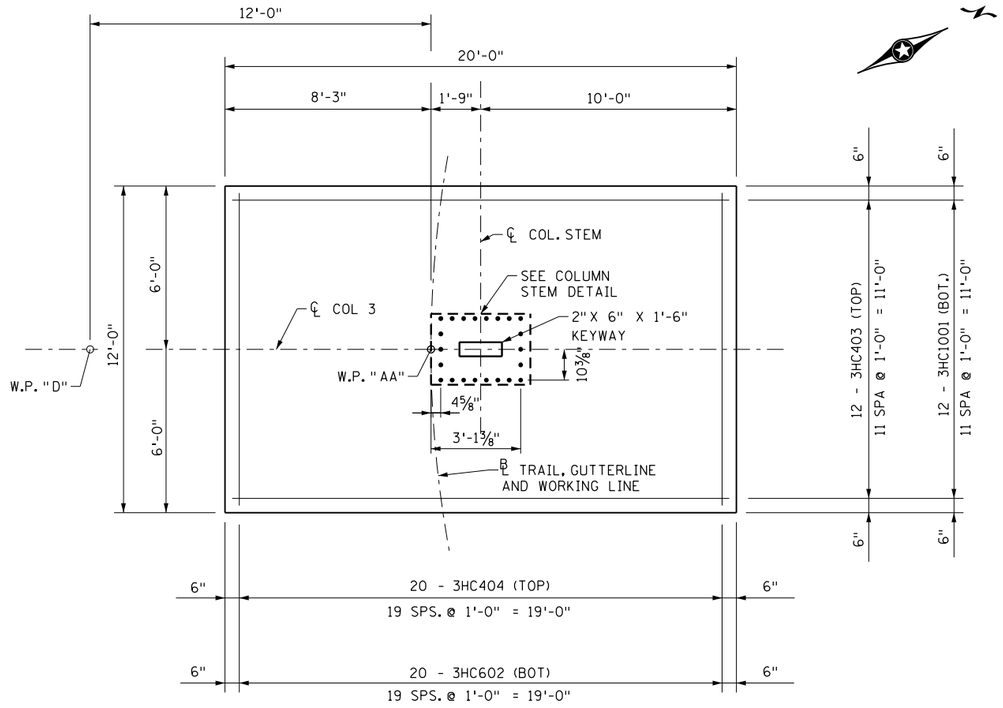
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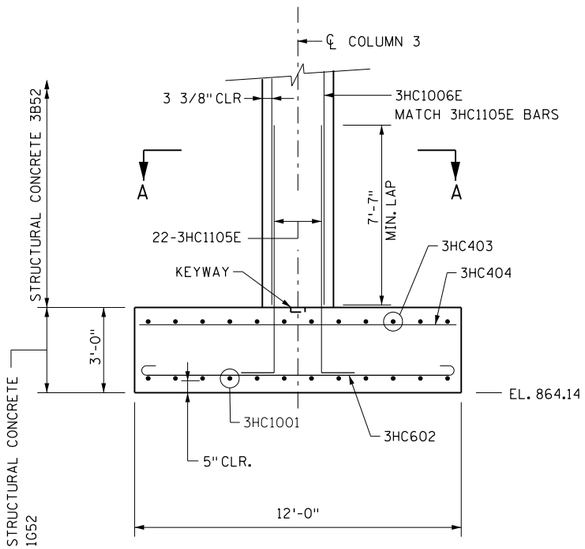
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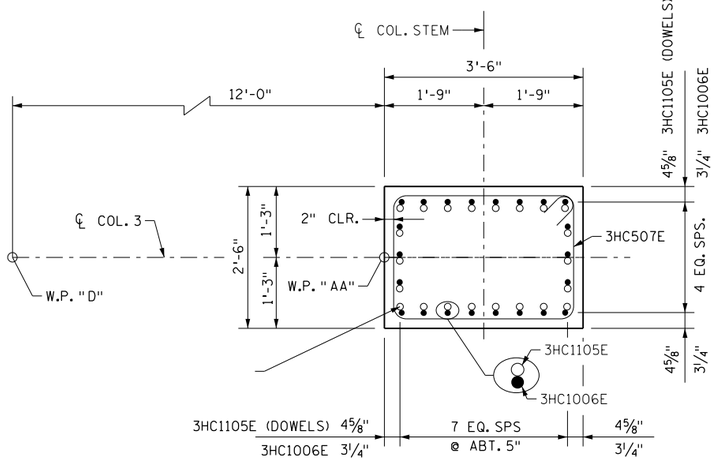
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FOOTING PLAN

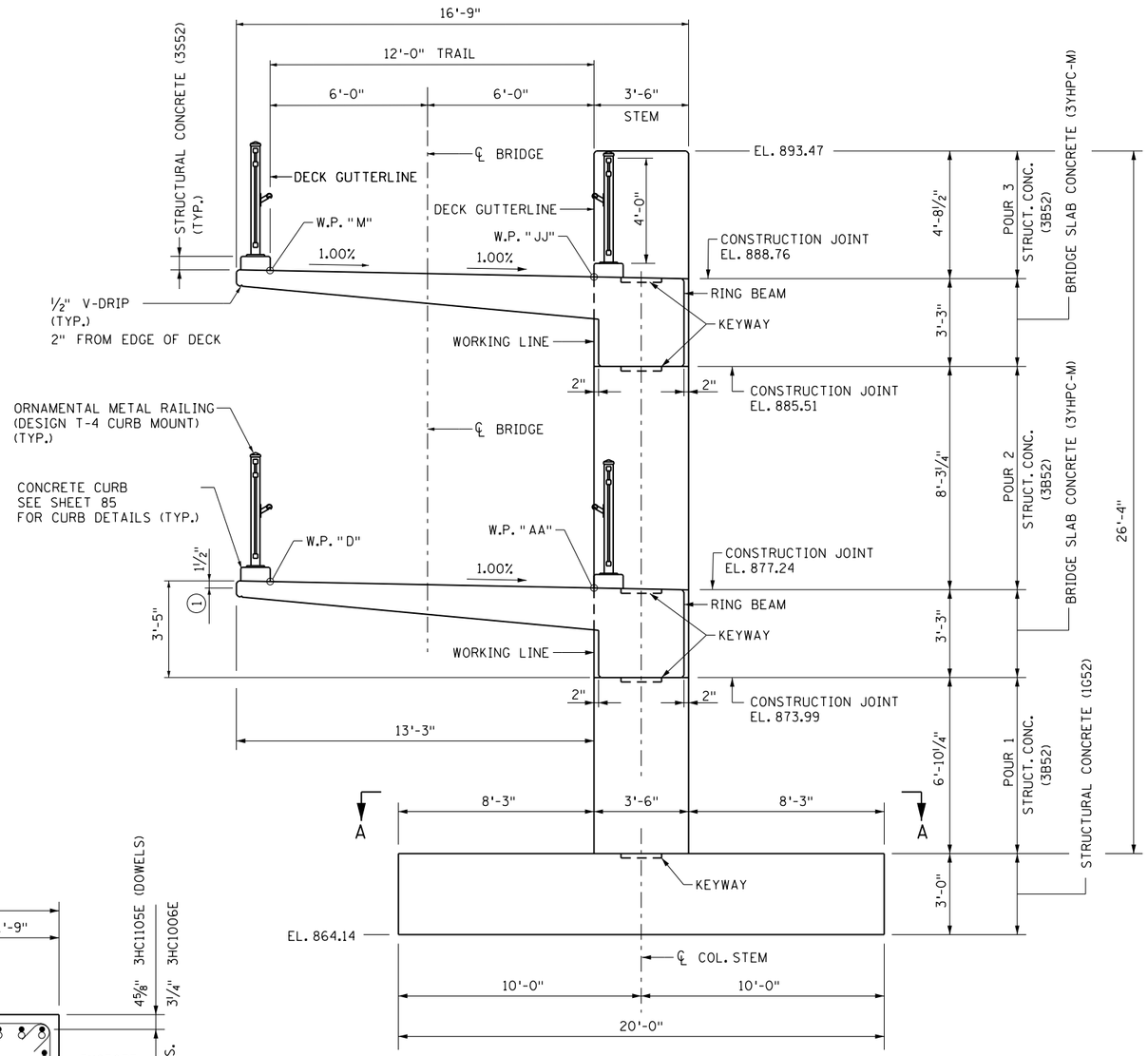


FOOTING SECTION



COLUMN STEM DETAIL

SECTION A-A



ELEVATION

COLUMN 3 SPREAD FOOTING LOAD DATA		
✳ SERVICE DESIGN BEARING PRESSURE	2.8	TONS/SQ.FT.
EFFECTIVE WIDTH B' (PERPENDICULAR TO PIER)	10.41	FT.
EFFECTIVE LENGTH L' (PARALLEL TO PIER)	7.95	FT.
SERVICE BEARING RESISTANCE $\phi_b \cdot q_n$	2.9	TONS/SQ.FT.

✳ BASED ON SERVICE 1 LOAD COMBINATION

NOTES

① MEASURED GUTTERLINE TO GUTTERLINE.

ALL KEYWAYS ARE 2" X 6" X 1'-6".

FOR BILL OF REINFORCEMENT, SEE SHEET 46.

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LIC. NO. 53920 DATE

TITLE:

HELIX COLUMN 3
DETAILS & REINFORCEMENT

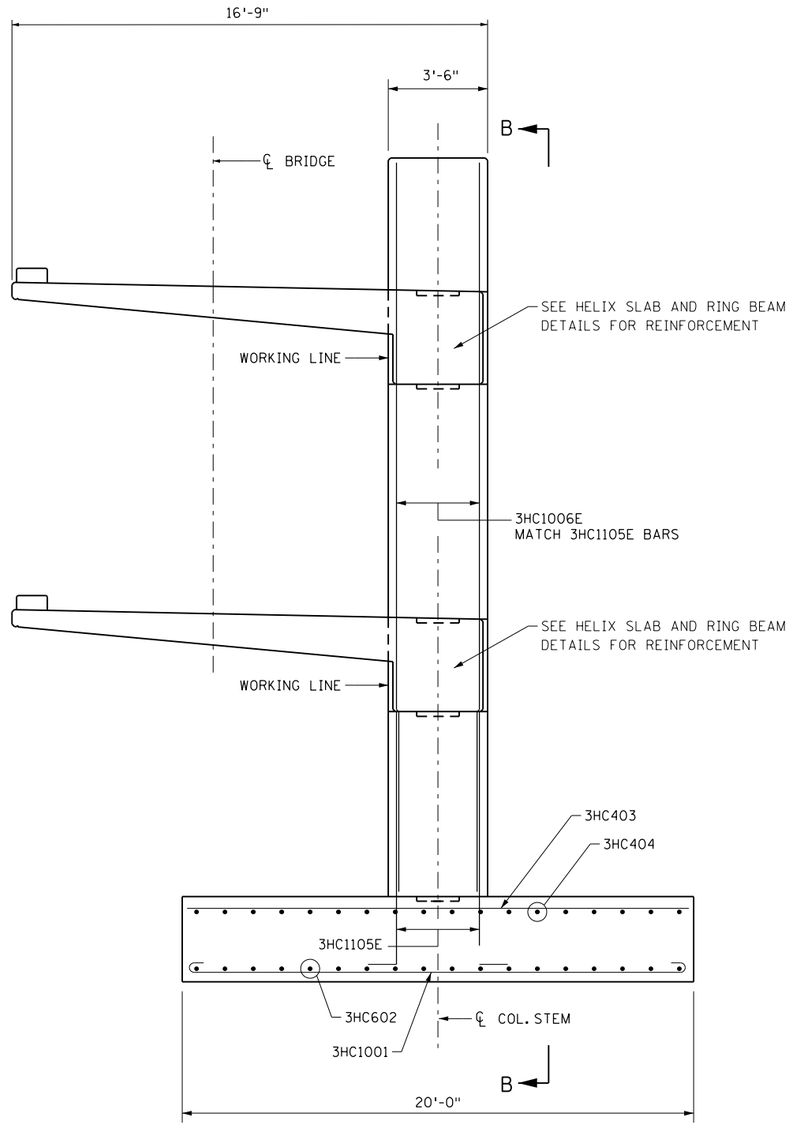
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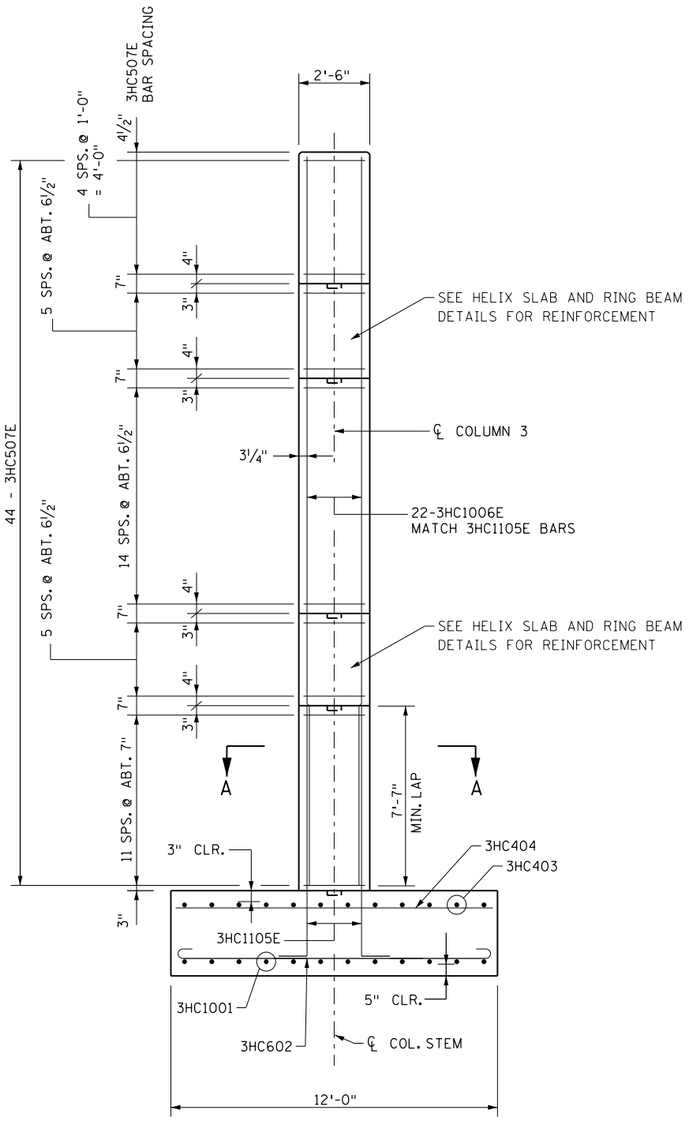
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ELEVATION



SECTION B - B

NOTES

FOR SECTION A - A , SEE SHEET 32.

ALL KEYWAYS ARE 2" X 6" X 1'-6".

FOR BILL OF REINFORCEMENT, SEE SHEET 46.

DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

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LIC. NO. 53920 DATE

TITLE:

HELIX COLUMN 3 DETAILS & REINFORCEMENT

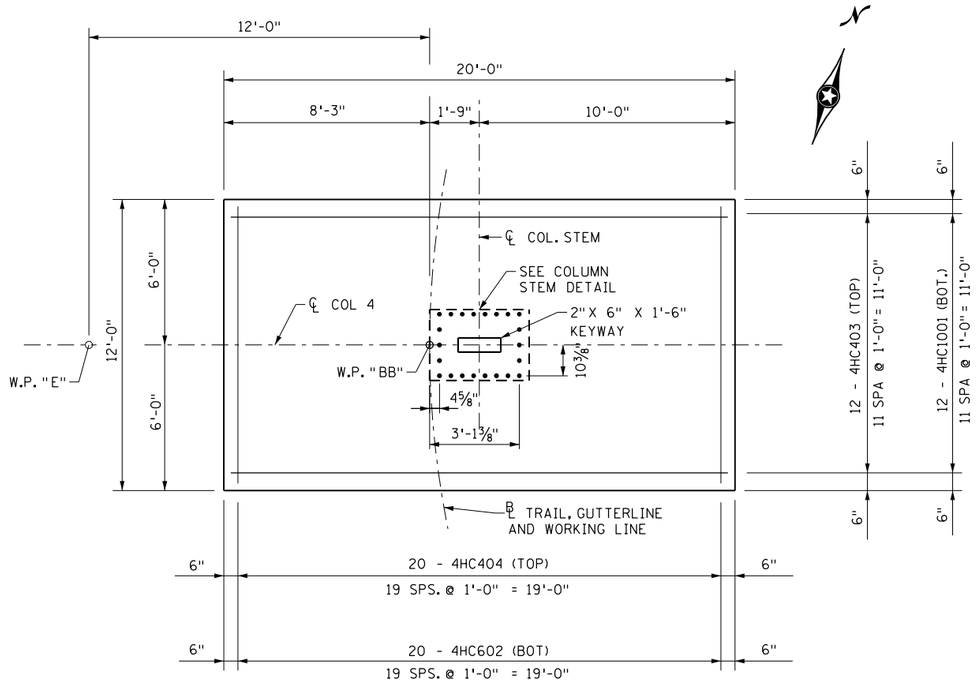
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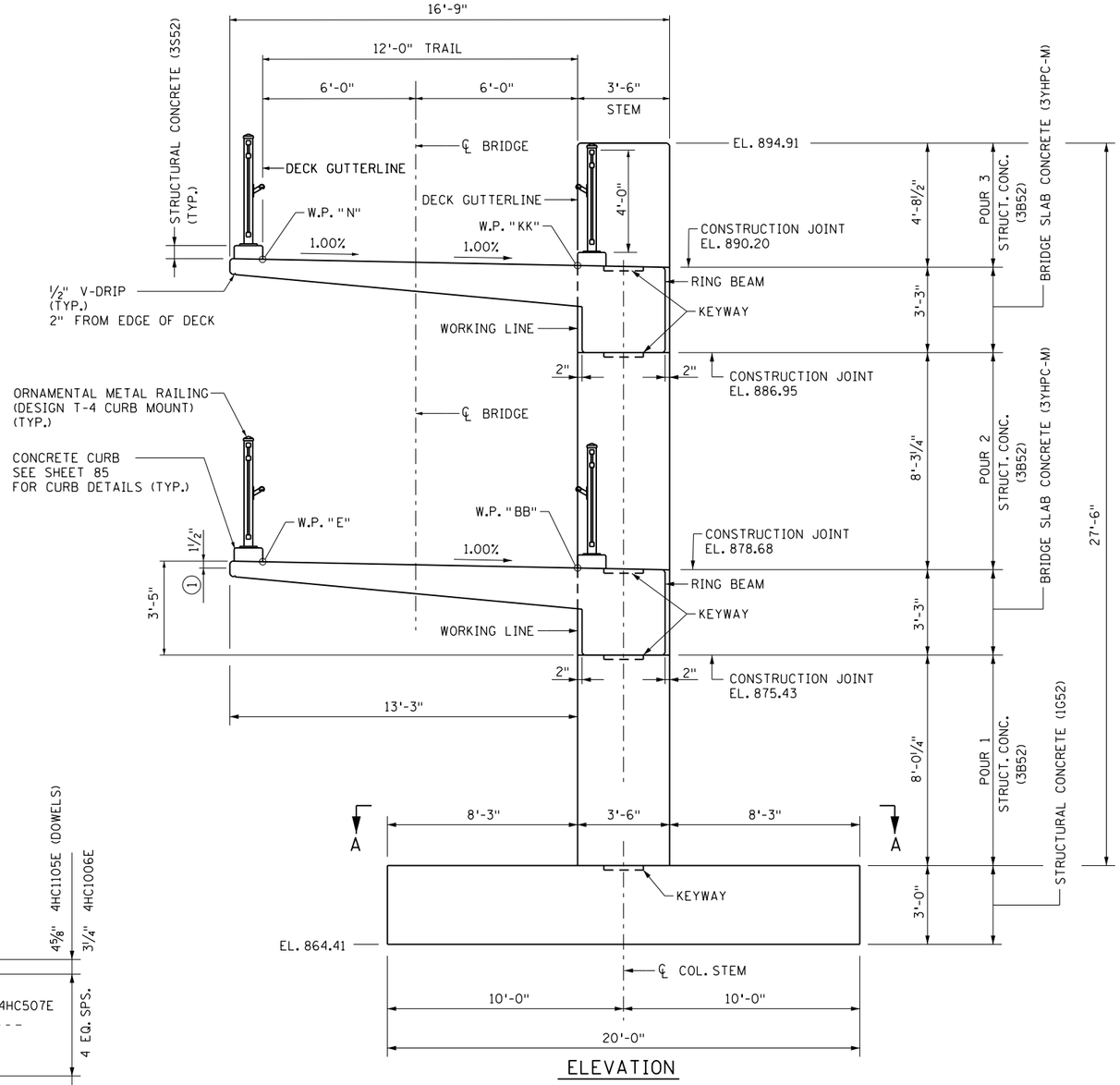
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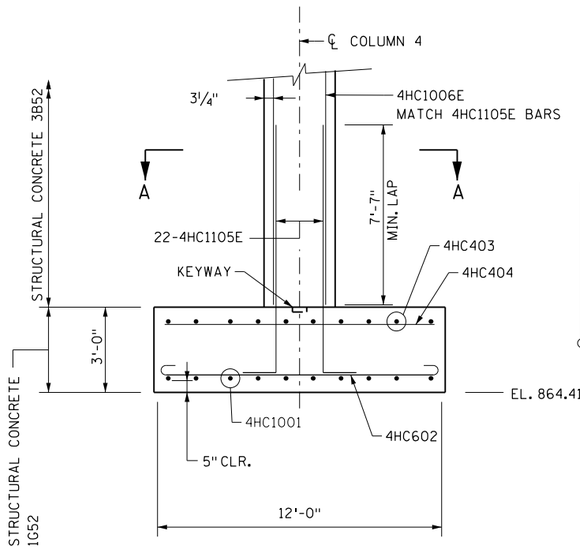
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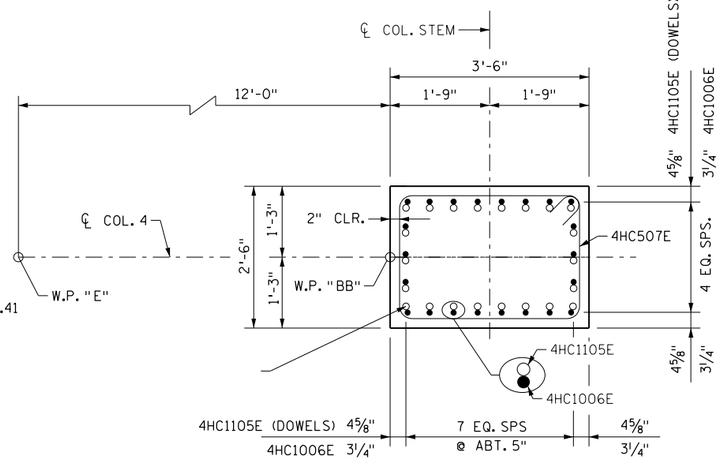
FOOTING PLAN



ELEVATION



FOOTING SECTION



COLUMN STEM DETAIL

SECTION A-A

COLUMN 4 SPREAD FOOTING LOAD DATA

✳ SERVICE DESIGN BEARING PRESSURE	2.7	TONS/SQ.FT.
EFFECTIVE WIDTH B' (PERPENDICULAR TO PIER)	10.4	FT.
EFFECTIVE LENGTH L' (PARALLEL TO PIER)	7.9	FT.
SERVICE BEARING RESISTANCE $\phi_b \cdot q_n$	2.9	TONS/SQ.FT.

✳ BASED ON SERVICE 1 LOAD COMBINATION

NOTES

① MEASURED GUTTERLINE TO GUTTERLINE.

ALL KEYWAYS ARE 2" X 6" X 1'-6".

FOR BILL OF REINFORCEMENT, SEE SHEET 47.

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RYAN R. EVANS
LIC. NO. 53920 DATE

TITLE:

HELIX COLUMN 4 DETAILS & REINFORCEMENT

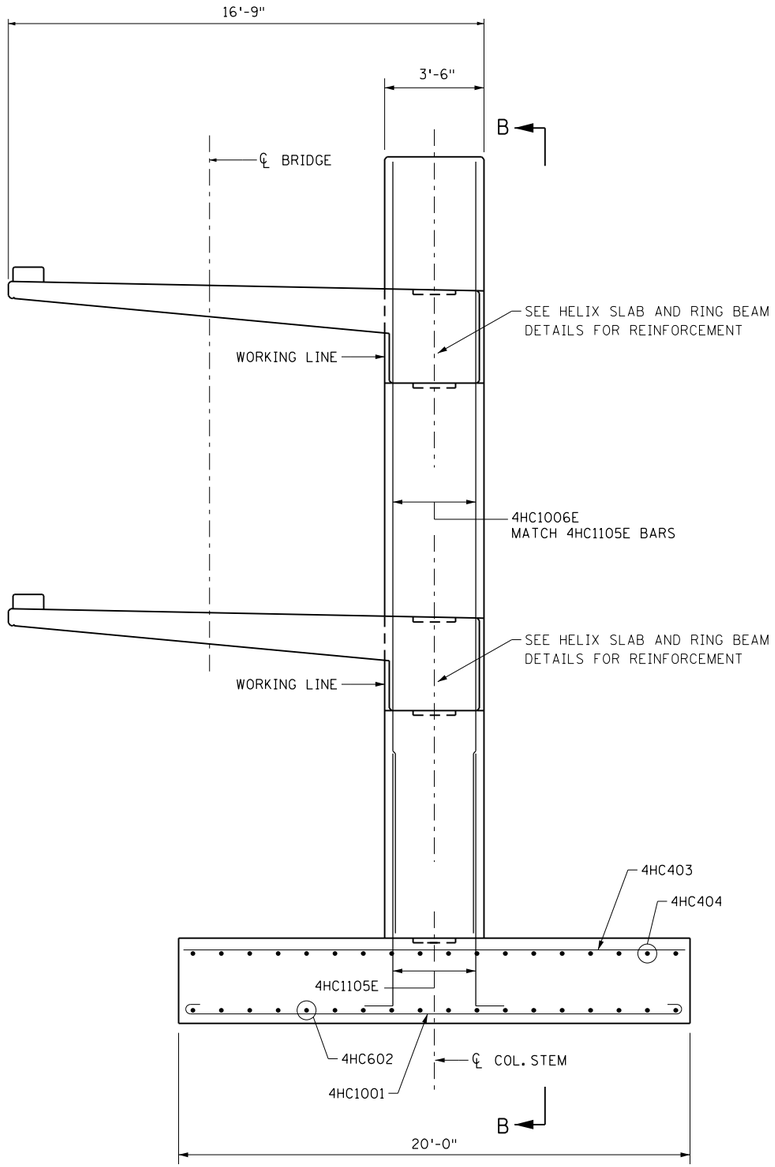
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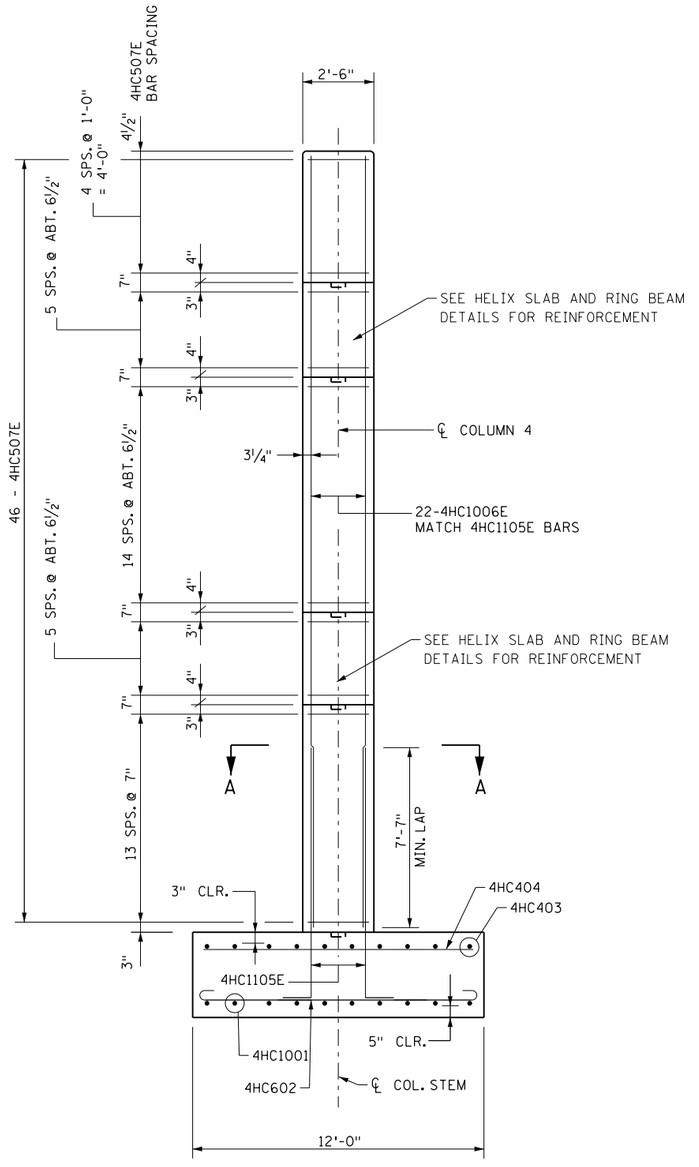
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ELEVATION



SECTION B - B

NOTES

FOR SECTION A - A , SEE SHEET 34.

ALL KEYWAYS ARE 2" X 6" X 1'-6".

FOR BILL OF REINFORCEMENT, SEE SHEET 47.

DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

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LIC. NO. 53920 DATE

TITLE:

HELIX COLUMN 4 DETAILS & REINFORCEMENT

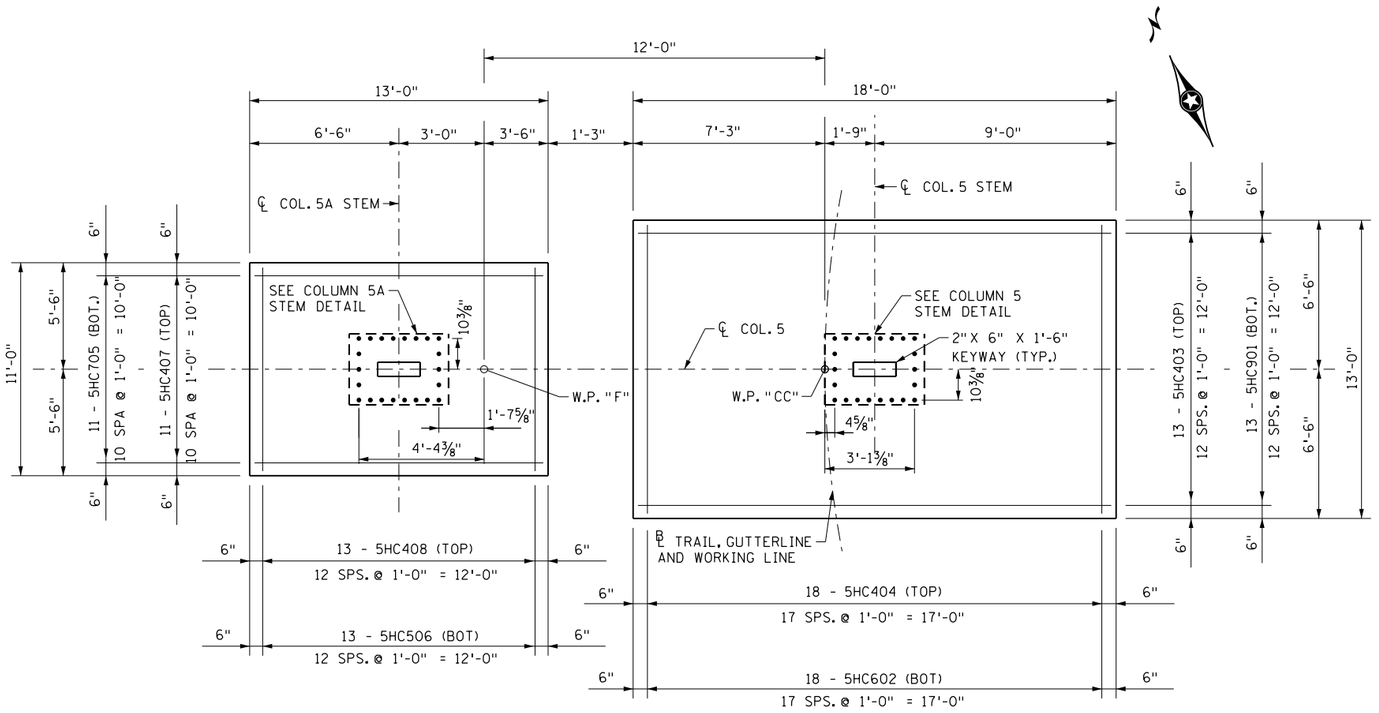
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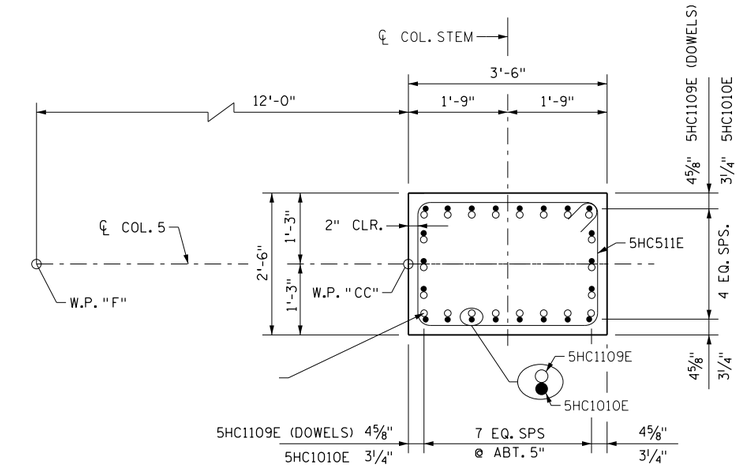
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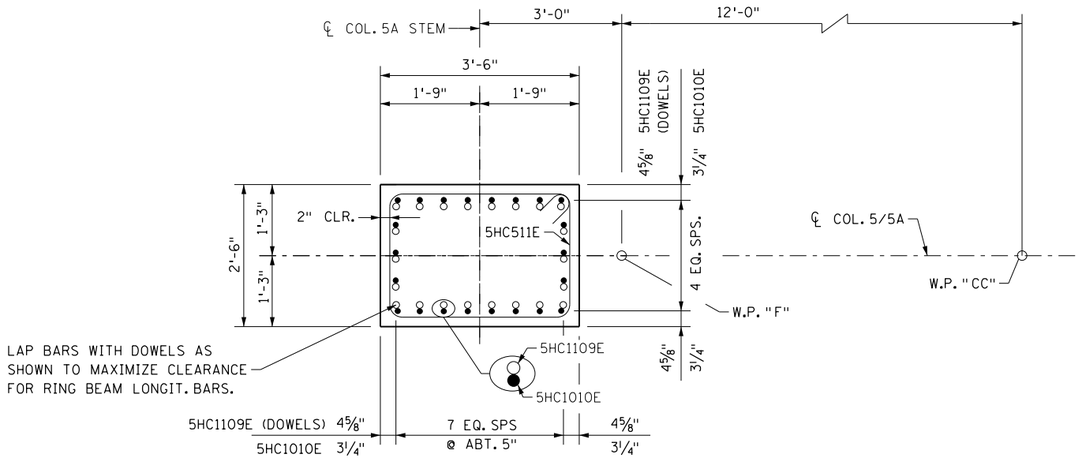


FOOTING PLAN



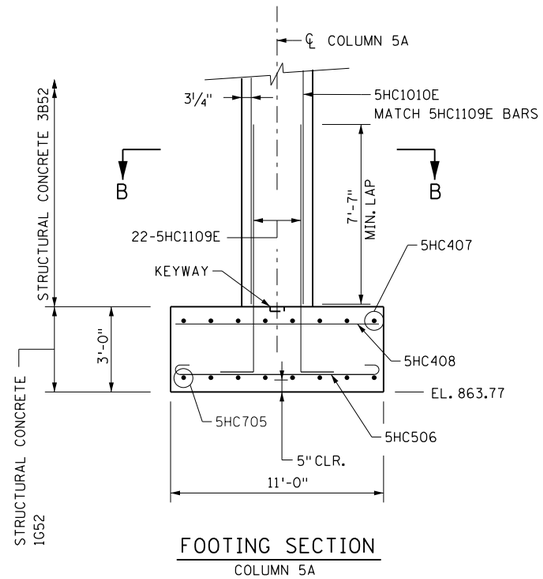
COLUMN 5 STEM DETAIL

SECTION A - A



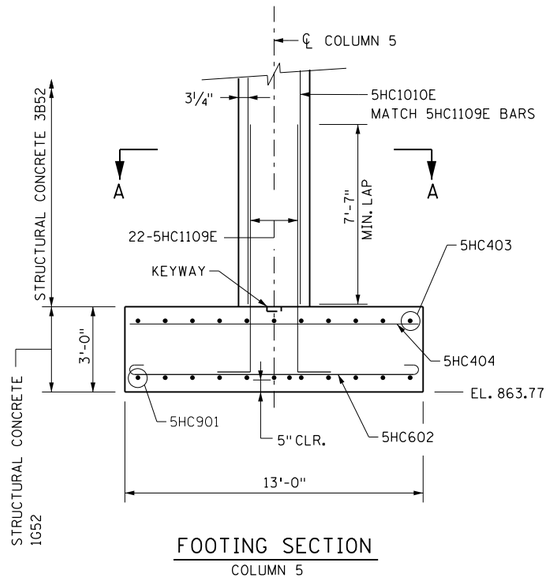
COLUMN 5A STEM DETAIL

SECTION B - B



FOOTING SECTION

COLUMN 5A



FOOTING SECTION

COLUMN 5

COLUMN 5A SPREAD FOOTING LOAD DATA		
✳ SERVICE DESIGN BEARING PRESSURE	2.6	TONS/SQ.FT.
EFFECTIVE WIDTH B' (PERPENDICULAR TO PIER)	10.03	FT.
EFFECTIVE LENGTH L' (PARALLEL TO PIER)	4.71	FT.
SERVICE BEARING RESISTANCE $\phi_b \cdot q_n$	2.7	TONS/SQ.FT.

✳ BASED ON SERVICE 1 LOAD COMBINATION

COLUMN 5 SPREAD FOOTING LOAD DATA		
✳ SERVICE DESIGN BEARING PRESSURE	2.6	TONS/SQ.FT.
EFFECTIVE WIDTH B' (PERPENDICULAR TO PIER)	10.14	FT.
EFFECTIVE LENGTH L' (PARALLEL TO PIER)	8.37	FT.
SERVICE BEARING RESISTANCE $\phi_b \cdot q_n$	2.7	TONS/SQ.FT.

✳ BASED ON SERVICE 1 LOAD COMBINATION

NOTES

ALL KEYWAYS ARE 2" X 6" X 1'-6".

FOR BILL OF REINFORCEMENT, SEE SHEET 47.

DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

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RYAN R. EVANS

LIC. NO. 53920 DATE

TITLE:

HELIX COLUMN 5
DETAILS & REINFORCEMENT

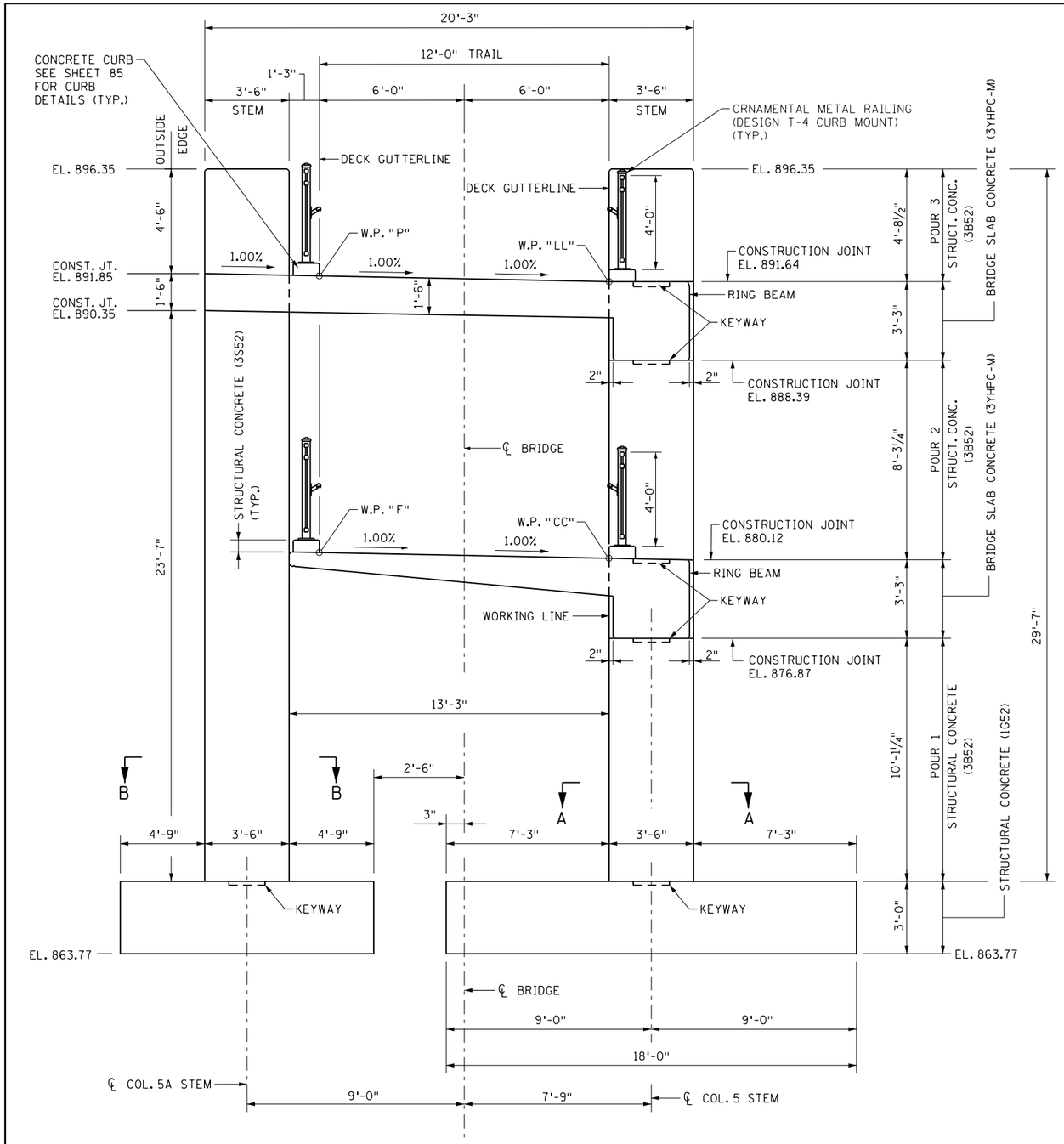
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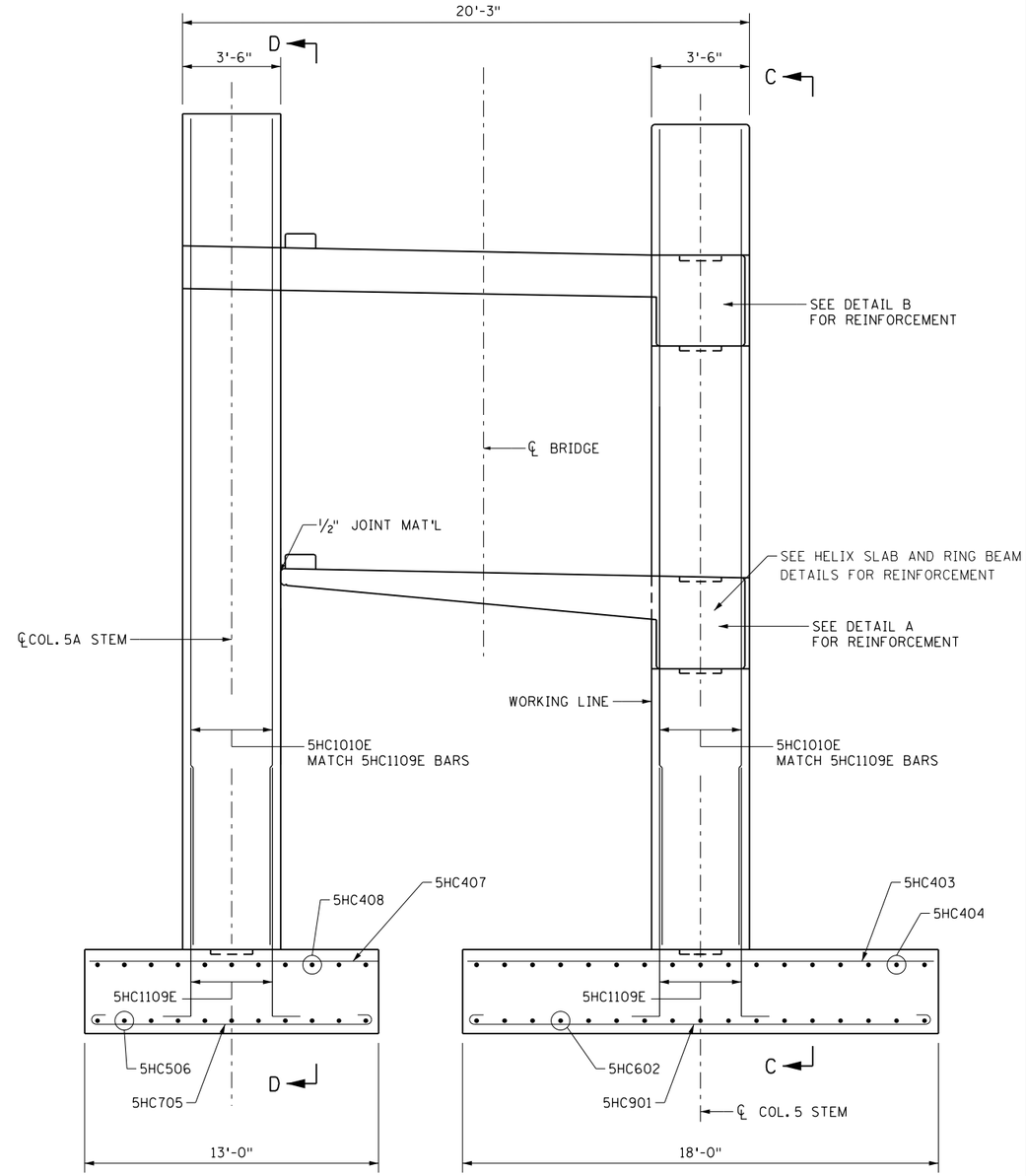
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ELEVATION PLAN



ELEVATION
REINFORCEMENT

NOTES

FOR SECTIONS A - A AND B - B, SEE SHEET 36.

FOR SECTIONS C - C AND D - D, SEE SHEET 38.

FOR DETAILS A AND B, SEE SHEET 38.

ALL KEYWAYS ARE 2" X 6" X 1'-6".

FOR BILL OF REINFORCEMENT, SEE SHEET 47.

DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

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LIC. NO. 53920 DATE

TITLE:

HELIX COLUMN 5 DETAILS & REINFORCEMENT

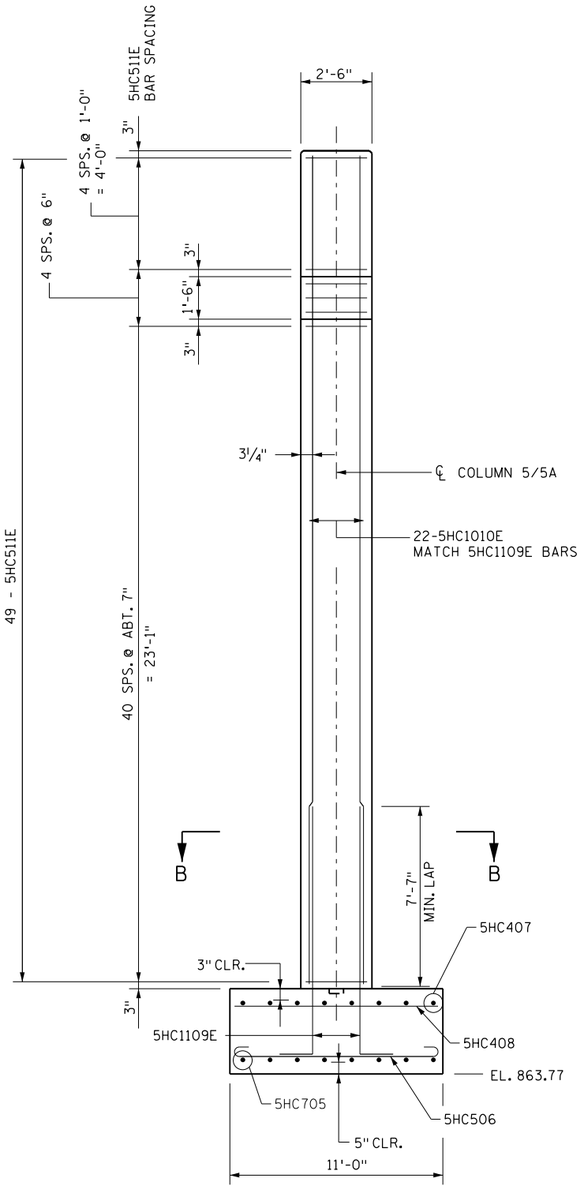
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SHEET NO. 37 OF 99 SHEETS

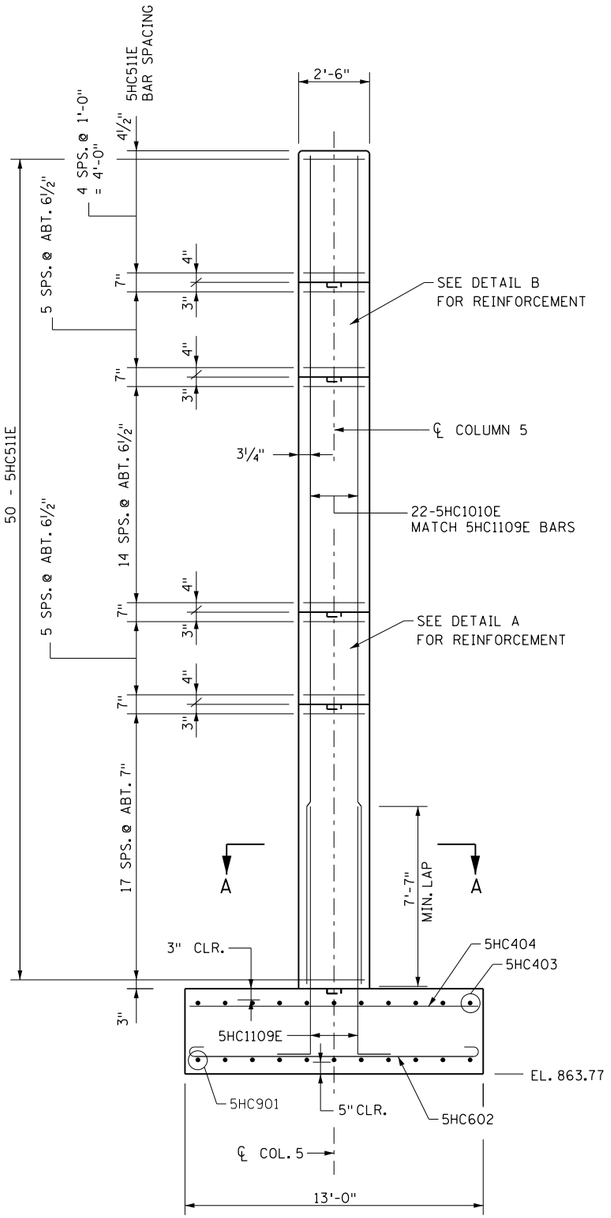
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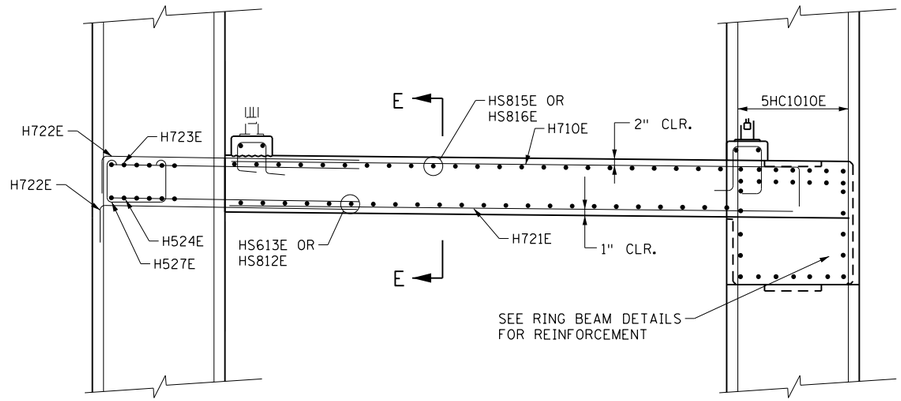
SECTION D - D

COLUMN 5A



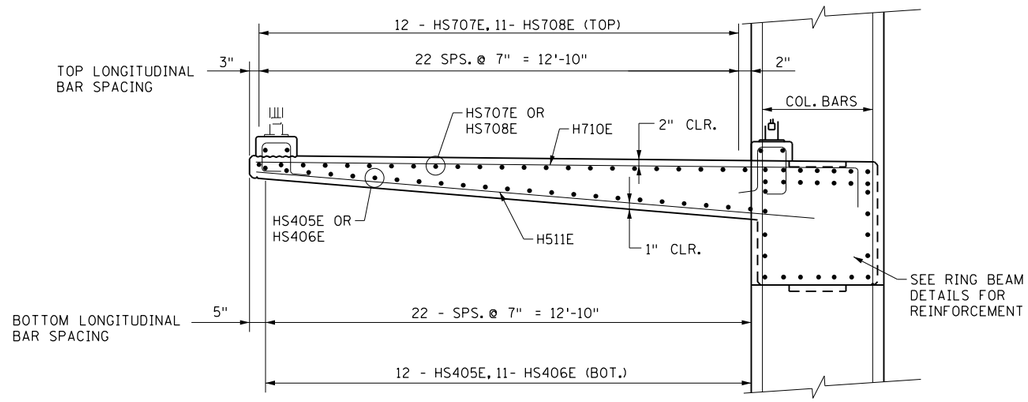
SECTION C - C

COLUMN 5



DETAIL B

SLAB SEGMENT THRU COLUMN STEM



DETAIL A

SLAB SEGMENT THRU COLUMN STEM

NOTES

FOR SECTIONS A - A AND B - B, SEE SHEET 36.

FOR SECTIONS E - E, SEE SHEET 39.

ALL KEYWAYS ARE 2" X 6" X 1'-6".

FOR BILL OF REINFORCEMENT, SEE SHEET 47.

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DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

BOLTON & MENK
7533 SUNWOOD DRIVE N.W.
RAMSEY, MINNESOTA 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.com

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ENGINEER SIGNATURE

RYAN R. EVANS
LIC. NO. 53920 DATE

TITLE:

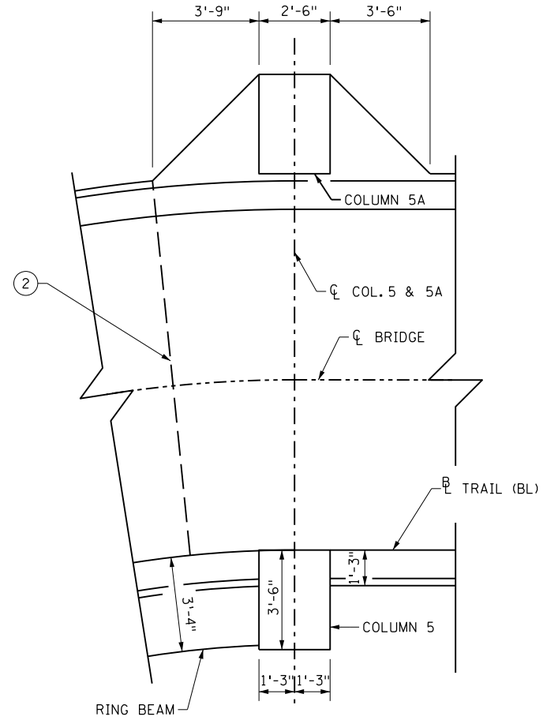
HELIX COLUMN 5
DETAILS & REINFORCEMENT

DESIGNED	ATP	DRAWN	JMR	APPROVED
CHECKED	RRE	CHECK	RRE	

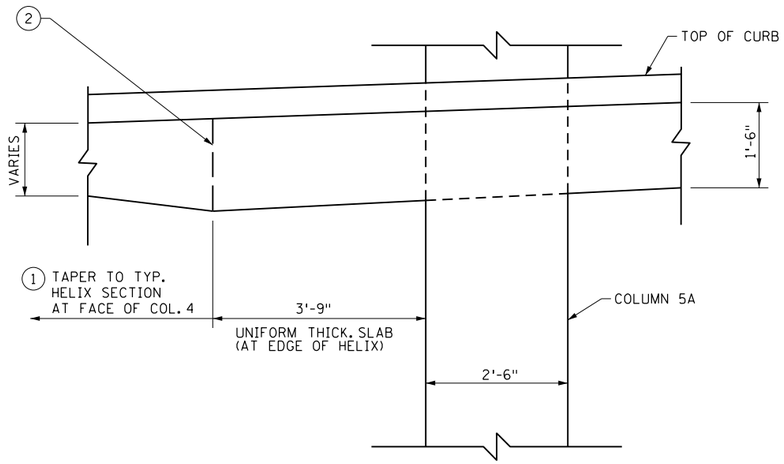
S.A.P. 199-010-012

SHEET NO. 38 OF 99 SHEETS

BRIDGE NO. 02053



PLAN VIEW
COLUMN 5/5A



SECTION E - E
(RAILING NOT SHOWN FOR CLARITY)

NOTES

1. DECK TAPERED FROM TYPICAL OVERHANG THICKNESS TO MATCH APPROACH SPAN THICKNESS.

   ALL KEYWAYS ARE 2" X 6" X 1'-6".

   FOR BILL OF REINFORCEMENT, SEE SHEET 47.

2. TRANSITION LIMITS. TAPER HELIX SLAB THICKNESS TO UNIFORM 1'-6" SLAB WITHIN LIMITS SHOWN. MAINTAIN NOTED COVER FOR BARS.

DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

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RYAN R. EVANS
LIC. NO. 53920 DATE

TITLE:
HELIX COLUMN 5
DETAILS & REINFORCEMENT

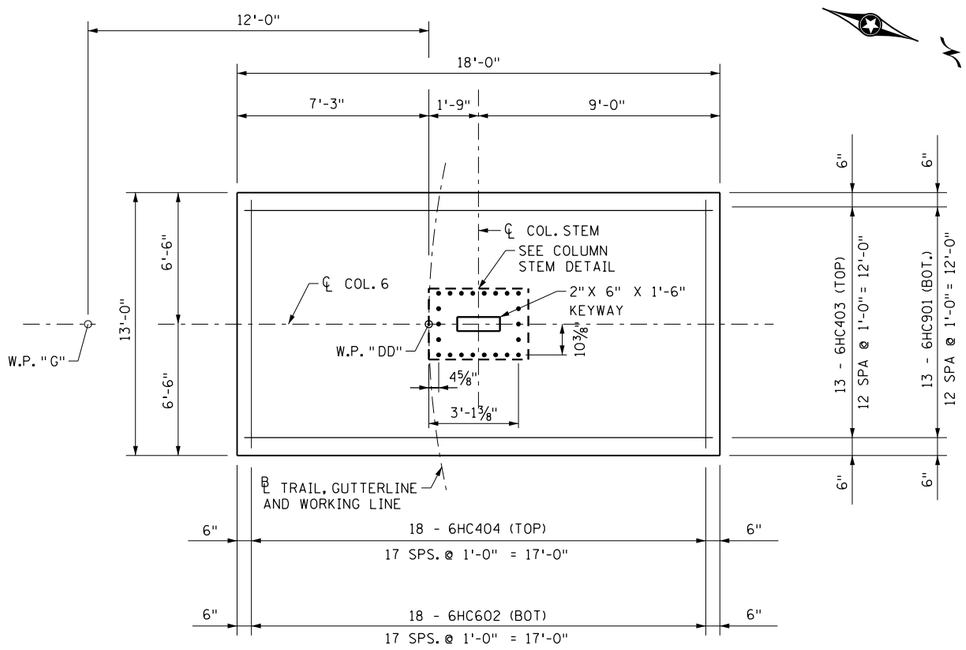
DESIGNED	ATP	DRAWN	JMR	APPROVED
CHECKED	RRE	CHECK	RRE	

S.A.P. 199-010-012

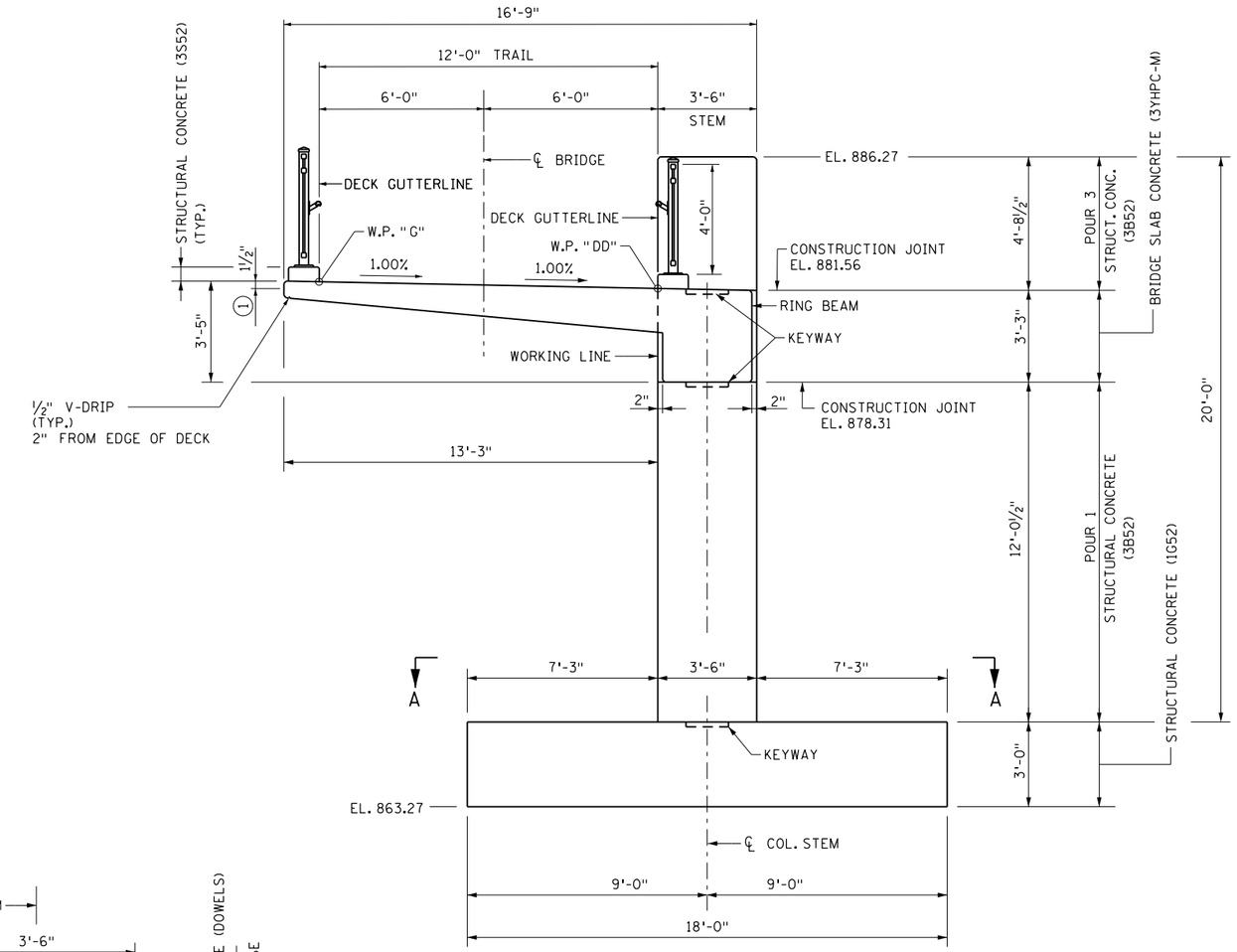
SHEET NO. 39 OF 99 SHEETS

BRIDGE NO. 02053

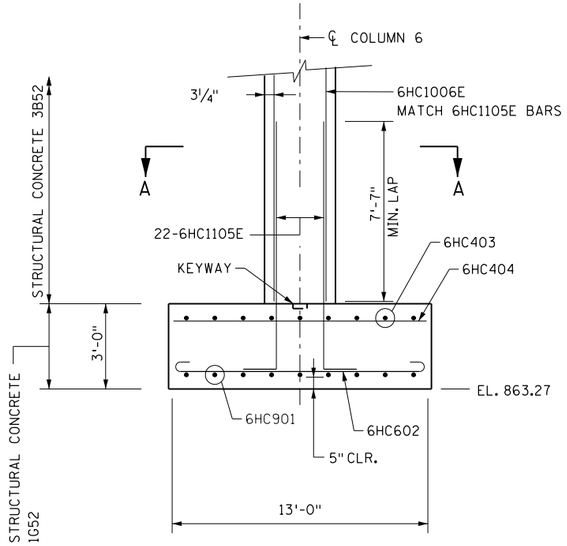
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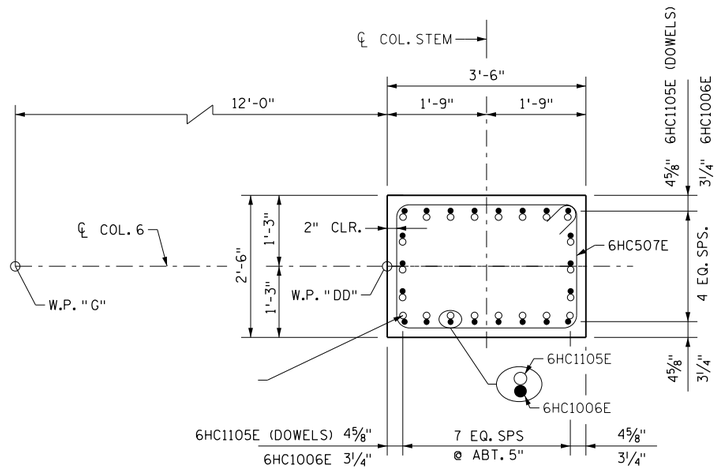
FOOTING PLAN



ELEVATION



FOOTING SECTION



COLUMN STEM DETAIL

SECTION A-A

COLUMN 6
SPREAD FOOTING LOAD DATA

✳ SERVICE DESIGN BEARING PRESSURE	2.5	TONS/SQ.FT.
EFFECTIVE WIDTH B' (PERPENDICULAR TO PIER)	9.61	FT.
EFFECTIVE LENGTH L' (PARALLEL TO PIER)	6.52	FT.
SERVICE BEARING RESISTANCE $\phi_b \cdot q_n$	2.8	TONS/SQ.FT.

✳ BASED ON SERVICE 1 LOAD COMBINATION

NOTES

1. MEASURED GUTTERLINE TO GUTTERLINE.

ALL KEYWAYS ARE 2" X 6" X 1'-6".

FOR BILL OF REINFORCEMENT, SEE SHEET 47.

DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

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RYAN R. EVANS
LIC. NO. 53920 DATE

TITLE:

HELIX COLUMN 6
DETAILS & REINFORCEMENT

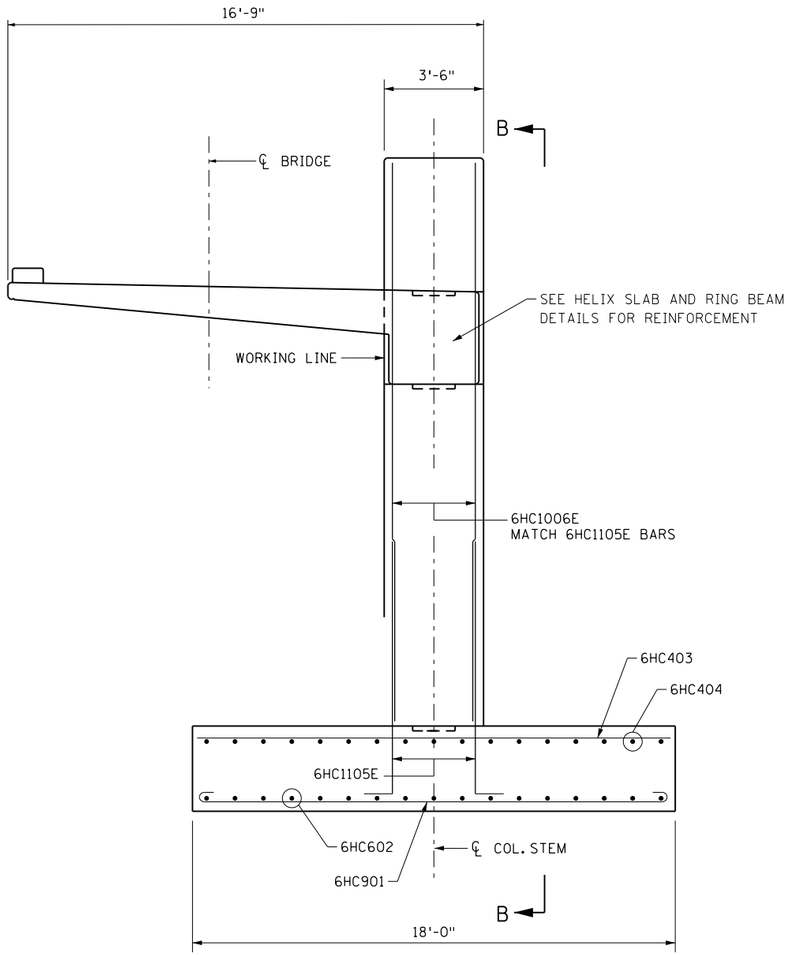
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CHECKED	RRE	CHECK	RRE	

S.A.P. 199-010-012

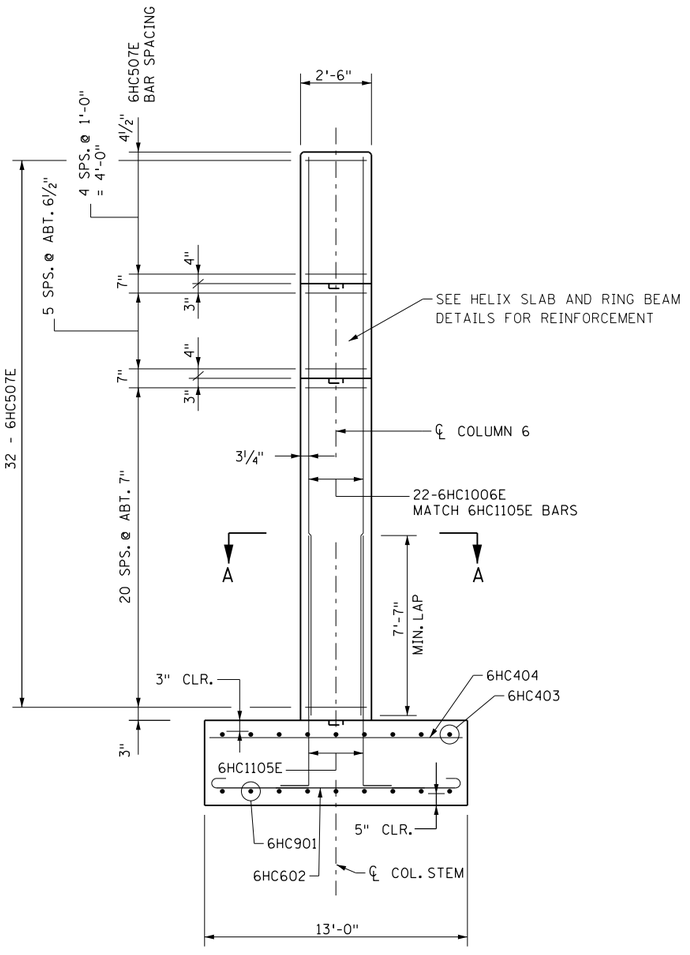
SHEET NO. 40 OF 99 SHEETS

BRIDGE NO. 02053

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ELEVATION



SECTION B - B

NOTES

FOR SECTION A - A , SEE SHEET 40.

ALL KEYWAYS ARE 2" X 6" X 1'-6".

FOR BILL OF REINFORCEMENT, SEE SHEET 47.

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RYAN R. EVANS
LIC. NO. 53920 DATE

TITLE:

HELIX COLUMN 6
DETAILS & REINFORCEMENT

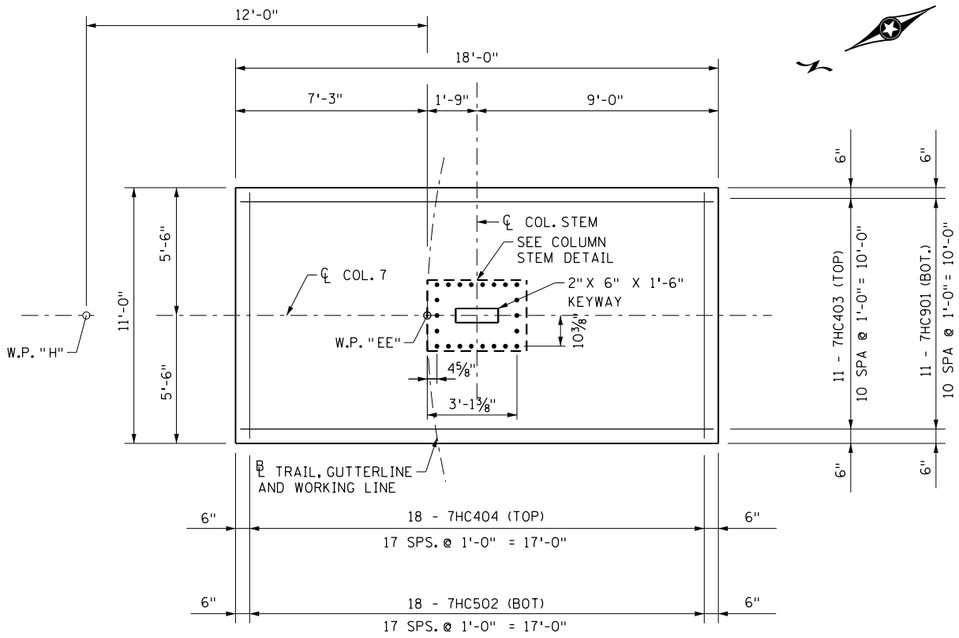
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CHECKED	RRE	CHECK	RRE	

S.A.P. 199-010-012

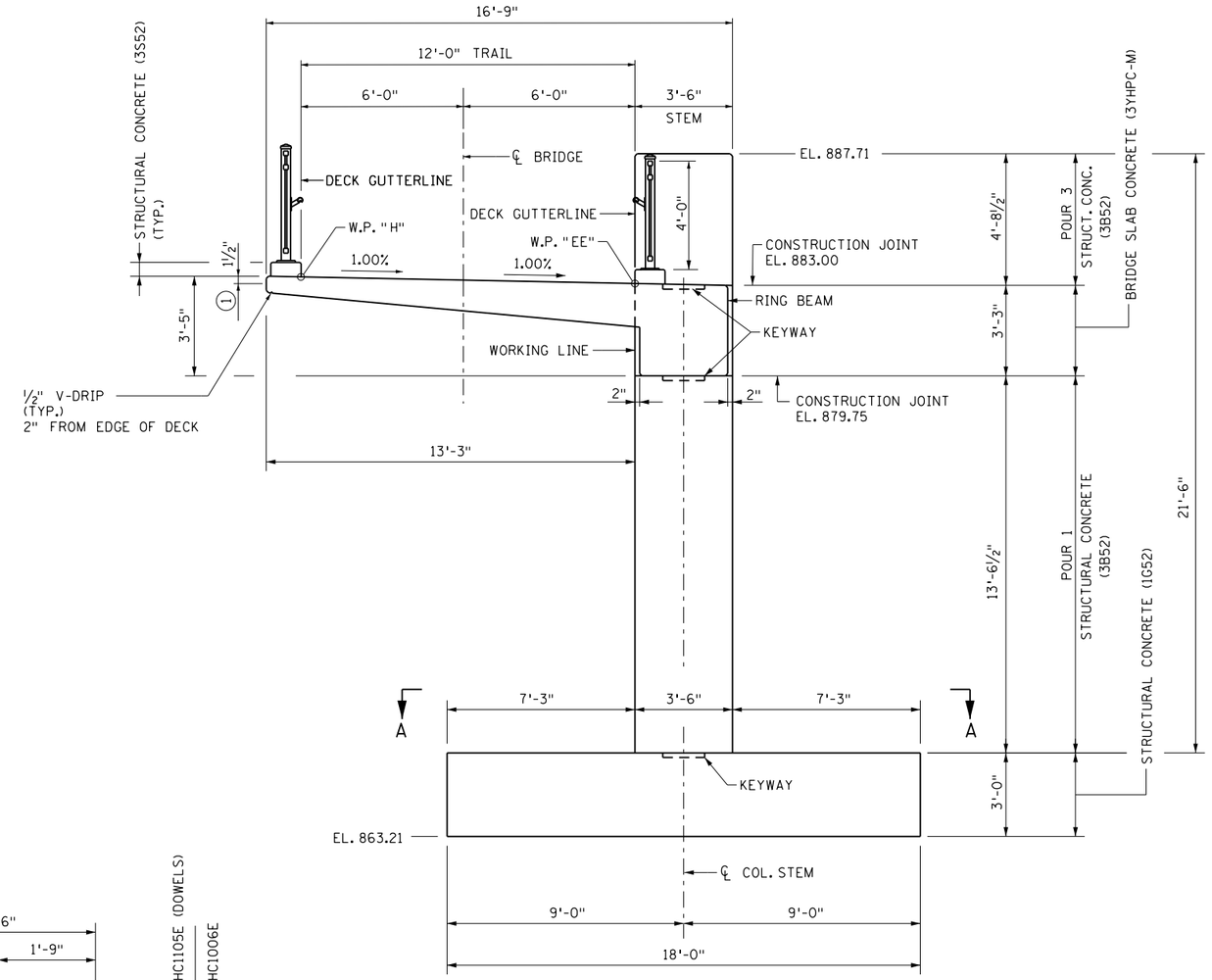
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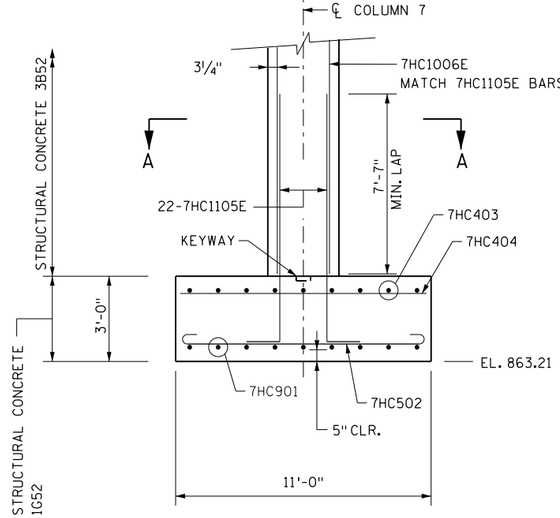
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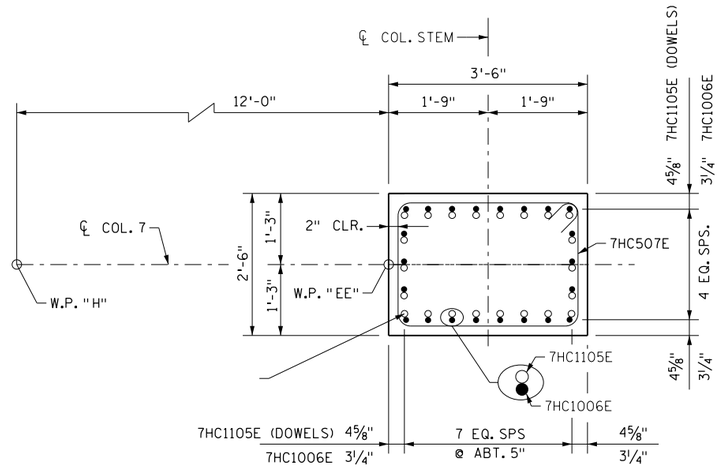
FOOTING PLAN



ELEVATION



FOOTING SECTION



COLUMN STEM DETAIL

SECTION A-A

COLUMN 7
SPREAD FOOTING LOAD DATA

✳ SERVICE DESIGN BEARING PRESSURE	2.6	TONS/SQ.FT.
EFFECTIVE WIDTH B' (PERPENDICULAR TO PIER)	9.25	FT.
EFFECTIVE LENGTH L' (PARALLEL TO PIER)	5.79	FT.
SERVICE BEARING RESISTANCE $\phi_b \cdot q_n$	2.8	TONS/SQ.FT.

✳ BASED ON SERVICE 1 LOAD COMBINATION

NOTES

1. MEASURED GUTTERLINE TO GUTTERLINE.

ALL KEYWAYS ARE 2" X 6" X 1'-6".

FOR BILL OF REINFORCEMENT, SEE SHEET 48.

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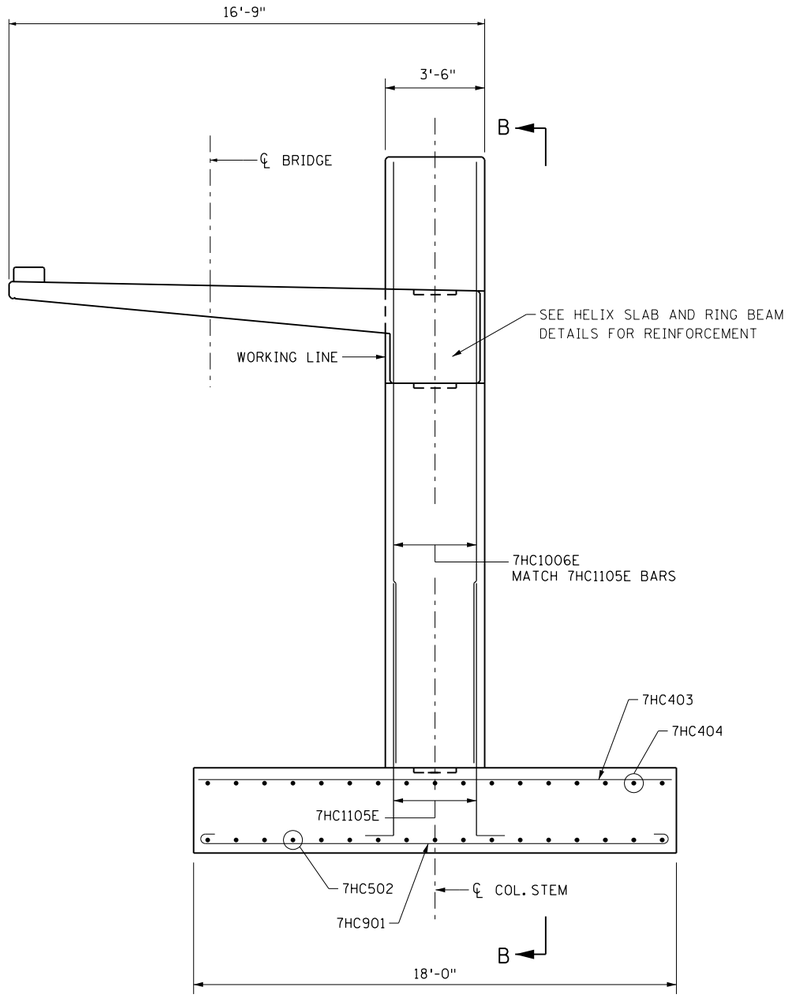
TITLE:
HELIX COLUMN 7
DETAILS & REINFORCEMENT

DESIGNED	ATP	DRAWN	JMR	APPROVED
CHECKED	RRE	CHECK	RRE	

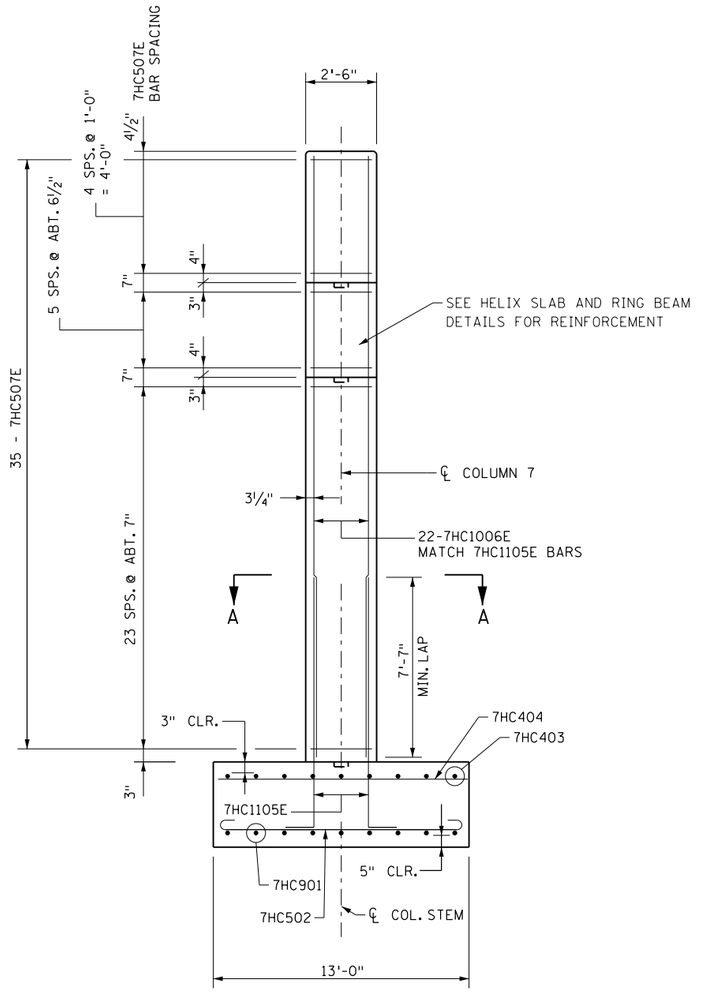
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SHEET NO. 42 OF 99 SHEETS

BRIDGE NO. 02053



ELEVATION



SECTION B - B

NOTES

FOR SECTION A - A , SEE SHEET 42.

ALL KEYWAYS ARE 2" X 6" X 1'-6".

FOR BILL OF REINFORCEMENT, SEE SHEET 48.

DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

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ENGINEER SIGNATURE

RYAN R. EVANS
LIC. NO. 53920 DATE

TITLE:

HELIX COLUMN 7
DETAILS & REINFORCEMENT

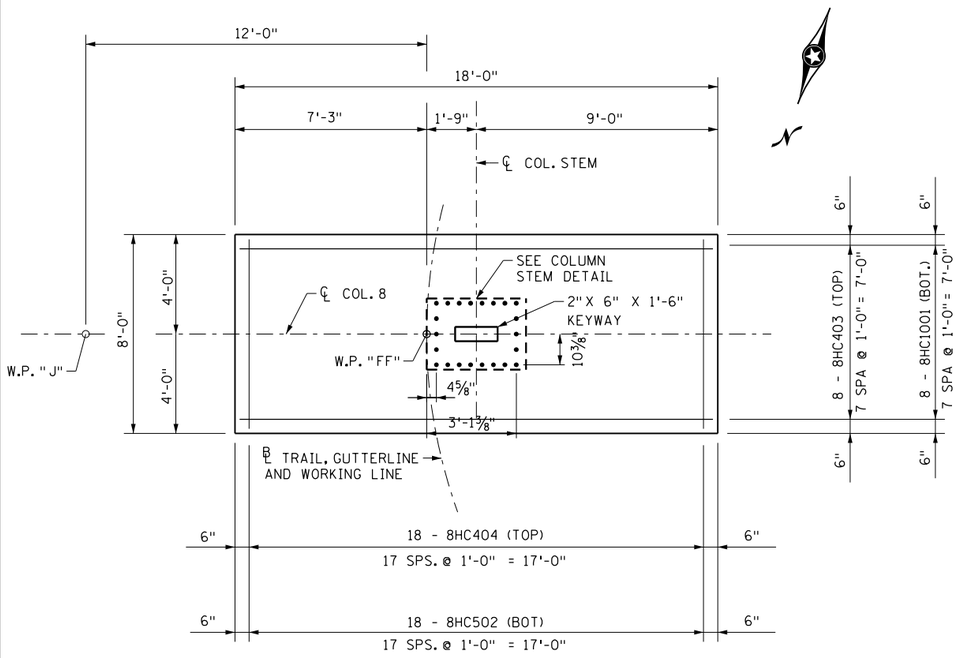
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S.A.P. 199-010-012

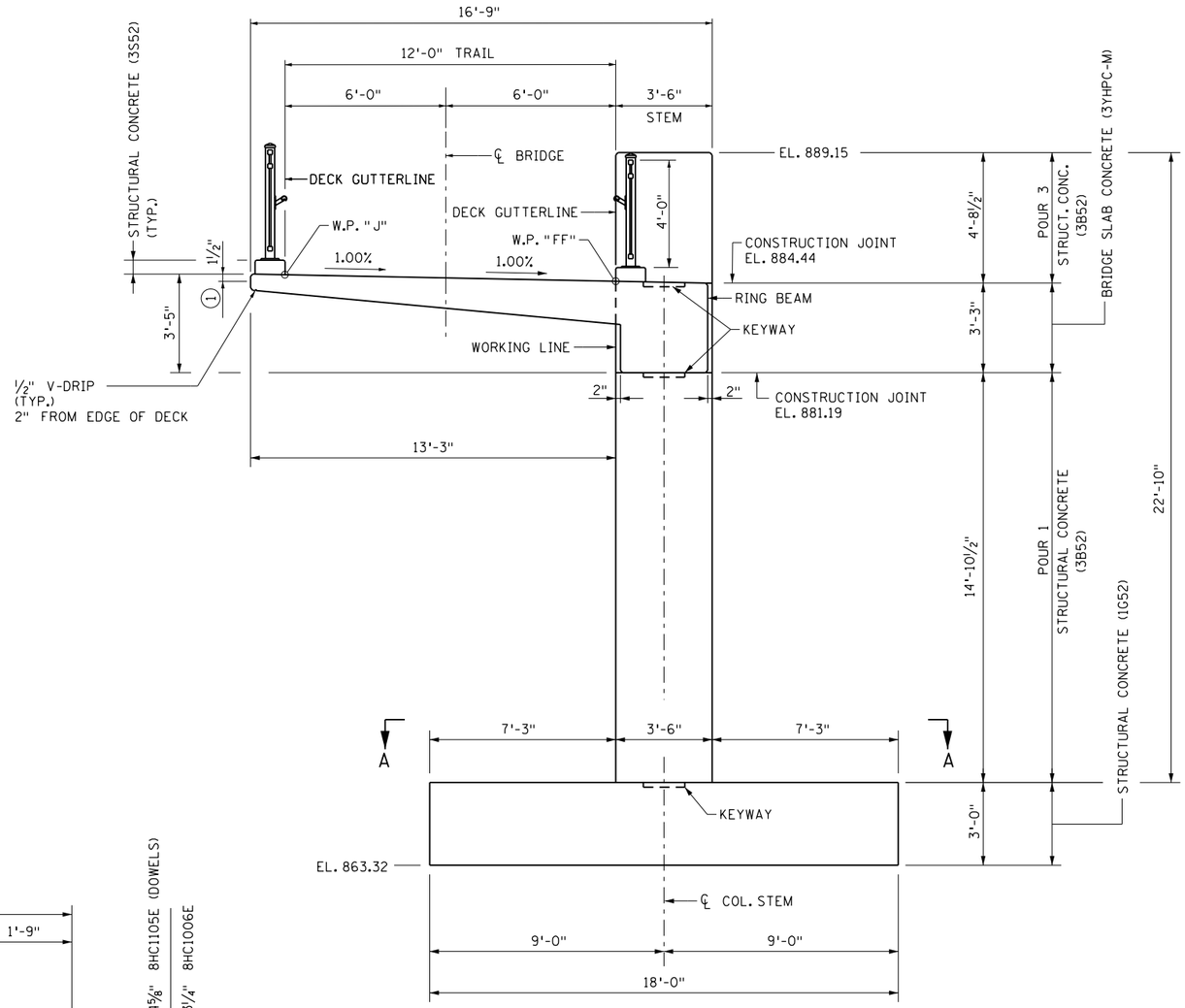
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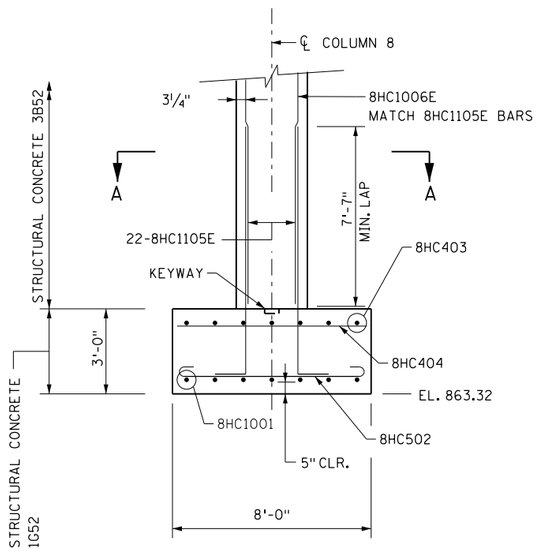
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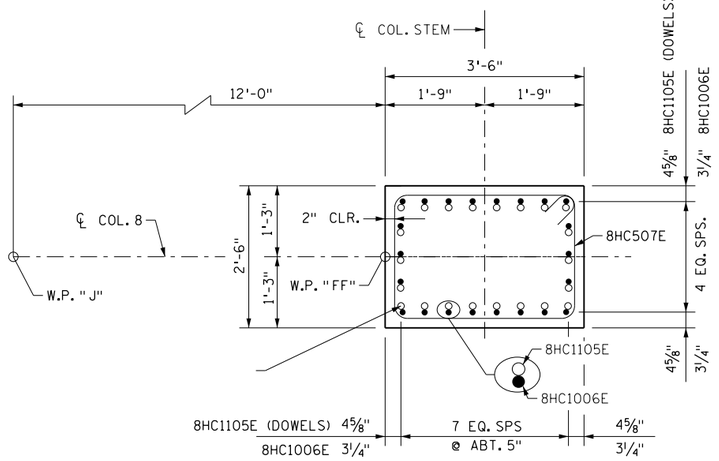
FOOTING PLAN



ELEVATION



FOOTING SECTION



COLUMN STEM DETAIL

SECTION A-A

COLUMN 8 SPREAD FOOTING LOAD DATA

✳ SERVICE DESIGN BEARING PRESSURE	2.9	TONS/SQ.FT.
EFFECTIVE WIDTH B' (PERPENDICULAR TO PIER)	6.81	FT.
EFFECTIVE LENGTH L' (PARALLEL TO PIER)	6.75	FT.
SERVICE BEARING RESISTANCE $\phi_b \cdot q_n$	3.3	TONS/SQ.FT.

✳ BASED ON SERVICE 1 LOAD COMBINATION

NOTES

① MEASURED GUTTERLINE TO GUTTERLINE.

ALL KEYWAYS ARE 2" X 6" X 1'-6".

FOR BILL OF REINFORCEMENT, SEE SHEET 48.

DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

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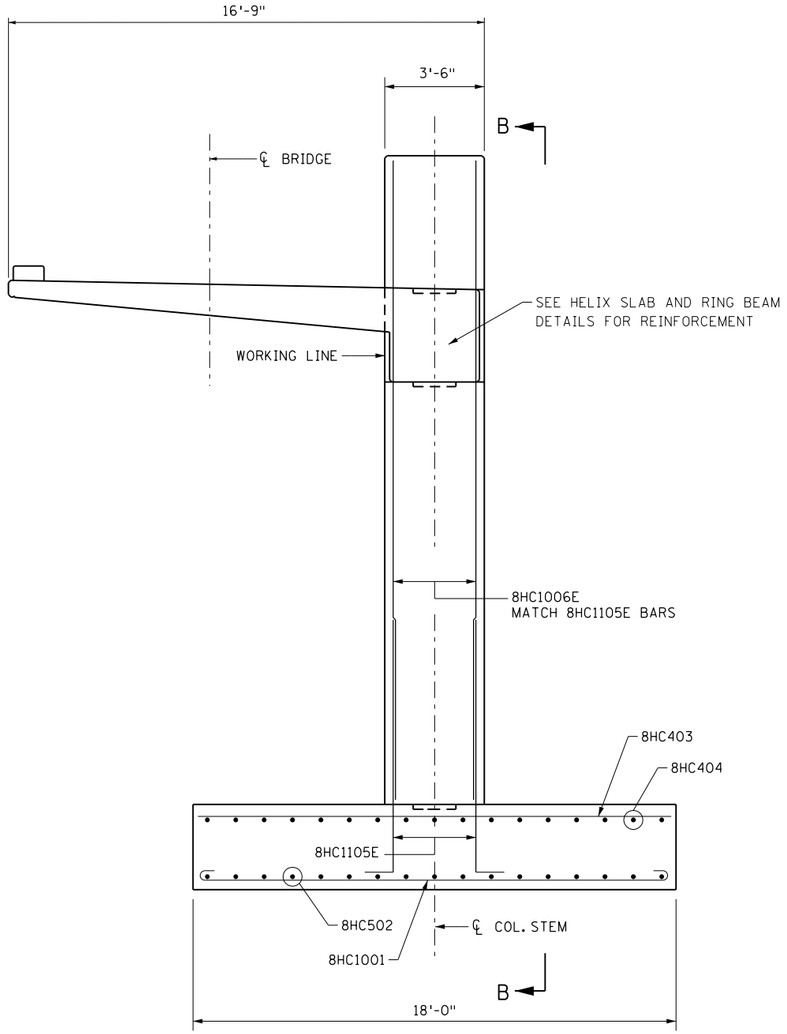
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HELIX COLUMN 8
DETAILS & REINFORCEMENT

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CHECKED	RRE	CHECK	RRE	

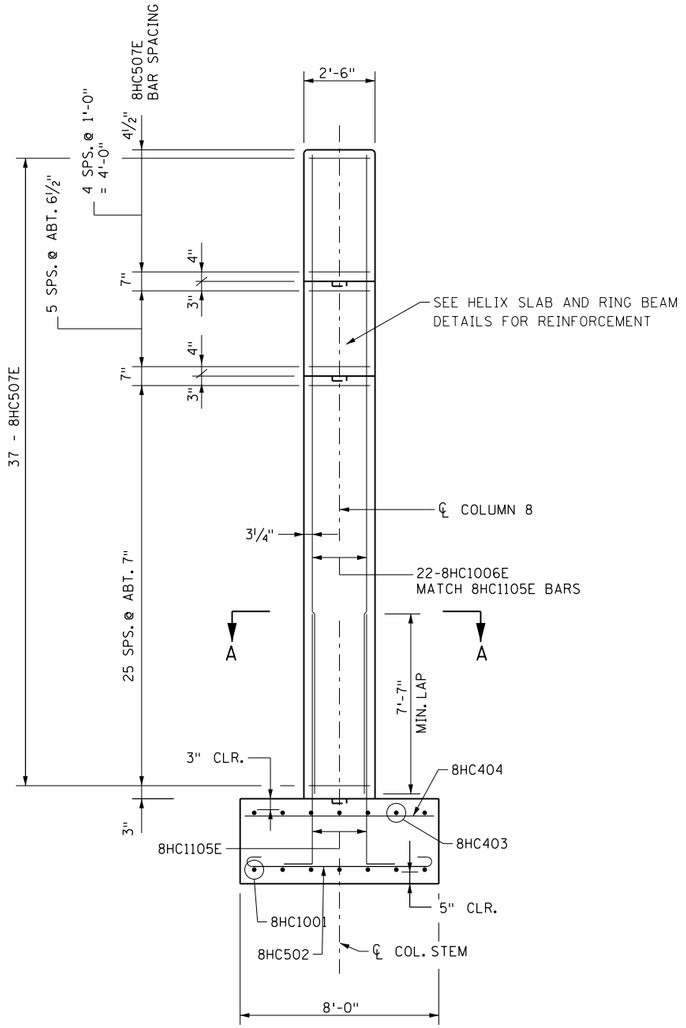
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SHEET NO. 44 OF 99 SHEETS

BRIDGE NO. 02053

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ELEVATION



SECTION B - B

NOTES

FOR SECTION A - A , SEE SHEET 44.

ALL KEYWAYS ARE 2" X 6" X 1'-6".

FOR BILL OF REINFORCEMENT, SEE SHEET 48.

DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

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ENGINEER SIGNATURE

RYAN R. EVANS

LIC. NO. 53920 DATE

TITLE:

HELIX COLUMN 8 DETAILS & REINFORCEMENT

DESIGNED	ATP	DRAWN	JMR	APPROVED
CHECKED	RRE	CHECK	RRE	

S.A.P. 199-010-012

SHEET NO. 45 OF 99 SHEETS

BRIDGE NO. 02053

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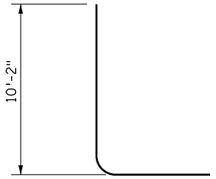
SUMMARY OF QUANTITIES FOR COLUMN 1

STRUCTURAL CONCRETE (1G52)	37.3	CU YD
STRUCTURAL CONCRETE (3B52)	5.6	CU YD
REINFORCEMENT BARS	2807	POUND
REINFORCEMENT BARS (EPOXY COATED)	4150	POUND
ANTI-GRAFFITI COATING	208	SQ FT
ARCHITECTURAL SURFACE FINISH (SINGLE COLOR)	208	SQ FT

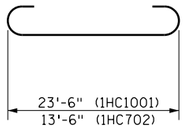
COLUMN 1

BILL OF REINFORCEMENT

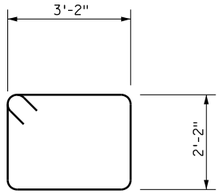
BAR	NUMBER	LENGTH	SHAPE	LOCATION
1HC1001	14	26'-4"		FOOTING, LONG.
1HC702	24	16'-0"		FOOTING, TRANSV.
1HC403	14	23'-6"		FOOTING, LONG.
1HC404	24	13'-6"		FOOTING, TRANSV.
1HC1105E	22	12'-2"		FOOTING, VERT., DOWEL
1HC1006E	22	23'-7"		COLUMN, LONG.
1HC507E	41	11'-7"		COLUMN, TIE



1HC1105E



1HC1001, 1HC702



1HC507E

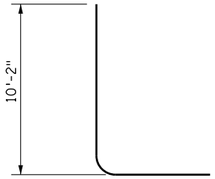
SUMMARY OF QUANTITIES FOR COLUMN 2

STRUCTURAL CONCRETE (1G52)	26.7	CU YD
STRUCTURAL CONCRETE (3B52)	8.2	CU YD
REINFORCEMENT BARS	1849	POUND
REINFORCEMENT BARS (EPOXY COATED)	4304	POUND
ANTI-GRAFFITI COATING	304	SQ FT
ARCHITECTURAL SURFACE FINISH (SINGLE COLOR)	304	SQ FT

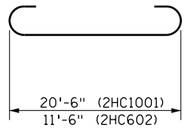
COLUMN 2

BILL OF REINFORCEMENT

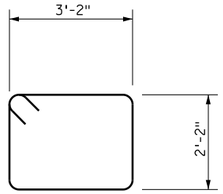
BAR	NUMBER	LENGTH	SHAPE	LOCATION
2HC1001	12	22'-4"		FOOTING, LONG.
2HC602	20	12'-10"		FOOTING, TRANSV.
2HC403	12	19'-6"		FOOTING, LONG.
2HC404	20	11'-6"		FOOTING, TRANSV.
2HC1105E	22	12'-2"		FOOTING, VERT., DOWEL
2HC1006E	22	25'-1"		COLUMN, LONG.
2HC507E	42	11'-7"		COLUMN, TIE



2HC1105E



2HC1001, 2HC602



2HC507E

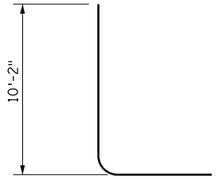
SUMMARY OF QUANTITIES FOR COLUMN 3

STRUCTURAL CONCRETE (1G52)	26.7	CU YD
STRUCTURAL CONCRETE (3B52)	8.4	CU YD
REINFORCEMENT BARS	1849	POUND
REINFORCEMENT BARS (EPOXY COATED)	4423	POUND
ANTI-GRAFFITI COATING	312	SQ FT
ARCHITECTURAL SURFACE FINISH (SINGLE COLOR)	312	SQ FT

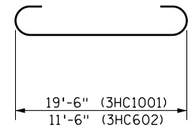
COLUMN 3

BILL OF REINFORCEMENT

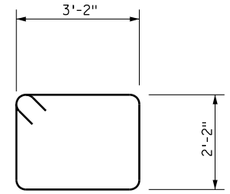
BAR	NUMBER	LENGTH	SHAPE	LOCATION
3HC1001	12	22'-4"		FOOTING, LONG.
3HC602	20	12'-10"		FOOTING, TRANSV.
3HC403	12	19'-6"		FOOTING, LONG.
3HC404	20	11'-6"		FOOTING, TRANSV.
3HC1105E	22	12'-2"		FOOTING, VERT., DOWEL
3HC1006E	22	26'-1"		COLUMN, LONG.
3HC507E	44	11'-7"		COLUMN, TIE



3HC1105E



3HC1001, 3HC602



3HC507E

DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

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ENGINEER SIGNATURE

RYAN R. EVANS
LIC. NO. 53920 DATE

TITLE:

HELIX BAR LISTS AND QUANTITIES

DESIGNED ATP	DRAWN JMR	APPROVED	
CHECKED RRE	CHECK RRE		

S.A.P. 199-010-012

SHEET NO. 46 OF 99 SHEETS

BRIDGE NO. 02053

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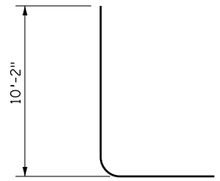
SUMMARY OF QUANTITIES FOR COLUMN 4

STRUCTURAL CONCRETE (1G52)	26.7	CU YD
STRUCTURAL CONCRETE (3B52)	8.9	CU YD
REINFORCEMENT BARS	1849	POUND
REINFORCEMENT BARS (EPOXY COATED)	4558	POUND
ANTI-GRAFFITI COATING	330	SQ FT
ARCHITECTURAL SURFACE FINISH (SINGLE COLOR)	330	SQ FT

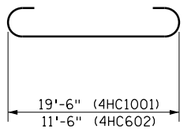
COLUMN 4

BILL OF REINFORCEMENT

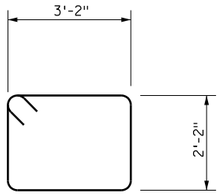
BAR	NUMBER	LENGTH	SHAPE	LOCATION
4HC1001	12	22'-4"		FOOTING, LONG.
4HC602	20	12'-10"		FOOTING, TRANSV.
4HC403	12	19'-6"		FOOTING, LONG.
4HC404	20	11'-6"		FOOTING, TRANSV.
4HC1105E	22	12'-2"		FOOTING, VERT., DOWEL
4HC1006E	22	27'-3"		COLUMN, LONG.
4HC507E	46	11'-7"		COLUMN, TIE



4HC1105E



4HC1001, 4HC602



4HC507E

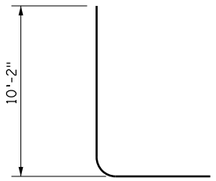
SUMMARY OF QUANTITIES FOR COLUMN 5/5A

STRUCTURAL CONCRETE (1G52)	41.9	CU YD
STRUCTURAL CONCRETE (3B52)	19.1	CU YD
REINFORCEMENT BARS	2220	POUND
REINFORCEMENT BARS (EPOXY COATED)	9594	POUND
ANTI-GRAFFITI COATING	708	SQ FT
ARCHITECTURAL SURFACE FINISH (SINGLE COLOR)	708	SQ FT

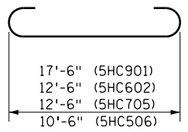
COLUMN 5/5A

BILL OF REINFORCEMENT

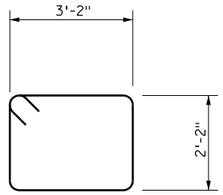
BAR	NUMBER	LENGTH	SHAPE	LOCATION
5HC901	13	20'-0"		FOOTING, LONG.
5HC602	18	13'-10"		FOOTING, TRANSV.
5HC403	13	17'-6"		FOOTING, LONG.
5HC404	18	12'-6"		FOOTING, TRANSV.
5HC705	11	14'-2"		FOOTING, LONG.
5HC506	13	11'-8"		FOOTING, TRANSV.
5HC407	11	12'-6"		FOOTING, LONG.
5HC408	13	10'-6"		FOOTING, TRANSV.
5HC1109E	44	12'-2"		FOOTING, VERT., DOWEL
5HC1010E	44	29'-4"		COLUMN, LONG.
5HC511E	99	11'-7"		COLUMN, TIE



5HC1109E



5HC901, 5HC602, 5HC705, 5HC506



5HC511E

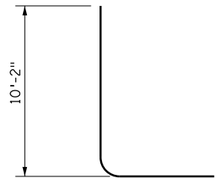
SUMMARY OF QUANTITIES FOR COLUMN 6

STRUCTURAL CONCRETE (1G52)	26.0	CU YD
STRUCTURAL CONCRETE (3B52)	6.5	CU YD
REINFORCEMENT BARS	1560	POUND
REINFORCEMENT BARS (EPOXY COATED)	3678	POUND
ANTI-GRAFFITI COATING	240	SQ FT
ARCHITECTURAL SURFACE FINISH (SINGLE COLOR)	240	SQ FT

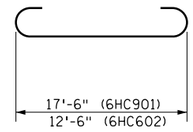
COLUMN 6

BILL OF REINFORCEMENT

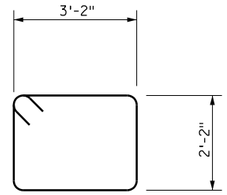
BAR	NUMBER	LENGTH	SHAPE	LOCATION
6HC901	13	20'-0"		FOOTING, LONG.
6HC602	18	13'-10"		FOOTING, TRANSV.
6HC403	13	17'-6"		FOOTING, LONG.
6HC404	18	12'-6"		FOOTING, TRANSV.
6HC1105E	22	12'-2"		FOOTING, VERT., DOWEL
6HC1006E	22	19'-9"		COLUMN, LONG.
6HC507E	32	11'-7"		COLUMN, TIE



6HC1105E



6HC901, 6HC602



6HC507E

DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

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CHECKED RRE	CHECK RRE		

S.A.P. 199-010-012

SHEET NO. 47 OF 99 SHEETS

BRIDGE NO. 02053

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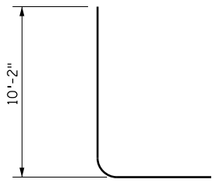
SUMMARY OF QUANTITIES FOR COLUMN 7

STRUCTURAL CONCRETE (1G52)	22.0	CU YD
STRUCTURAL CONCRETE (3B52)	7.0	CU YD
REINFORCEMENT BARS	1222	POUND
REINFORCEMENT BARS (EPOXY COATED)	3857	POUND
ANTI-GRAFFITI COATING	258	SQ FT
ARCHITECTURAL SURFACE FINISH (SINGLE COLOR)	258	SQ FT

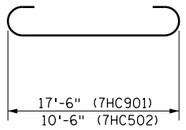
COLUMN 7

BILL OF REINFORCEMENT

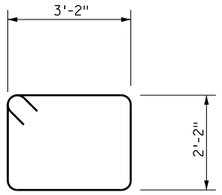
BAR	NUMBER	LENGTH	SHAPE	LOCATION
7HC901	11	20'-0"		FOOTING, LONG.
7HC502	18	11'-8"		FOOTING, TRANSV.
7HC403	11	17'-6"		FOOTING, LONG.
7HC404	18	10'-6"		FOOTING, TRANSV.
7HC1105E	22	12'-2"		FOOTING, VERT., DOWEL
7HC1006E	22	21'-3"		COLUMN, LONG.
7HC507E	35	11'-7"		COLUMN, TIE



7HC1105E



7HC901, 7HC502



7HC507E

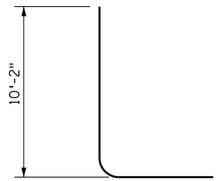
SUMMARY OF QUANTITIES FOR COLUMN 8

STRUCTURAL CONCRETE (1G52)	16.0	CU YD
STRUCTURAL CONCRETE (3B52)	7.4	CU YD
REINFORCEMENT BARS	1046	POUND
REINFORCEMENT BARS (EPOXY COATED)	4007	POUND
ANTI-GRAFFITI COATING	274	SQ FT
ARCHITECTURAL SURFACE FINISH (SINGLE COLOR)	274	SQ FT

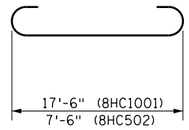
COLUMN 8

BILL OF REINFORCEMENT

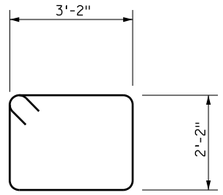
BAR	NUMBER	LENGTH	SHAPE	LOCATION
8HC1001	8	20'-4"		FOOTING, LONG.
8HC502	18	8'-8"		FOOTING, TRANSV.
8HC403	8	17'-6"		FOOTING, LONG.
8HC404	18	7'-6"		FOOTING, TRANSV.
8HC1105E	22	12'-2"		FOOTING, VERT., DOWEL
8HC1006E	22	22'-7"		COLUMN, LONG.
8HC507E	37	11'-7"		COLUMN, TIE



8HC1105E



8HC1001, 8HC502



8HC507E

DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

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CHECKED RRE	CHECK RRE			
S.A.P. 199-010-012				
SHEET NO. 48 OF 99 SHEETS				

BRIDGE NO. 02053

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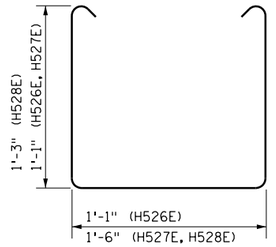
HELIX SUPERSTRUCTURE

BILL OF REINFORCEMENT

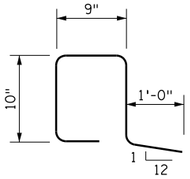
BAR	NUMBER	LENGTH	SHAPE	LOCATION
HS401E	1 SET OF 12	29'-7" TO 36'-10"		HELIX SLAB, LONGIT., BOTT., ENDS
HS402E	1 SET OF 11	16'-11" TO 19'-6"		HELIX SLAB, LONGIT., BOTT., ENDS
HS703E	1 SET OF 12	31'-1" TO 38'-4"		HELIX SLAB, LONGIT., TOP, ENDS
HS704E	1 SET OF 11	18'-4" TO 20'-11"		HELIX SLAB, LONGIT., TOP, ENDS
HS405E	11 SETS OF 12	30'-10" TO 40'-11"		HELIX SLAB, LONGIT., BOTT.
HS406E	11 SETS OF 11	31'-3" TO 40'-5"		HELIX SLAB, LONGIT., BOTT.
HS707E	11 SETS OF 12	33'-8" TO 43'-9"		HELIX SLAB, LONGIT., TOP
HS708E	11 SETS OF 11	34'-2" TO 43'-4"		HELIX SLAB, LONGIT., TOP
HS809E	2	10'-0"		HELIX SLAB, LONGIT., TOP, ENDS
HS510E	2	7'-6"		HELIX SLAB, LONGIT., BOTT., ENDS
HS611E	1 SET OF 12	32'-6" TO 42'-7"		HELIX SLAB, LONGIT., BOTT.
HS812E	1 SET OF 12	49'-2" TO 51'-11"		HELIX SLAB, LONGIT., BOTT.
HS613E	1 SET OF 11	32'-8" TO 39'-3"		HELIX SLAB, LONGIT., BOTT.
HS814E	11	32'-0"		HELIX SLAB, LONGIT., BOTT.
HS815E	1 SET OF 12	49'-8" TO 52'-6"		HELIX SLAB, LONGIT., TOP
HS816E	1 SET OF 11	45'-7" TO 52'-2"		HELIX SLAB, LONGIT., TOP
HS817E	11	20'-0"		HELIX SLAB, LONGIT., TOP
HS818E	4	40'-7"		HELIX SLAB, LONGIT., TOP & BOTT.
HS719E	84	14'-0"		HELIX SLAB, TRANSV., TOP & BOTT.
H701E	2 SETS OF 7	29'-10" TO 31'-11"		RING BEAM, LONGIT., BOTT.
H702E	10 SETS OF 7	30'-8" TO 32'-9"		RING BEAM, LONGIT., BOTT.
H703E	14	5'-4"		RING BEAM, LONGIT., BOTT., ENDS
H504E	8 SETS OF 2	16'-1" TO 17'-1"		RING BEAM, LONGIT., SIDE
H505E	44 SETS OF 2	29'-7" TO 31'-8"		RING BEAM, LONGIT., SIDE
H806E	2 SETS OF 14	33'-8" TO 43'-9"		RING BEAM, LONGIT., TOP
H807E	11 SETS OF 14	33'-8" TO 43'-9"		RING BEAM, LONGIT., TOP
H808E	28	6'-8"		RING BEAM, LONGIT., TOP, ENDS
H509E	504	12'-5"		RING BEAM, VERTICAL
H710E	545	16'-11"		HELIX SLAB, TRANSV., TOP
H511E	487	14'-8"		HELIX SLAB, TRANSV., BOTT.
H412E	1105	4'-0"		CURB, VERTICAL
H413E	24	40'-11"		CURB, LONG., OUTER
H414E	2	8'-9"		CURB, LONG., OUTER
H415E	2	6'-2"		CURB, LONG., INNER
H716E	9	14'-2"		HELIX SLAB, TRANSV., TOP
H517E	9	14'-2"		HELIX SLAB, TRANSV., BOTT.
H418E	24	25'-6"		CURB, LONG., INNER
H419E	2	37'-7"		CURB, LONG., SPAN 1
H420E	2	40'-3"		CURB, LONG., SPAN 1
H721E	46	15'-8"		HELIX SLAB, TRANSV., BOTT.
H722E	10	9'-2"		HELIX SLAB, TRANSV., BOTT.
H723E	1 SET OF 7	14'-11" TO 21'-11"		HELIX, TRANSITION, HORIZ.
H524E	1 SET OF 7	11'-11" TO 18'-11"		HELIX, TRANSITION, HORIZ.
H525E	20	4'-2"		HELIX, TRANSITION, TIES
H526E	16	4'-3"		HELIX, TRANSITION, TIES
H527E	4	4'-5"		HELIX, TRANSITION, TIES
H528E	28	5'-0"		HELIX, TRANSITION, TIES

SUMMARY OF QUANTITIES FOR HELIX SUPERSTRUCTURE

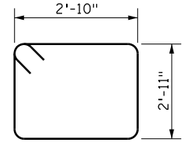
STRUCTURAL CONCRETE (3YHPC-M)	360.5	CU YD
STRUCTURAL CONCRETE (3S52)	17.7	CU YD
REINFORCEMENT BARS (EPOXY COATED)	105845	POUND
ANTI-GRAFFITI COATING	10029	SQ FT
ARCHITECTURAL SURFACE FINISH (SINGLE COLOR)	10884	SQ FT



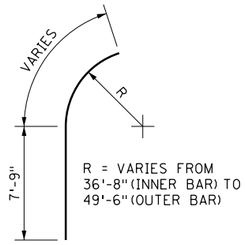
H526E, H527E, H528E



H412E

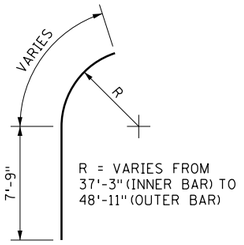


H509E



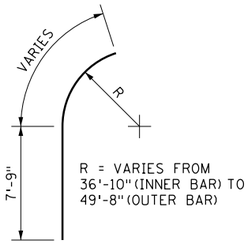
R = VARIES FROM 36'-8" (INNER BAR) TO 49'-6" (OUTER BAR)

HS401E



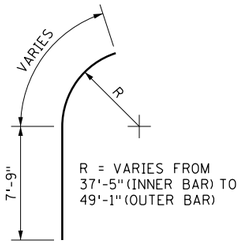
R = VARIES FROM 37'-3" (INNER BAR) TO 48'-11" (OUTER BAR)

HS402E



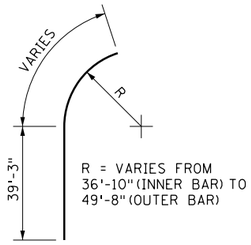
R = VARIES FROM 36'-10" (INNER BAR) TO 49'-8" (OUTER BAR)

HS703E



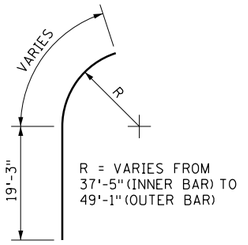
R = VARIES FROM 37'-5" (INNER BAR) TO 49'-1" (OUTER BAR)

HS704E



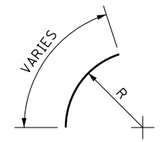
R = VARIES FROM 36'-10" (INNER BAR) TO 49'-8" (OUTER BAR)

HS815E



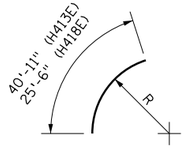
R = VARIES FROM 37'-5" (INNER BAR) TO 49'-1" (OUTER BAR)

HS816E



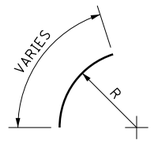
R = VARIES FROM 33'-7⅛" (INNER BAR) TO 36'-2⅛" (OUTER BAR)

H701E, H702E, H806E, H807E, H505E, H504E



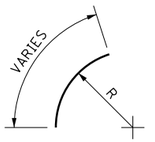
R = 49'-6" (H413E)
R = 36'-6" (H418E)

H413E, H418E



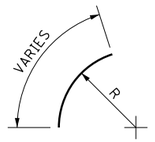
R = VARIES FROM 36'-8" (INNER BAR) TO 49'-6" (OUTER BAR)

HS405E, HS611E, HS812E



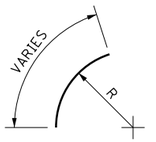
R = VARIES FROM 37'-3" (INNER BAR) TO 48'-11" (OUTER BAR)

HS406E, HS613E



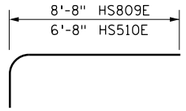
R = VARIES FROM 36'-10" (INNER BAR) TO 49'-8" (OUTER BAR)

HS707E

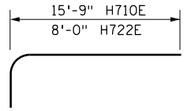


R = VARIES FROM 37'-5" (INNER BAR) TO 49'-1" (OUTER BAR)

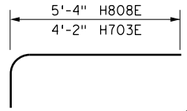
HS708E



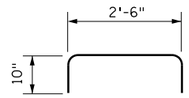
HS809E, HS510E



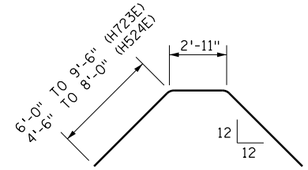
H710E, H722E



H703E, H808E (1)



H525E



H723E, H524E

(1) CURVE OUT-OF-PLANE TO MATCH RADIUS OF LAPPED BARS (BENT LEG FACING DOWN)

DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

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ENGINEER SIGNATURE

RYAN R. EVANS
LIC. NO. 53920 DATE

TITLE: HELIX BAR LISTS AND QUANTITIES

DESIGNED	ATP	DRAWN	JMR	APPROVED
CHECKED	RRE	CHECK	RRE	

S.A.P. 199-010-012

SHEET NO. 49 OF 99 SHEETS

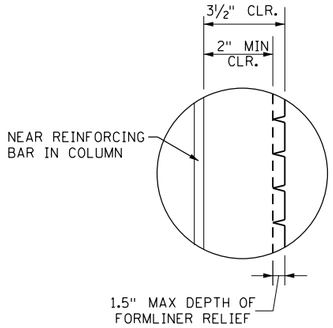
BRIDGE NO. 02053

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ryanev
1/23/2018
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bmi.tbl

PIER 1
SPREAD FOOTING LOAD DATA

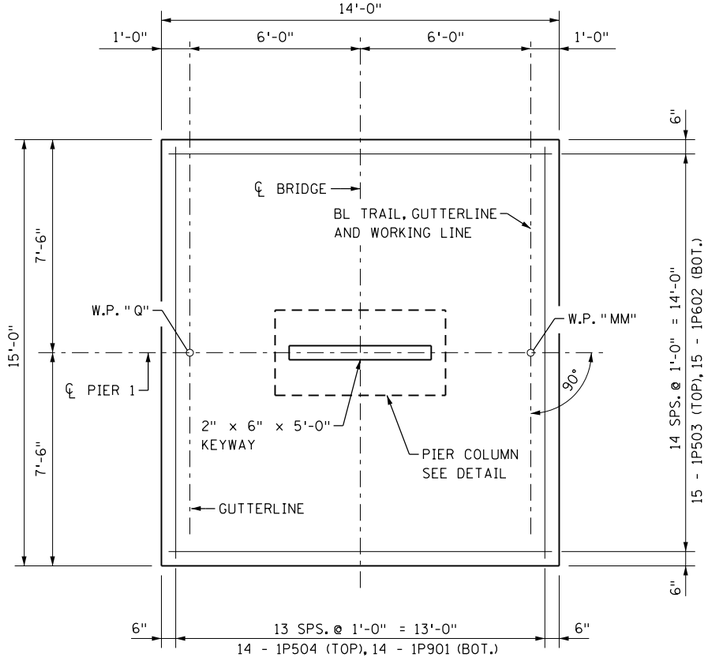
✳ FACTORED DESIGN BEARING PRESSURE	2.12 TONS/SQ.FT.
EFFECTIVE WIDTH B' (PERPENDICULAR TO PIER)	10.2 FT.
EFFECTIVE LENGTH L' (PARALLEL TO PIER)	13.4 FT.
FACTORED BEARING RESISTANCE $\phi_b \cdot q_n$	2.29 TONS/SQ.FT.

✳ BASED ON SERVICE I LOAD COMBINATION

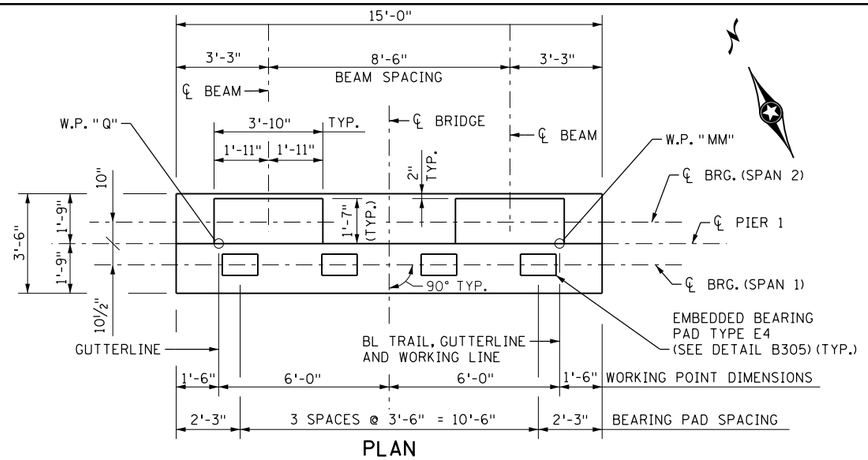


ARCHITECTURAL TEXTURE DETAIL

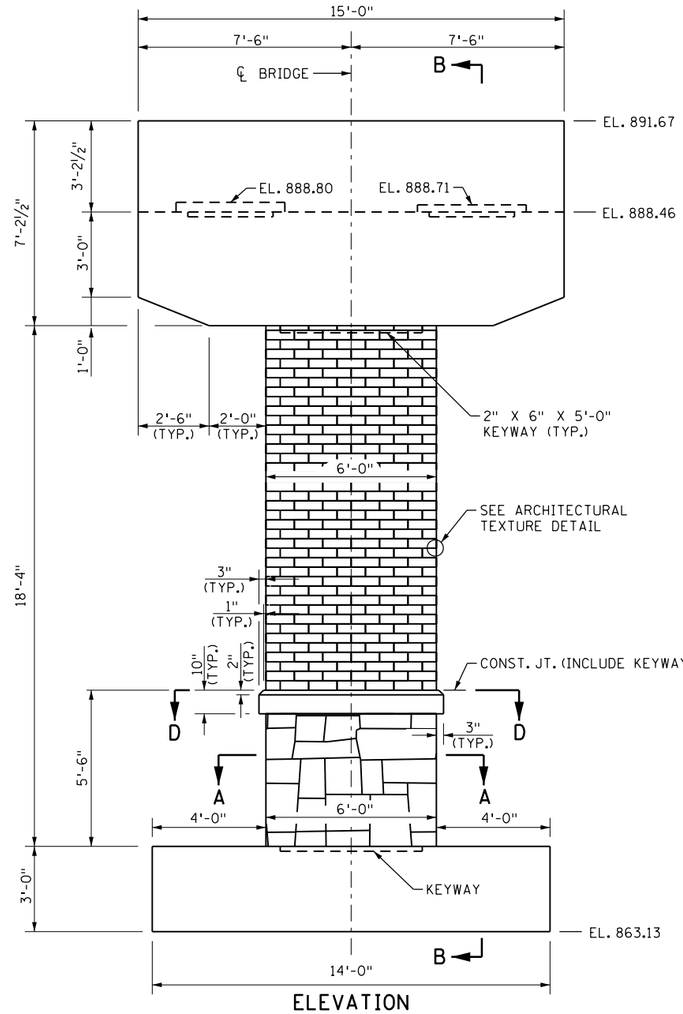
NOT TO SCALE



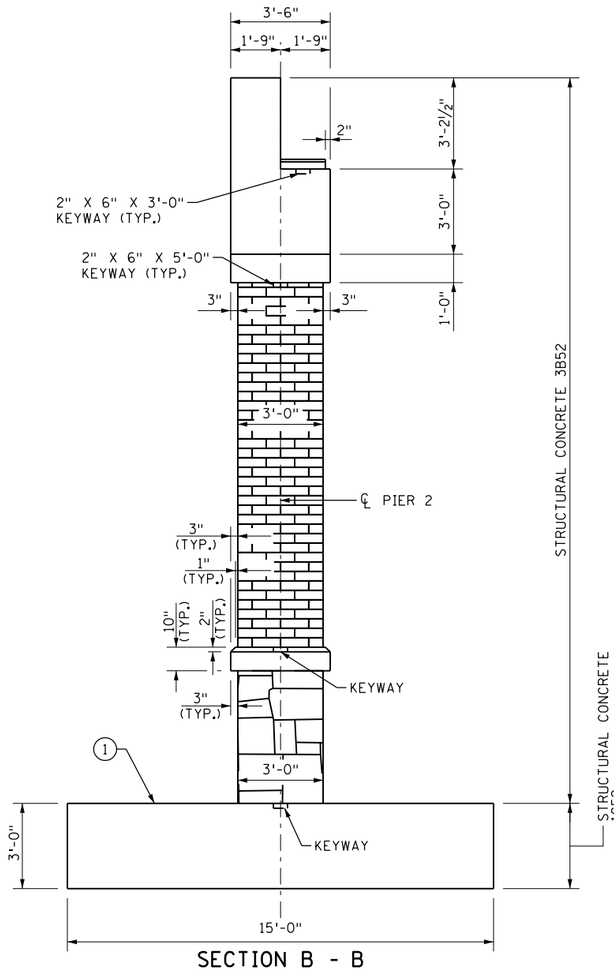
FOOTING PLAN



PLAN



ELEVATION



SECTION B - B

SUMMARY OF QUANTITIES FOR PIER 1

STRUCTURAL CONCRETE (1G52)	23.3	CU YD
STRUCTURAL CONCRETE (3B52)	22.9	CU YD
REINFORCEMENT BARS	1566	POUND
REINFORCEMENT BARS (EPOXY COATED)	4557	POUND
ARCHITECTURAL CONCRETE TEXTURE (ASHLAR STONE)	84	SQ FT
ARCHITECTURAL CONCRETE TEXTURE (THIN BRICK)	231	SQ FT
ARCHITECTURAL SURFACE FINISH (SINGLE COLOR)	304	SQ FT
ARCHITECTURAL SURFACE FINISH (MULTI COLOR)	231	SQ FT
ANTI-GRAFITTI COATING	315	SQ FT

NOTES

(1) TOP OF FOOTING SHALL HAVE A MINIMUM OF 1'-6" SOIL COVER

SET STAINLESS STEEL NAIL/PIN WITH CUT "X" IN EXPOSED HEAD (FLUSH WITH FINISHED CONCRETE FACE.) IN WEST FACE OF PIER APPROXIMATE 4' ABOVE FINISHED GRADE.

DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

BOLTON & MENK
7533 SUNWOOD DRIVE N.W.
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ENGINEER SIGNATURE

RYAN R. EVANS
LIC. NO. 53920 DATE

TITLE:

PIER 1
DETAILS & REINFORCEMENT

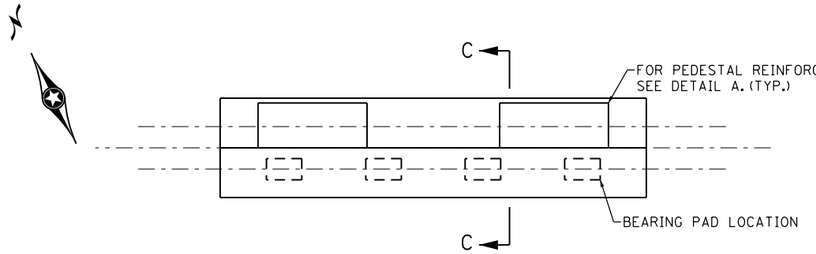
DESIGNED ATP	DRAWN JMR	APPROVED	
CHECKED RRE	CHECK ATP		

S.A.P. 199-010-012

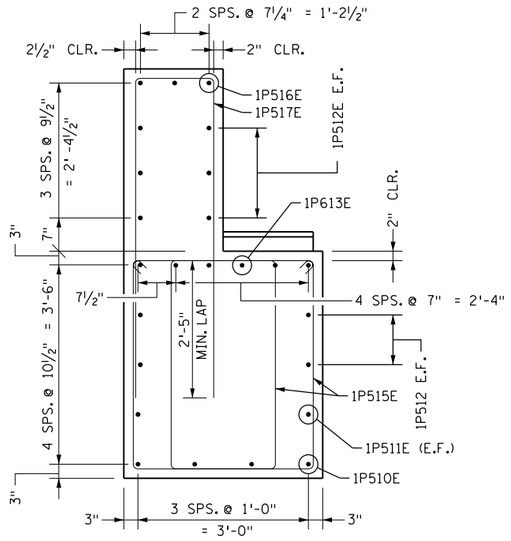
SHEET NO. 50 OF 99 SHEETS

BRIDGE NO. 02053

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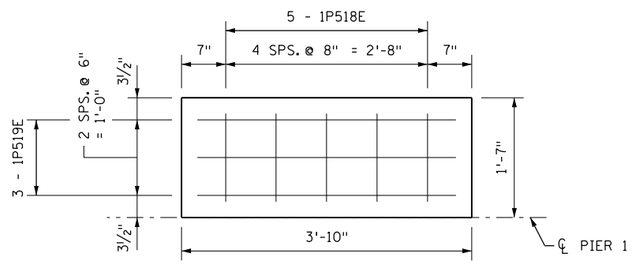


PIER CAP PLAN - REINFORCEMENT



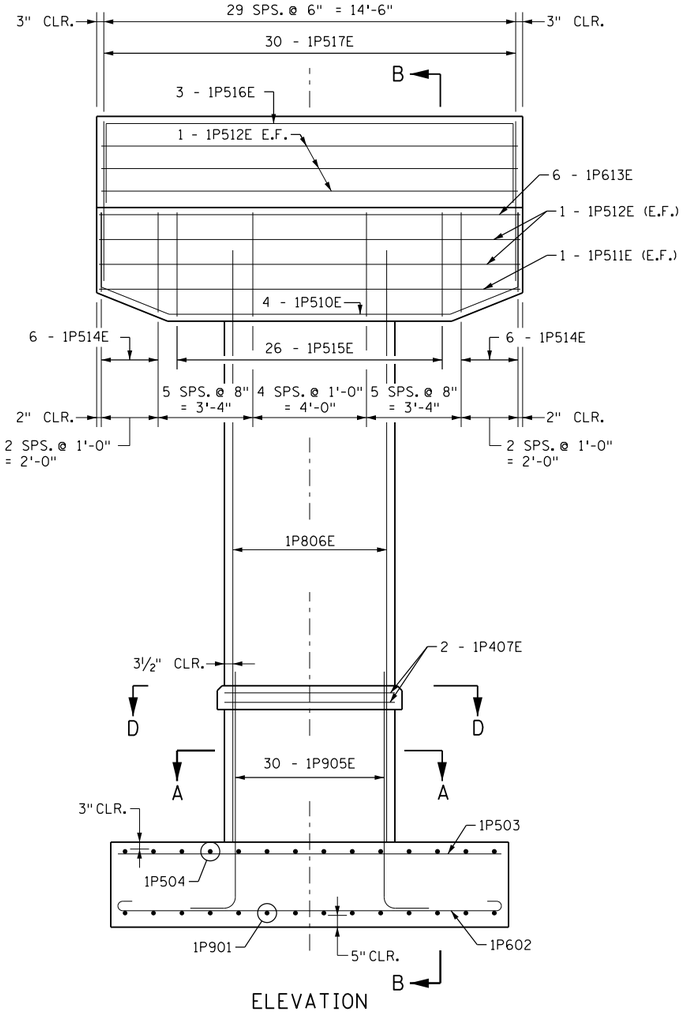
SECTION C-C

PIER CAP SECTION REINFORCEMENT

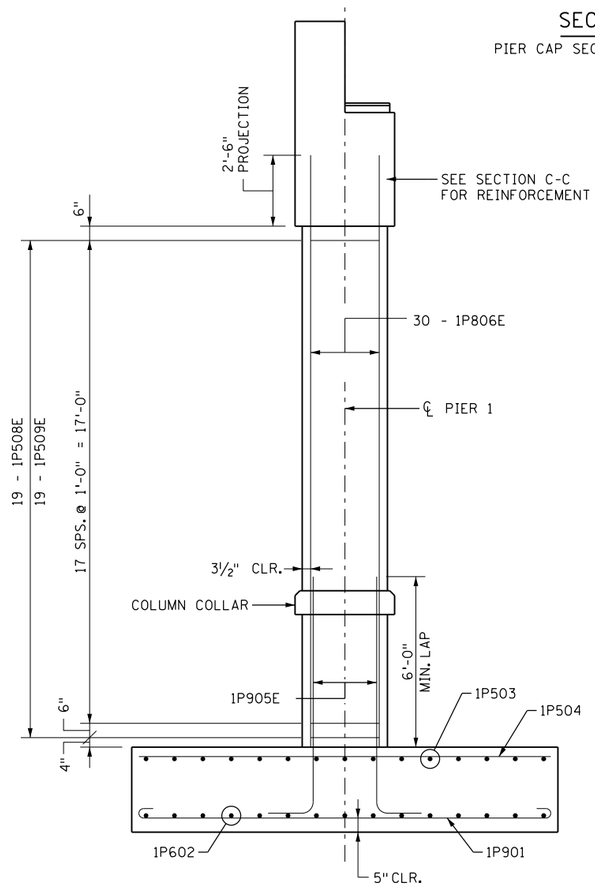


DETAIL A

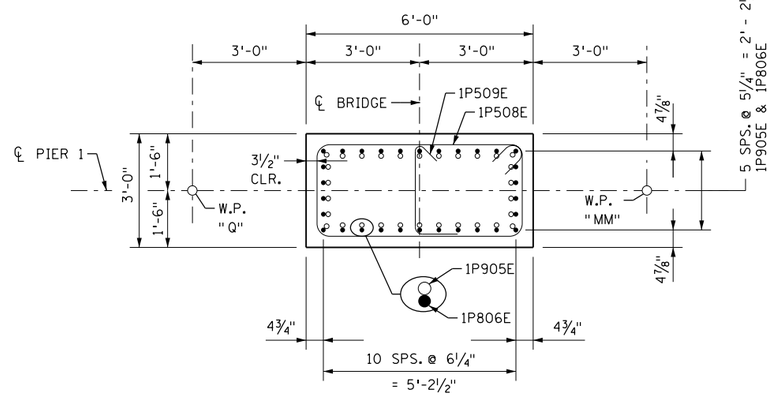
PEDESTAL PLAN REINFORCEMENT



ELEVATION

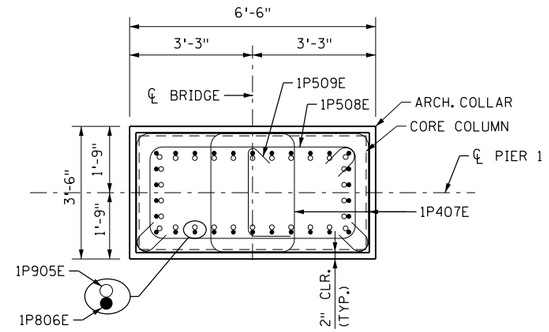


SECTION B - B



PIER COLUMN DETAIL

SECTION A-A



SECTION D-D

AT COLUMN COLLAR

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DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

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7533 SUNWOOD DRIVE N.W.
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Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
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ENGINEER SIGNATURE

RYAN R. EVANS
LIC. NO. 53920 DATE

TITLE:

PIER 1
DETAILS & REINFORCEMENT

DESIGNED	ATP	DRAWN	JMR	APPROVED	
CHECKED	RRE	CHECK	ATP		

S.A.P. 199-010-012

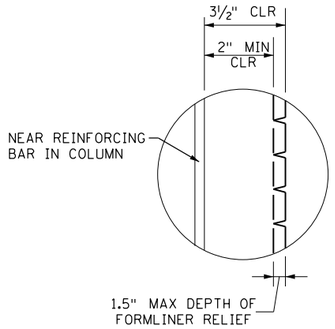
SHEET NO. 51 OF 99 SHEETS

BRIDGE NO. 02053

PIER 2
SPREAD FOOTING LOAD DATA

✳ FACTORED DESIGN BEARING PRESSURE	1.87 TONS/SQ.FT.
EFFECTIVE WIDTH B' (PERPENDICULAR TO PIER)	11.1 FT.
EFFECTIVE LENGTH L' (PARALLEL TO PIER)	17.1 FT.
FACTORED BEARING RESISTANCE $\phi_b \cdot q_n$	1.89 TONS/SQ.FT.

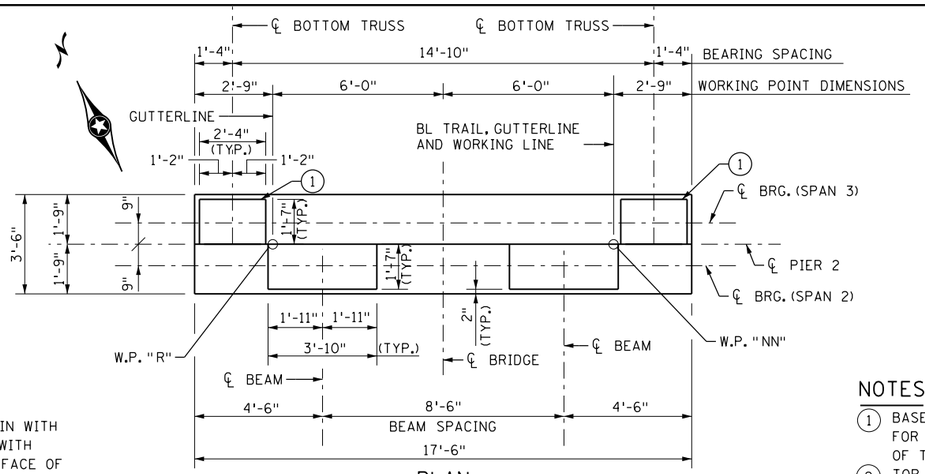
✳ BASED ON SERVICE I LOAD COMBINATION



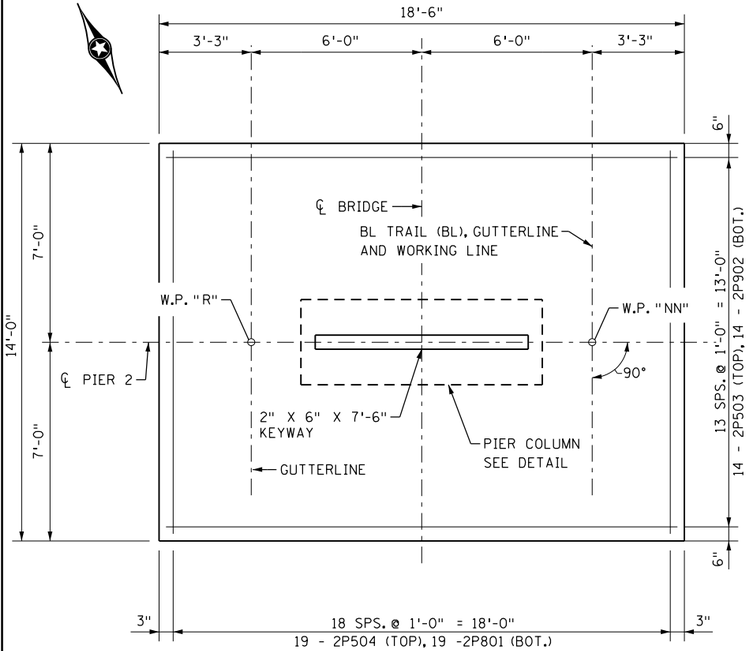
ARCHITECTURAL TEXTURE DETAIL

NOT TO SCALE

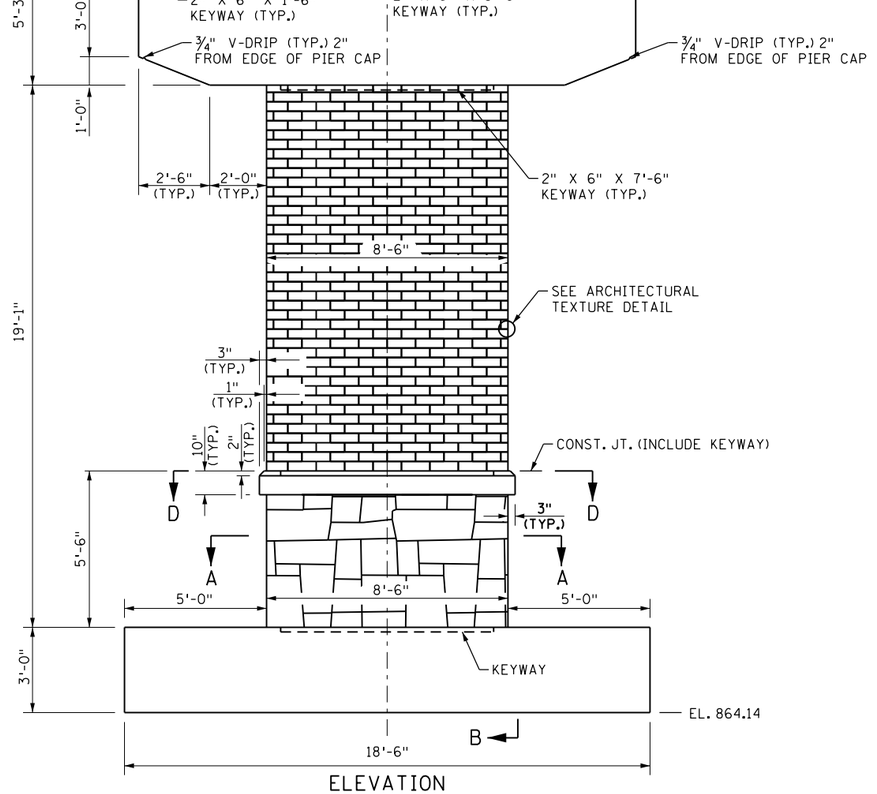
NOTE: SET STAINLESS STEEL NAIL/PIN WITH CUT "X" IN EXPOSED HEAD (FLUSH WITH FINISHED CONCRETE FACE), IN WEST FACE OF PIER APPROXIMATE 4' ABOVE FINISHED GRADE.



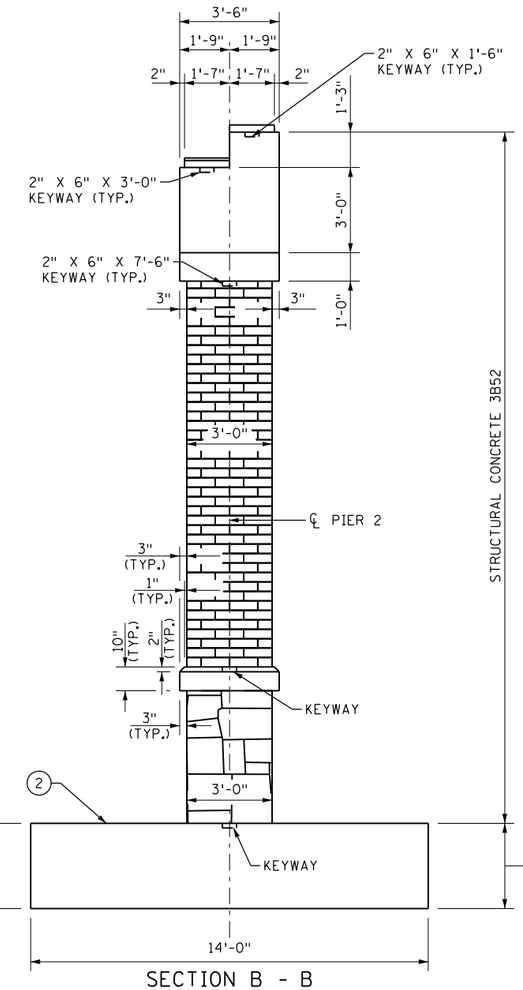
PLAN



FOOTING PLAN



ELEVATION



SECTION B - B

SUMMARY OF QUANTITIES FOR PIER 2

STRUCTURAL CONCRETE (1G52)	28.0	CU YD
STRUCTURAL CONCRETE (3B52)	28.4	CU YD
REINFORCEMENT BARS	2284	POUND
REINFORCEMENT BARS (EPOXY COATED)	6037	POUND
ARCHITECTURAL CONCRETE TEXTURE (ASHLAR STONE)	107	SQ FT
ARCHITECTURAL CONCRETE TEXTURE (THIN BRICK)	312	SQ FT
ARCHITECTURAL SURFACE FINISH (SINGLE COLOR)	365	SQ FT
ARCHITECTURAL SURFACE FINISH (MULTI COLOR)	312	SQ FT
ANTI-GRAFITTI COATING	420	SQ FT

NOTES

1. BASED ON ASSUMED BEARING SIZE/THICKNESS; SEE PREFABRICATED TRUSS DETAILS FOR ESTIMATED BEARING SIZE. VERIFY FINAL PEDESTAL ELEVATIONS UPON APPROVAL OF TRUSS SHOP DRAWINGS.
2. TOP OF FOOTING SHALL HAVE A MINIMUM OF 1'-6" SOIL COVER.

DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

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ENGINEER SIGNATURE

RYAN R. EVANS
LIC. NO. 53920 DATE

TITLE:

PIER 2
DETAILS & REINFORCEMENT

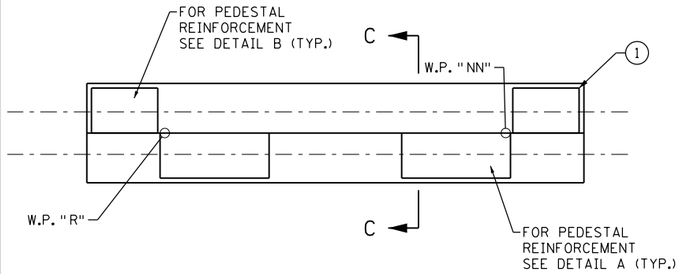
DESIGNED	ATP	DRAWN	JMR	APPROVED
CHECKED	RRE	CHECK	ATP	

S.A.P. 199-010-012

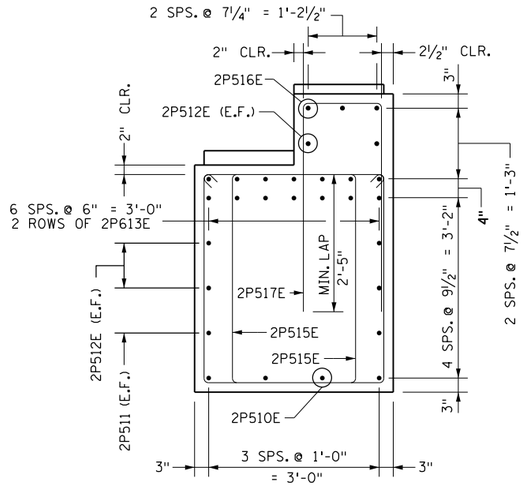
SHEET NO. 52 OF 99 SHEETS

BRIDGE NO. 02053

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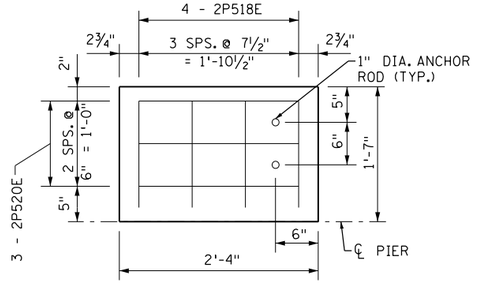


PIER CAP PLAN - REINFORCEMENT



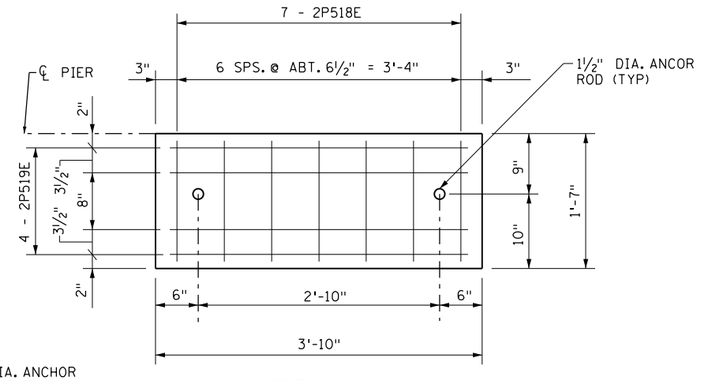
SECTION C-C

PIER CAP SECTION REINFORCEMENT



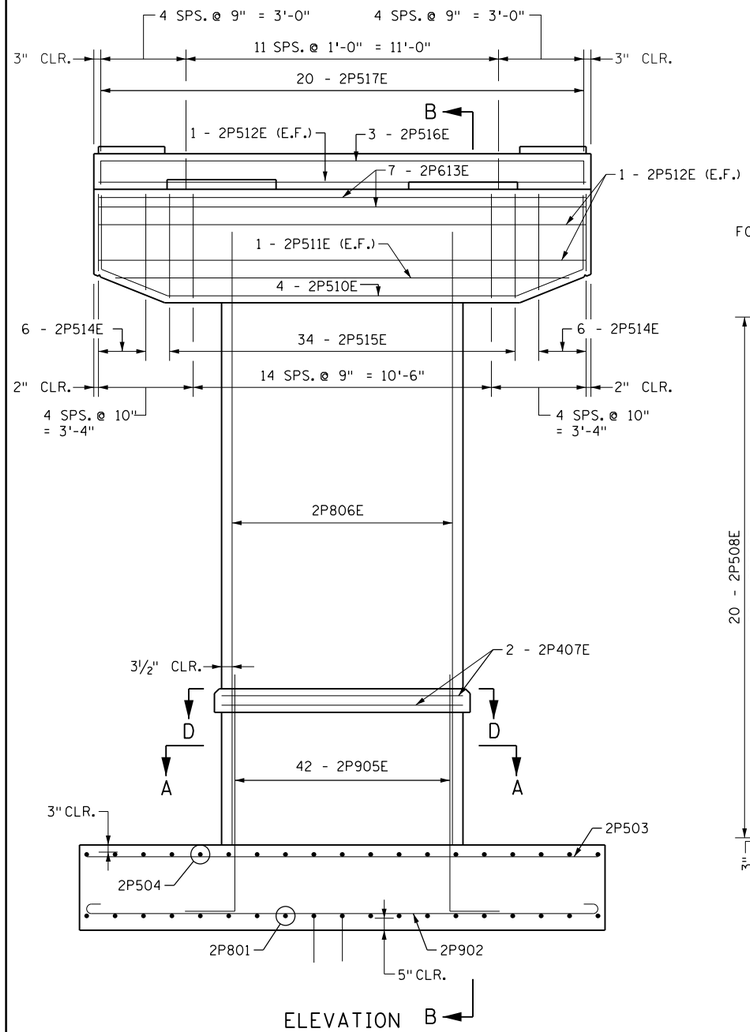
DETAIL B

TRUSS PEDESTAL PLAN REINFORCEMENT (2)

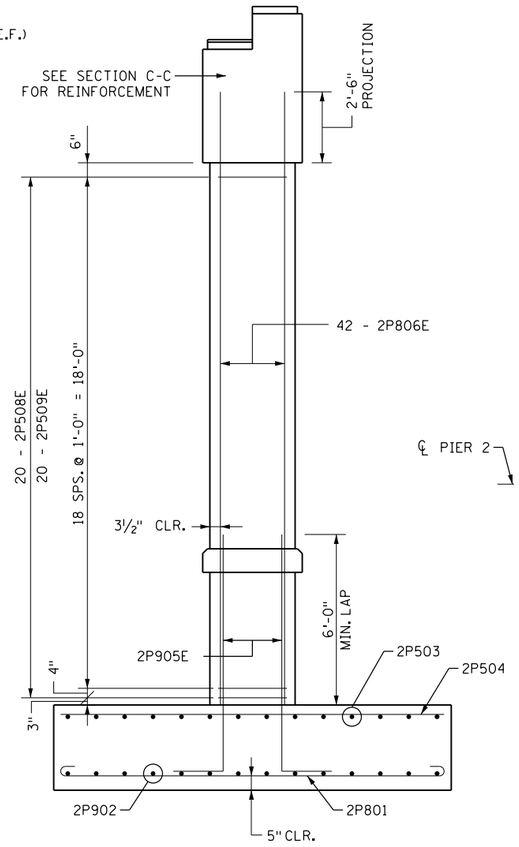


DETAIL A

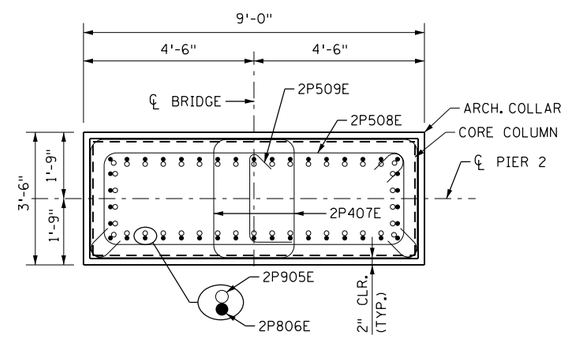
BEAM PEDESTAL PLAN REINFORCEMENT



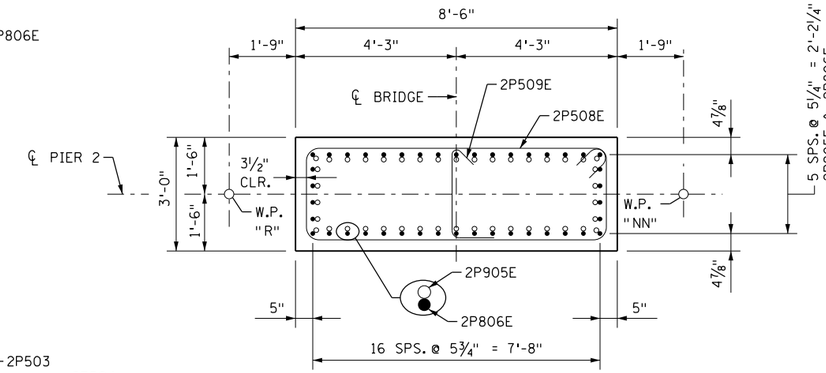
ELEVATION B



SECTION B - B



SECTION D-D



PIER COLUMN DETAIL

SECTION A-A

NOTES

1. PEDESTAL BEARING SEAT SIZE AND FINAL ELEVATION OF THE SEAT FOR THE MAIN SPAN TRUSS SHALL BE COORDINATED WITH APPROVED SHOP PLANS FOR THE TRUSS BEARING ASSEMBLY PROVIDED BY THE TRUSS MANUFACTURER.
2. REINFORCEMENT TO BE PLACED TO ENSURE ADEQUATE CLEARANCE FROM TRUSS ANCHOR RODS PER BEARING ASSEMBLY PROVIDED BY TRUSS MANUFACTURER.

DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

BOLTON & MENK
7533 SUNWOOD DRIVE N.W.
RAMSEY, MINNESOTA 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.com

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ENGINEER SIGNATURE

RYAN R. EVANS
LIC. NO. 53920 DATE

TITLE:

PIER 2
DETAILS & REINFORCEMENT

DESIGNED	ATP	DRAWN	JMR	APPROVED	
CHECKED	RRE	CHECK	ATP		

S.A.P. 199-010-012

SHEET NO. 53 OF 99 SHEETS

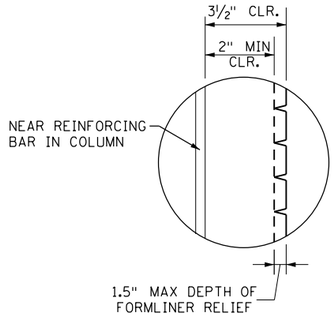
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1/23/2018

PIER 3
SPREAD FOOTING LOAD DATA

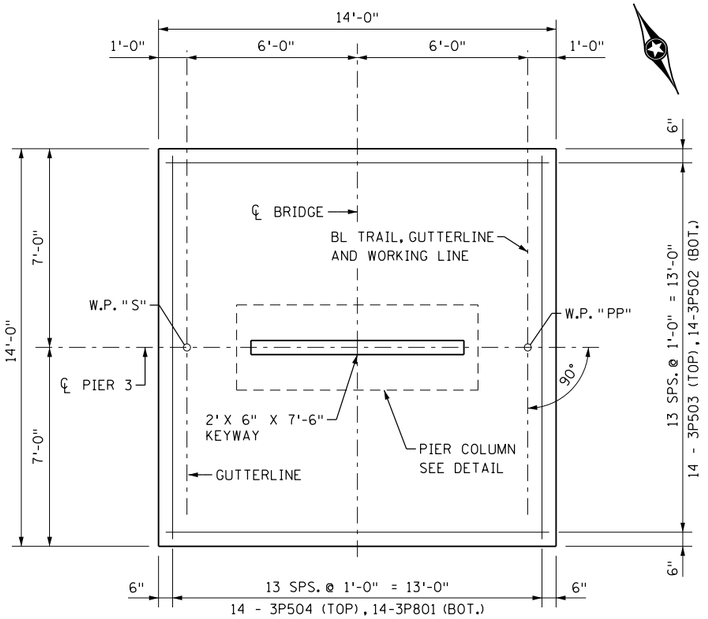
✳ FACTORED DESIGN BEARING PRESSURE	1.94 TONS/SQ.FT.
EFFECTIVE WIDTH B' (PERPENDICULAR TO PIER)	11.4 FT.
EFFECTIVE LENGTH L' (PARALLEL TO PIER)	12.6 FT.
FACTORED BEARING RESISTANCE $\phi_b \cdot q_n$	2.3 TONS/SQ.FT.

✳ BASED ON SERVICE I LOAD COMBINATION

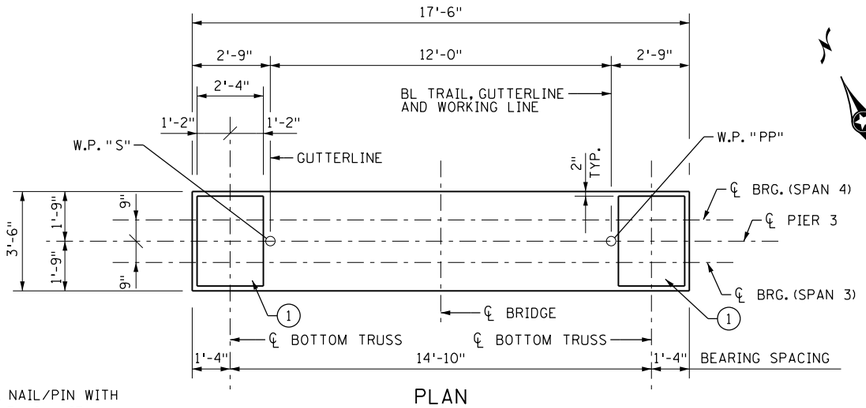


ARCHITECTURAL TEXTURE DETAIL

NOT TO SCALE

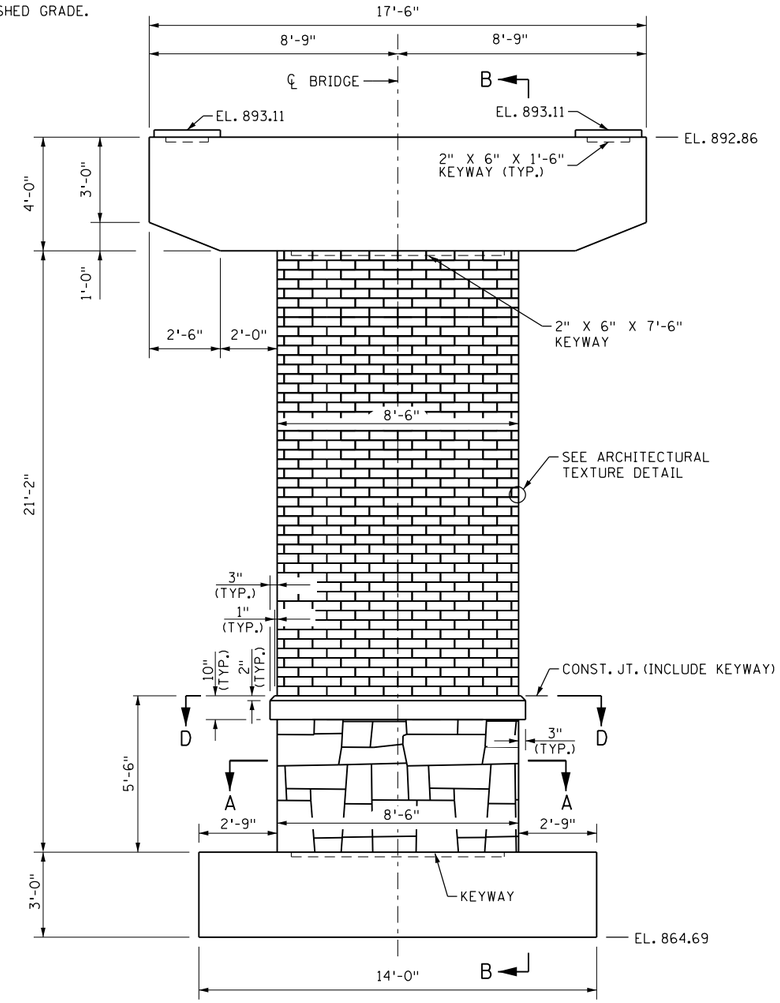


FOOTING PLAN



PLAN

NOTE: SET STAINLESS STEEL NAIL/PIN WITH CUT "X" IN EXPOSED HEAD (FLUSH WITH FINISHED CONCRETE FACE), IN WEST FACE OF PIER APPROXIMATE 4' ABOVE FINISHED GRADE.



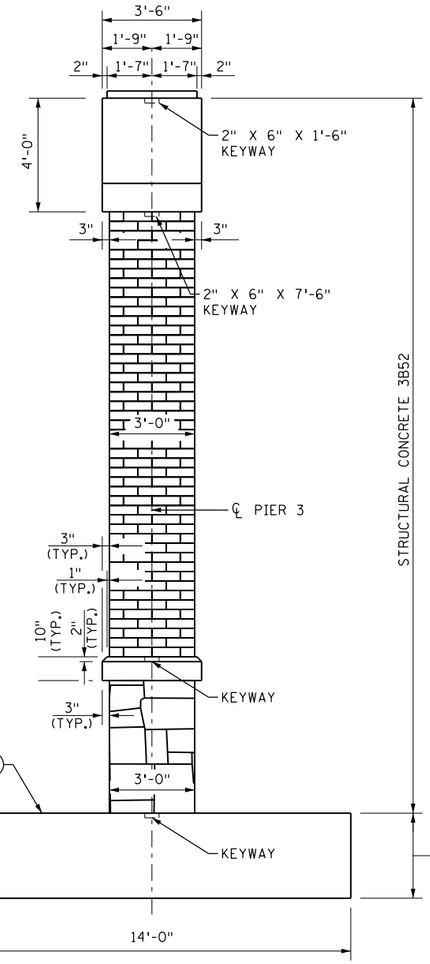
ELEVATION

SUMMARY OF QUANTITIES FOR PIER 3

STRUCTURAL CONCRETE (1G52)	21.8	CU YD
STRUCTURAL CONCRETE (3B52)	28.9	CU YD
REINFORCEMENT BARS	1182	POUND
REINFORCEMENT BARS (EPOXY COATED)	5996	POUND
ARCHITECTURAL CONCRETE TEXTURE (ASHLAR STONE)	107	SQ FT
ARCHITECTURAL CONCRETE TEXTURE (THIN BRICK)	360	SQ FT
ARCHITECTURAL SURFACE FINISH (SINGLE COLOR)	365	SQ FT
ARCHITECTURAL SURFACE FINISH (MULTI COLOR)	360	SQ FT
ANTI-GRAFITTI COATING	468	SQ FT

NOTES

1. BASED ON ASSUMED BEARING SIZE/THICKNESS; SEE PREFABRICATED TRUSS DETAILS FOR ESTIMATED BEARING SIZE. VERIFY FINAL PEDESTAL ELEVATIONS UPON APPROVAL OF TRUSS SHOP DRAWINGS.
2. TOP OF FOOTING SHALL HAVE A MINIMUM OF 1'-6" SOIL COVER.



SECTION B - B

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DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

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ENGINEER SIGNATURE

RYAN R. EVANS
LIC. NO. 53920 DATE

TITLE:

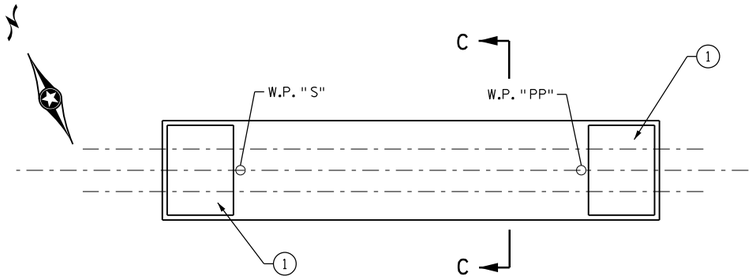
PIER 3
DETAILS & REINFORCEMENT

DESIGNED	ATP	DRAWN	JMR	APPROVED	
CHECKED	RRE	CHECK	ATP		

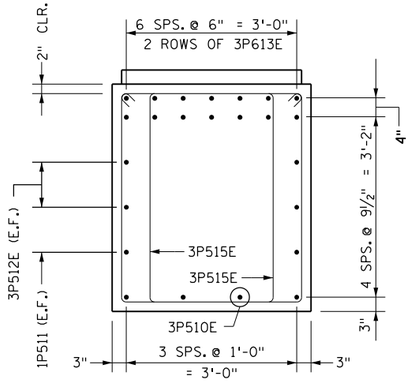
S.A.P. 199-010-012

SHEET NO. 54 OF 99 SHEETS

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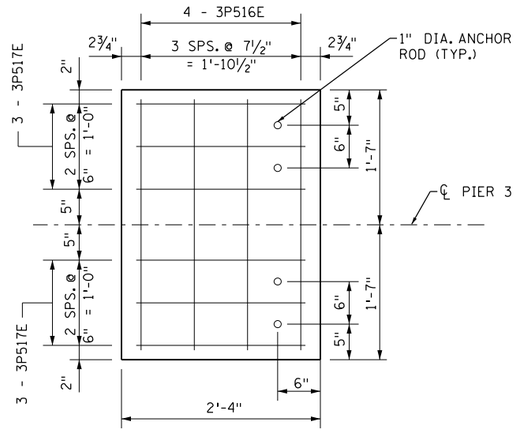


PIER CAP PLAN - REINFORCEMENT



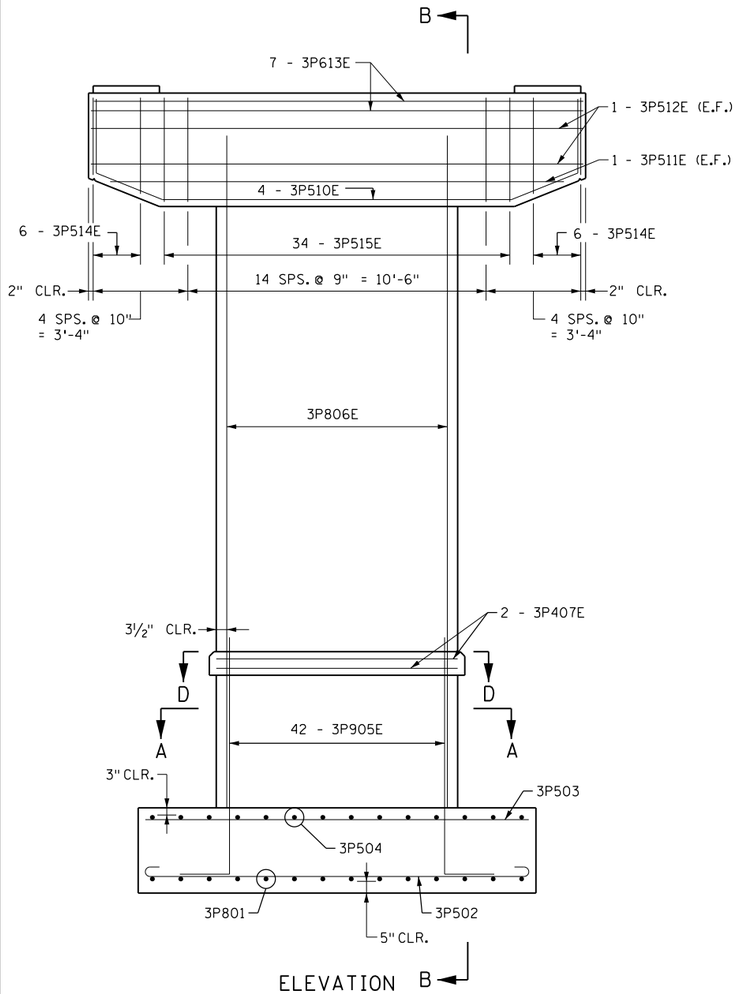
SECTION C-C

PIER CAP SECTION REINFORCEMENT

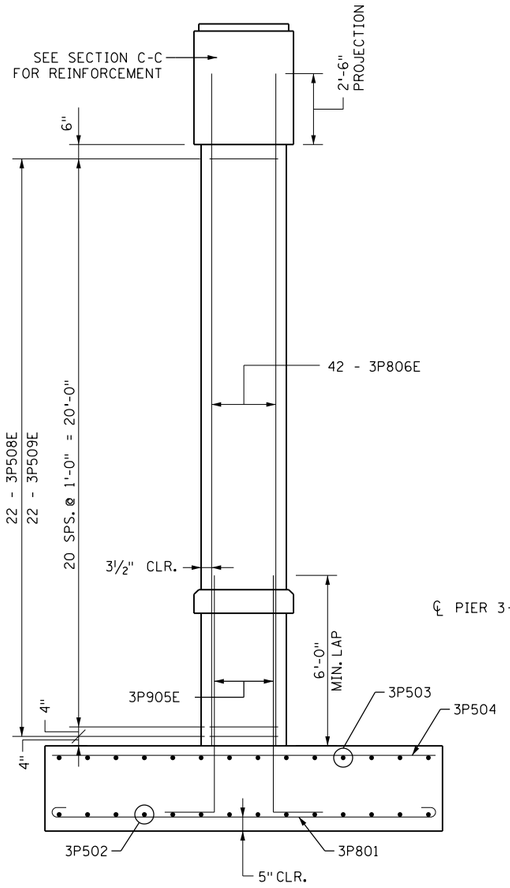


DETAIL B

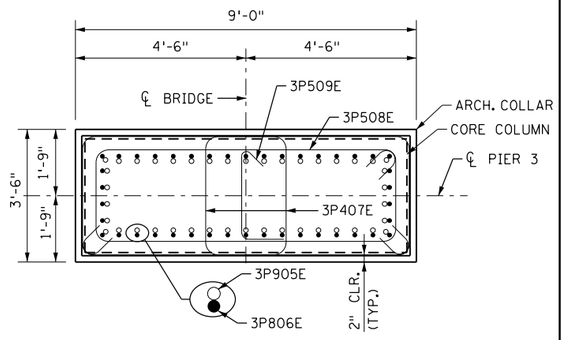
TRUSS PEDESTAL PLAN REINFORCEMENT (2)



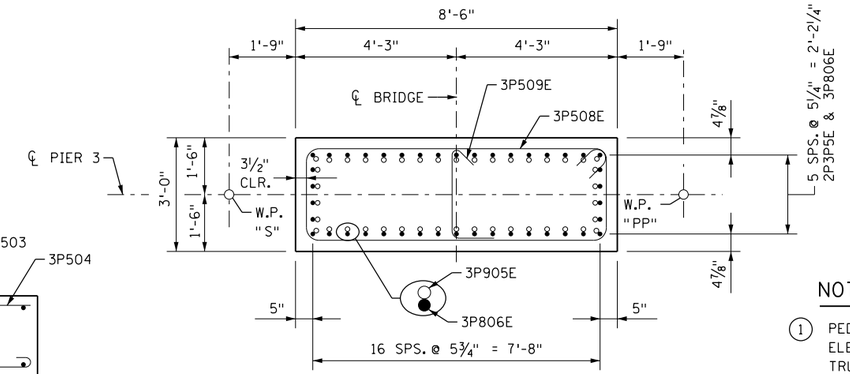
ELEVATION



SECTION B - B



SECTION D-D



PIER COLUMN DETAIL

SECTION A-A

NOTES

1. PEDESTAL BEARING SEAT SIZE AND FINAL ELEVATION OF THE SEAT FOR THE MAIN SPAN TRUSS SHALL BE COORDINATED WITH APPROVED SHOP PLANS FOR THE TRUSS BEARING ASSEMBLY PROVIDED BY THE TRUSS MANUFACTURER.
2. REINFORCEMENT TO BE PLACED TO ENSURE ADEQUATE CLEARANCE FROM TRUSS ANCHOR RODS PER BEARING ASSEMBLY PROVIDED BY TRUSS MANUFACTURER.

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ENGINEER SIGNATURE

RYAN R. EVANS
LIC. NO. 53920 DATE

TITLE:

PIER 3
DETAILS & REINFORCEMENT

DESIGNED	ATP	DRAWN	JMR	APPROVED	
CHECKED	RRE	CHECK	ATP		

S.A.P. 199-010-012

SHEET NO. 55 OF 99 SHEETS

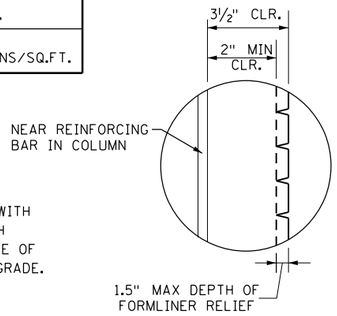
BRIDGE NO. 02053

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PIER 4
SPREAD FOOTING LOAD DATA

✳ FACTORED DESIGN BEARING PRESSURE	2.14 TONS/SQ.FT.
EFFECTIVE WIDTH B' (PERPENDICULAR TO PIER)	11.6 FT.
EFFECTIVE LENGTH L' (PARALLEL TO PIER)	12.7 FT.
FACTORED BEARING RESISTANCE $\phi_b \cdot q_n$	2.19 TONS/SQ.FT.

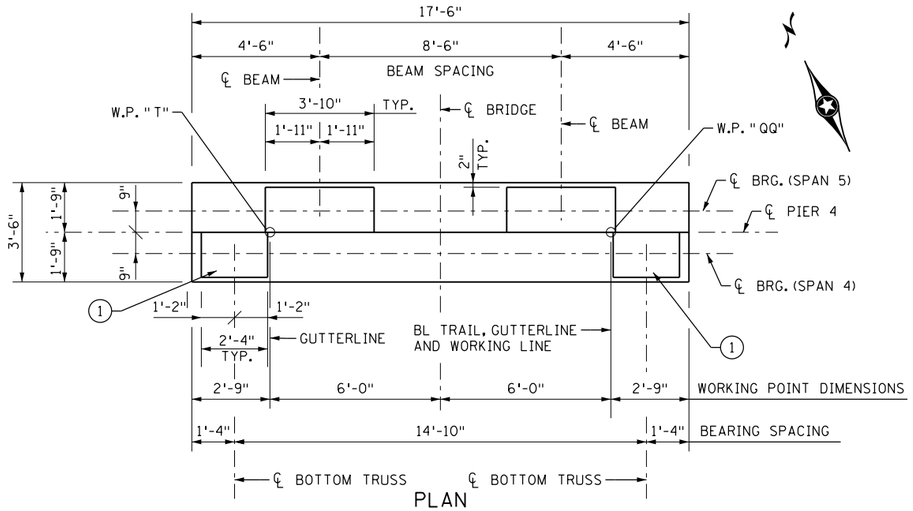
✳ BASED ON SERVICE I LOAD COMBINATION



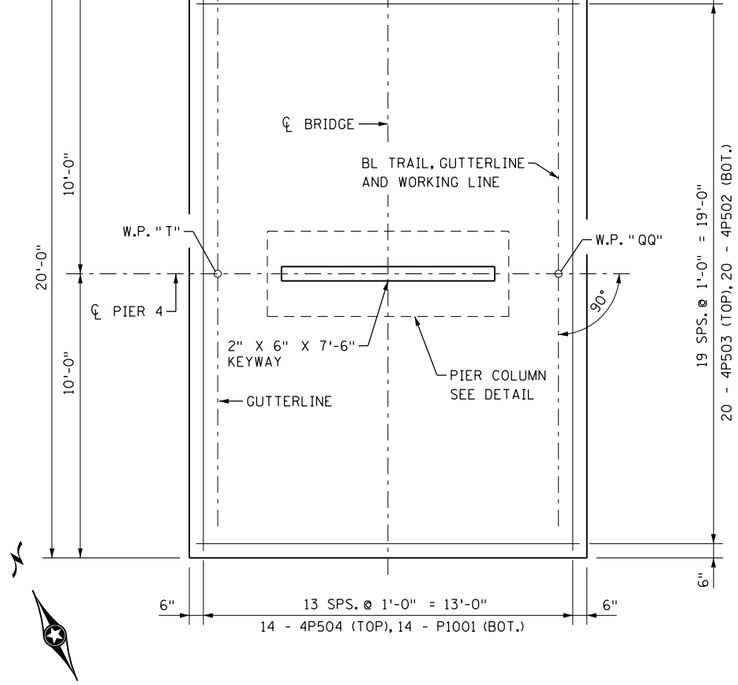
NOTE: SET STAINLESS STEEL NAIL/PIN WITH CUT "X" IN EXPOSED HEAD (FLUSH WITH FINISHED CONCRETE FACE), IN WEST FACE OF PIER APPROXIMATE 4' ABOVE FINISHED GRADE.

ARCHITECTURAL TEXTURE DETAIL

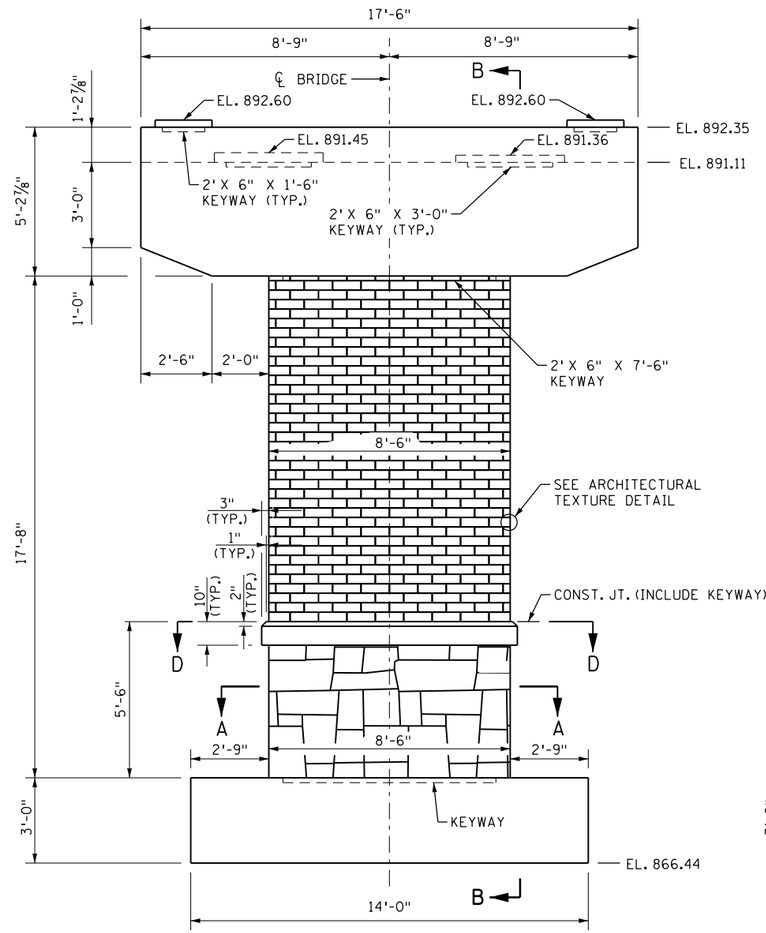
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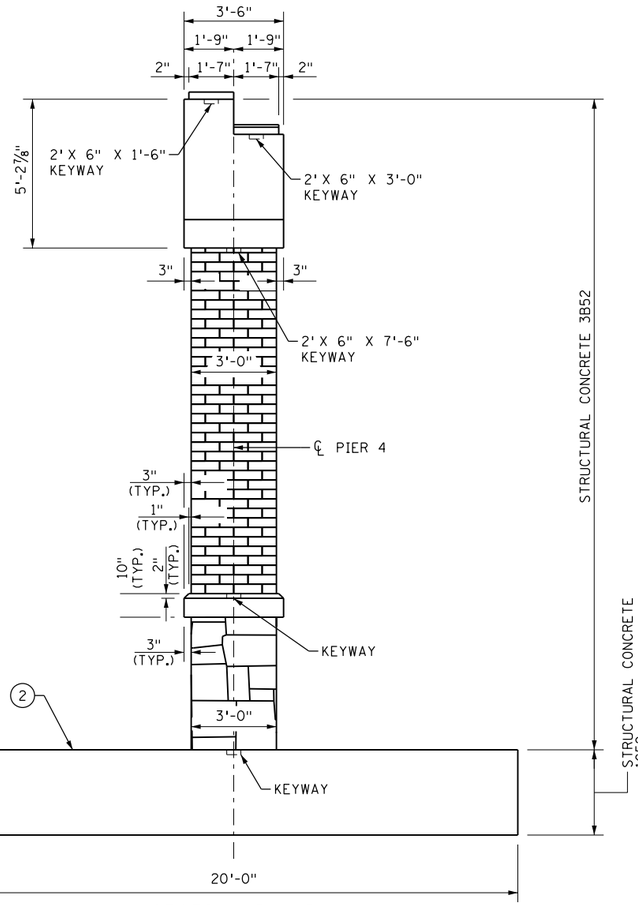
PLAN



FOOTING PLAN



ELEVATION



SECTION B - B

SUMMARY OF QUANTITIES FOR PIER 4

STRUCTURAL CONCRETE (1G52)	31.1	CU YD
STRUCTURAL CONCRETE (3B52)	27.0	CU YD
REINFORCEMENT BARS	2218	POUND
REINFORCEMENT BARS (EPOXY COATED)	5736	POUND
ARCHITECTURAL CONCRETE TEXTURE (ASHLAR STONE)	107	SQ FT
ARCHITECTURAL CONCRETE TEXTURE (THIN BRICK)	280	SQ FT
ARCHITECTURAL SURFACE FINISH (SINGLE COLOR)	365	SQ FT
ARCHITECTURAL SURFACE FINISH (MULTI COLOR)	280	SQ FT
ANTI-GRAFITTI COATING	387	SQ FT

NOTES

1. BASED ON ASSUMED BEARING SIZE/THICKNESS; SEE PREFABRICATED TRUSS DETAILS FOR ESTIMATED BEARING SIZE. VERIFY FINAL PEDESTAL ELEVATIONS UPON APPROVAL OF TRUSS SHOP DRAWINGS.
2. TOP OF FOOTING SHALL HAVE A MINIMUM OF 1'-6" SOIL COVER.

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ENGINEER SIGNATURE

RYAN R. EVANS
LIC. NO. 53920 DATE

TITLE:

PIER 4
DETAILS & REINFORCEMENT

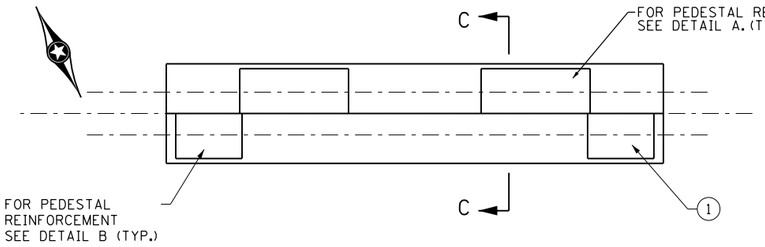
DESIGNED ATP	DRAWN JMR	APPROVED	
CHECKED RRE	CHECK ATP		

S.A.P. 199-010-012

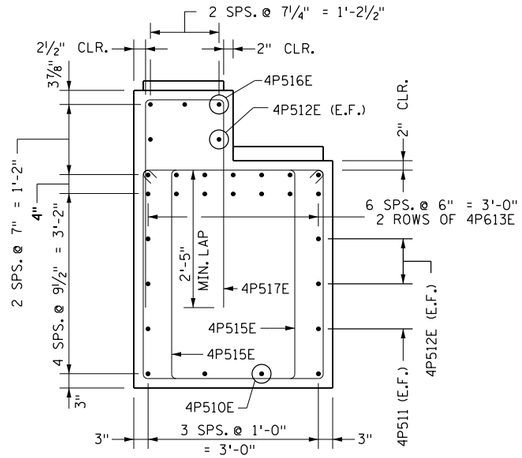
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BRIDGE NO. 02053

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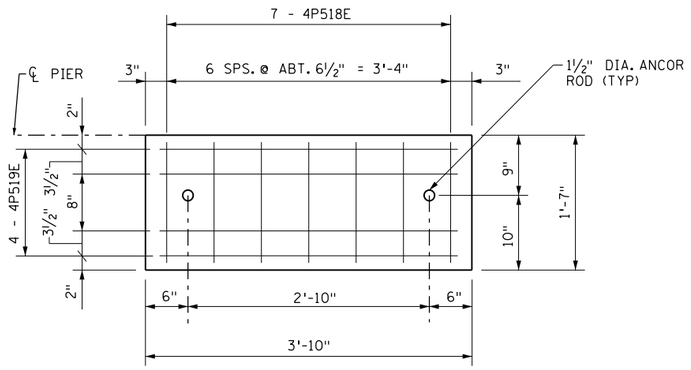


PIER CAP PLAN - REINFORCEMENT



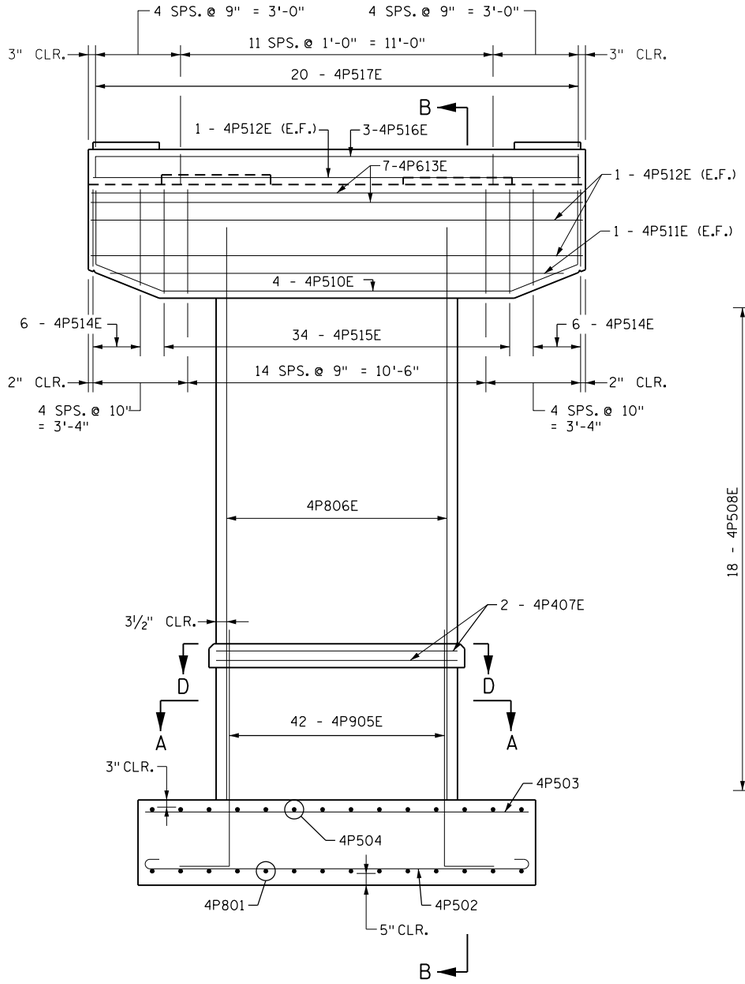
SECTION C-C

PIER CAP SECTION REINFORCEMENT

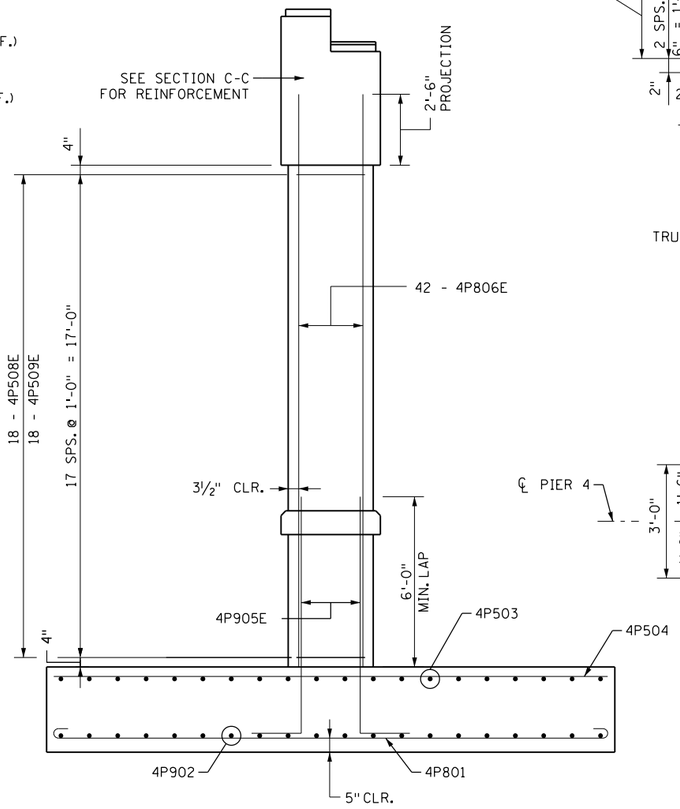


DETAIL A

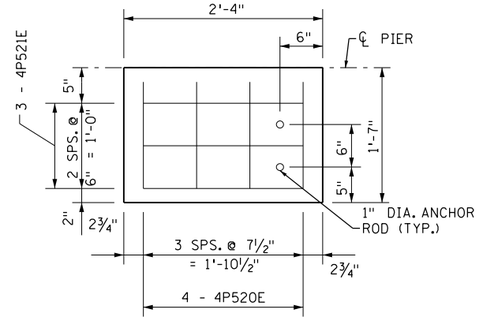
BEAM PEDESTAL PLAN REINFORCEMENT



ELEVATION

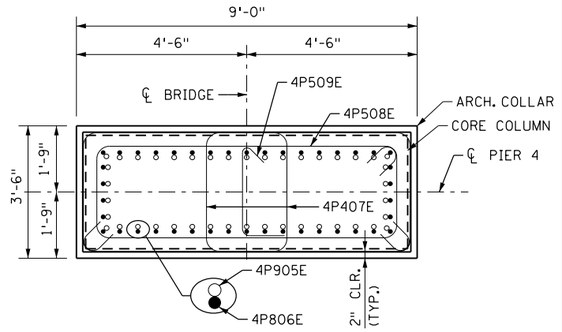


SECTION B - B

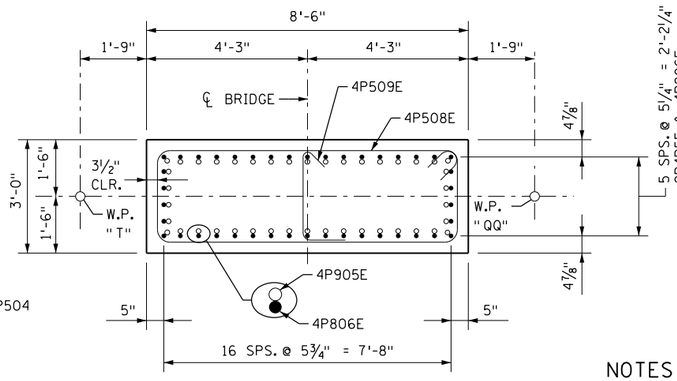


DETAIL B

TRUSS PEDESTAL PLAN REINFORCEMENT (2)



SECTION D-D



PIER COLUMN DETAIL

SECTION A-A

NOTES

1. PEDESTAL BEARING SEAT SIZE AND FINAL ELEVATION OF THE SEAT FOR THE MAIN SPAN TRUSS SHALL BE COORDINATED WITH APPROVED SHOP PLANS FOR THE TRUSS BEARING ASSEMBLY PROVIDED BY THE TRUSS MANUFACTURER.
2. REINFORCEMENT TO BE PLACED TO ENSURE ADEQUATE CLEARANCE FROM TRUSS ANCHOR RODS PER BEARING ASSEMBLY PROVIDED BY TRUSS MANUFACTURER.

DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

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ENGINEER SIGNATURE

RYAN R. EVANS

LIC. NO. 53920 DATE

TITLE:

PIER 4
DETAILS & REINFORCEMENT

DESIGNED	ATP	DRAWN	JMR	APPROVED
CHECKED	RRE	CHECK	ATP	

S.A.P. 199-010-012

SHEET NO. 57 OF 99 SHEETS

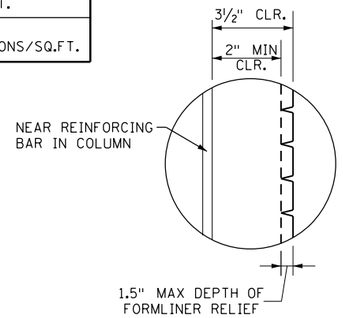
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PIER 5
SPREAD FOOTING LOAD DATA

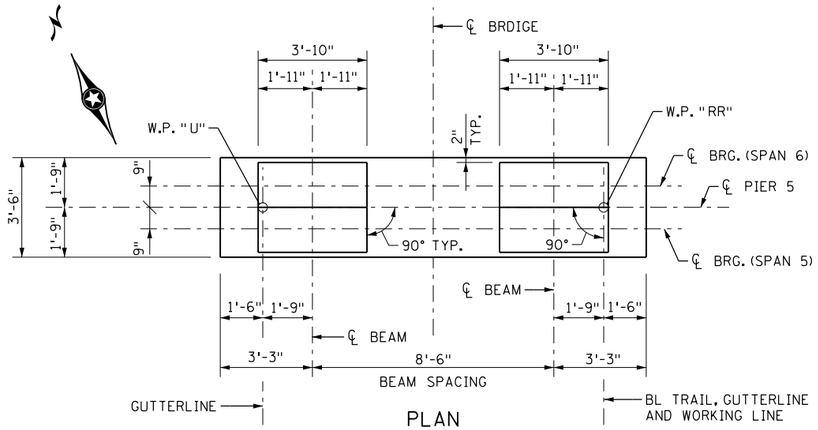
✳ FACTORED DESIGN BEARING PRESSURE	1.81 TONS/SQ.FT.
EFFECTIVE WIDTH B' (PERPENDICULAR TO PIER)	13.2 FT.
EFFECTIVE LENGTH L' (PARALLEL TO PIER)	13.2 FT.
FACTORED BEARING RESISTANCE $\phi_b \cdot q_n$	1.9 TONS/SQ.FT.

✳ BASED ON SERVICE I LOAD COMBINATION

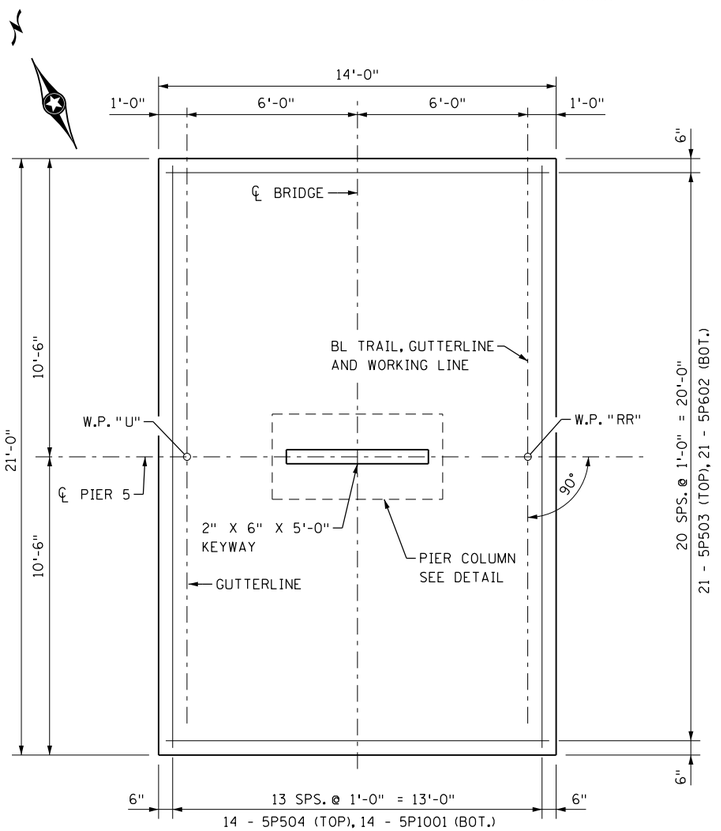


ARCHITECTURAL TEXTURE DETAIL

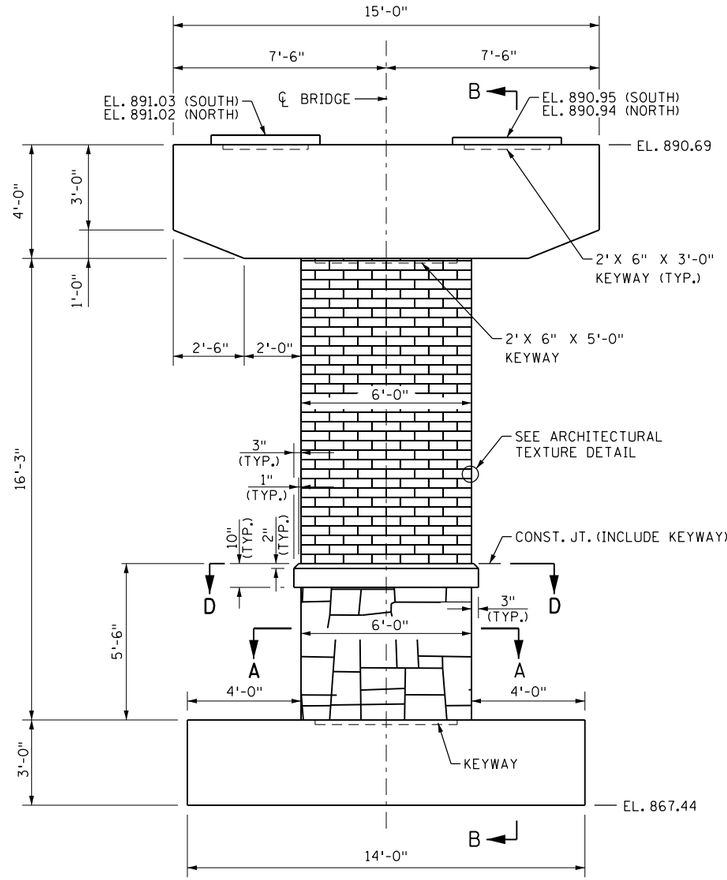
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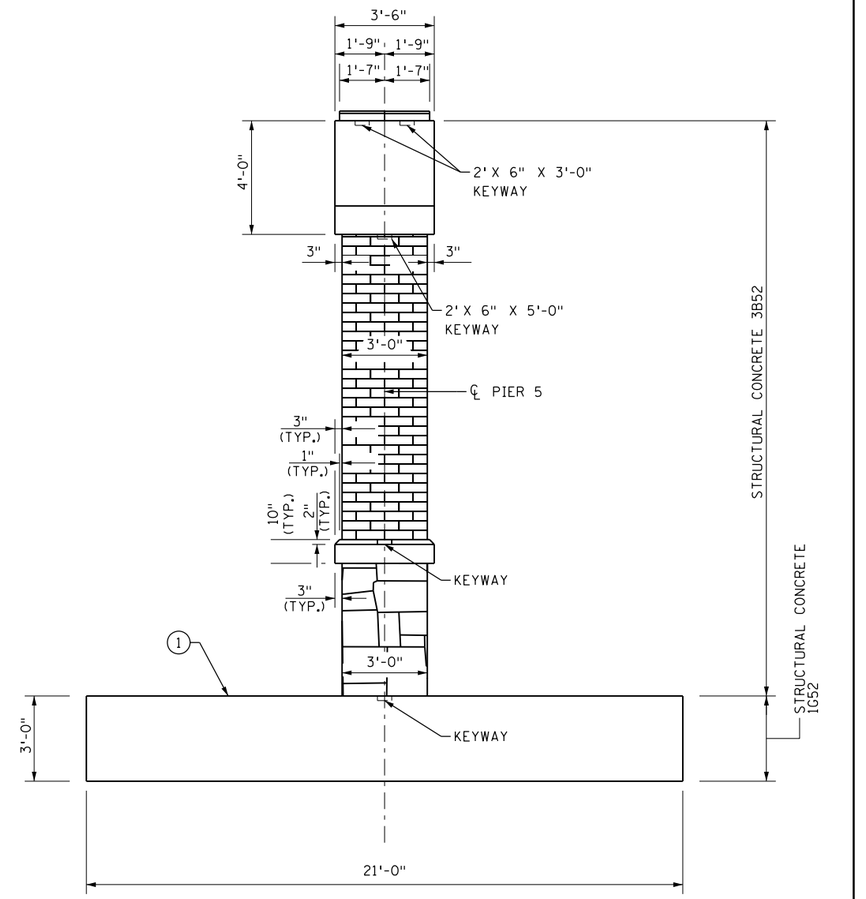
PLAN



FOOTING PLAN



ELEVATION



SECTION B - B

SUMMARY OF QUANTITIES FOR PIER 5

STRUCTURAL CONCRETE (1G52)	32.7	CU YD
STRUCTURAL CONCRETE (3B52)	18.4	CU YD
REINFORCEMENT BARS	2469	POUND
REINFORCEMENT BARS (EPOXY COATED)	4129	POUND
ARCHITECTURAL CONCRETE TEXTURE (ASHLAR STONE)	84	SQ FT
ARCHITECTURAL CONCRETE TEXTURE (THIN BRICK)	194	SQ FT
ARCHITECTURAL SURFACE FINISH (SINGLE COLOR)	304	SQ FT
ARCHITECTURAL SURFACE FINISH (MULTI COLOR)	194	SQ FT
ANTI-GRAFITTI COATING	278	SQ FT

NOTES

(1) TOP OF FOOTING SHALL HAVE A MINIMUM OF 1'-6" SOIL COVER.

SET STAINLESS STEEL NAIL/PIN WITH CUT "X" IN EXPOSED HEAD (FLUSH WITH FINISHED CONCRETE FACE), IN WEST FACE OF PIER APPROXIMATE 4' ABOVE FINISHED GRADE.

DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

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ENGINEER SIGNATURE

RYAN R. EVANS
LIC. NO. 53920 DATE

TITLE:

PIER 5
DETAILS & REINFORCEMENT

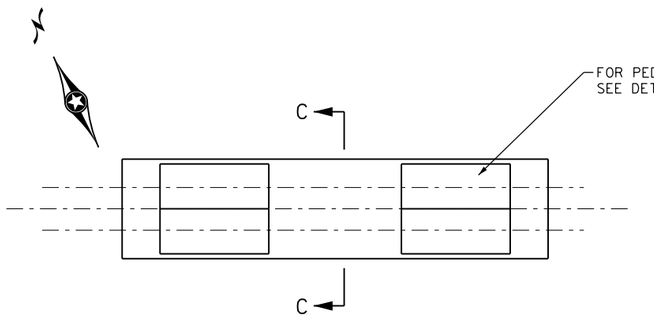
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CHECKED	RRE	CHECK	ATP	

S.A.P. 199-010-012

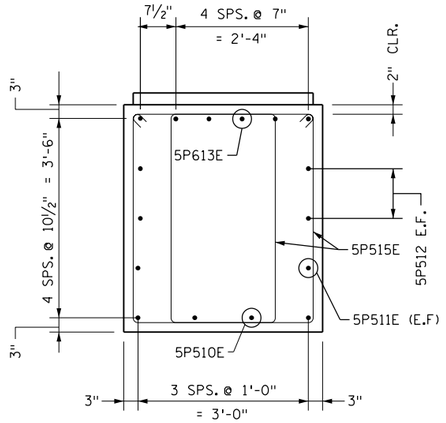
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BRIDGE NO. 02053

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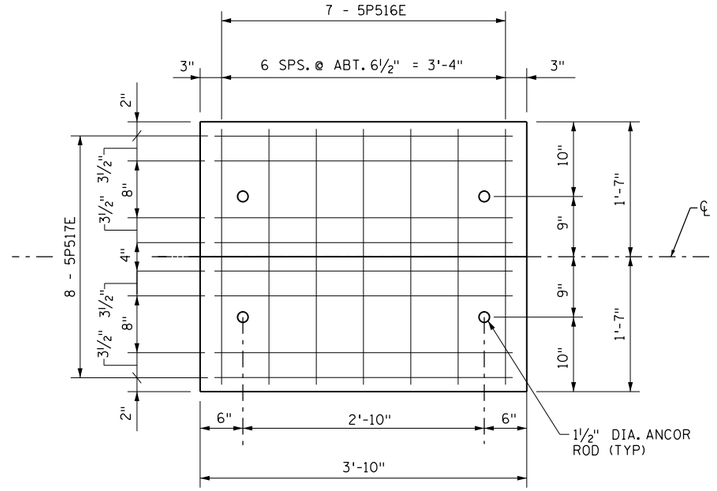


PIER CAP - REINFORCEMENT



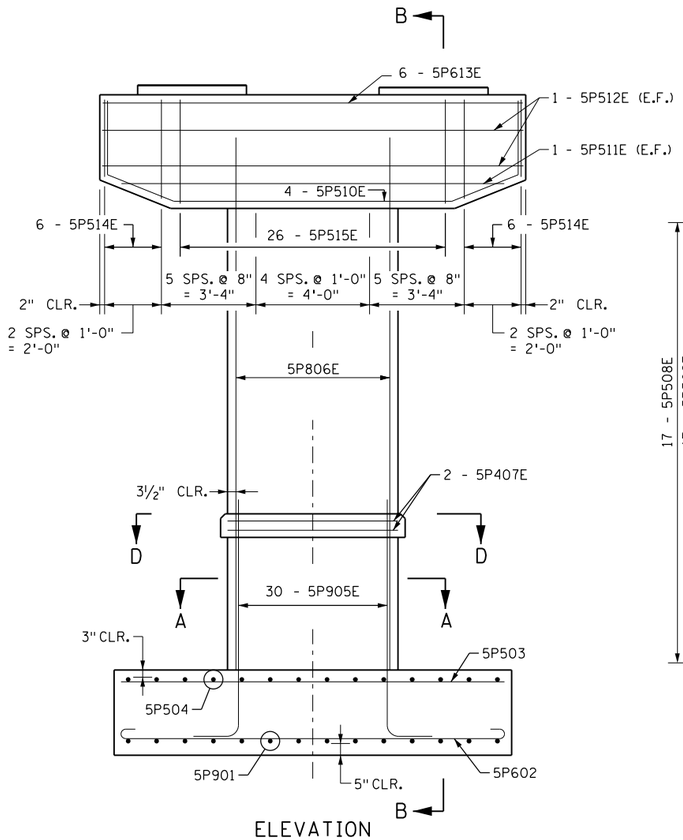
SECTION C-C

PIER CAP SECTION REINFORCEMENT

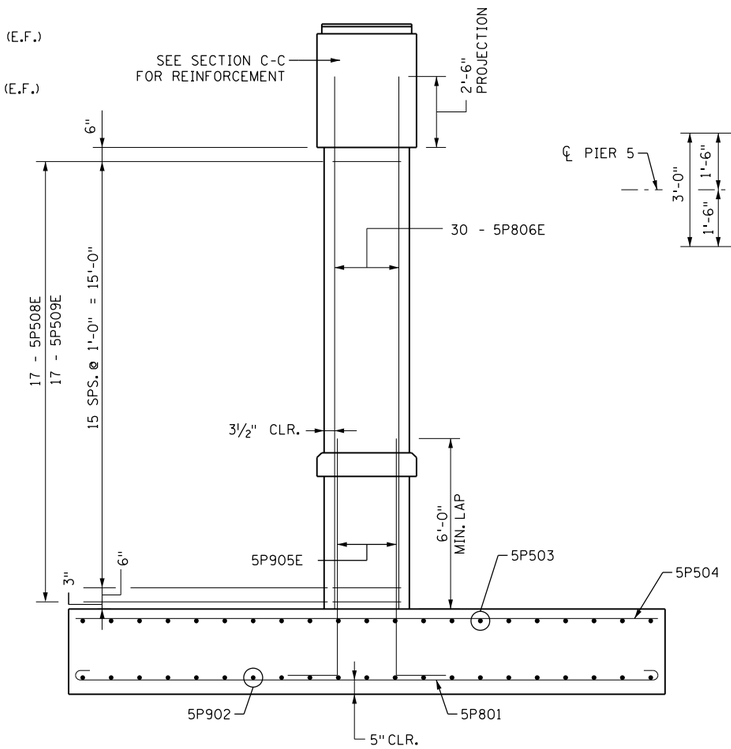


DETAIL A

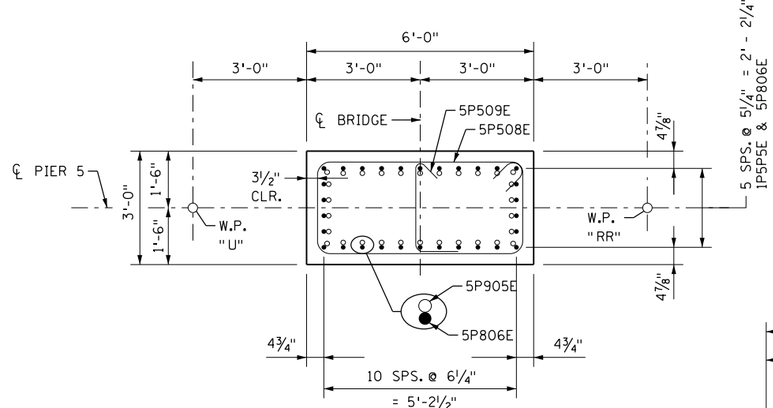
PEDESTAL PLAN REINFORCEMENT



ELEVATION

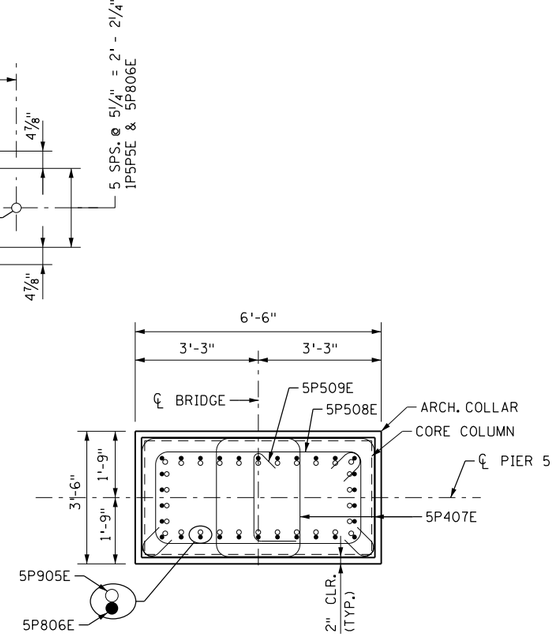


SECTION B - B



PIER COLUMN DETAIL

SECTION A-A



SECTION D-D

AT COLUMN COLLAR

DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

BOLTON & MENK

7533 SUNWOOD DRIVE N.W.
RAMSEY, MINNESOTA 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.com

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ENGINEER SIGNATURE

RYAN R. EVANS
LIC. NO. 53920 DATE

TITLE:

PIER 5
DETAILS & REINFORCEMENT

DESIGNED	ATP	DRAWN	JMR	APPROVED
CHECKED	RRE	CHECK	ATP	

S.A.P. 199-010-012

SHEET NO. 59 OF 99 SHEETS

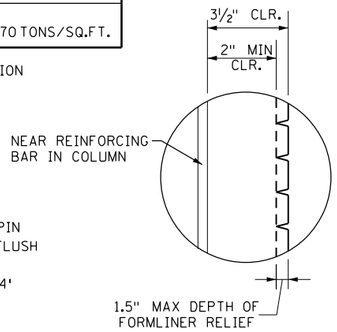
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PIER 6
SPREAD FOOTING LOAD DATA

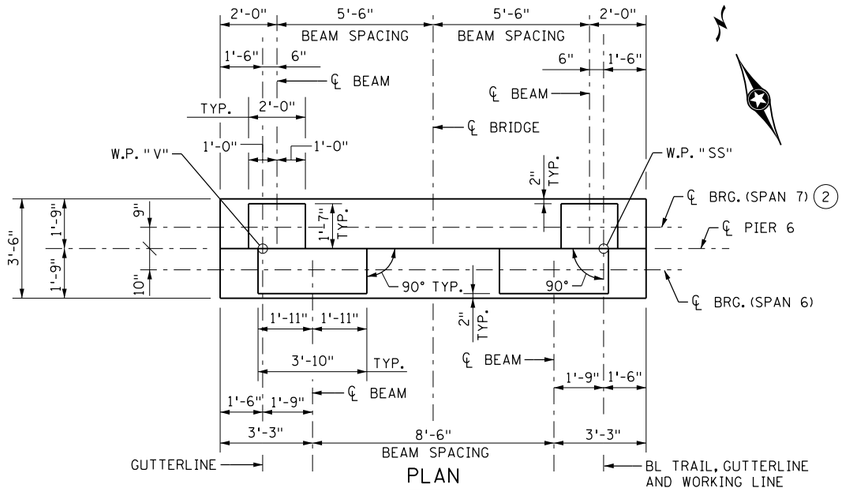
✳ FACTORED DESIGN BEARING PRESSURE	1.61 TONS/SQ.FT.
EFFECTIVE WIDTH B' (PERPENDICULAR TO PIER)	11.1 FT.
EFFECTIVE LENGTH L' (PARALLEL TO PIER)	13.3 FT.
FACTORED BEARING RESISTANCE $\phi_b \cdot q_n$	1.70 TONS/SQ.FT.

✳ BASED ON SERVICE I LOAD COMBINATION

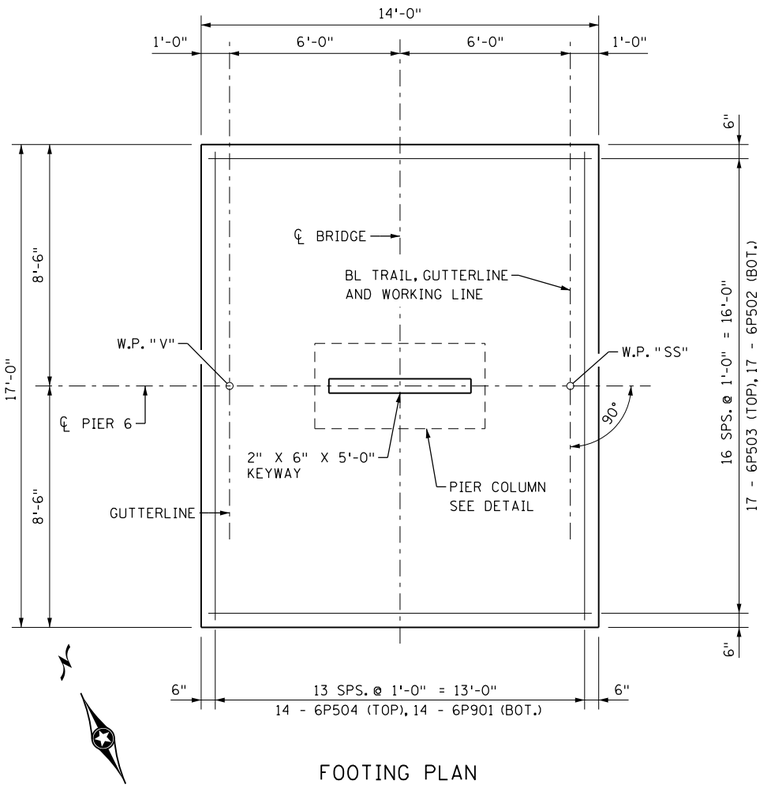


NOTE: SET STAINLESS STEEL NAIL/PIN WITH CUT "X" IN EXPOSED HEAD (FLUSH WITH FINISHED CONCRETE FACE), IN WEST FACE OF PIER APPROXIMATE 4' ABOVE FINISHED GRADE.

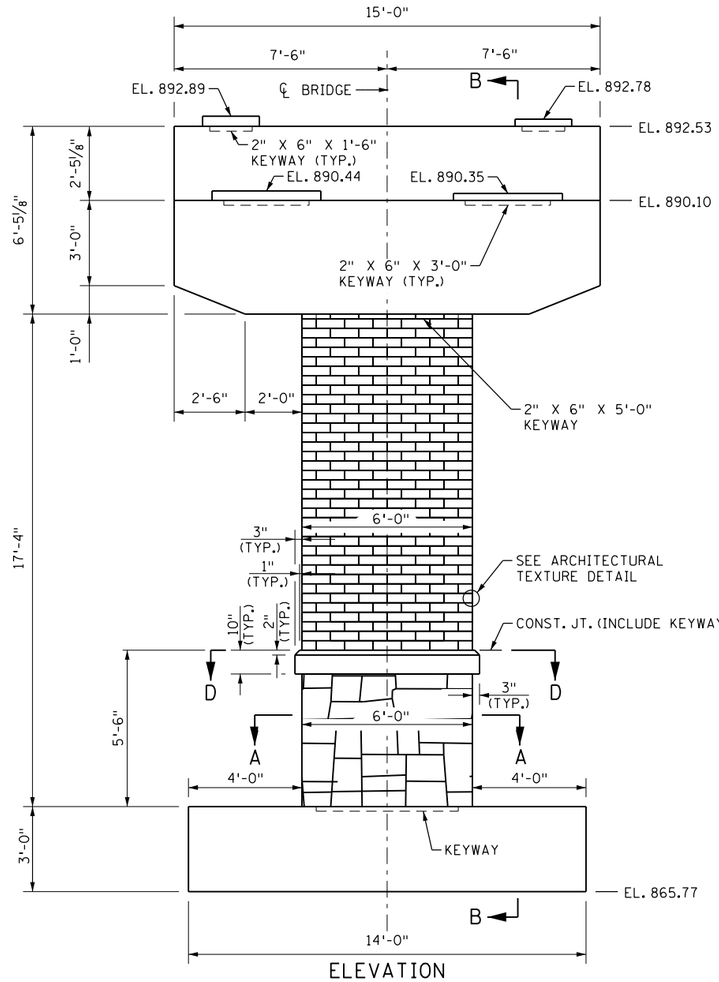
ARCHITECTURAL TEXTURE DETAIL
NOT TO SCALE



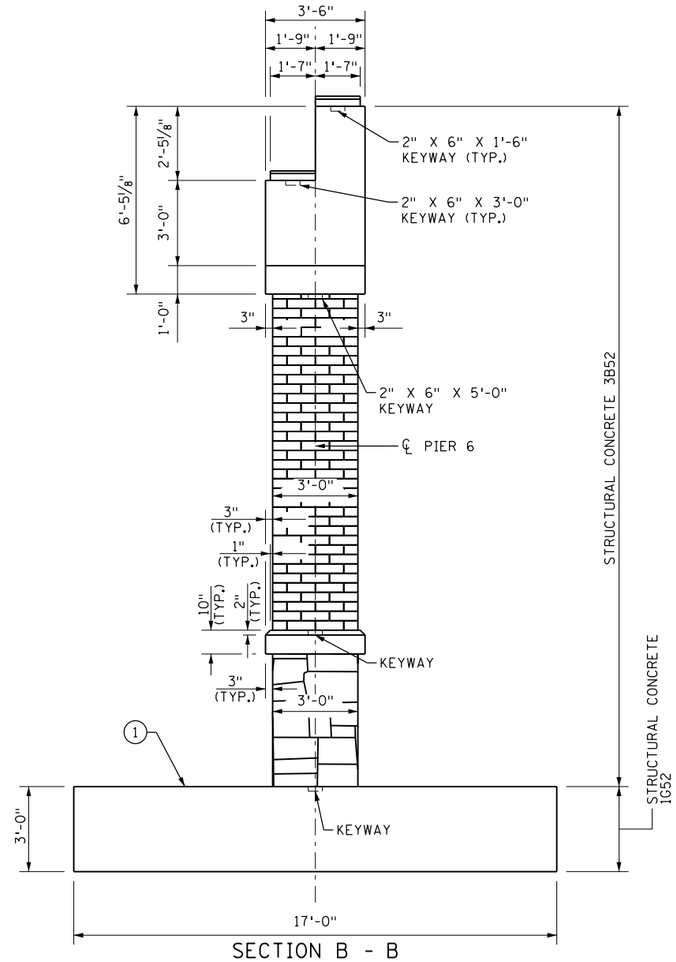
PLAN



FOOTING PLAN



ELEVATION



SECTION B - B

SUMMARY OF QUANTITIES FOR PIER 6

STRUCTURAL CONCRETE (1G52)	26.4	CU YD
STRUCTURAL CONCRETE (3B52)	26.5	CU YD
REINFORCEMENT BARS	1645	POUND
REINFORCEMENT BARS (EPOXY COATED)	4462	POUND
ARCHITECTURAL CONCRETE TEXTURE (ASHLAR STONE)	107	SQ FT
ARCHITECTURAL CONCRETE TEXTURE (THIN BRICK)	272	SQ FT
ARCHITECTURAL SURFACE FINISH (SINGLE COLOR)	327	SQ FT
ARCHITECTURAL SURFACE FINISH (MULTI COLOR)	272	SQ FT
ANTI-GRAFITTI COATING	380	SQ FT

NOTES

1. TOP OF FOOTING SHALL HAVE A MINIMUM OF 1'-6" SOIL COVER.
2. CONTRACTOR SHALL FIELD VERIFY LOCATION OF TIE-IN POINTS TO NORTH STAR STATION COLUMNS TO VERIFY REQUIRED LENGTHS OF STEEL BEAMS (FOR THE CL BEARING LOCATION SHOWN) PRIOR TO FABRICATION. BEARING LINE FOR STEEL BEAMS MAY BE FURTHER ADJUSTED +2" (OUTWARD) OR -1" (INWARD) AS NEEDED IN THE FIELD.

DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

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ENGINEER SIGNATURE

RYAN R. EVANS
LIC. NO. 53920 DATE

TITLE:
PIER 6
DETAILS & REINFORCEMENT

DESIGNED	ATP	DRAWN	JMR
CHECKED	RRE	CHECK	ATP

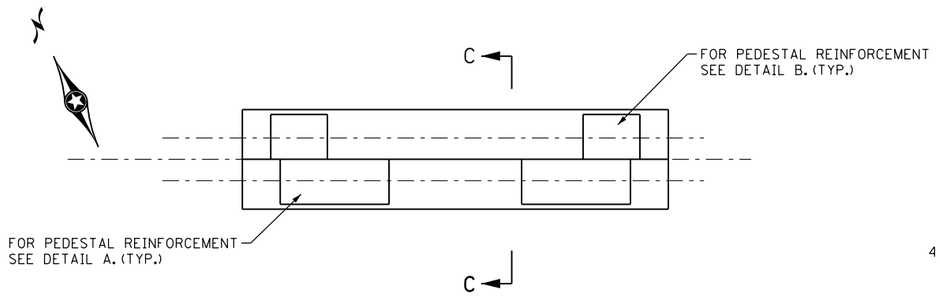
APPROVED

S.A.P. 199-010-012

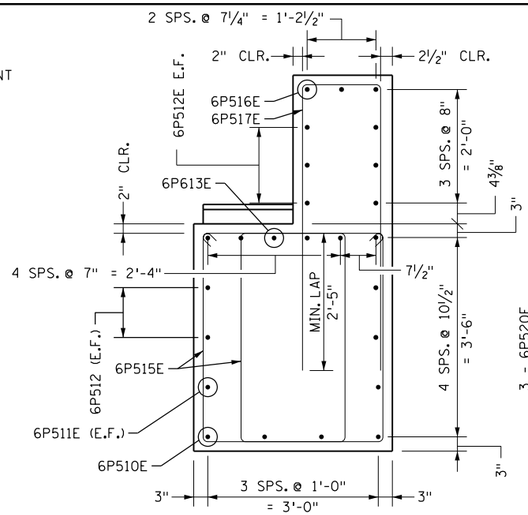
SHEET NO. 60 OF 99 SHEETS

BRIDGE NO. 02053

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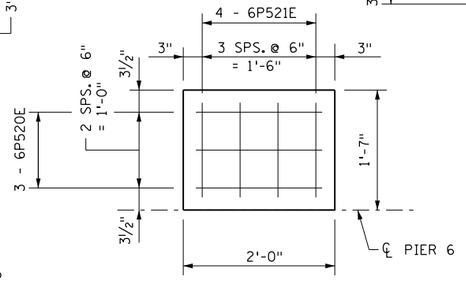


PIER CAP - REINFORCEMENT



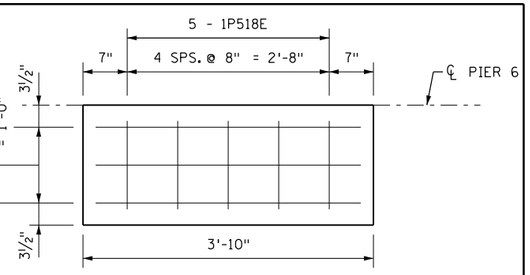
SECTION C-C

PIER CAP SECTION REINFORCEMENT



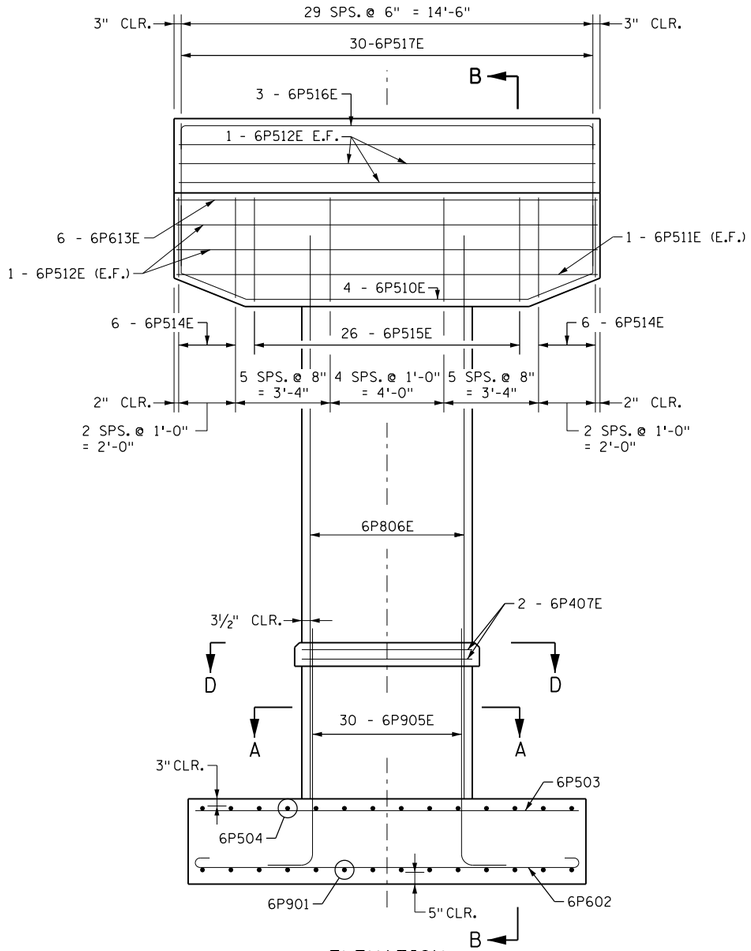
DETAIL B

PEDESTAL PLAN REINFORCEMENT

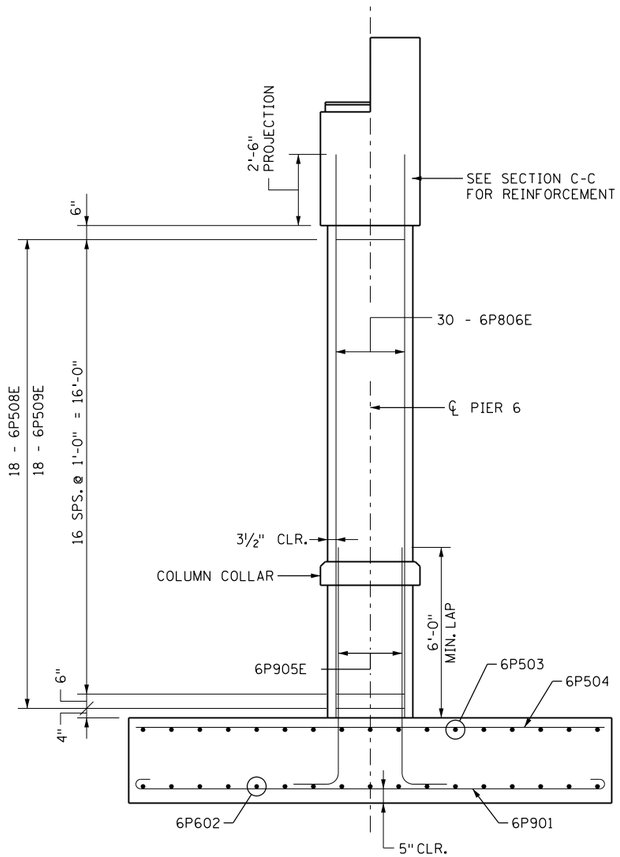


DETAIL A

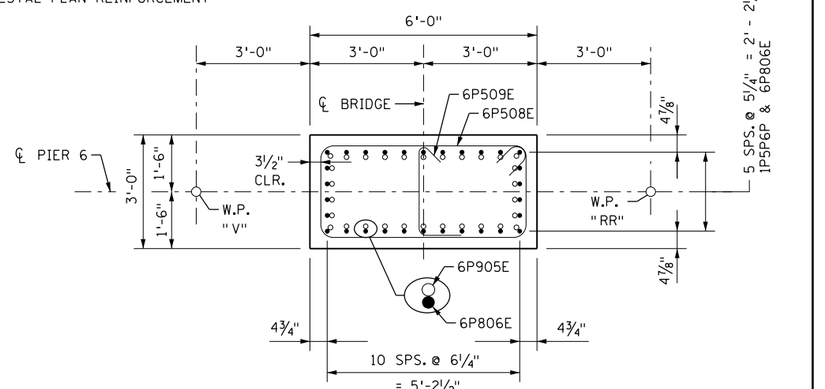
PEDESTAL PLAN REINFORCEMENT



ELEVATION

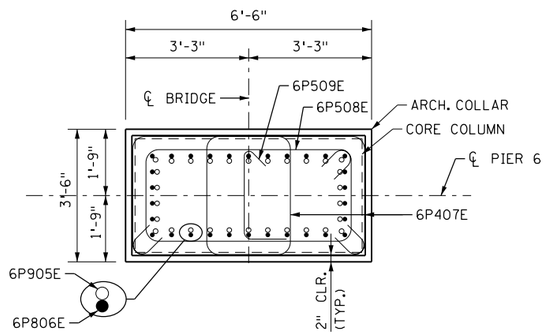


SECTION B - B



PIER COLUMN DETAIL

SECTION A-A



SECTION D-D

AT COLUMN COLLAR

DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

BOLTON & MENK
7533 SUNWOOD DRIVE N.W.
RAMSEY, MINNESOTA 55303
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ENGINEER SIGNATURE

RYAN R. EVANS

LIC. NO. 53920 DATE

TITLE:

PIER 6
DETAILS & REINFORCEMENT

DESIGNED	ATP	DRAWN	JMR	APPROVED	
CHECKED	RRE	CHECK	ATP		

S.A.P. 199-010-012

SHEET NO. 61 OF 99 SHEETS

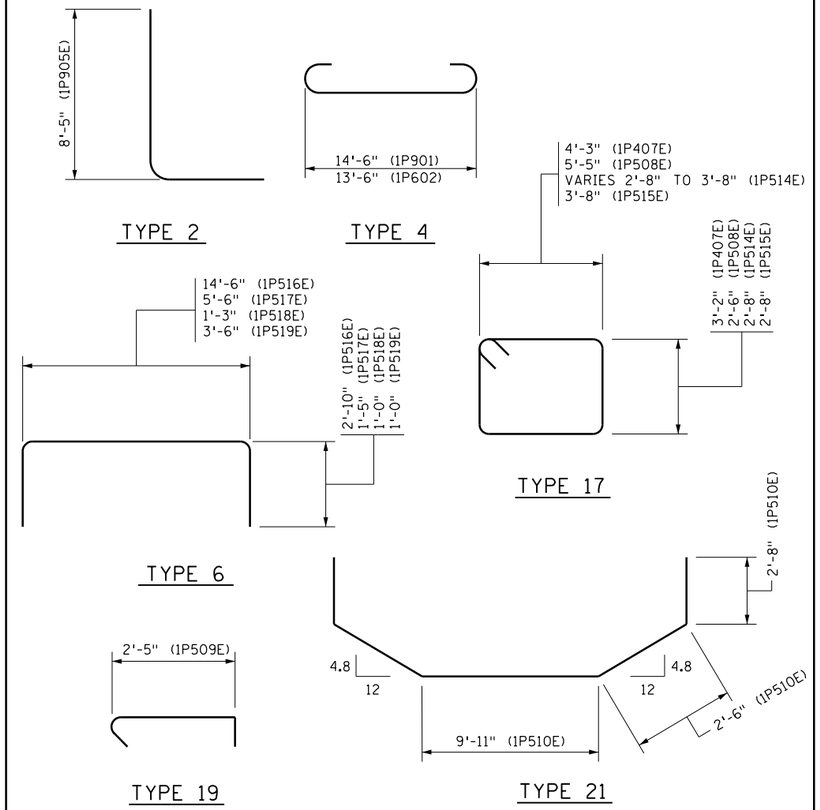
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PIER 1

BILL OF REINFORCEMENT

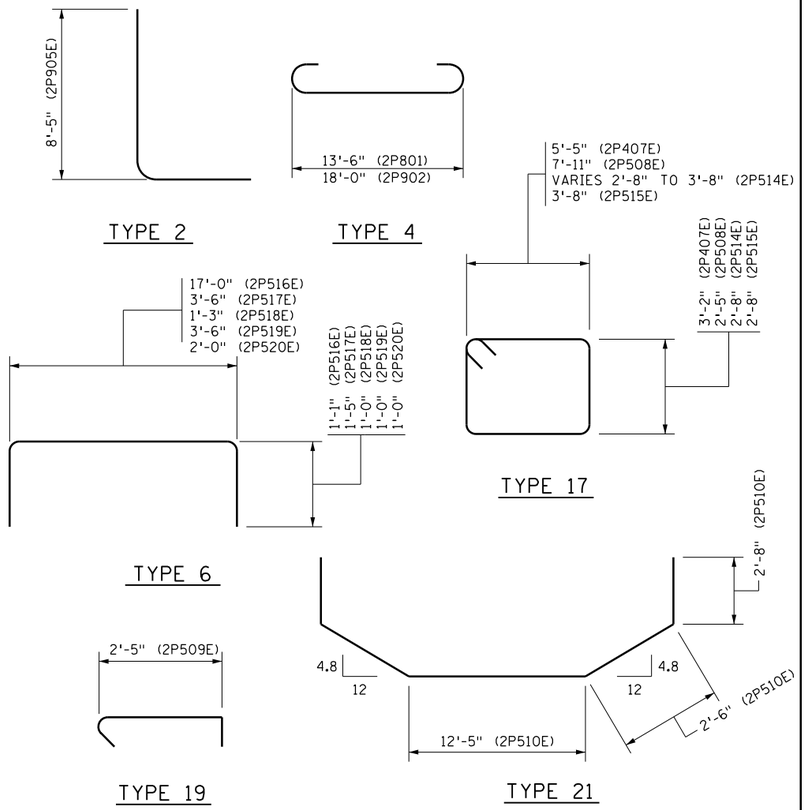
BAR	NUMBER	LENGTH	TYPE	LOCATION
1P901	14	17'-0"	4	BOT. FTG., LONGITUDINAL
1P602	15	14'-10"	4	BOT. FTG., TRANSVERSE
1P503	15	13'-6"		TOP FTG., TRANSVERSE
1P504	14	14'-6"		TOP FTG., LONGITUDINAL
1P905E	30	10'-0"	2	FOOTING DOWEL
1P806E	30	20'-11"		COLUMN VERTICALS
1P407E	4	15'-7"	17	COLLAR STIRRUP
1P508E	19	16'-7"	17	COLUMN STIRRUP
1P509E	19	3'-5"	19	COLUMN TIE
1P510E	4	20'-3"	21	BOTTOM CAP HORIZONTAL
1P511E	2	14'-4"		CAP HORIZONTAL
1P512E	10	14'-6"		CAP HORIZONTAL
1P613E	6	14'-6"		TOP CAP HORIZONTAL
1P514E	4 SETS OF 3	11'-7" TO 13'-7"	17	CAP STIRRUP
1P515E	26	12'-11"	17	CAP STIRRUP
1P516E	3	20'-2"	6	STEP HORIZONTAL
1P517E	30	12'-5"	6	STEP TIE
1P518E	10	3'-3"	6	PEDESTAL TIE
1P519E	6	5'-6"	6	PEDESTAL TIE



PIER 2

BILL OF REINFORCEMENT

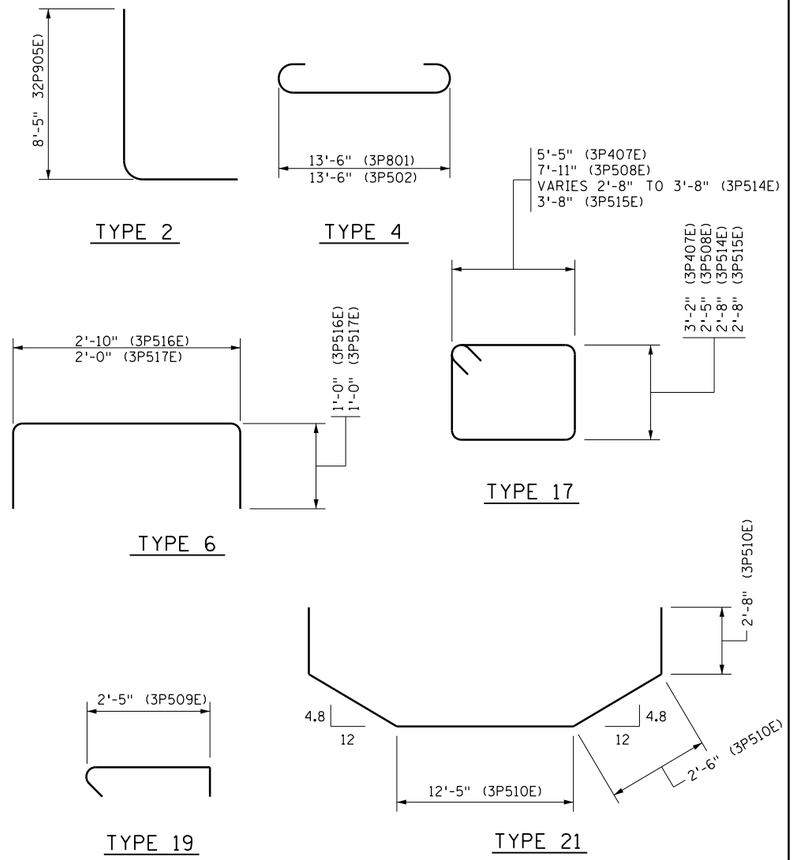
BAR	NUMBER	LENGTH	SHAPE	LOCATION
2P801	19	15'-4"	4	BOT. FTG., LONGITUDINAL
2P902	14	20'-6"	4	BOT. FTG., TRANSVERSE
2P503	14	18'-0"		TOP FTG., TRANSVERSE
2P504	19	13'-6"		TOP FTG., LONGITUDINAL
2P905E	42	10'-0"	2	FOOTING DOWEL
2P806E	42	21'-7"		COLUMN VERTICALS
2P407E	4	17'-11"	17	COLLAR STIRRUP
2P508E	20	21'-7"	17	COLUMN STIRRUP
2P509E	20	3'-5"	19	COLUMN TIE
2P510E	4	22'-9"	21	BOTTOM CAP HORIZONTAL
2P511E	2	17'-0"		CAP HORIZONTAL
2P512E	6	17'-2"		CAP HORIZONTAL
2P613E	14	17'-2"		TOP CAP HORIZONTAL
2P514E	4 SETS OF 3	11'-7" TO 13'-7"	17	CAP STIRRUP
2P515E	34	13'-7"	17	CAP STIRRUP
2P516E	3	19'-2"	6	STEP HORIZONTAL
2P517E	20	8'-5"	6	STEP TIE
2P518E	22	3'-3"	6	PEDESTAL TIE
2P519E	8	5'-6"	6	PEDESTAL TIE
2P520E	6	4'-0"	6	PEDESTAL TIE



PIER 3

BILL OF REINFORCEMENT

BAR	NUMBER	LENGTH	SHAPE	LOCATION
3P801	14	15'-4"	4	BOT. FTG., LONGITUDINAL
3P502	14	14'-8"	4	BOT. FTG., TRANSVERSE
3P503	14	13'-6"		TOP FTG., TRANSVERSE
3P504	14	13'-6"		TOP FTG., LONGITUDINAL
3P905E	42	10'-0"	2	FOOTING DOWEL
3P806E	42	23'-8"		COLUMN VERTICALS
3P407E	4	17'-11"	17	COLLAR STIRRUP
3P508E	22	21'-7"	17	COLUMN STIRRUP
3P509E	22	3'-5"	19	COLUMN TIE
3P510E	4	22'-9"	21	BOTTOM CAP HORIZONTAL
3P511E	2	17'-0"		CAP HORIZONTAL
3P512E	4	17'-2"		CAP HORIZONTAL
3P613E	14	17'-2"		TOP CAP HORIZONTAL
3P514E	4 SETS OF 3	11'-7" TO 13'-7"	17	CAP STIRRUP
3P515E	34	13'-7"	17	CAP STIRRUP
3P516E	8	4'-10"	6	PEDESTAL TIE
3P517E	12	4'-0"	6	PEDESTAL TIE



DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

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ENGINEER SIGNATURE

RYAN R. EVANS
LIC. NO. 53920 DATE

TITLE:

PIER BAR LIST & QUANTITIES

DESIGNED	ATP	DRAWN	JMR	APPROVED
CHECKED	RRE	CHECK	ATP	

S.A.P. 199-010-012

SHEET NO. 62 OF 99 SHEETS

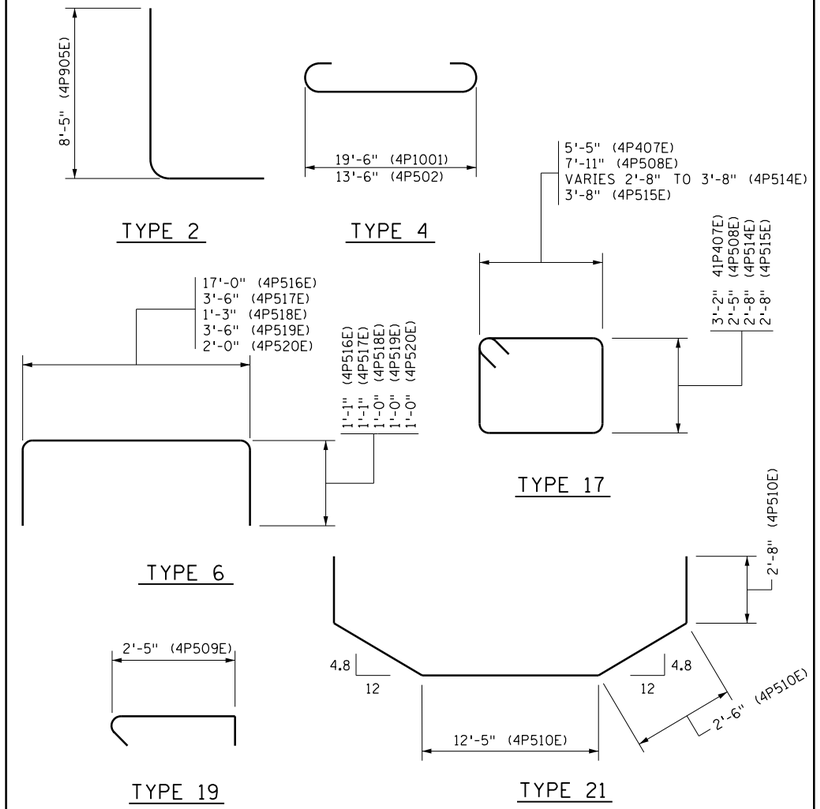
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PIER 4

BILL OF REINFORCEMENT

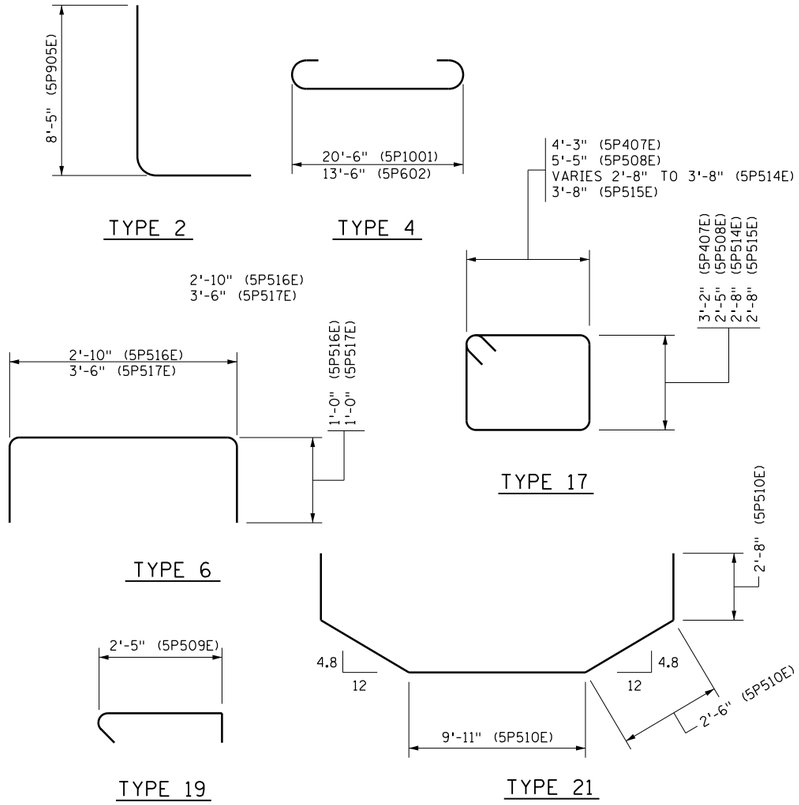
BAR	NUMBER	LENGTH	SHAPE	LOCATION
4P1001	14	22'-4"	4	BOT. FTG., LONGITUDINAL
4P502	20	14'-8"	4	BOT. FTG., TRANSVERSE
4P503	20	13'-6"		TOP FTG., TRANSVERSE
4P504	14	19'-6"		TOP FTG., LONGITUDINAL
4P905E	42	10'-0"	2	FOOTING DOWEL
4P806E	42	20'-2"		COLUMN VERTICALS
4P407E	4	17'-11"	17	COLLAR STIRRUP
4P508E	18	21'-7"	17	COLUMN STIRRUP
4P509E	18	3'-2"	19	COLUMN TIE
4P510E	4	22'-9"	21	BOTTOM CAP HORIZONTAL
4P511E	2	17'-0"		CAP HORIZONTAL
4P512E	6	17'-2"		CAP HORIZONTAL
4P613E	14	17'-2"		TOP CAP HORIZONTAL
4P514E	4 SETS OF 3	11'-7" TO 13'-7"	17	CAP STIRRUP
4P515E	28	13'-7"	17	CAP STIRRUP
4P516E	3	19'-2"	6	STEP HORIZONTAL
4P517E	20	8'-5"	6	STEP TIE
4P518E	22	3'-3"	6	PEDESTAL TIE
4P519E	8	5'-6"	6	PEDESTAL TIE
4P520E	6	4'-0"	6	PEDESTAL TIE



PIER 5

BILL OF REINFORCEMENT

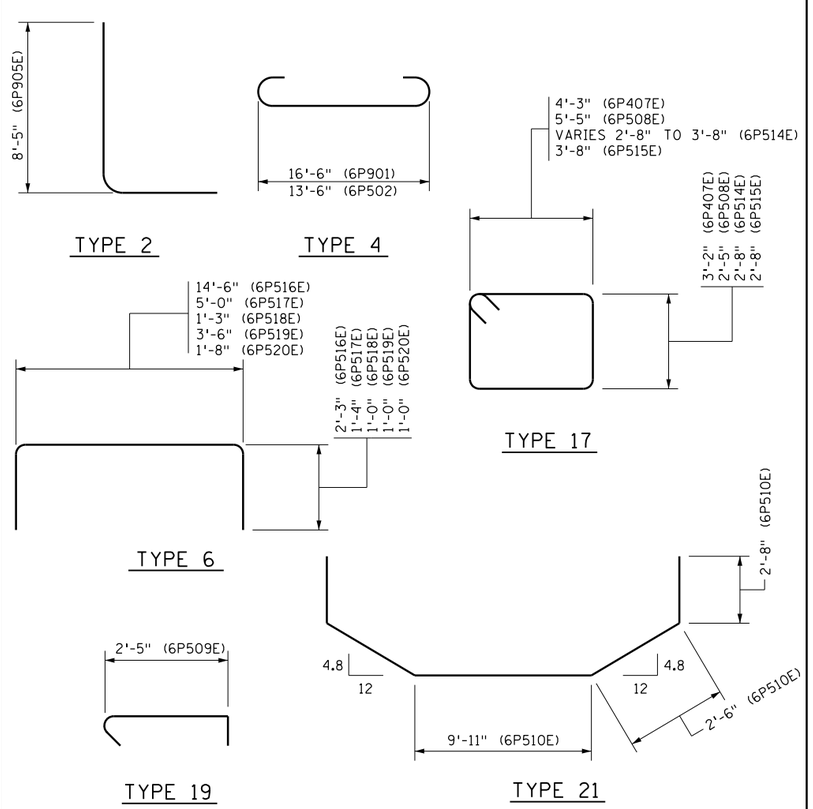
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5P1001	14	23'-4"	4	BOT. FTG., LONGITUDINAL
5P602	21	14'-10"	4	BOT. FTG., TRANSVERSE
5P503	21	13'-6"		TOP FTG., TRANSVERSE
5P504	14	20'-6"		TOP FTG., LONGITUDINAL
5P905E	30	10'-0"	2	FOOTING DOWEL
5P806E	30	18'-9"		COLUMN VERTICALS
5P407E	4	15'-7"	17	COLLAR STIRRUP
5P508E	17	16'-7"	17	COLUMN STIRRUP
5P509E	17	3'-5"	19	COLUMN TIE
5P510E	4	20'-3"	21	BOTTOM CAP HORIZONTAL
5P511E	2	14'-6"		CAP HORIZONTAL
5P512E	10	14'-8"		CAP HORIZONTAL
5P613E	12	14'-8"		TOP CAP HORIZONTAL
5P514E	4 SETS OF 3	11'-7" TO 13'-7"	17	CAP STIRRUP
5P515E	26	13'-3"	17	CAP STIRRUP
5P516E	14	4'-10"	6	PEDESTAL TIE
5P517E	16	5'-6"	6	PEDESTAL TIE



PIER 6

BILL OF REINFORCEMENT

BAR	NUMBER	LENGTH	SHAPE	LOCATION
6P901	14	19'-0"	4	BOT. FTG., LONGITUDINAL
6P502	17	14'-8"	4	BOT. FTG., TRANSVERSE
6P503	17	13'-6"		TOP FTG., TRANSVERSE
6P504	14	16'-6"		TOP FTG., LONGITUDINAL
6P905E	30	10'-0"	2	FOOTING DOWEL
6P806E	30	19'-10"		COLUMN VERTICALS
6P407E	4	15'-7"	17	COLLAR STIRRUP
6P508E	18	16'-7"	17	COLUMN STIRRUP
6P509E	18	3'-5"	19	COLUMN TIE
6P510E	4	20'-3"	21	BOTTOM CAP HORIZONTAL
6P511E	2	14'-4"		CAP HORIZONTAL
6P512E	10	14'-6"		CAP HORIZONTAL
6P613E	6	14'-6"		TOP CAP HORIZONTAL
6P514E	4 SETS OF 3	11'-7" TO 13'-7"	17	CAP STIRRUP
6P515E	26	12'-11"	17	CAP STIRRUP
6P516E	3	19'-0"	6	STEP HORIZONTAL
6P517E	30	11'-4"	6	STEP TIE
6P518E	18	3'-3"	6	PEDESTAL TIE
6P519E	6	5'-6"	6	PEDESTAL TIE
6P520E	6	3'-8"	6	PEDESTAL TIE



DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

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ENGINEER SIGNATURE

RYAN R. EVANS
LIC. NO. 53920 DATE

TITLE:

PIER BAR LIST & QUANTITIES

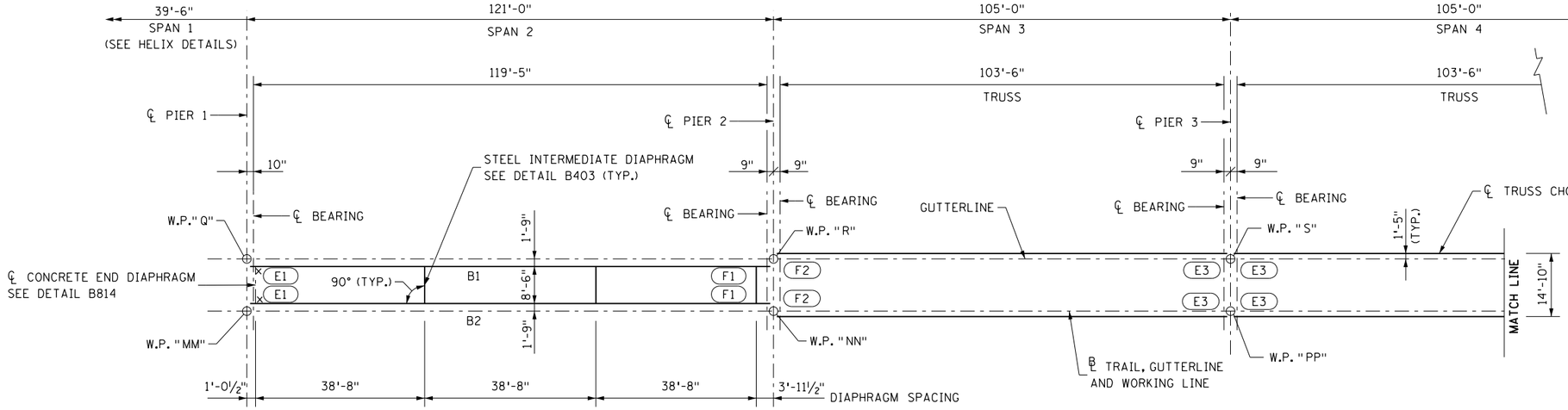
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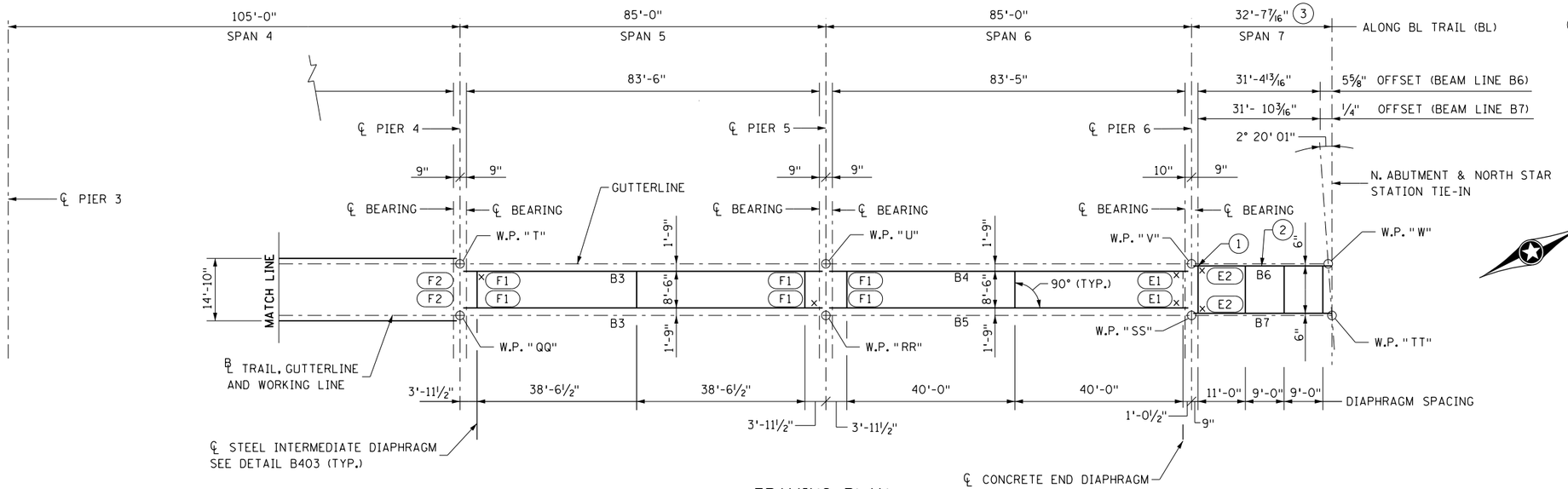
SHEET NO. 63 OF 99 SHEETS

BRIDGE NO. 02053

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FRAMING PLAN



FRAMING PLAN

NOTES

1. W12 X 53 BOLTED ABUTMENT DIAPHRAGM (SEE B402).
2. W12 X 53 BOLTED INTERMEDIATE DIAPHRAGM TYP. (SEE B402)
3. NOTE THAT SPAN 7 LENGTH IS DIFFERENT THAN GP&E DUE TO ROUNDING (DIMENSION ACCURACY PROVIDED TO THE 1/16" ON FRAMING PLAN).

(E1) INDICATES EXPANSION BEARING ASSEMBLY, TYPE E1 SEE DETAIL B311 ON SHEET 87.

(E2) INDICATES EXPANSION BEARING ASSEMBLY, TYPE E2 SEE DETAIL B355 ON SHEET 88.

(E3) INDICATES EXPANSION BEARING ASSEMBLY, TYPE E3 SEE PREFABRICATED TRUSS DETAILS.

(F1) INDICATES FIXED BEARING ASSEMBLY, TYPE F1 SEE DETAIL B310 ON SHEET 87.

(F2) INDICATES FIXED BEARING ASSEMBLY, TYPE F2 SEE PREFABRICATED TRUSS DETAILS.

"X" DENOTES END OF BEAM

BEAMS B1 THRU B5 = MN45 PRESTRESSED CONCRETE BEAM

BEAMS B6 THRU B7 = W16 x 77 STRUCTURAL STEEL BEAM

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RYAN R. EVANS
LIC. NO. 53920 DATE

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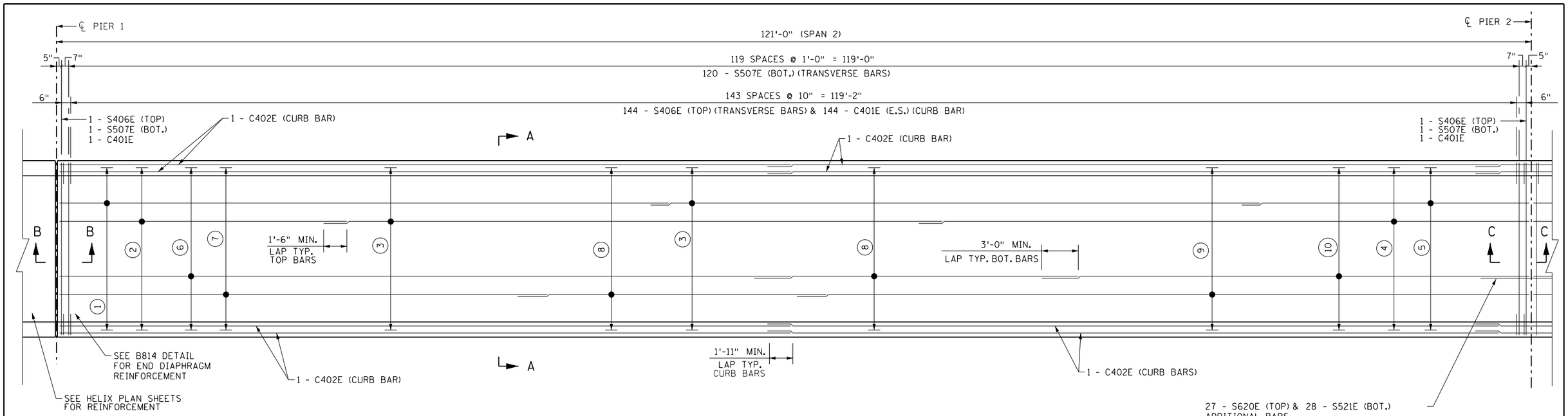
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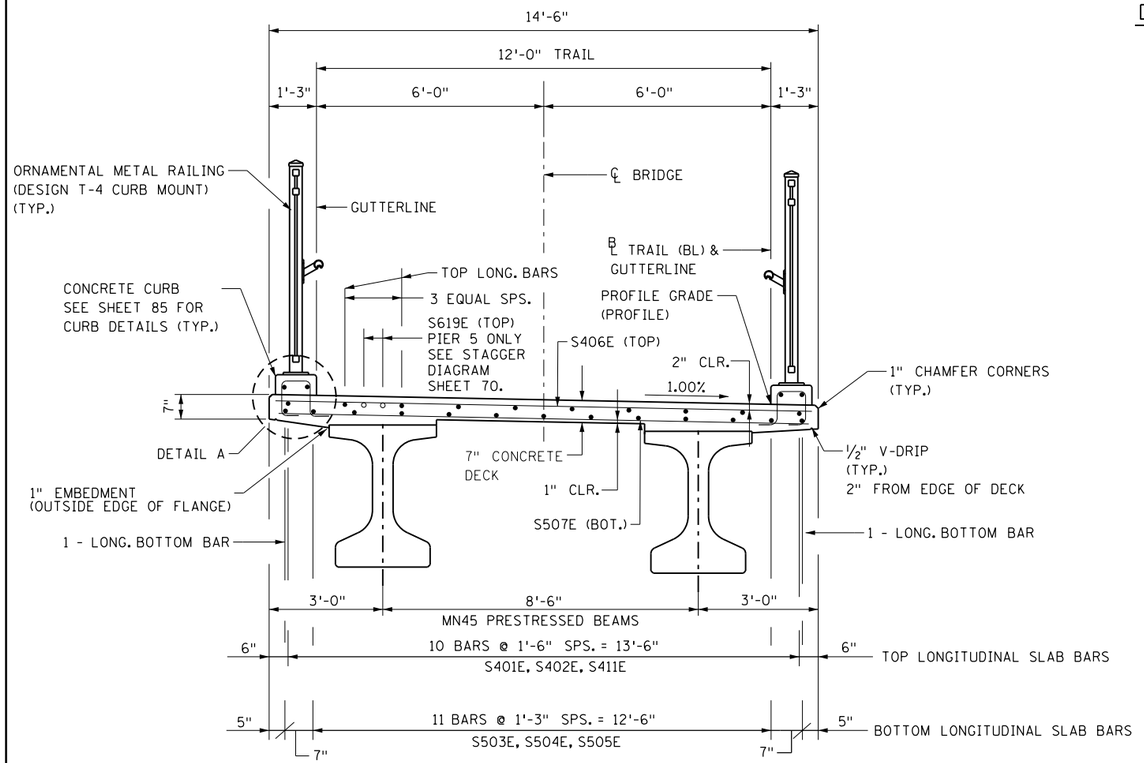
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BRIDGE NO. 02053

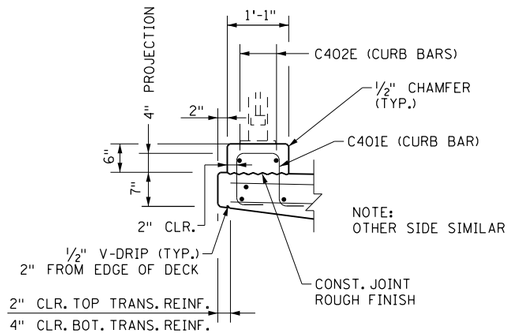
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DECK PLAN
SPAN 2



SECTION A - A
TRANSVERSE SECTION



DETAIL A
CONCRETE CURB

NOTES

1. 5 - S401E (TOP) ALTERNATE WITH S402E (TOP)
2. 5 - S402E (TOP) ALTERNATE WITH S401E (TOP)
3. 10 - S401E (TOP)
4. 5 - S401E (TOP) ALTERNATE WITH S402E (TOP)
5. 5 - S402E (TOP) ALTERNATE WITH S401E (TOP)
6. 6 - S503E (BOT.) ALTERNATE WITH S504E (BOT.)
7. 7 - S504E (BOT.) ALTERNATE WITH S503E (BOT.)
8. 13 - S505E (BOT.)
9. 7 - S503E (BOT.) ALTERNATE WITH S504E (BOT.)
10. 6 - S504E (BOT.) ALTERNATE WITH S503E (BOT.)

FOR SECTION B - B AND SECTION C -C
SEE SHEET 69.

E.S = EACH SIDE

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ENGINEER SIGNATURE

RYAN R. EVANS
LIC. NO. 53920 DATE

TITLE:
SUPERSTRUCTURE
DETAILS AND REINFORCEMENT

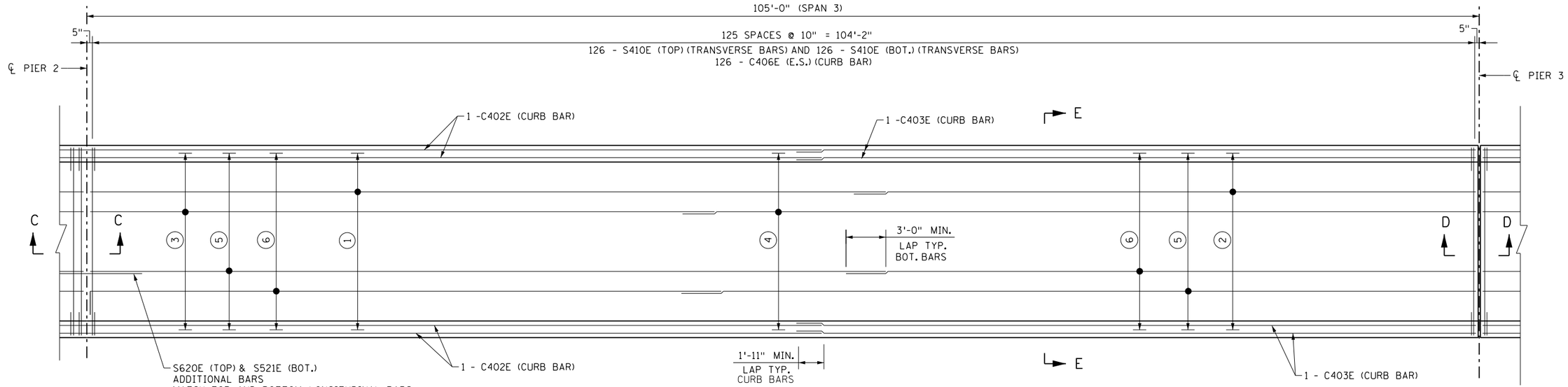
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CHECKED	ATP	CHECK	RRE	

S.A.P. 199-010-012

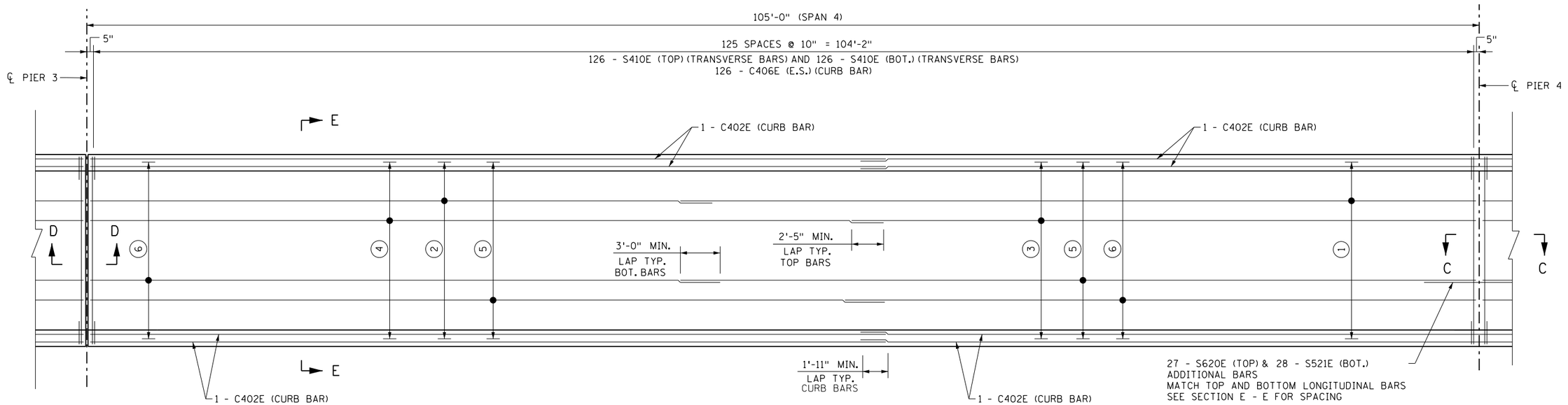
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BRIDGE NO. 02053

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MAIN SPAN SLAB PLAN
SPAN 3



MAIN SPAN SLAB PLAN
SPAN 4

NOTES

1. 14 - S503E (TOP) ALTERNATE WITH S508E (TOP)
2. 14 - S508E (TOP) ALTERNATE WITH S503E (TOP)
3. 13 - S508E (TOP) ALTERNATE WITH S503E (TOP)
4. 13 - S503E (TOP) ALTERNATE WITH S508E (TOP)
5. 28 - S503E (BOT.) ALTERNATE WITH S509E (BOT.)
6. 28 - S509E (BOT.) ALTERNATE WITH S503E (BOT.)

FOR SECTION C - C AND SECTION D - D SEE SHEET 69.

FOR SECTION E - E, SEE SHEET 69.

E.S. = EACH SIDE

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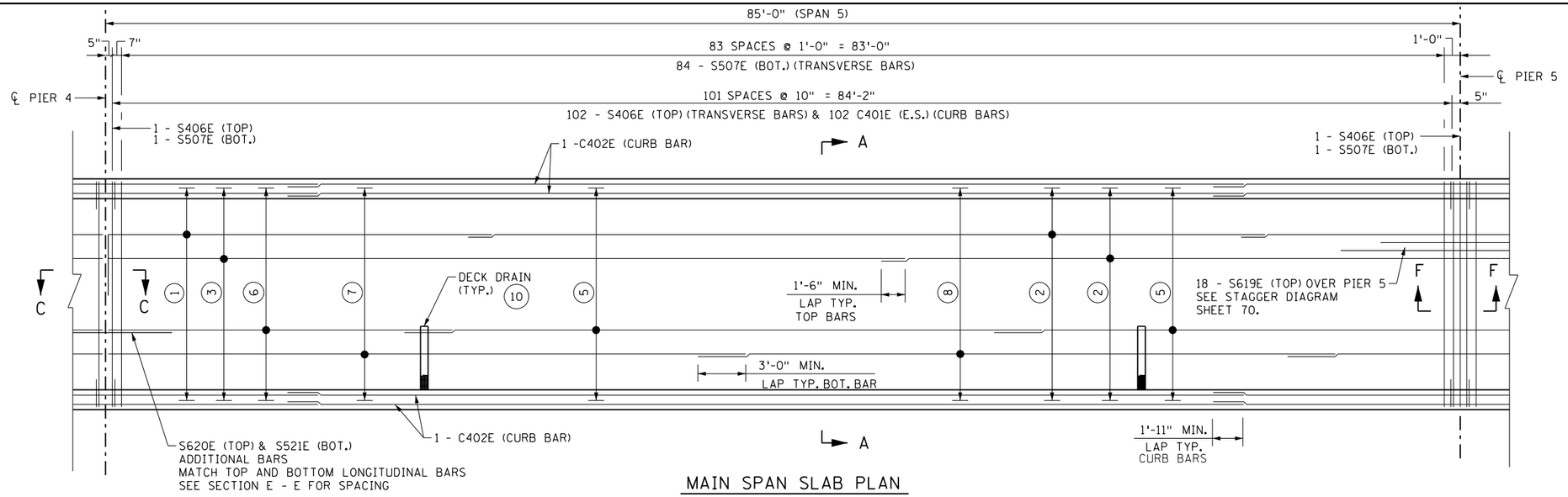
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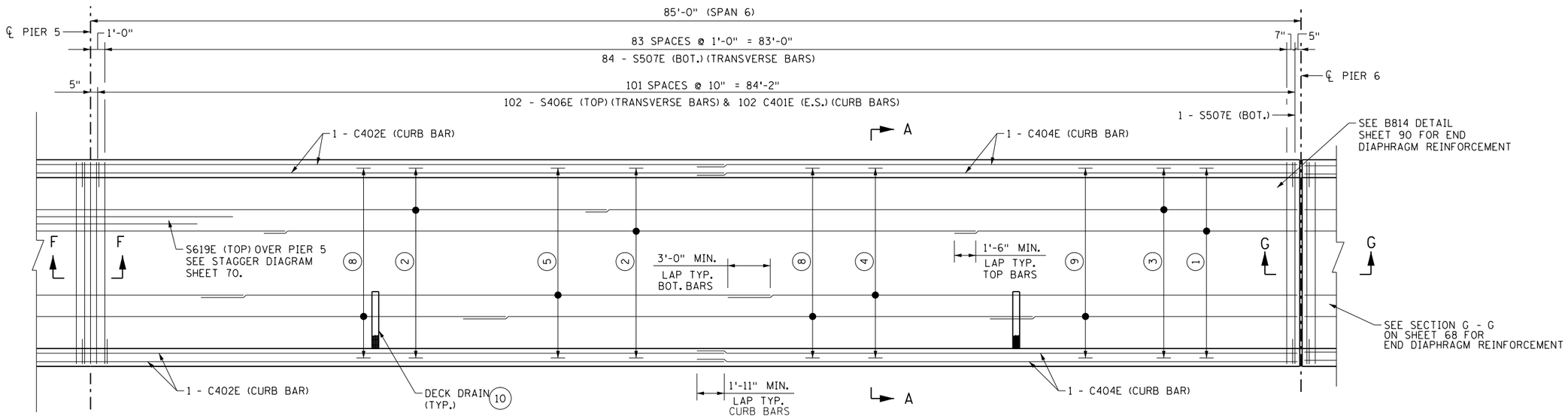
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MAIN SPAN SLAB PLAN
SPAN 5



MAIN SPAN SLAB PLAN
SPAN 6

NOTES

1. 5 - S411E (TOP) ALTERNATE WITH S401E (TOP)
2. 10 - S401E (TOP)
3. 5 - S401E (TOP) ALTERNATE WITH S411E (TOP)
4. 7 - S504E (BOT.) ALTERNATE WITH S512E (BOT.)
5. 13 - S504E (BOT.)
6. 7 - S512E (BOT.) ALTERNATE WITH S504E (BOT.)
7. 6 - S504E (BOT.) ALTERNATE WITH S512E (BOT.)
8. 13 - S504E (BOT.)
9. 6 - S512E (BOT.) ALTERNATE WITH S504E (BOT.)
10. ADJUST TRANSVERSE BARS AND FIELD TRIM TOP LONG. BARS AS NEEDED TO ACCOMODATE DECK DRAINS. APPLY EPOXY TOUCH-UP PAINT TO ENDS OF CUT BARS.

FOR SECTION A - A, SEE SHEET 65.

FOR SECTION C - C, SECTION D - D AND SECTION F - F, SEE SHEET 69.

FOR SECTION G - G, SEE SHEET 68.

E.S. = EACH SIDE

DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

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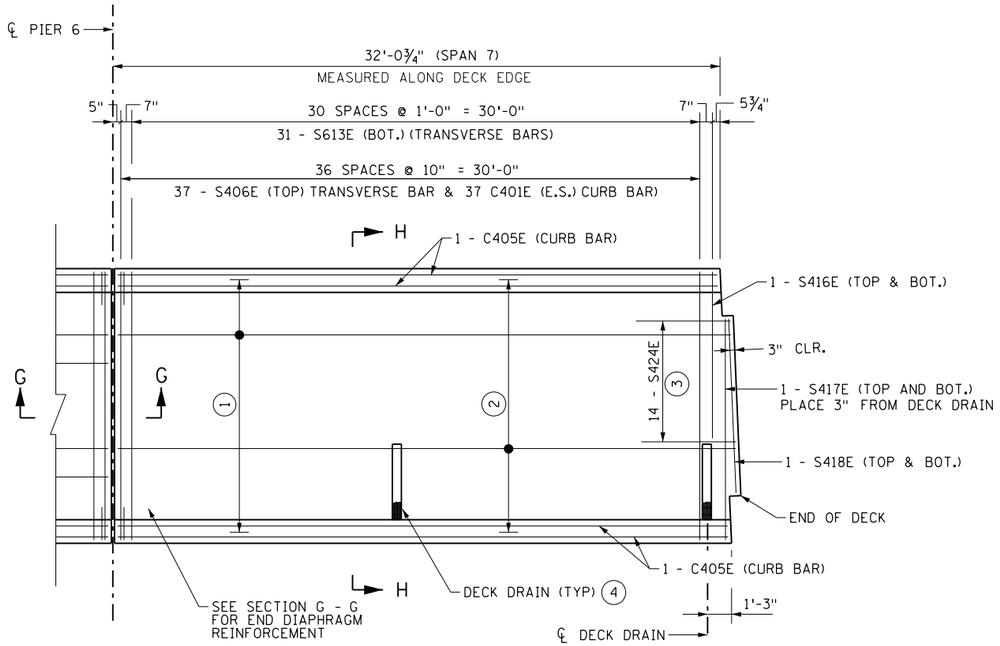
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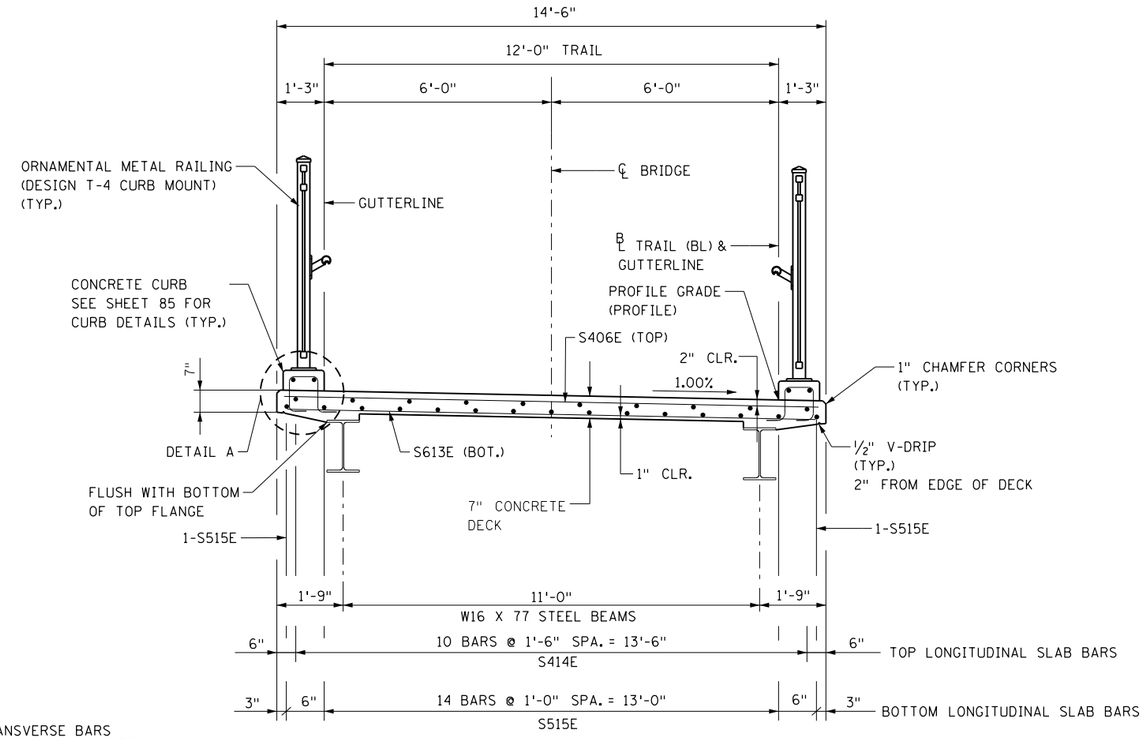
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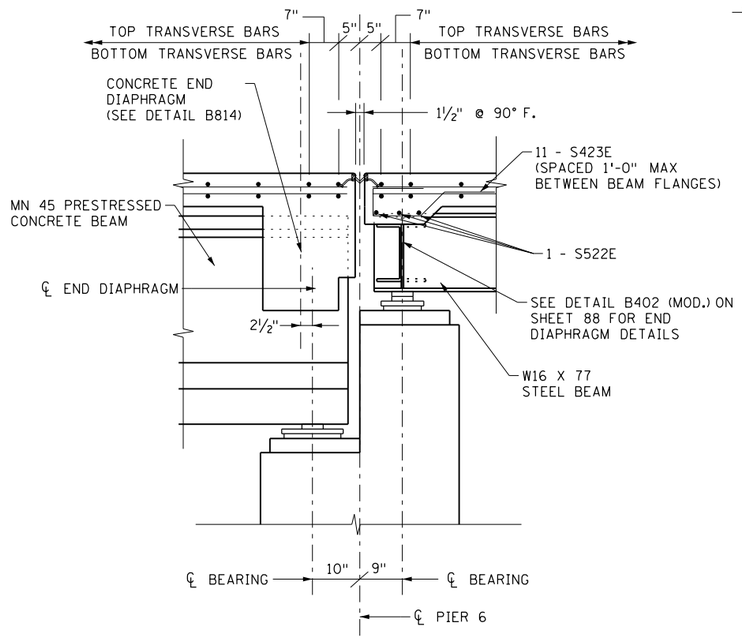
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MAIN SPAN SLAB PLAN
SPAN 7



SECTION H - H
TRANSVERSE SECTION



SECTION G - G
PIER 6

NOTES

1. 10- S414E (TOP)
2. 16 - S515E (BOT.)
3. TOP AND BOT. BARS SPACE BETWEEN S414E (TOP) AND BETWEEN S515E (BOT.)
4. ADJUST TRANSVERSE BARS AND FIELD TRIM TOP LONG. BARS AS NEEDED TO ACCOMODATE DECK DRAINS. APPLY EPOXY TOUCH-UP PAINT TO ENDS OF CUT BARS.

   FOR DETAIL A, SEE SHEET 65.

   E.S = EACH SIDE

   FOR END OF DECK DIMENSIONS, SEE SHEET 15 FOR NORTH ABUTMENT DETAILS.

DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

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LIC. NO. 53920 DATE

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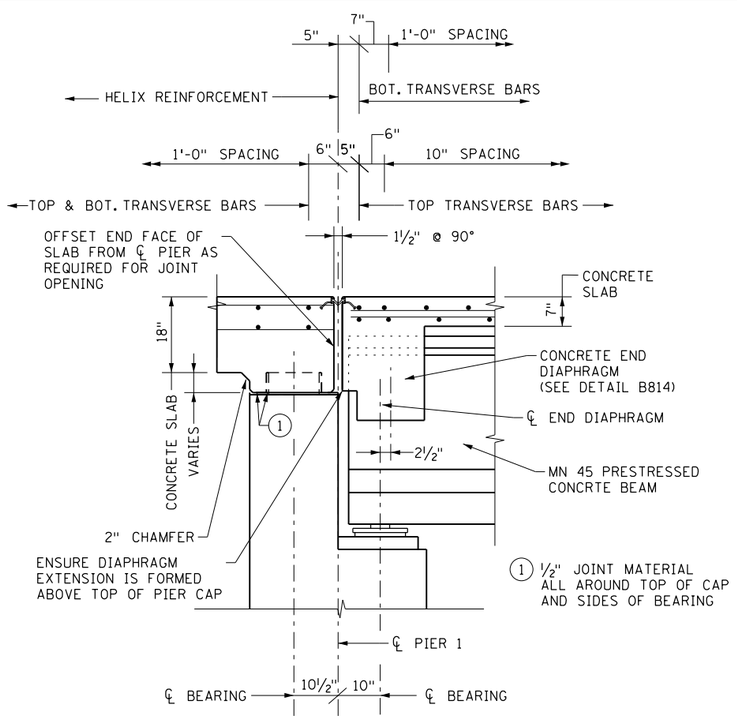
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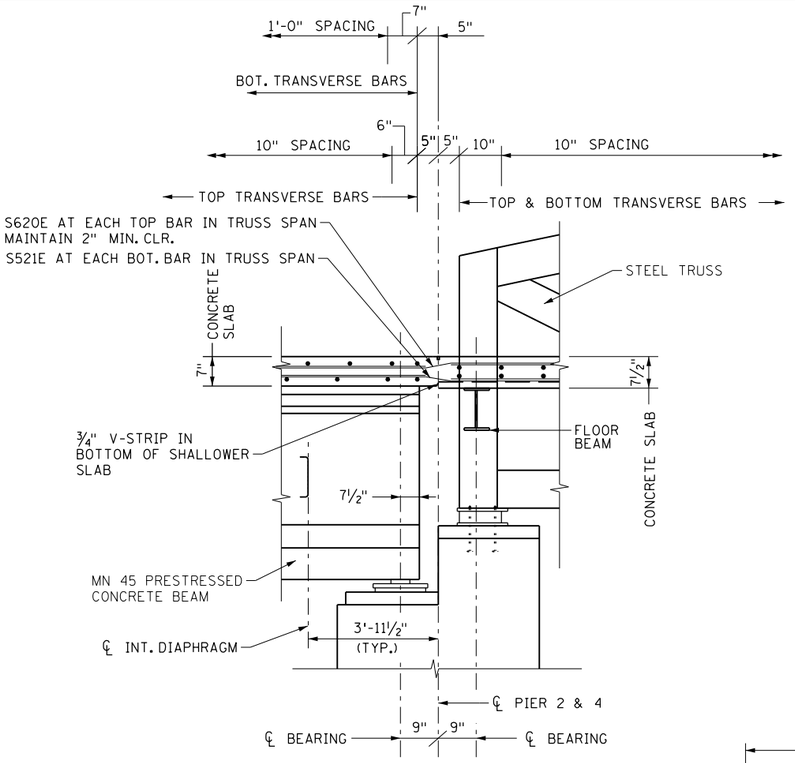
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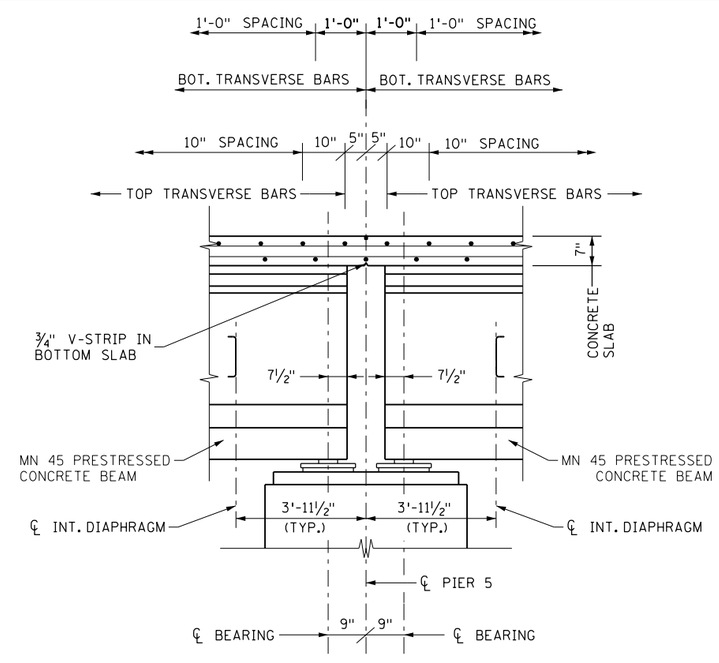
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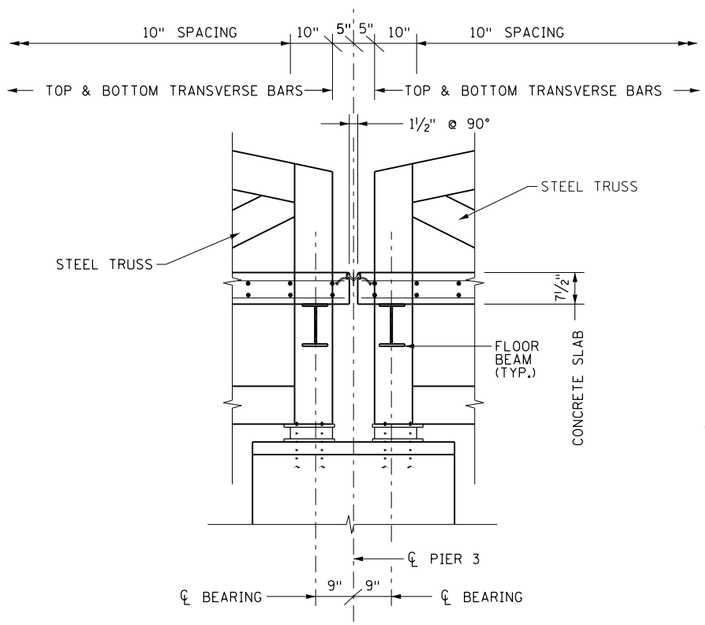
SECTION B - B
PIER 1



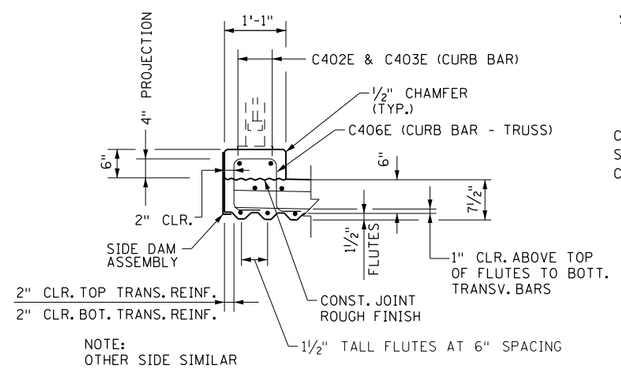
SECTION C - C
PIER 2 SHOWN, PIER 4 MIRRORED



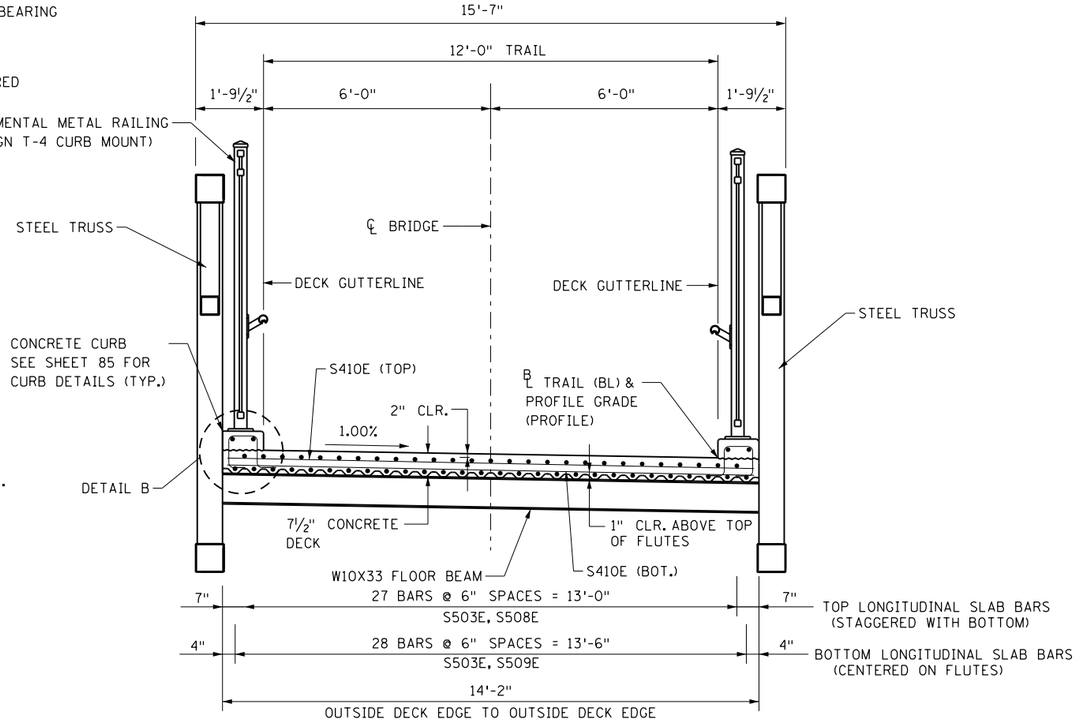
SECTION F - F
PIER 5



SECTION D - D
PIER 3



DETAIL B
CONCRETE CURB



SECTION E - E
TRANSVERSE SECTION

DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

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LIC. NO. 53920 DATE

TITLE:

SUPERSTRUCTURE DETAILS AND REINFORCEMENT

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CHECKED	ATP	CHECK	RRE	

S.A.P. 199-010-012

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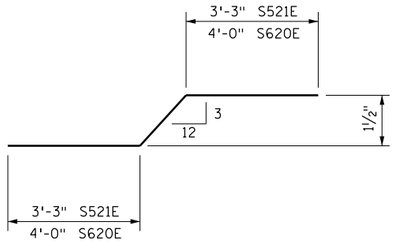
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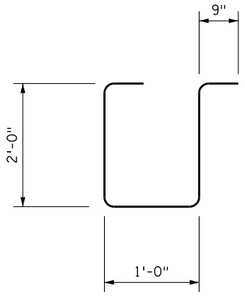
BRIDGE SUPERSTRUCTURE

BILL OF REINFORCEMENT

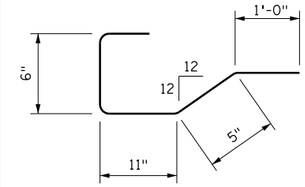
BAR	NUMBER	LENGTH	SHAPE	LOCATION
S401E	50	50'-0"	——	DECK TOP LONGITUDINAL
S402E	10	23'-7"	——	DECK TOP LONGITUDINAL
S503E	110	60'-0"	——	DECK TOP & BOT. LONGITUDINAL
S504E	65	40'-0"	——	DECK TOP & BOT. LONGITUDINAL
S505E	13	26'-7"	——	DECK BOT. LONGITUDINAL
S406E	388	14'-2"	——	DECK TOP TRANSVERSE
S507E	293	13'-10"	——	DECK BOT. TRANSVERSE
S508E	54	47'-0"	——	DECK TOP LONGITUDINAL
S509E	56	47'-7"	——	DECK BOT. LONGITUDINAL
S410E	504	13'-8"	——	DECK TOP & BOT. TRANSVERSE
S411E	10	24'-1"	——	DECK TOP LONGITUDINAL
S512E	13	21'-7"	——	DECK BOT. LONGITUDINAL
S613E	31	13'-10"	——	DECK BOT. TRANSVERSE
S414E	10	31'-7"	——	DECK TOP LONGITUDINAL
S515E	16	31'-7"	——	DECK BOT. LONGITUDINAL
S416E	2	8'-9"	——	DECK TOP & BOT. TRANSVERSE
S417E	2	11'-8"	——	DECK TOP & BOT. TRANSVERSE
S418E	2	9'-1"	——	DECK TOP & BOT. TRANSVERSE
S619E	18	15'-0"	——	DECK LONGITUDINAL STAGGERED PIER 5
S620E	54	8'-6"	⌐¬	DECK LONGITUDINAL PIER 2 & 4
S521E	56	7'-0"	⌐¬	DECK LONGITUDINAL PIER 2 & 4
S522E	3	10'-0"	——	DECK BOT. TRANSVERSE PIER 6
S423E	11	3'-4"	⊂⌐	CONC. DIAPHRAGM PIER 6
S424E	14	5'-0"	——	DECK TOP & BOT. LONGITUDINAL
C401E	774	4'-0"	⊓	CURB, VERTICAL
C402E	28	60'-0"	——	CURB LONGITUDINAL
C403E	4	51'-4"	——	CURB LONGITUDINAL
C404E	4	42'-3"	——	CURB LONGITUDINAL
C405E	4	31'-8"	——	CURB LONGITUDINAL
C406E	504	3'-10"	⊓	CURB, VERTICAL, TRUSS SPANS
SD401E	10	6'-6"	⊓	END DIAPHRAGM VERTICAL TIE
SD403E	4	5'-6"	——	END DIAPHRAGM TOP LONGITUDINAL
SD704E	4	6'-6"	——	END DIAPHRAGM BOT. LONGITUDINAL
SD605E	2	15'-3"	⌒	END DIAPHRAGM LONGITUDINAL



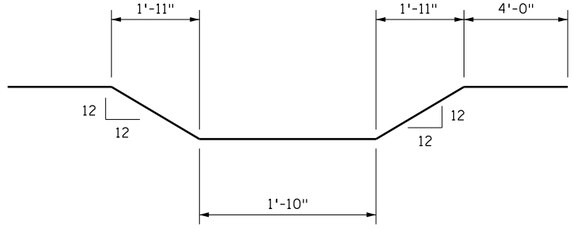
S620E , S521E



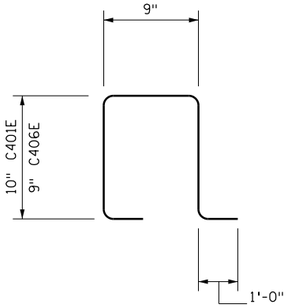
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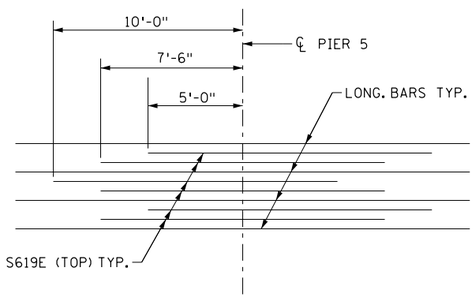
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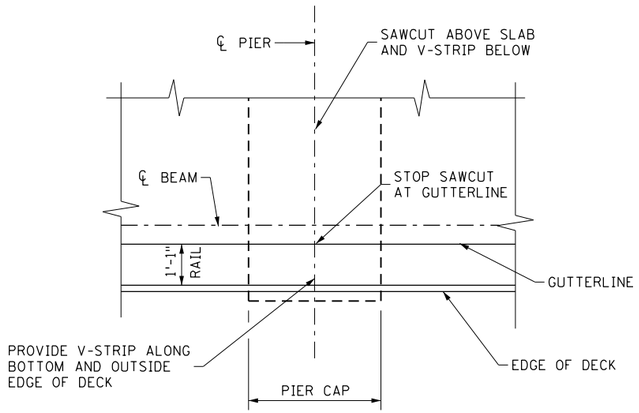
SD605E



C401E , C406E



STAGGER DIAGRAM
PIER 5 ONLY



SAWCUT DETAIL AT PIER
TYPICAL OVER PIERS 2, 4 & 5

SUMMARY OF QUANTITIES - BRIDGE SUPERSTRUCTURE

	STRUCTURAL CONCRETE (3S52)	21.3	CU YD
(1)	BRIDGE SLAB CONCRETE (3YHPC-M)	179.9	CU YD
(2)	REINFORCEMENT BARS (EPOXY COATED)	38164	POUND
	STRUCTURAL STEEL (3309)	7677	POUND
	ORNAMENTAL METAL RAILING (TYPE 1)	1568.8	LIN FT
	ORNAMENTAL METAL RAILING (TYPE 2)	118.7	LIN FT
	ORNAMENTAL METAL RAILING (TYPE 3)	317.3	LIN FT
	ELASTOMERIC BEARING PAD	4	EACH
	EXPANSION JOINT DEVICE TYPE 4	39.0	LIN FT
	BEARING ASSEMBLY	14	EACH
	PRESTRESSED CONCRETE BEAMS MN45	580.2	LIN FT
	DIAPHRAGMS FOR TYPE MN45 PREST BEAMS	68.0	LIN FT
	ARCHITECTURAL SURFACE FINISH (SINGLE COLOR)	18232	SQ FT

(1) "BRIDGE SLAB CONCRETE (3YHPC-M)" VOLUME WAS COMPUTED USING AN AVERAGE STOOL HEIGHT OF 2 INCHES. INCLUDES END DIAPHRAGMS.

(2) INCLUDES DECK, END DIAPHRAGMS AND CURB REINFORCEMENT.

NOTES

MAKE SAW CUT IN STRUCTURAL SLAB (TYP. PIERS 2, 4, & 5) OVER CENTERLINE OF PIERS AS SOON AS THE CUTTING CAN BE DONE WITHOUT RAVELING THE CONCRETE. APPLY POLYSTYRENE TO TIPS OF FLANGES THAT PROJECT PAST CENTERLINE OF PIER. SEAL JOINT PER SPEC. 3723.

SUPERSTRUCTURE DIMENSIONS ARE BASED ON THE EXPANSION JOINT DIMENSIONS AT 90° F.

SEE SHEET 88 FOR CONCRETE END DIAPHRAGM REINFORCING DETAILS.

SEE SHEET 85 FOR CURB REINFORCING DETAILS.

DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

BOLTON & MENK
7533 SUNWOOD DRIVE N.W.
RAMSEY, MINNESOTA 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.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.

ENGINEER SIGNATURE

RYAN R. EVANS
LIC. NO. 53920 DATE

TITLE:
SUPERSTRUCTURE
DETAILS AND REINFORCEMENT

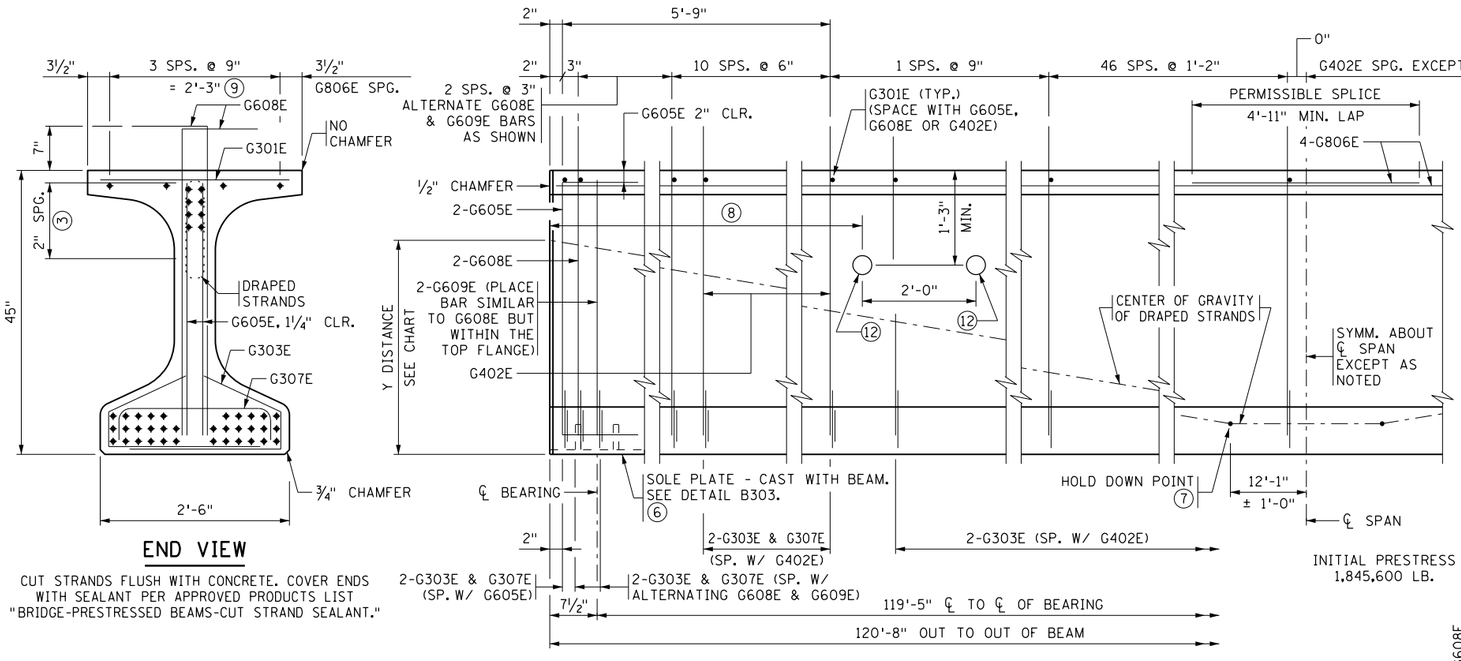
DESIGNED	RRE	DRAWN	JMR	APPROVED
CHECKED	ATP	CHECK	RRE	

S.A.P. 199-010-012

SHEET NO. 70 OF 99 SHEETS

BRIDGE NO. 02053

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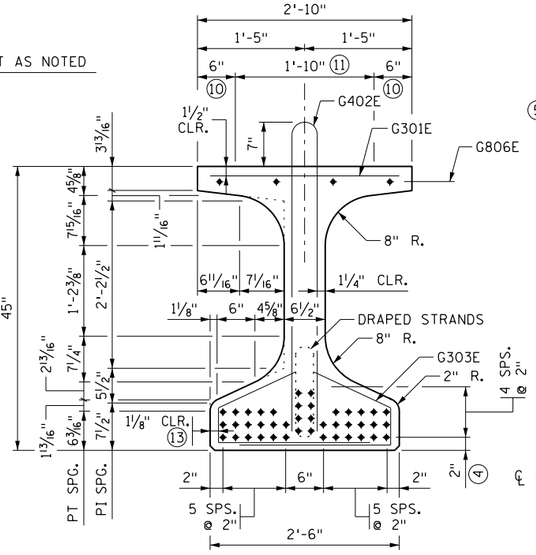


END VIEW

CUT STRANDS FLUSH WITH CONCRETE. COVER ENDS WITH SEALANT PER APPROVED PRODUCTS LIST "BRIDGE-PRESTRESSED BEAMS-CUT STRAND SEALANT."

BEAM ELEVATION

INITIAL PRESTRESS 1,845,600 LB.

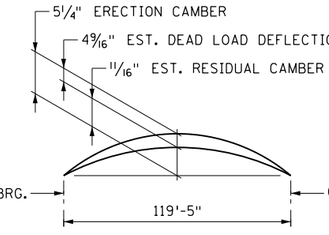


SECTION AT ℄ SPAN

Y DISTANCES (INCHES)	NO.	℄ SPAN	END
STRAIGHT STRANDS	34	3.88	
DRAPED STRANDS	8	6.0	39 ▫
(5) TOTAL STRANDS	42	4.29	

Y = DISTANCE TO CENTER OF GRAVITY OF STRANDS FROM BOTTOM OF BEAM. ALL STRANDS SPACED 2" CENTER TO CENTER, HORIZONTALLY AND VERTICALLY, EXCEPT AS NOTED.

▫ A TOLERANCE OF ± 1" WILL BE PERMITTED IN THIS DIMENSION.



CAMBER DIAGRAM

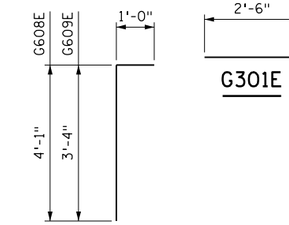
ERECTION CAMBER SHOWN IS AFTER DIAPHRAGMS ARE IN PLACE.

DEAD LOAD DEFLECTION SHOWN IS FOR WEIGHT OF SLAB, WEARING COURSE, BARRIER, SIDEWALK AND MEDIAN WHERE APPLICABLE.

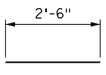
CONTRACTOR WILL TAKE ELEVATIONS AT TOP OF BEAMS AFTER ERECTION AND WILL ALLOW FOR DEFLECTION SHOWN TO ENABLE BUILDING FORMS TO CORRECT GRADE AND SPECIFIED SLAB THICKNESS. PROVIDE COPY OF ELEVATIONS TO THE ENGINEER.

CALCULATED PRESTRESS LOSSES	
ELASTIC SHORTENING LOSS	22.12 KSI
LONG TERM LOSSES	25.41 KSI
TOTAL LOSSES	47.53 KSI

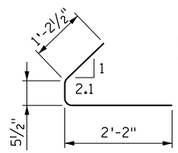
MINIMUM CONCRETE STRENGTH - K.S.I.	
(1) f'ci	(2) f'c
7.0 KSI	8.0 KSI



G608E & G609E



G301E

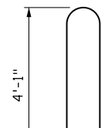


G303E



G605E

G307E



G402E

GENERAL NOTES

PROVIDE HANDLING HOOKS OR DEVICES AS REQUIRED BY CONTRACTOR.

MARK EACH BEAM SHOWING BRIDGE NUMBER, CASTING DATE, AND INDIVIDUAL IDENTIFICATION LETTERS AND NUMBERS ON THE FACE OF THE BEAM, NEAR THE END, SO LOCATED THAT THEY WILL BE EXPOSED AFTER THE END DIAPHRAGMS HAVE BEEN CAST. MARK FASCIA BEAMS ON THE INSIDE FACE. ENSURE ALL MARKINGS ARE STENCILLED AND CLEARLY LEGIBLE. FOR LOCATION OF BEAMS, SEE FRAMING PLAN.

ALL MATERIAL AND WORK SHOWN OR NOTED ON THIS SHEET IS INCLUDED IN UNIT PRICE BID FOR PRESTRESSED CONCRETE BEAMS. SEE SPEC. 2405.

SEE FRAMING PLAN FOR BEAM END MARKED "X" AND DIAPHRAGM SPACING.

AS AN ALTERNATE TO THE END DIAPHRAGM ANCHORAGES SHOWN, THE CONTRACTOR MAY SUBMIT DETAILS OF A CAST-IN-PLACE ANCHORAGE TO THE ENGINEER FOR APPROVAL. ANCHORAGE MUST PROVIDE AN ULTIMATE PULL OUT STRENGTH OF 15 KIPS PER ANCHORAGE.

APPLY AN APPROVED SEALER TO THE SIDES OF THE BEAM NEAR EACH END PER THE SPECIAL PROVISIONS.

(1) MINIMUM CONCRETE STRENGTH AT TIME OF PRESTRESS TRANSFER.

(2) MINIMUM CONCRETE STRENGTH WHEN BEAM CAN BE TRANSPORTED AND INSTALLED.

(3) DRAPED STRANDS.

(4) STRAIGHT STRANDS.

(5) USE 0.6" DIA. 7-WIRE LOW RELAXATION PRESTRESSING STRAND, CONFORMING TO ASTM A416, GRADE 270.

(6) FOR INTEGRAL ABUTMENT, SOLE PLATE CAN BE ELIMINATED OR REPLACED WITH AN APPROVED PROTECTION PLATE. BEAMS DETAILED TO INCLUDE A TAPERED PLATE PER STANDARD FIGURE B309 MUST INCLUDE SOLE PLATE.

(7) CENTER OF GRAVITY OF HOLD DOWNS WHEN MULTIPLE HOLD DOWNS ARE USED.

(8) DIMENSION DETERMINED BY CONTRACTOR. MAINTAIN 2" MINIMUM CLEAR FROM STRANDS.

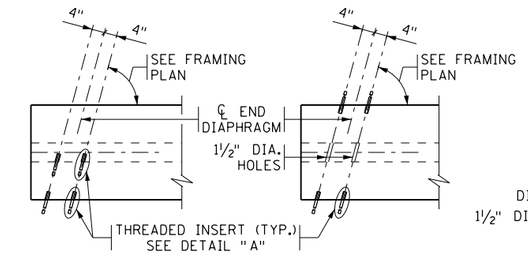
(9) TWO INSIDE BARS MAY BE PLACED ADJACENT TO VERTICAL STIRRUP FOR TYING CONVENIENCE.

(10) STEEL TROWEL TO SMOOTH FINISH AND APPLY BOND BREAKER PER APPROVED PRODUCTS LIST.

(11) ROUGH FLOAT AND BROOM TRANSVERSELY FOR BOND PER SPEC. 2405.3.D.

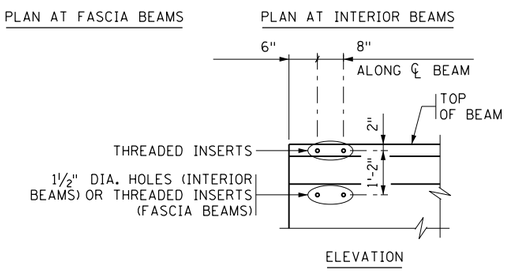
(12) OPTIONAL: 3" MAX. DIA. SLEEVE FOR HAULING (AFTER INSTALLATION, COAT WITH APPROVED EPOXY BONDING AGENT & FILL WITH APPROVED NON-SHRINK GROUT).

(13) TYP. CLR. FOR ENTIRE BOTTOM FLANGE.



PLAN AT FASCIA BEAMS

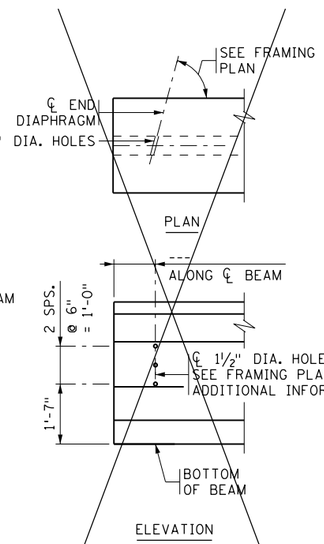
PLAN AT INTERIOR BEAMS



ELEVATION

CONCRETE END DIAPHRAGM

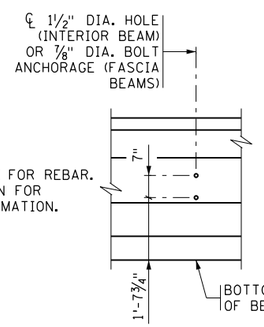
PARAPET ABUTMENT
(SEE DETAIL B814 FOR DIAPHRAGM DETAILS)



ELEVATION

CONCRETE END DIAPHRAGM

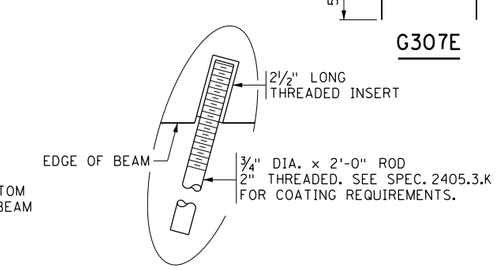
SEE SUPERSTRUCTURE DETAILS AND REINFORCEMENT FOR DIAPHRAGM DETAILS.



ELEVATION

STEEL INTERMEDIATE DIAPHRAGM

(SEE DETAIL B403 FOR DIAPHRAGM DETAILS)



DETAIL "A"

REVISED: DECEMBER 02, 2015

APPROVED: JANUARY 13, 2015

Nancy Dorbenberger
STATE BRIDGE ENGINEER

BEAMS B1-B2 S.A.P. 199-010-012 FIG. 5-397.507

CERTIFIED BY _____ LICENSED PROFESSIONAL ENGINEER _____ DATE

NAME: LIC. NO.

TITLE: MN45" PRESTRESSED CONCRETE BEAM (PRETENSIONED) MN45-121

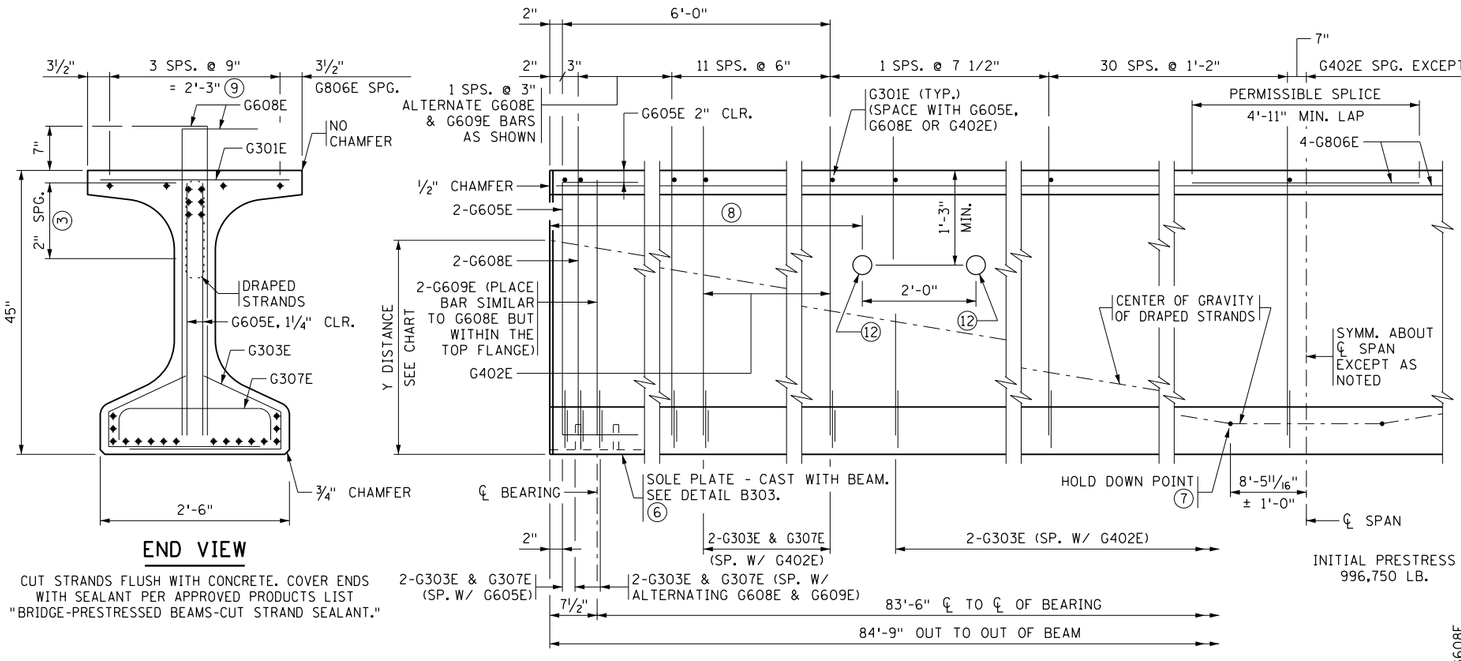
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CHK: CHK:

SHEET NO. 71 OF 99 SHEETS

BRIDGE NO. 02053

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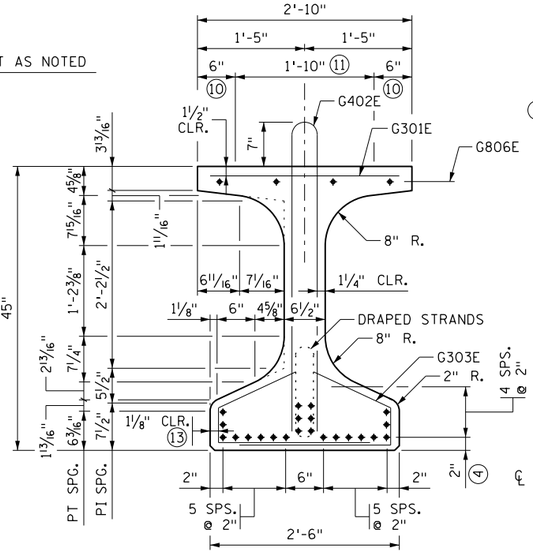


END VIEW

CUT STRANDS FLUSH WITH CONCRETE. COVER ENDS WITH SEALANT PER APPROVED PRODUCTS LIST "BRIDGE-PRESTRESSED BEAMS-CUT STRAND SEALANT."

BEAM ELEVATION

INITIAL PRESTRESS 996,750 LB.

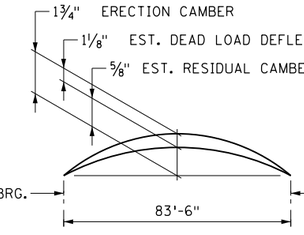


SECTION AT ℄ SPAN

Y DISTANCES (INCHES)			
	NO.	℄ SPAN	END
STRAIGHT STRANDS	16	2.75	
DRAPED STRANDS	6	5.0	40.0 □
(5) TOTAL STRANDS	22	3.36	

Y = DISTANCE TO CENTER OF GRAVITY OF STRANDS FROM BOTTOM OF BEAM. ALL STRANDS SPACED 2" CENTER TO CENTER, HORIZONTALLY AND VERTICALLY, EXCEPT AS NOTED.

□ A TOLERANCE OF ± 1" WILL BE PERMITTED IN THIS DIMENSION.



CAMBER DIAGRAM

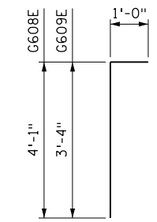
ERECTION CAMBER SHOWN IS AFTER DIAPHRAGMS ARE IN PLACE.

DEAD LOAD DEFLECTION SHOWN IS FOR WEIGHT OF SLAB, WEARING COURSE, BARRIER, SIDEWALK AND MEDIAN WHERE APPLICABLE.

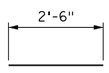
CONTRACTOR WILL TAKE ELEVATIONS AT TOP OF BEAMS AFTER ERECTION AND WILL ALLOW FOR DEFLECTION SHOWN TO ENABLE BUILDING FORMS TO CORRECT GRADE AND SPECIFIED SLAB THICKNESS. PROVIDE COPY OF ELEVATIONS TO THE ENGINEER.

CALCULATED PRESTRESS LOSSES	
ELASTIC SHORTENING LOSS	14.31 KSI
LONG TERM LOSSES	24.86 KSI
TOTAL LOSSES	39.17 KSI

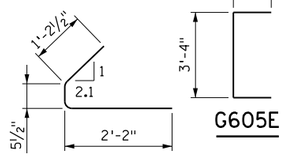
MINIMUM CONCRETE STRENGTH - K.S.I.	
(1) f'ci	(2) f'c
4.5 KSI	5.5 KSI



G608E & G609E

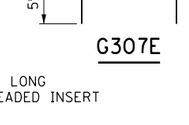


G301E

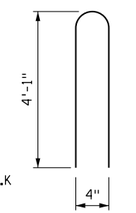


G303E

G605E



G307E



G402E

GENERAL NOTES

PROVIDE HANDLING HOOKS OR DEVICES AS REQUIRED BY CONTRACTOR.

MARK EACH BEAM SHOWING BRIDGE NUMBER, CASTING DATE, AND INDIVIDUAL IDENTIFICATION LETTERS AND NUMBERS ON THE FACE OF THE BEAM, NEAR THE END, SO LOCATED THAT THEY WILL BE EXPOSED AFTER THE END DIAPHRAGMS HAVE BEEN CAST. MARK FASCIA BEAMS ON THE INSIDE FACE. ENSURE ALL MARKINGS ARE STENCILLED AND CLEARLY LEGIBLE. FOR LOCATION OF BEAMS, SEE FRAMING PLAN.

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SEE FRAMING PLAN FOR BEAM END MARKED "X" AND DIAPHRAGM SPACING.

AS AN ALTERNATE TO THE END DIAPHRAGM ANCHORAGES SHOWN, THE CONTRACTOR MAY SUBMIT DETAILS OF A CAST-IN-PLACE ANCHORAGE TO THE ENGINEER FOR APPROVAL. ANCHORAGE MUST PROVIDE AN ULTIMATE PULL OUT STRENGTH OF 15 KIPS PER ANCHORAGE.

APPLY AN APPROVED SEALER TO THE SIDES OF THE BEAM NEAR EACH END PER THE SPECIAL PROVISIONS.

(1) MINIMUM CONCRETE STRENGTH AT TIME OF PRESTRESS TRANSFER.

(2) MINIMUM CONCRETE STRENGTH WHEN BEAM CAN BE TRANSPORTED AND INSTALLED.

(3) DRAPED STRANDS.

(4) STRAIGHT STRANDS.

(5) USE 0.6" DIA. 7-WIRE LOW RELAXATION PRESTRESSING STRAND, CONFORMING TO ASTM A416, GRADE 270.

(6) FOR INTEGRAL ABUTMENT, SOLE PLATE CAN BE ELIMINATED OR REPLACED WITH AN APPROVED PROTECTION PLATE. BEAMS DETAILED TO INCLUDE A TAPERED PLATE PER STANDARD FIGURE B309 MUST INCLUDE SOLE PLATE.

(7) CENTER OF GRAVITY OF HOLD DOWNS WHEN MULTIPLE HOLD DOWNS ARE USED.

(8) DIMENSION DETERMINED BY CONTRACTOR. MAINTAIN 2" MINIMUM CLEAR FROM STRANDS.

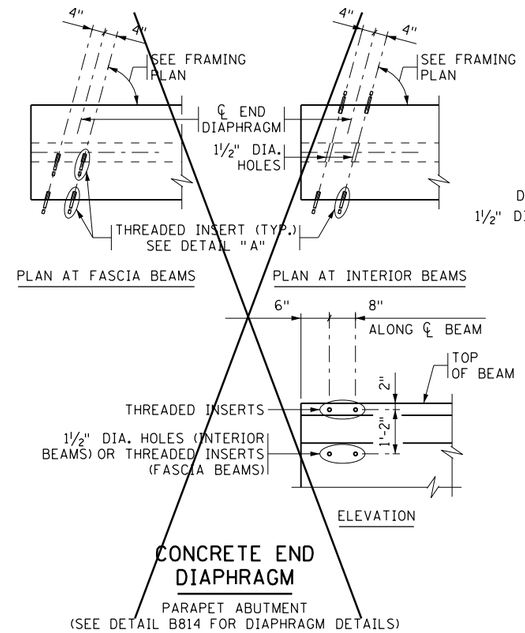
(9) TWO INSIDE BARS MAY BE PLACED ADJACENT TO VERTICAL STIRRUP FOR TYING CONVENIENCE.

(10) STEEL TROWEL TO SMOOTH FINISH AND APPLY BOND BREAKER PER APPROVED PRODUCTS LIST.

(11) ROUGH FLOAT AND BROOM TRANSVERSELY FOR BOND PER SPEC. 2405.3.D.

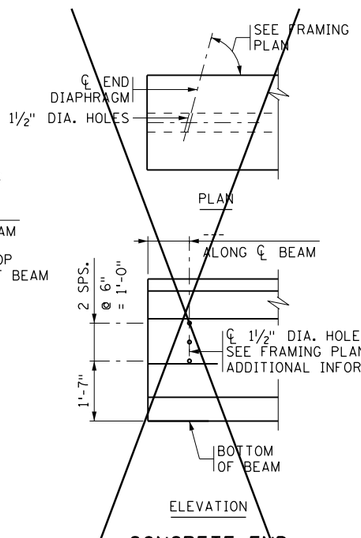
(12) OPTIONAL: 3" MAX. DIA. SLEEVE FOR HAULING (AFTER INSTALLATION, COAT WITH APPROVED EPOXY BONDING AGENT & FILL WITH APPROVED NON-SHRINK GROUT).

(13) TYP. CLR. FOR ENTIRE BOTTOM FLANGE.



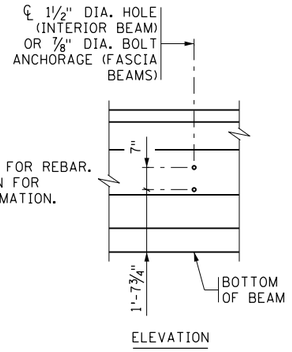
CONCRETE END DIAPHRAGM

PARAPET ABUTMENT
(SEE DETAIL B814 FOR DIAPHRAGM DETAILS)



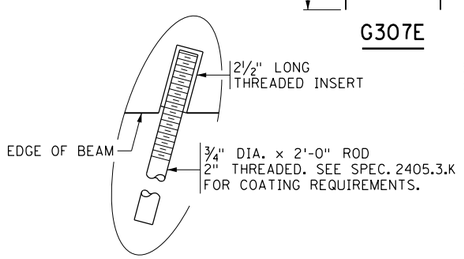
CONCRETE END DIAPHRAGM

SEE SUPERSTRUCTURE DETAILS AND REINFORCEMENT FOR DIAPHRAGM DETAILS.



STEEL INTERMEDIATE DIAPHRAGM

(SEE DETAIL B403 FOR DIAPHRAGM DETAILS)



DETAIL "A"

REVISED: DECEMBER 02, 2015

APPROVED: JANUARY 13, 2015

Nancy Daubenberger
STATE BRIDGE ENGINEER

BEAMS B3 | S.A.P. 199-010-012 | FIG. 5-397.507

CERTIFIED BY _____ LICENSED PROFESSIONAL ENGINEER _____ DATE

NAME: LIC. NO.

TITLE: MN45" PRESTRESSED CONCRETE BEAM (PRETENSIONED) MN45-85

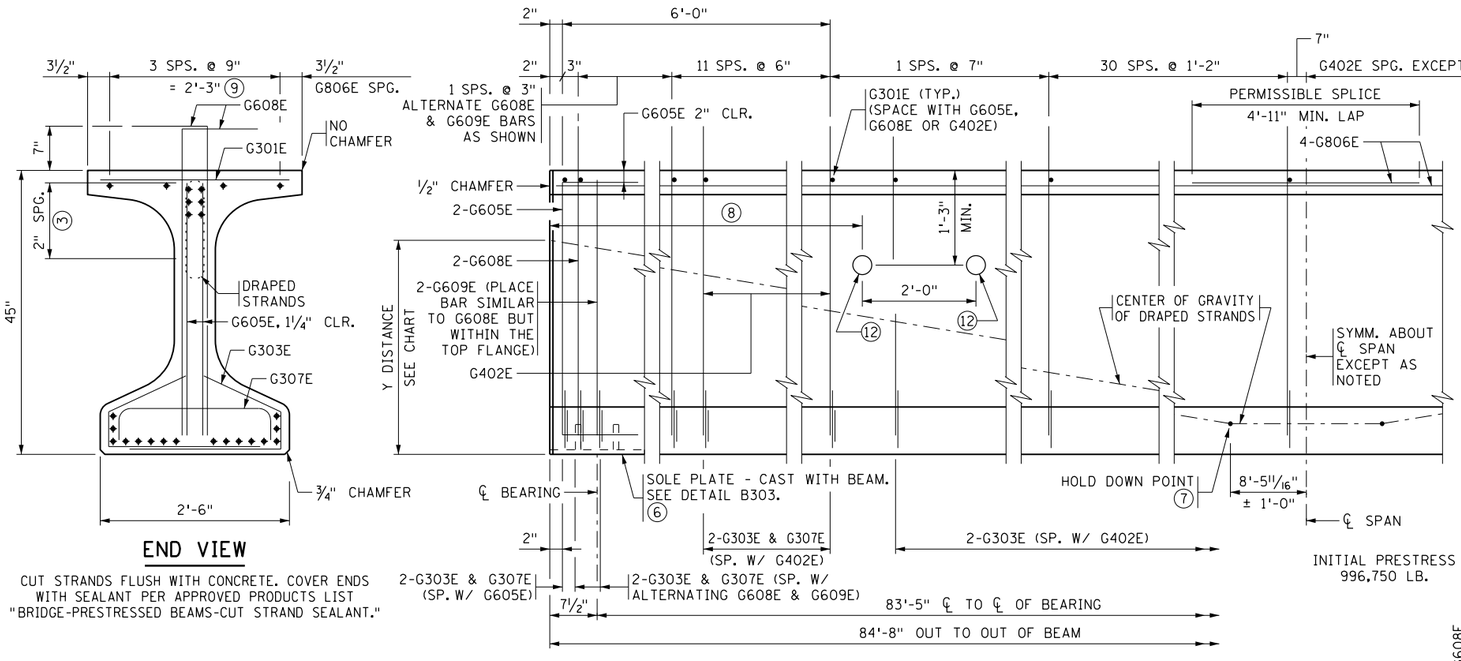
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CHK: CHK:

SHEET NO. 72 OF 99 SHEETS

BRIDGE NO. 02053

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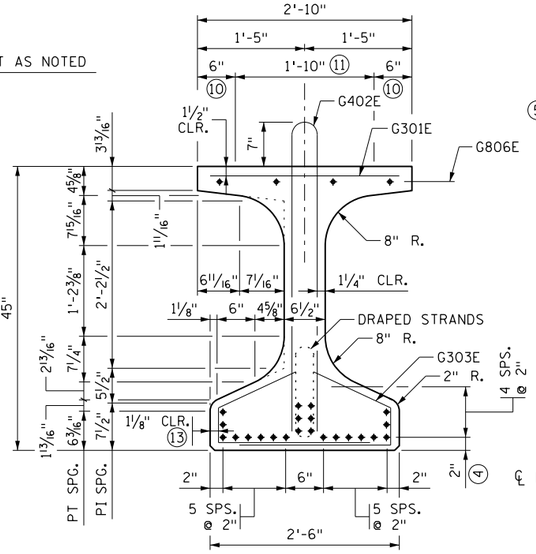


END VIEW

CUT STRANDS FLUSH WITH CONCRETE. COVER ENDS WITH SEALANT PER APPROVED PRODUCTS LIST "BRIDGE-PRESTRESSED BEAMS-CUT STRAND SEALANT."

BEAM ELEVATION

INITIAL PRESTRESS 996,750 LB.

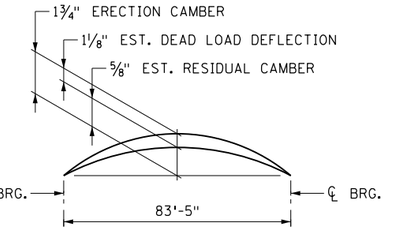


SECTION AT ℄ SPAN

Y DISTANCES (INCHES)			
	NO.	℄ SPAN	END
STRAIGHT STRANDS	16	2.75	
DRAPED STRANDS	6	5.0	40.0 □
(5) TOTAL STRANDS	22	3.36	

Y = DISTANCE TO CENTER OF GRAVITY OF STRANDS FROM BOTTOM OF BEAM. ALL STRANDS SPACED 2" CENTER TO CENTER, HORIZONTALLY AND VERTICALLY, EXCEPT AS NOTED.

□ A TOLERANCE OF ± 1" WILL BE PERMITTED IN THIS DIMENSION.



CAMBER DIAGRAM

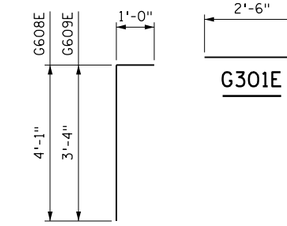
ERECTION CAMBER SHOWN IS AFTER DIAPHRAGMS ARE IN PLACE.

DEAD LOAD DEFLECTION SHOWN IS FOR WEIGHT OF SLAB, WEARING COURSE, BARRIER, SIDEWALK AND MEDIAN WHERE APPLICABLE.

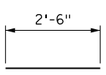
CONTRACTOR WILL TAKE ELEVATIONS AT TOP OF BEAMS AFTER ERECTION AND WILL ALLOW FOR DEFLECTION SHOWN TO ENABLE BUILDING FORMS TO CORRECT GRADE AND SPECIFIED SLAB THICKNESS. PROVIDE COPY OF ELEVATIONS TO THE ENGINEER.

CALCULATED PRESTRESS LOSSES	
ELASTIC SHORTENING LOSS	14.32 KSI
LONG TERM LOSSES	24.87 KSI
TOTAL LOSSES	39.19 KSI

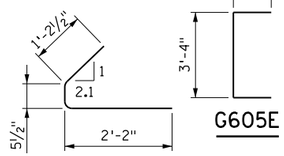
MINIMUM CONCRETE STRENGTH - K.S.I.	
(1) f'ci	(2) f'c
4.5 KSI	5.5 KSI



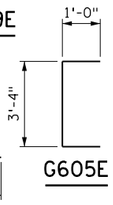
G608E & G609E



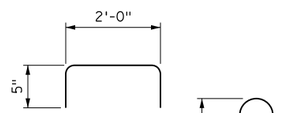
G301E



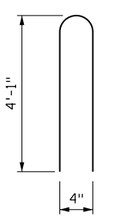
G303E



G605E



G307E



G402E

GENERAL NOTES

PROVIDE HANDLING HOOKS OR DEVICES AS REQUIRED BY CONTRACTOR.

MARK EACH BEAM SHOWING BRIDGE NUMBER, CASTING DATE, AND INDIVIDUAL IDENTIFICATION LETTERS AND NUMBERS ON THE FACE OF THE BEAM, NEAR THE END, SO LOCATED THAT THEY WILL BE EXPOSED AFTER THE END DIAPHRAGMS HAVE BEEN CAST. MARK FASCIA BEAMS ON THE INSIDE FACE. ENSURE ALL MARKINGS ARE STENCILLED AND CLEARLY LEGIBLE. FOR LOCATION OF BEAMS, SEE FRAMING PLAN.

ALL MATERIAL AND WORK SHOWN OR NOTED ON THIS SHEET IS INCLUDED IN UNIT PRICE BID FOR PRESTRESSED CONCRETE BEAMS. SEE SPEC. 2405.

SEE FRAMING PLAN FOR BEAM END MARKED "X" AND DIAPHRAGM SPACING.

AS AN ALTERNATE TO THE END DIAPHRAGM ANCHORAGES SHOWN, THE CONTRACTOR MAY SUBMIT DETAILS OF A CAST-IN-PLACE ANCHORAGE TO THE ENGINEER FOR APPROVAL. ANCHORAGE MUST PROVIDE AN ULTIMATE PULL OUT STRENGTH OF 15 KIPS PER ANCHORAGE.

APPLY AN APPROVED SEALER TO THE SIDES OF THE BEAM NEAR EACH END PER THE SPECIAL PROVISIONS.

(1) MINIMUM CONCRETE STRENGTH AT TIME OF PRESTRESS TRANSFER.

(2) MINIMUM CONCRETE STRENGTH WHEN BEAM CAN BE TRANSPORTED AND INSTALLED.

(3) DRAPED STRANDS.

(4) STRAIGHT STRANDS.

(5) USE 0.6" DIA. 7-WIRE LOW RELAXATION PRESTRESSING STRAND, CONFORMING TO ASTM A416, GRADE 270.

(6) FOR INTEGRAL ABUTMENT, SOLE PLATE CAN BE ELIMINATED OR REPLACED WITH AN APPROVED PROTECTION PLATE. BEAMS DETAILED TO INCLUDE A TAPERED PLATE PER STANDARD FIGURE B309 MUST INCLUDE SOLE PLATE.

(7) CENTER OF GRAVITY OF HOLD DOWNS WHEN MULTIPLE HOLD DOWNS ARE USED.

(8) DIMENSION DETERMINED BY CONTRACTOR. MAINTAIN 2" MINIMUM CLEAR FROM STRANDS.

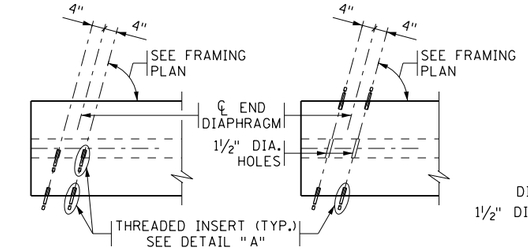
(9) TWO INSIDE BARS MAY BE PLACED ADJACENT TO VERTICAL STIRRUP FOR TYING CONVENIENCE.

(10) STEEL TROWEL TO SMOOTH FINISH AND APPLY BOND BREAKER PER APPROVED PRODUCTS LIST.

(11) ROUGH FLOAT AND BROOM TRANSVERSELY FOR BOND PER SPEC. 2405.3.D.

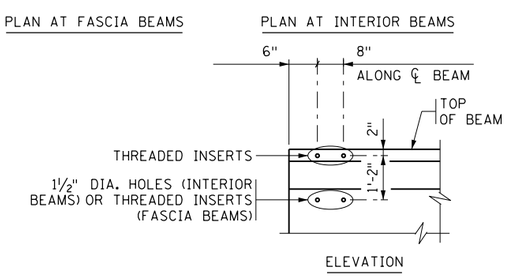
(12) OPTIONAL: 3" MAX. DIA. SLEEVE FOR HAULING (AFTER INSTALLATION, COAT WITH APPROVED EPOXY BONDING AGENT & FILL WITH APPROVED NON-SHRINK GROUT).

(13) TYP. CLR. FOR ENTIRE BOTTOM FLANGE.



PLAN AT FASCIA BEAMS

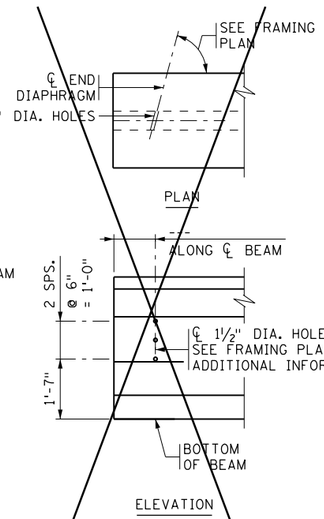
PLAN AT INTERIOR BEAMS



ELEVATION

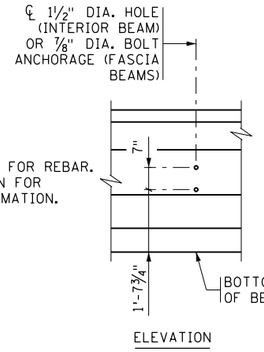
CONCRETE END DIAPHRAGM

PARAPET ABUTMENT
(SEE DETAIL B814 FOR DIAPHRAGM DETAILS)



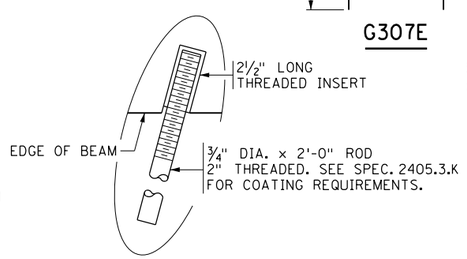
CONCRETE END DIAPHRAGM

SEE SUPERSTRUCTURE DETAILS AND REINFORCEMENT FOR DIAPHRAGM DETAILS.



STEEL INTERMEDIATE DIAPHRAGM

(SEE DETAIL B403 FOR DIAPHRAGM DETAILS)



DETAIL "A"

REVISED: DECEMBER 02, 2015

APPROVED: JANUARY 13, 2015

Nancy Dorbenberger
STATE BRIDGE ENGINEER

BEAMS B4-B5 | S.A.P. 199-010-012 | FIG. 5-397.507

CERTIFIED BY _____ LICENSED PROFESSIONAL ENGINEER _____ DATE

NAME: LIC. NO.

TITLE: MN45" PRESTRESSED CONCRETE BEAM (PRETENSIONED) MN45-85

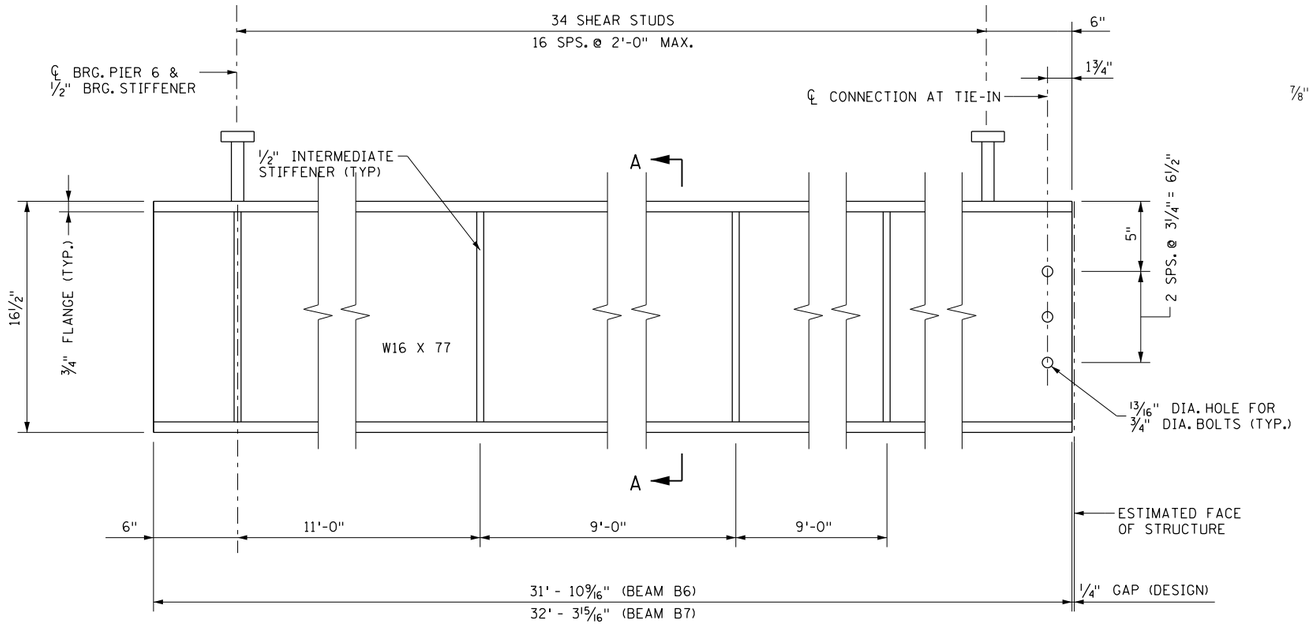
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CHK: CHK:

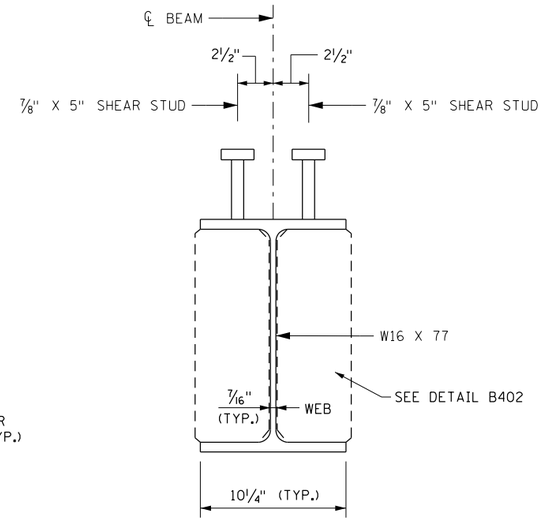
SHEET NO. 73 OF 99 SHEETS

BRIDGE NO. 02053

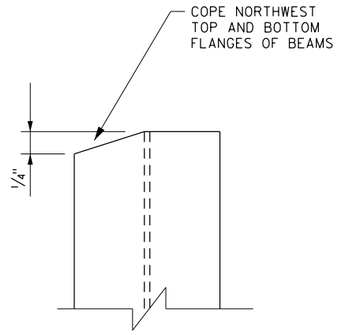
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BEAM ELEVATION
NOT TO SCALE



SECTION A - A



BEAM COPING
PLAN VIEW

NOTES:

BEAMS AND CONNECTED ELEMENTS SHALL BE SHOP PAINTED BLUE-GREEN (FEDERAL STANDARD COLOR NO. 25193) PER SPEC. 2478. CONTRACTOR SHALL VERIFY COLOR MATCH TO NORTH STAR STATION PRIOR TO FABRICATION (SEE SHEET 6). FIELD PAINT BOLTED CONNECTIONS AND OTHER TOUCH UP AREAS AS NEEDED.

BEARING STIFFENERS AND ENDS OF BEAMS SHALL BE PERPENDICULAR TO FLANGE.

ALL STRUCTURAL STEEL SHALL CONFORM TO SPEC. 3309 UNLESS OTHERWISE NOTED.

SHEAR STUDS ON THE TOP FLANGE OF THE GIRDER SHALL BE INSTALLED IN THE FIELD.

SHEAR CONNECTORS TO PROJECT A MINIMUM OF 2" INTO DECK STRUCTURAL SLAB. IN NO CASE SHALL SHEAR CONNECTORS PROJECT CLOSER THAN 1" TO TOP OF DECK STRUCTURAL SLAB. ENGINEER TO FIELD VERIFY BEAM ELEVATION AND AUTHORIZE STUD LENGTH.

SHEAR CONNECTORS TO BE INCLUDED IN WEIGHT OF STRUCTURAL STEEL (3309) AND CONFORM TO SPEC. 3391.

ALL BOLTED CONNECTIONS SHALL BE MADE WITH 3/4" DIAMETER A325 BOLTS, EXCEPT AS NOTED.

SEE DETAIL B402 FOR STIFFENER CONNECTION DETAILS.

MARK EACH BEAM SHOWING BRIDGE NUMBER AND INDIVIDUAL INDENTIFICATION LETTERS AND NUMBERS ON THE FACE OF THE BEAM, NEAR THE END, SO LOCATED THAT THEY WILL BE EXPOSED AFTER THE END DIAPHRAGMS HAVE BEEN CAST. MARK FASCIA BEAMS ON THE INSIDE FACE. ENSURE ALL MARKINGS ARE STENCILLED AND CLEARLY LEGIBLE. FOR LOCATION OF BEAMS, SEE FRAMING PLAN.

SEE FRAMING PLAN FOR BEAM END MARKED "X" AND DIAPHRAGM SPACING.

DEFLECTION AND CAMBER NOTES:

BASE LINE IS A STRAIGHT LINE FROM CL BRG TO CL CONNECTION ALONG TOP OF BEAM.

BEAM DISTANCES ARE MEASURED HORIZONTALLY ALONG CL OF BEAM WEB.

CAMBER DIAGRAM IS FOR BEAMS IN UNLOADED POSITION AND PROVIDES FOR ALL DEAD LOAD DEFLECTIONS.

NO RESIDUAL CAMBER WAS USED IN CAMBER CALCULATIONS.

DIAGRAMS NOT TO SCALE.

(1) DEFLECTIONS DUE TO WEIGHT OF STRUCTURAL STEEL.

(2) DEFLECTIONS DUE TO WEIGHT OF SLAB, CURBS AND RAILING.

NOTE

THE CONTRACTOR SHALL MAKE FIELD MEASUREMENTS AS NECESSARY PRIOR TO FABRICATION OF THE STEEL BEAMS AND CONNECTIONS TO ASSURE PROPER FIT IN THE FINAL WORK.

NOTE

SHALLOW SPAN 7 BEAMS WILL NOT SUPPORT TYPICAL OVERHANG ASSEMBLIES FOR CONSTRUCTION PLATFORMS.

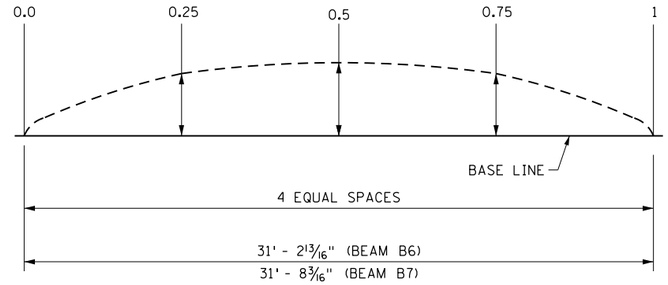
CONTRACTOR IS RESPONSIBLE FOR VERIFYING BEAM CAPACITY FOR PROPOSED CONSTRUCTION METHODS, AND SHALL SUBMIT FALSEWORK DRAWINGS AND CALCULATIONS FOR APPROVAL PRIOR TO SUPERSTRUCTURE CONSTRUCTION.

CAMBER DATA

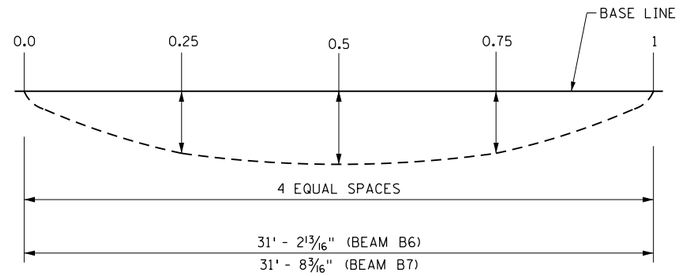
POINT	BEAM B6	BEAM B7
0	0	0
0.25	⅜"	7⁄16"
0.5	9⁄16"	⅝"
0.75	⅜"	7⁄16"
1	0	0

DEFLECTION DATA

POINT	BEAM B6		BEAM B7	
	(1)	(2)	(1)	(2)
0	0	0	0	0
0.25	1⁄16"	5⁄16"	1⁄16"	⅜"
0.5	1⁄16"	7⁄16"	1⁄16"	½"
0.75	1⁄16"	5⁄16"	1⁄16"	⅜"
1	0	0	0	0



BEAM CAMBER DIAGRAM



BEAM DEFLECTION DIAGRAM

DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

BOLTON & MENK

7533 SUNWOOD DRIVE N.W.
RAMSEY, MINNESOTA 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.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.

ENGINEER SIGNATURE

RYAN R. EVANS
LIC. NO. 53920 DATE

TITLE: STEEL BEAM DETAILS

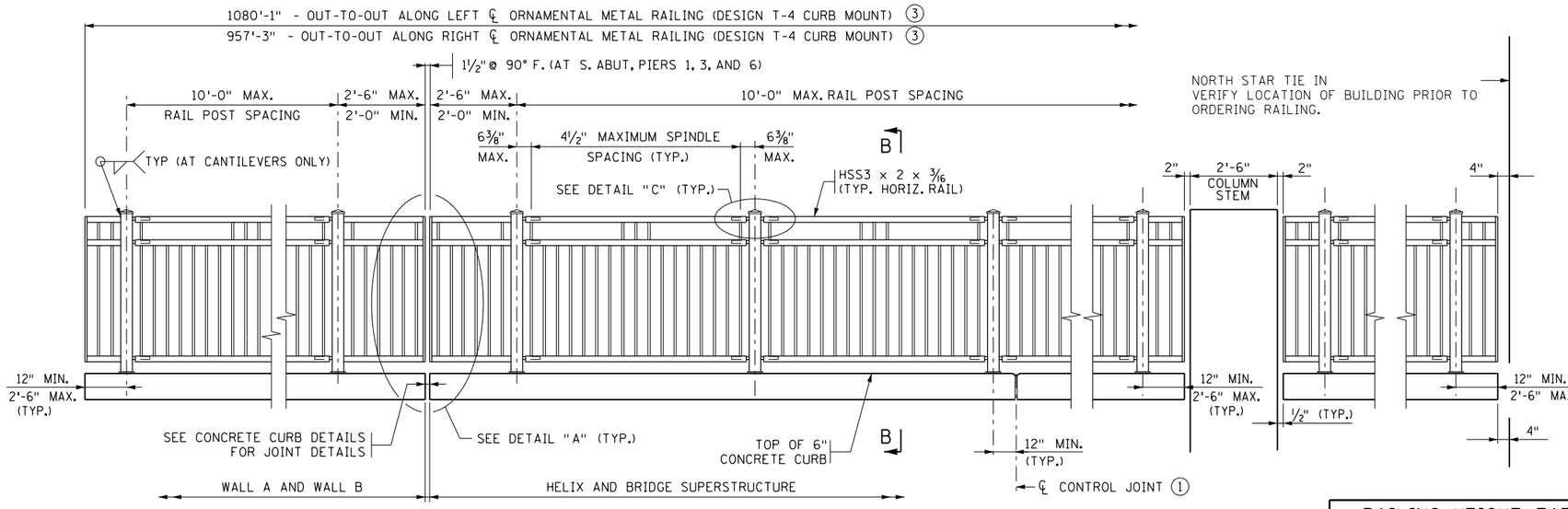
DESIGNED	RRE	DRAWN	JMR	APPROVED
CHECKED	ATP	CHECK	RRE	

S.A.P. 199-010-012

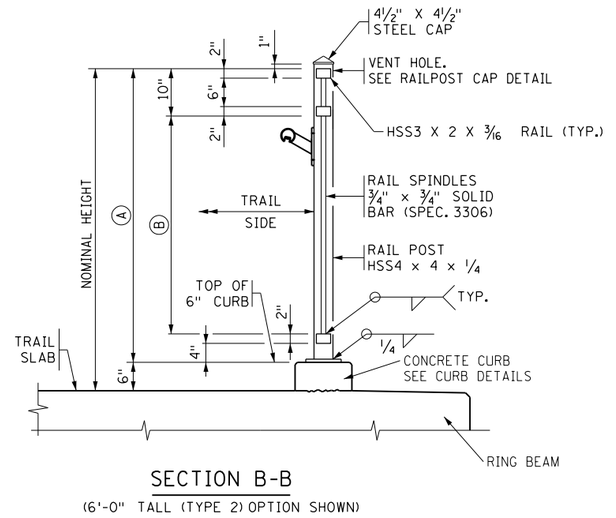
SHEET NO. 74 OF 99 SHEETS

BRIDGE NO. 02053

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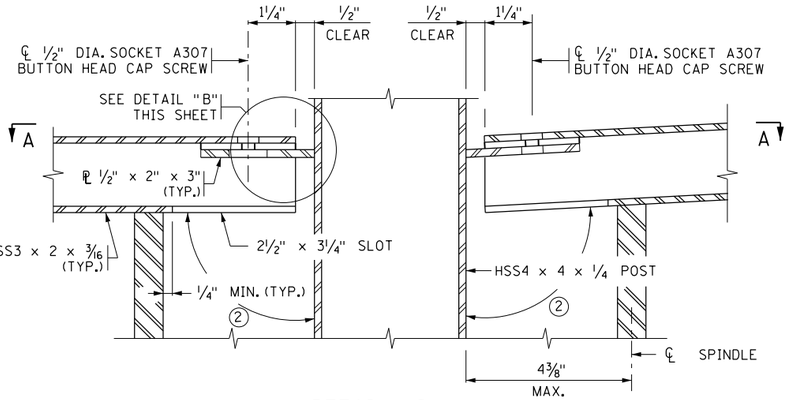
INSIDE ELEVATION OF RAILING



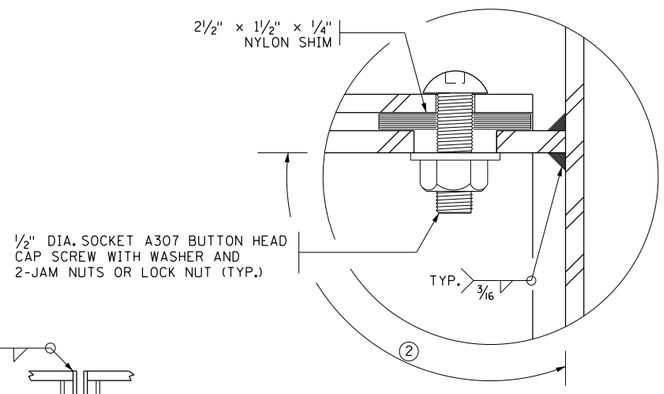
SECTION B-B

(6'-0" TALL (TYPE 2) OPTION SHOWN)

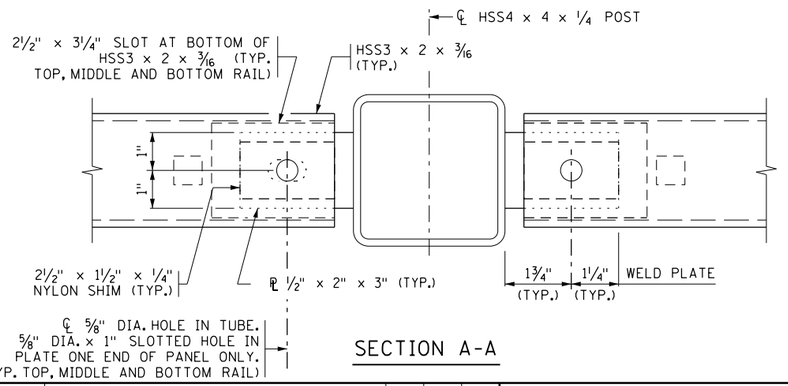
RAILING HEIGHT TABLE			
TYPE	NOMINAL HEIGHT	(A)	(B)
1	4'-6"	4'-0"	2'-8"
2	6'-0"	5'-6"	4'-2"
3	8'-0"	7'-6"	6'-2"



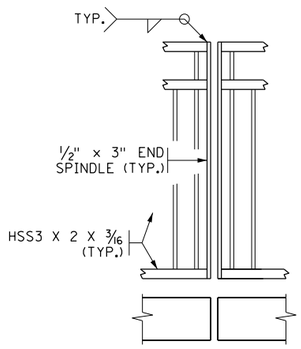
DETAIL "C"



DETAIL "B"



SECTION A-A



DETAIL "A"

TYP. AT SOUTH ABUTMENT AND PIERS 1, 3, AND 6

GENERAL NOTES

CONTINUOUSLY GROUND ALL METAL RAILINGS; SEE THE SPECIAL PROVISIONS. REFER TO THE ELECTRICAL PLANS AND ELECTRICAL SPECIAL PROVISIONS FOR DETAILS REGARDING BONDING MULTIPLE ELECTRICAL GROUNDING SYSTEMS.

PAYMENT LENGTH FOR TYPE 1, 2 AND 3 SHALL BE MEASURED AS THE OUT TO OUT LENGTH ALONG THE CENTERLINE OF THE RAILING AND BETWEEN THE ℄ OF POST OR OUTSIDE ENDS. WITH DEDUCTIONS FOR THE LENGTH OF CONCRETE COLUMN STEMS.

PAYMENT LENGTHS ARE MEASURED TO THE HORIZONTAL AND DO NOT INCLUDE ADDITIONS DUE TO VERTICAL PROFILE (NO ADDITIONAL PAYMENT WILL BE MADE).

PRICE BID FOR ORNAMENTAL METAL RAILING, TYPE 1, 2 AND 3 INCLUDES ANCHORAGES AND ALL MATERIAL ABOVE TOP OF CONCRETE CURB.

PROVIDE A500, GRADE B STRUCTURAL STEEL TUBING (HSS) IN THE RAIL CONFORMING TO SPEC. 3361. ALL OTHER STEEL SHALL CONFORM TO SPEC. 3306.

GALVANIZE BOLTS, NUTS, WASHERS AND ANCHORS PER SPEC. 3392. GALVANIZE ALL OTHER STRUCTURAL STEEL PER SPEC. 3394, AFTER FABRICATION.

COAT THE GALVANIZED RAILING, BASE PLATES, AND PROTRUDING PORTIONS OF BOLTS, NUTS, ANCHORS, AND WASHERS.

CURVE HORIZONTAL RAILS WHERE APPLICABLE AND PLACE RAILS PARALLEL TO THE EDGE OF TRAIL PROFILE.

SEE SPECIAL PROVISIONS FOR REQUIREMENTS NOT INCLUDED ON THIS SHEET.

DRILL ½" DIA. MAX. VENT HOLES ON THE UNDERSIDE OF RAIL TUBES AS NECESSARY TO FACILITATE GALVANIZING.

FOR ADDITIONAL NOTES AND DETAILS, SEE SHEET XX.

(1) SEE CONCRETE CURB SHEETS FOR CONTROL JOINT SPACING AND DETAILS.

(2) ANGLE VARIES
TOP AND BOTTOM HORIZONTAL RAILINGS SHALL FOLLOW PROFILE GRADE SEE BRIDGE PLAN AND PROFILE SHEETS FOR GRADE.

(3) LENGTH SHOWN IS HORIZONTAL AND DOES NOT ACCOUNT FOR VERTICAL GRADE OR DEDUCTION OF COLUMN STEMS.

DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

BOLTON & MENK
7533 SUNWOOD DRIVE N.W.
RAMSEY, MINNESOTA 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.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.

ENGINEER SIGNATURE

RYAN R. EVANS
LIC. NO. 53920 DATE

TITLE: RAILIING DETAILS

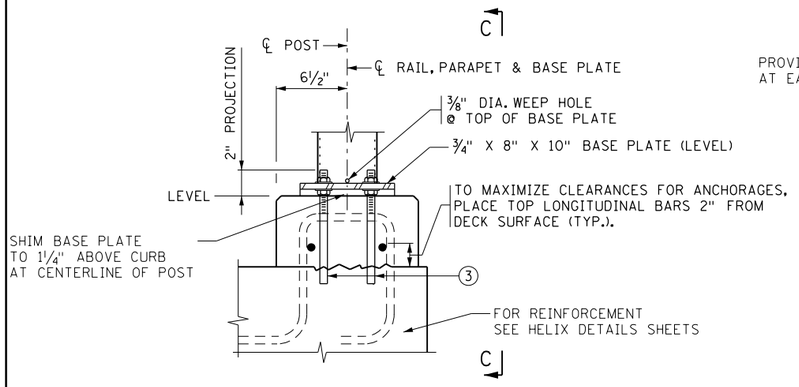
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CHECKED	ATP	CHECK	RRE		

S.A.P. 199-010-012

SHEET NO. 75 OF 99 SHEETS

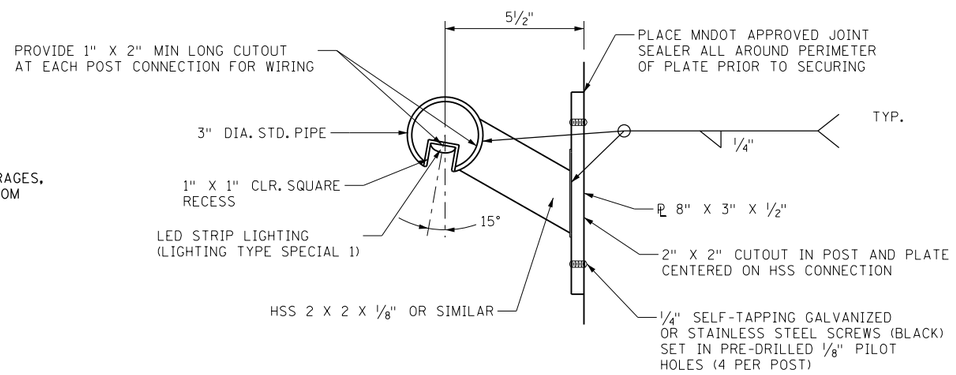
BRIDGE NO. 02053

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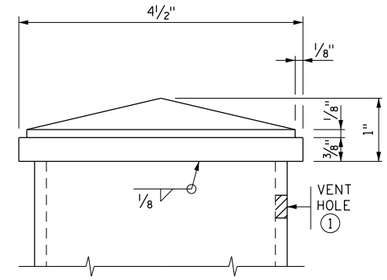


ANCHOR DETAIL

DOUBLE NUT OPTION SHOWN (4)



HANDRAIL DETAIL

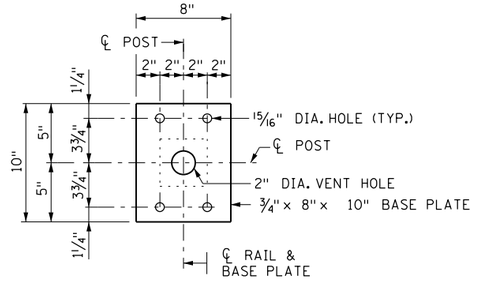


RAILPOST CAP DETAIL (2)

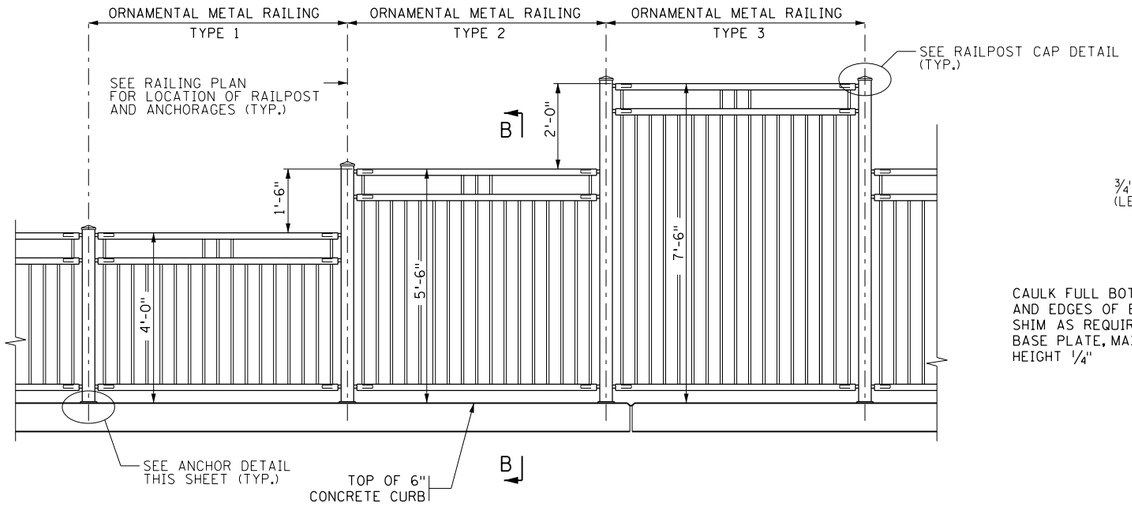
HANDRAIL NOTES:

RECESS SHALL BE FORMED WITH BENT METAL PLATE TACK WELDED OR OTHERWISE PERMANENTLY ATTACHED TO GROOVE IN HANDRAIL. CHAMFER AND GRIND/DE-BURR EDGES SUCH THAT RECESS DOES NOT POSE A CUT HAZARD.

SHOP DRAWINGS SHALL INDICATE HANDRAIL SPLICE LOCATIONS AND METHOD; SPLICE SHALL ALLOW FOR CONTINUOUS PLACEMENT OF LED STRIP LIGHTING.

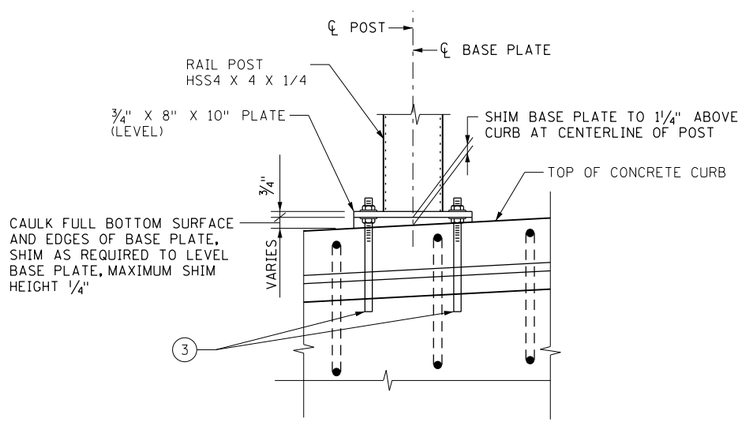


BASE PLATE



TYPICAL ELEVATION OF RAILING

TYPE 1, 2 AND 3 RAILING



SECTION C - C

DOUBLE NUT OPTION SHOWN (4)

GENERAL NOTES

FOR ADDITIONAL NOTES AND DETAILS, SEE SHEET 75.

FOR SECTION B - B , SEE SHEET 75.

(1) DRILL VENT HOLE IN THE RAIL POST WITHIN 2" OF THE UNDERSIDE OF THE CAP, ON THE NON-TRAFFIC SIDE OF THE POST AS NECESSARY TO FACILITATE GALVANIZING. MAXIMUM HOLE SIZE IS ½" DIA.

(2) PROVIDE A PYRAMID TOP STYLE STEEL CAP WELDED TO TOP OF POST WITH A SURFACE FINISH OF 1000 MICRO-INCH, OR SMOOTHER, PRIOR TO GALVANIZING.

(3) ADHESIVE ANCHORAGE WITH ⅝" DIA. ANCHOR ROD PER SPEC. 3385, TYPE A WITH HEX NUTS AND WASHERS. PROVIDE AN ADHESIVE WITH A MINIMUM CHARACTERISTIC BOND STRENGTH IN UNCRACKED CONCRETE OF 1.5 KSI. EMBED THE ANCHORAGE NO LESS THAN 9" REGARDLESS OF CHARACTERISTIC BOND STRENGTH. DRILL THROUGH REINFORCEMENT (IF ENCOUNTERED) TO ACHIEVE MINIMUM EMBEDMENT. ENSURE HEX NUT IS IN CONTACT WITH THE ADJACENT SURFACE AND TORQUE TO 60 FT-LBS UNLESS A HIGHER TORQUE IS RECOMMENDED BY THE MANUFACTURER. PROOF LOAD TO 8.8 KIPS. SEE SPECIAL PROVISIONS FOR ADDITIONAL REQUIREMENTS.

(4) DOUBLE NUT OPTION SHOWN. USE ONLY WHEN MAXIMUM SHIM DIMENSION IS GREATER THAN ¼" OR AS NOTED IN THE SPECIAL PROVISIONS. USE APPROVED EPOXY OR LATEX MODIFIED MORTER.

DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

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ENGINEER SIGNATURE

RYAN R. EVANS

LIC. NO. 53920 DATE

TITLE: RAILIING DETAILS

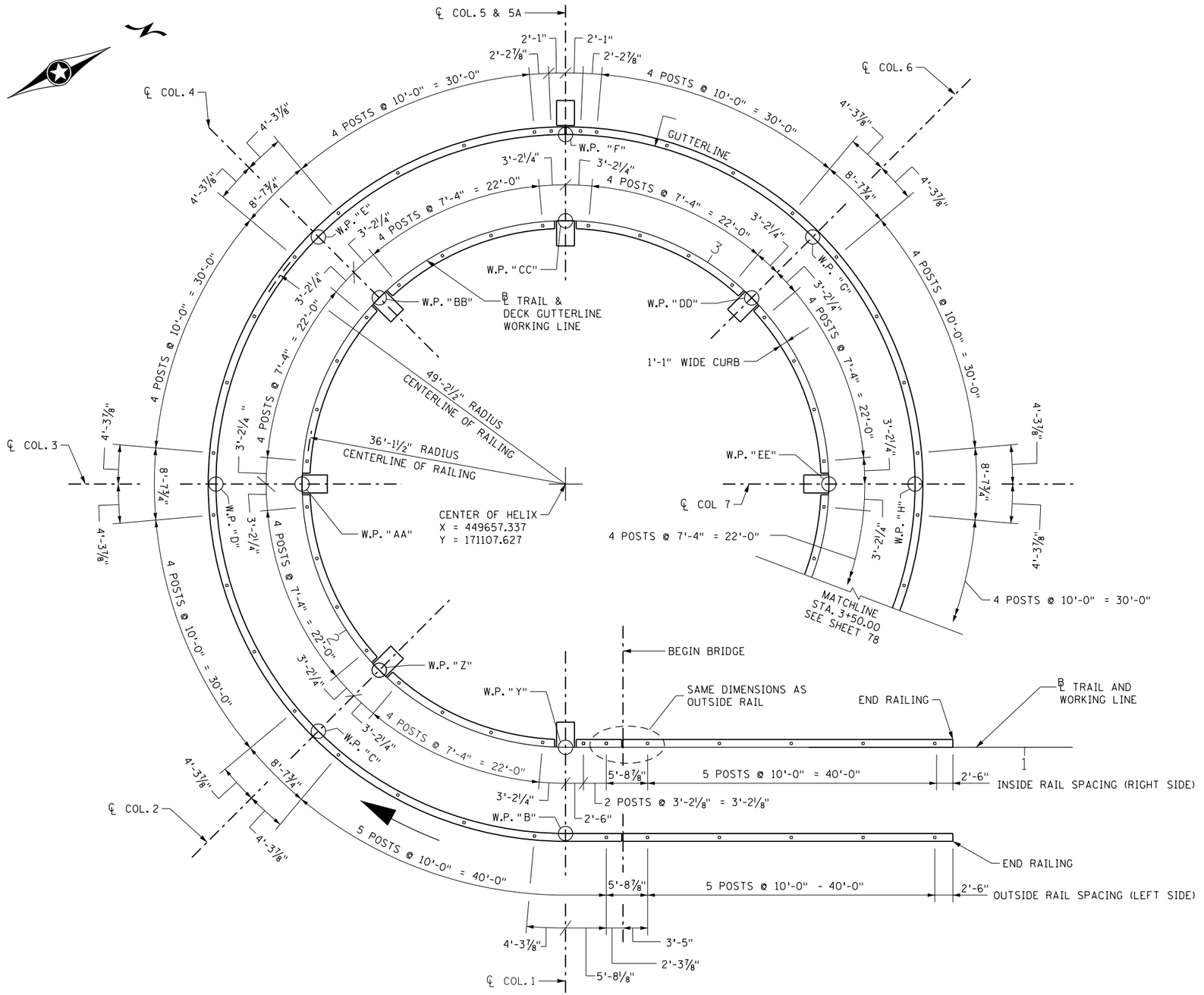
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SHEET NO. 76 OF 99 SHEETS

BRIDGE NO. 02053

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PARTIAL LOWER HELIX PLAN

NOTES

FOR WORKING POINT DIMENSIONS AND COORDINATES SEE WORKING POINT LAYOUT, SHEET 7.

FOR UPPER HALF OF HELIX, SEE SHEET 78.

DIRECTIONAL ARROW INDICATES UP DIRECTION OF HELIX.

ALL RAILING ON HELIX SHALL BE TYPE 1, (4'-6" NOMINAL HEIGHT), SEE DETAIL ON SHEET 75.

ALL POST SPACING DIMENSIONS ARE MEASURED ALONG CENTERLINE OF RAILING.

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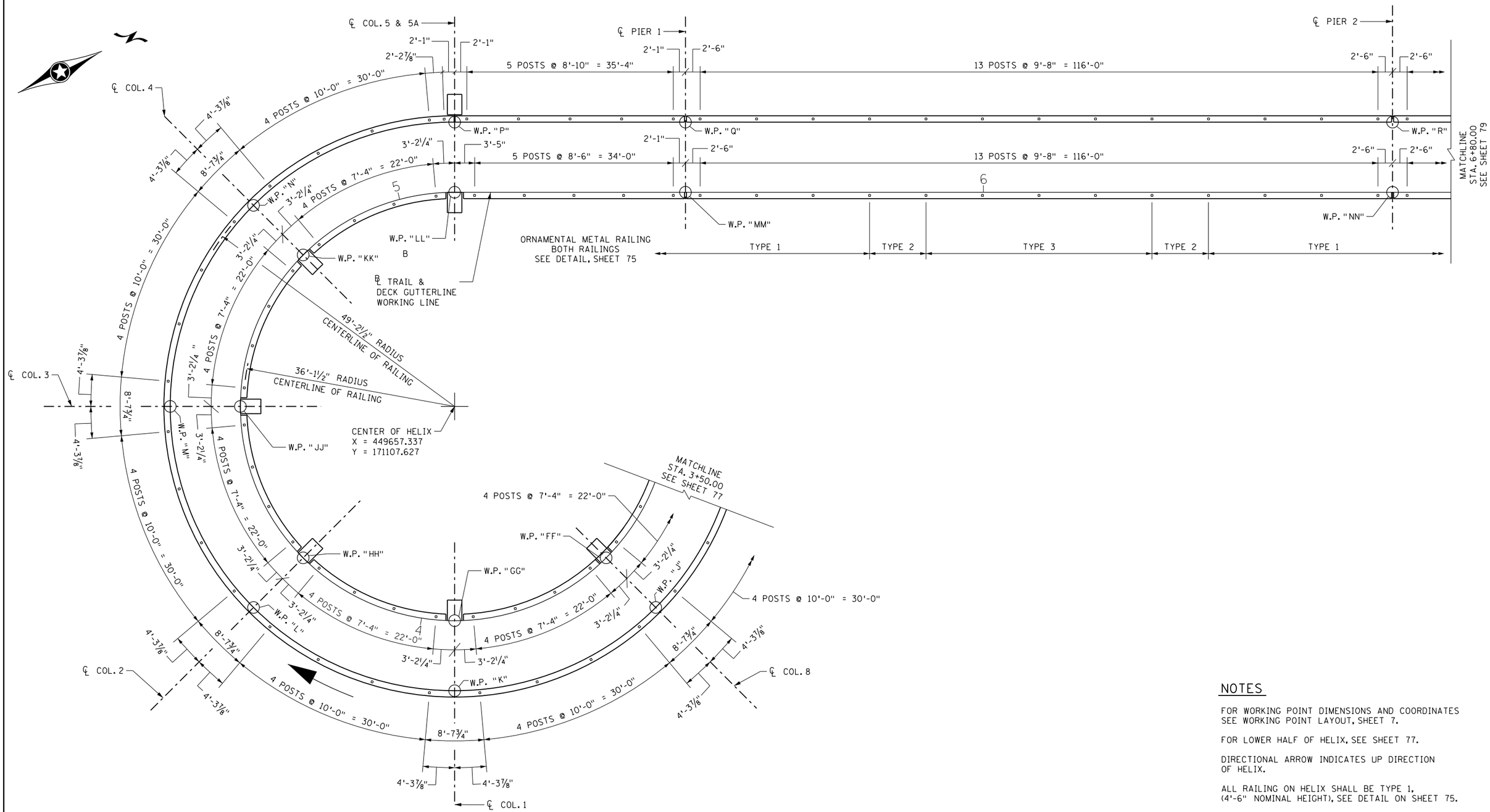
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SHEET NO. 77 OF 99 SHEETS

BRIDGE NO. 02053

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PARTIAL UPPER HELIX PLAN

NOTES

FOR WORKING POINT DIMENSIONS AND COORDINATES SEE WORKING POINT LAYOUT, SHEET 7.

FOR LOWER HALF OF HELIX, SEE SHEET 77.

DIRECTIONAL ARROW INDICATES UP DIRECTION OF HELIX.

ALL RAILING ON HELIX SHALL BE TYPE 1, (4'-6" NOMINAL HEIGHT), SEE DETAIL ON SHEET 75.

ALL POST SPACING DIMENSIONS ARE MEASURED ALONG CENTERLINE OF RAILING.

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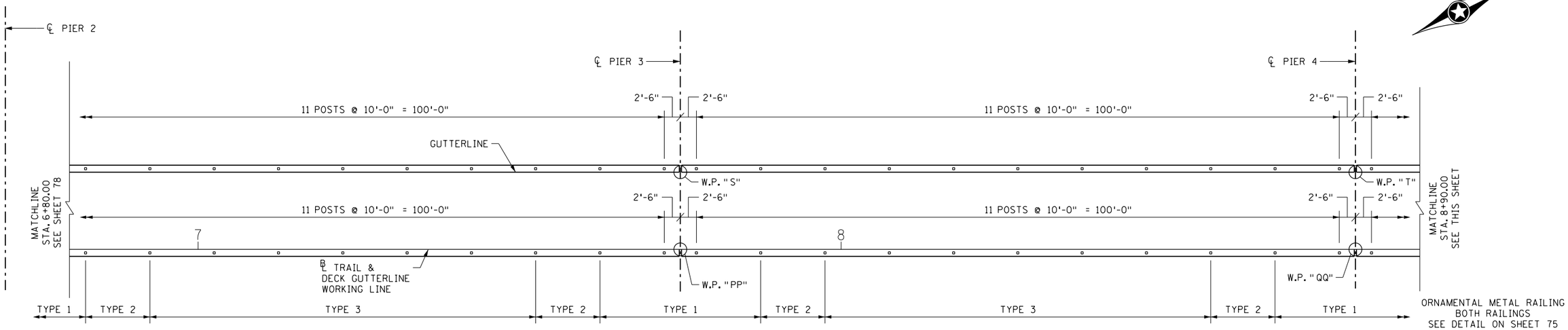
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CHECKED	ATP	CHECK	RRE		

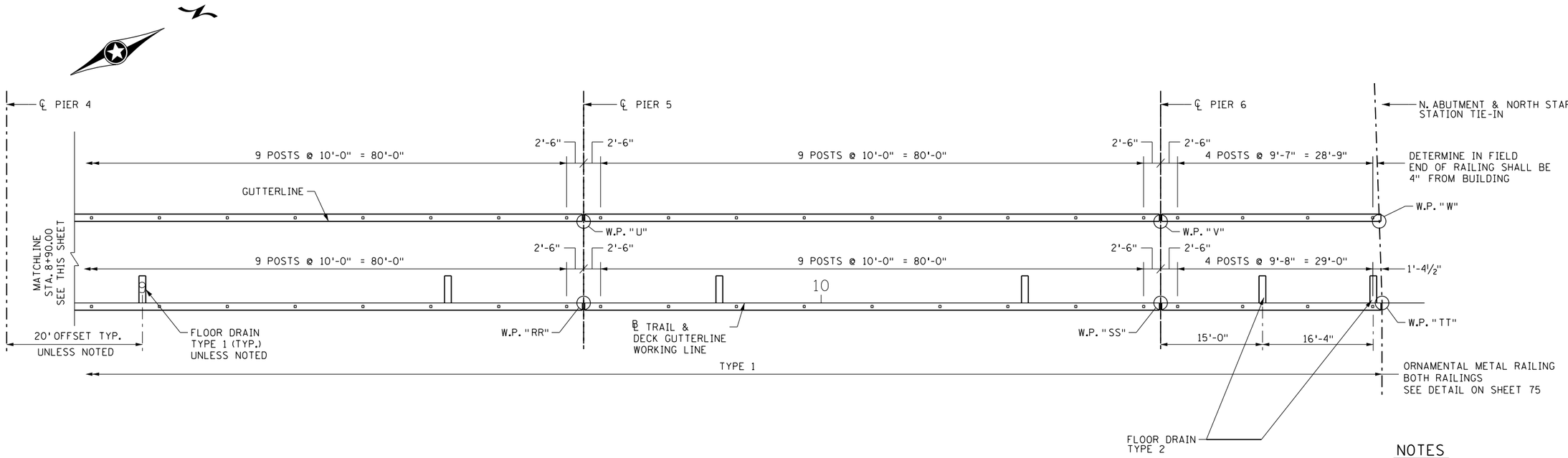
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NOTES

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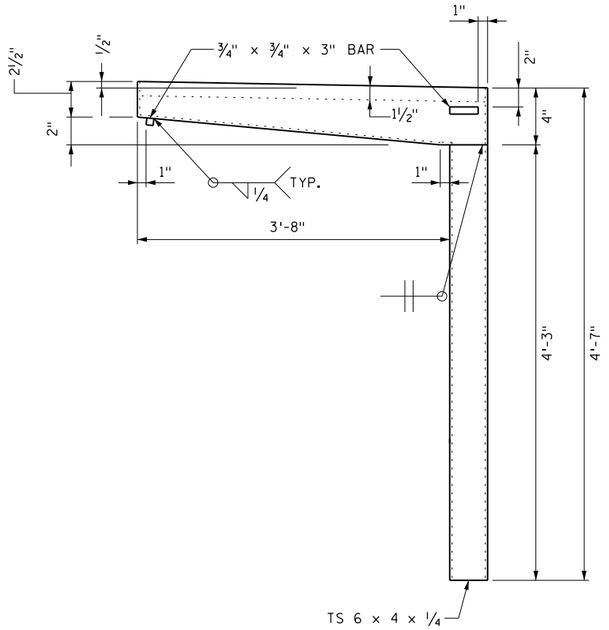
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CHECKED	ATP	CHECK	RRE		

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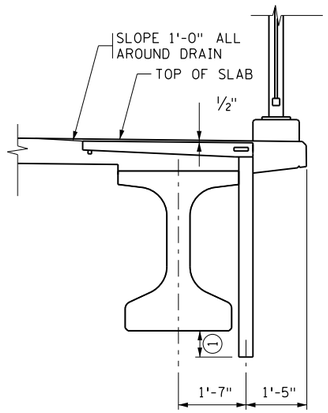
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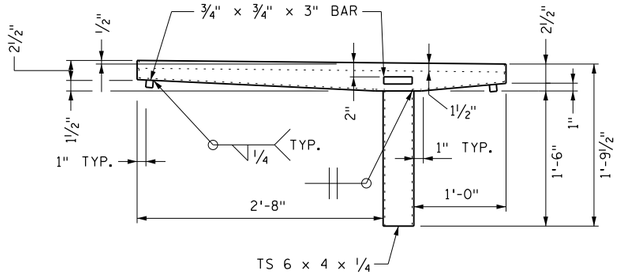
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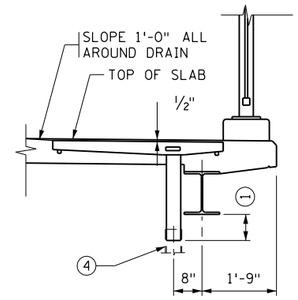
ELEVATION



FLOOR DRAIN PLACEMENT DIAMGRAM



ELEVATION



FLOOR DRAIN PLACEMENT DIAGRAM

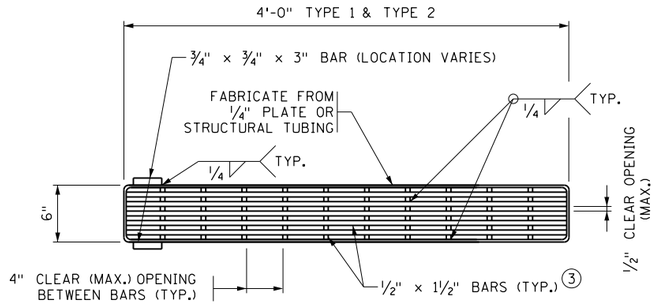
BRIDGE FLOOR DRAIN TYPE 2

(STRUCTURAL TUBE)
SPAN 7 ONLY - 2 REQUIRED

BRIDGE FLOOR DRAIN TYPE 1

(STRUCTURAL TUBE)
SPANS 5 & 6 ONLY - 4 REQUIRED

FLOOR DRAIN SUMMARY	
LOCATION	DRAIN TYPE
STA 9+00.00	TYPE 1
STA 9+45.00	TYPE 1
STA 9+85.00	TYPE 1
STA 10+30.00	TYPE 1
STA 10+65.00	TYPE 2
④ STA 10+81.37	TYPE 2



FLOOR DRAIN PLAN - TYPE 1 & 2

NOTES:

MATERIAL TO BE STRUCTURAL STEEL PER Mn/DOT SPEC. 3306.

GALVANIZE MATERIAL PER Mn/DOT SPEC. 3394 AFTER FABRICATION.

PAYMENT FOR FLOOR DRAINS SHALL INCLUDE ALL MATERIAL SHOWN ON THIS DETAIL.

CONSTRUCT 8'x8' SPLASH BLOCKS BENEATH DRAINS, WHERE APPLICABLE (INCIDENTAL).

① 1" ± BELOW BOTTOM OF BEAM EXCEPT ON RURAL STREAM CROSSINGS WHERE DRAIN SHOULD BE EVEN TO BOTTOM OF BEAM.

② ATTACH TO BEAM WITH ¾" DIA. BOLT, LOCKWASHER AND NUT AS REQUIRED. SEE SPECIAL PROVISIONS FOR APPROVED ANCHORAGE REQUIRED FOR CONCRETE BEAMS. ANCHORAGE TO MISS DRAPED STRANDS.

③ GRATE MAY BE FABRICATED FROM WELDED BUILT-UP BARS AS SHOWN OR CUT FROM PLATE STEEL; DO NOT EXCEED CLEAR DIMENSIONS SHOWN.

④ FOR DRAIN AT END OF BRIDGE ONLY, CONNECT DRAIN TO DOWNSPOUT. TERMINATE DOWNSPOUT WITHIN 12" OF EXISTING GROUND. SECURELY ATTACH TO EXISTING STATION COLUMN BY METHODS APPROVED BY THE ENGINEER. MATERIALS SHALL BE ALUMINUM OR GALVANIZED STEEL AND COLOR-MATCHED TO STATION COLUMNS. ASSOCIATED COSTS INCIDENTAL TO DRAINAGE SYSTEM BID ITEM.

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RYAN R. EVANS
LIC. NO. 53920 DATE

TITLE: DRAIN DETAILS

DESIGNED	RRE	DRAWN	RRE	APPROVED
CHECKED	ATP	CHECK	ATP	

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SHEET NO. 80 OF 99 SHEETS

BRIDGE NO. 02053

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LIGHTING DETAILS TO BE FINALIZED AND
ADDED UPON COMPLETION OF PROJECT FUNDING

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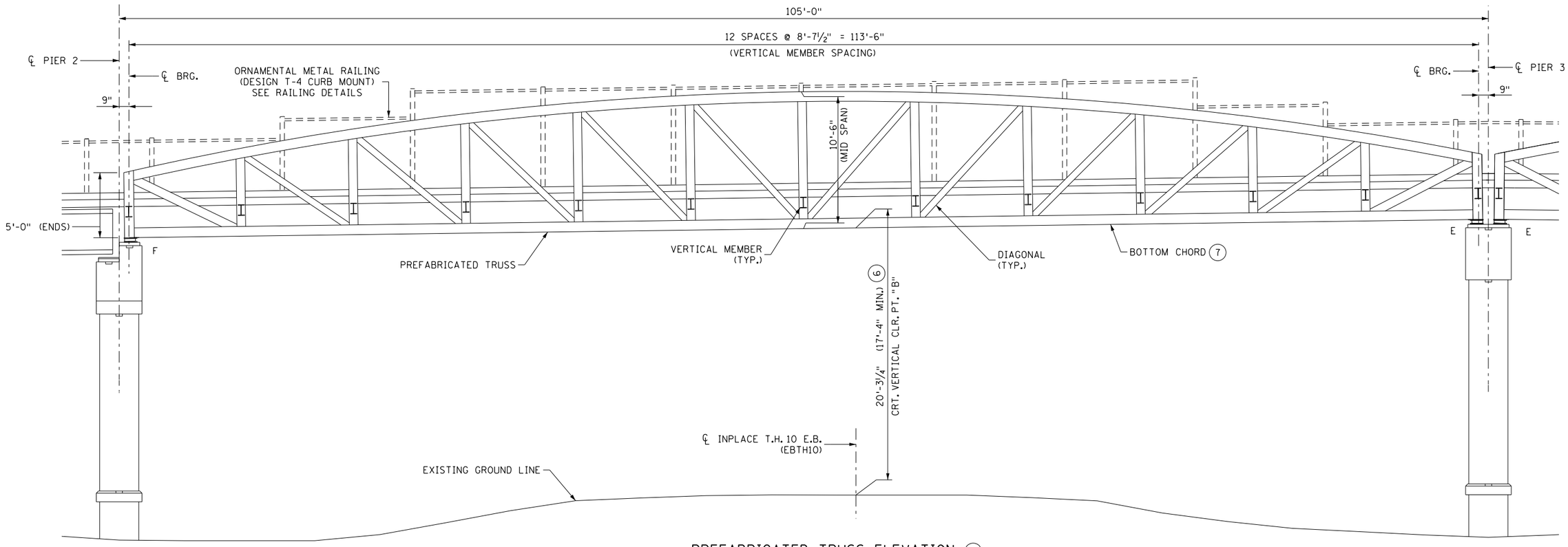
LIGHTING DETAILS

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CHECKED	ATP	CHECK	RRE	

S.A.P. 199-010-012

SHEET NO. 81 OF 99 SHEETS

BRIDGE NO.
02053



PREFABRICATED TRUSS ELEVATION (4)

(SPAN 3 TRUSS SHOWN, SPAN 4 SIMILAR

TRUSS BEARING LOADS (PER BEARING*) (4) (5)

TYPE	LOADING		NOTES
	PIERS 2 & 4	PIER 3	
DEAD LOAD (DC1/DC2)	53.8 KIPS DOWNWARD	53.8 KIPS DOWNWARD	INCLUDES TRUSS, CURB AND RAILING, DECK, AND 15 PSF STAY-IN-PLACE FORM ALLOWANCE.
PEDESTRIAN LOAD (PL)	28.4 KIPS DOWNWARD	28.4 KIPS DOWNWARD	90 PSF PED LOADING (H10 DID NOT CONTROL FOR PIER REACTIONS).
HORIZ. WIND LOAD (WS)	12.5 KIPS TRANSVERSE, 3.0 KIPS LONGITUDINAL, +/-10.1 KIPS VERTICAL	7.5 KIPS TRANSVERSE, 1.8 KIPS LONGITUDINAL, +/-6.1 KIPS VERTICAL	BASED ON WIND PRESSURES OF 75 PSF TRANSVERSE, 18 PSF LONGITUDINAL APPLIED CONCURRENTLY TO EXPOSED WIND AREA FOR PIER DESIGN (DESIGN PRESSURES ACCOUNT FOR LOAD ON WINDWARD AND LEEWARD TRUSSES). HORIZONTAL LOADS ASSUMED TO ACT AN AVERAGE OF 6 FT ABOVE BEARING.
VERT. WIND LOAD (WS)	10.2 KIPS UPWARD AND +/-5.4 KIPS VERTICAL	6.1 KIPS UPWARD AND +/-3.2 KIPS VERTICAL	BASED ON 20 PSF VERTICAL WIND PRESSURE APPLIED AT WINDWARD QUARTER POINT OF SPAN.
TEMPERATURE (TU)	+/-5.3 KIPS (FROM SPAN 4), +/-3.8 KIPS (FROM SPAN 3)	+/-5.3 KIPS (FROM SPAN 4), +/-3.8 KIPS (FROM SPAN 3)	HORIZONTAL FORCE APPLIED THROUGH TRUSS BEARINGS DUE TO DEFORMATIONS FROM 75°F TEMPERATURE CHANGE (BASED ON BEARING PAD SIZES SHOWN ON THESE DETAILS). NOTE: THESE ARE PROVIDED FOR INFORMATION ONLY AND ARE NOT NECESSARILY THE CONTROLLING DESIGN THERMAL FORCE FOR THE PIERS.

*TWO BEARINGS PER PIER ASSUMED FOR CALCULATIONS

NOTES

FOR TYPICAL SECTION, SEE SHEET 83.

FOR NOTES, SEE SHEET 83.

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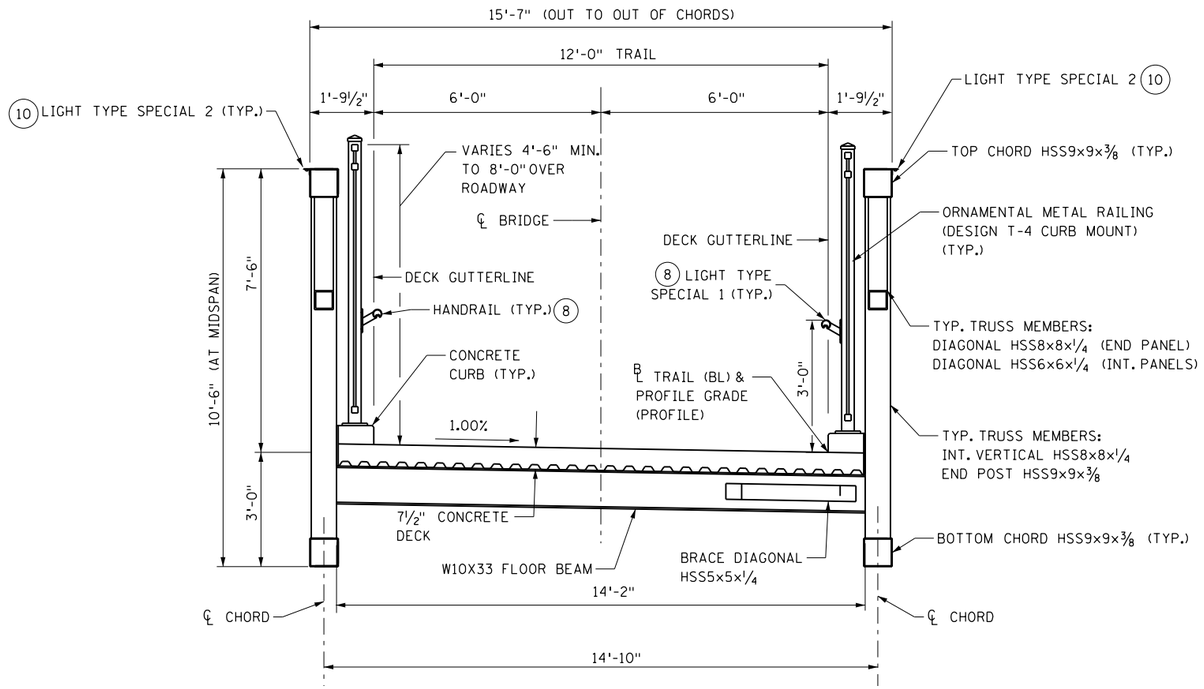
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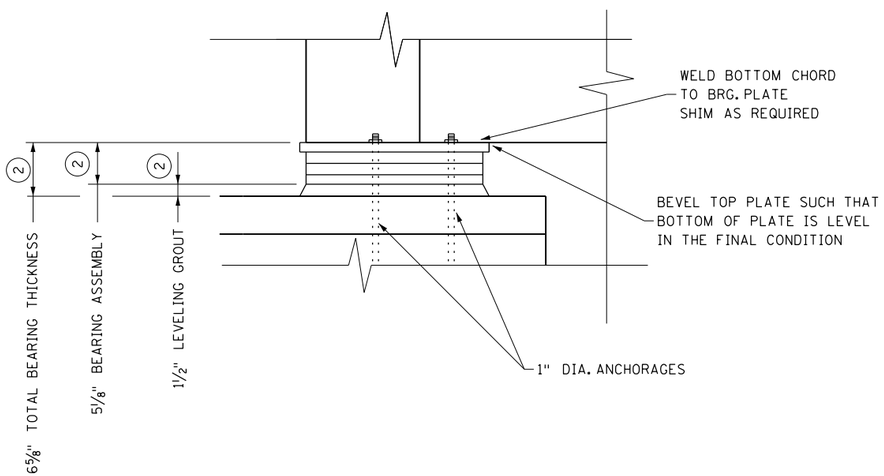
SHEET NO. 82 OF 99 SHEETS

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TYPICAL SECTION



BEARING DETAIL

NOTES:

1. SEE SPECIAL PROVISIONS FOR ADDITIONAL DESIGN/BUILD SUPERSTRUCTURE SPECIFICATIONS.

(2) BEARING DETAILS INDICATED WERE ASSUMED FOR PIER DESIGN AND ELEVATION COMPUTATIONS (BASED UPON CONFIGURATION USED ON SIMILAR STRUCTURES). BRIDGE MANUFACTURER TO MODIFY BEARING DETAILS IF DESIGN WARRANTS (SUBJECT TO APPROVAL BY THE ENGINEER).

3. BID ITEM "PEDESTRIAN BRIDGE (SUPERSTRUCTURE)" INCLUDES ALL MATERIALS, LABOR AND DESIGN FOR THE PREFABRICATED STEEL TRUSS, TRUSS BEARINGS, PAINTING, CONCRETE DECK AND REINFORCEMENT (SPANS 3 AND 4) COMPLETE IN PLACE AND DESIGNED PER CURRENT AASHTO AND MNDOT LRFD BRIDGE DESIGN SPECIFICATIONS.

(4) TRUSS DIMENSIONS ARE BASED ON DESIGN PERFORMED BY ENGINEER OF RECORD. BRIDGE MANUFACTURER SHALL PERFORM INDEPENDENT DESIGN CALCULATIONS AND ADJUST TRUSS DETAILS MINIMALLY AS REQUIRED (EFFORT SHALL BE MADE TO MAINTAIN INDICATED LAYOUT & SIZING AS MUCH AS POSSIBLE); CALCULATIONS SHALL BE SUBMITTED TO ENGINEER FOR APPROVAL - SEE SPECIAL PROVISIONS. UNFACTORED BEARING LOADS HAVE BEEN PROVIDED TO SUMMARIZE DESIGN RESULTS AND TO INDICATE DESIGN LOADING USED FOR PIERS.

(5) DUE TO VARIATIONS IN PIER BEARING FIXITY, PIERS 2 AND 4 ARE ASSUMED TO RESIST 62.5% OF THE APPLIED WIND LOADS TO THE SPANS (IDEALIZED AS A PROPPED CANTILEVER); PIER 3 IS ASSUMED TO RESIST 37.5% .

(6) MINIMUM VERTICAL CLEARANCE BY DESIGN. ACTUAL VERTICAL CLEARANCE MAY VARY.

(7) BOTTOM CHORD SHALL HAVE 0" OF RESIDUAL UPWARD CAMBER.

(8) LIGHT TYPE SPECIAL 1 SET IN HANDRAIL - SEE RAILING DETAILS.

9. F DENOTES FIXED BEARINGS
E DENOTES EXPANSION BEARINGS

(10) LIGHT TYPE SPECIAL 2 SHALL BE MOUNTED TO ANGLE L2X2X1/8 WELDED ALONG TOP TRUSS CHORD. CONTRACTOR TO COORDINATE WITH LIGHTING SUPPLIER AND FABRICATOR TO ENSURE SUFFICIENT PRE-DRILLED HOLES FOR ATTACHMENT.

TRUSS AND CONNECTED ELEMENTS SHALL BE SHOP PAINTED BLUE-GREEN (FEDERAL STANDARD COLOR NO. 25193) PER SPEC. 2478. CONTRACTOR SHALL VERIFY COLOR MATCH TO NORTH STAR STATION PRIOR TO FABRICATION (SEE SHEET 6). FIELD PAINT BOLTED CONNECTIONS AND OTHER TOUCH UP AREAS AS NEEDED.

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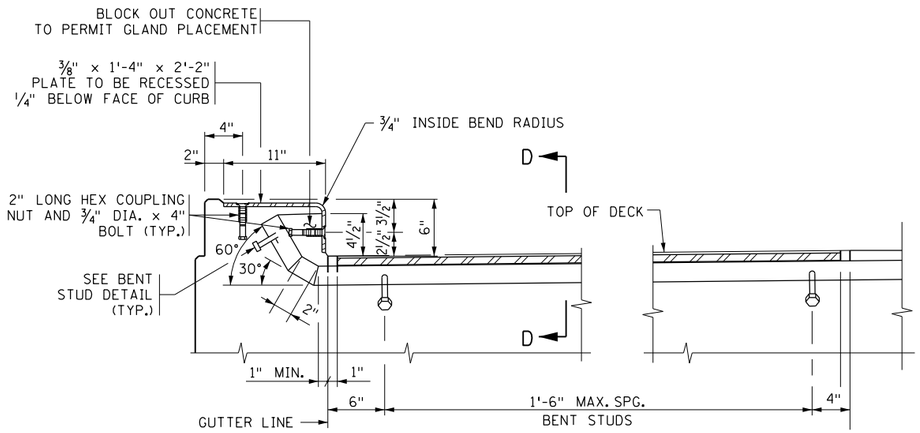
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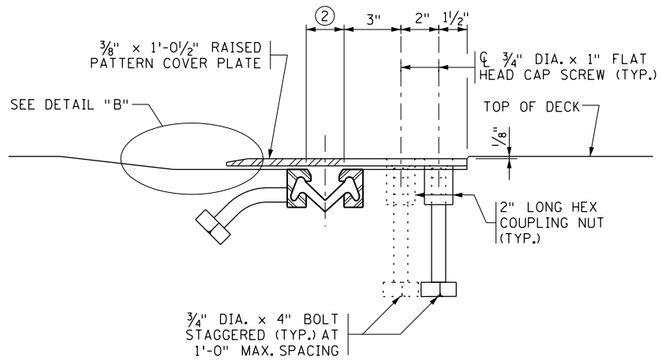
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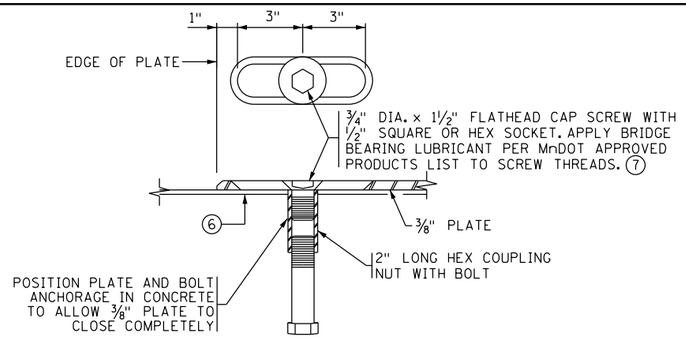


CONCRETE CURB

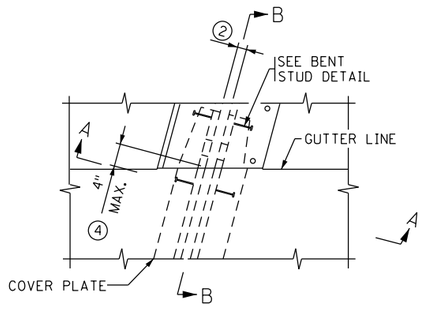
SECTION THROUGH CURB



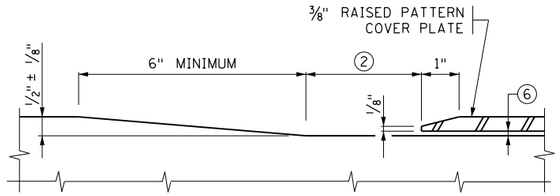
SECTION D-D (8)



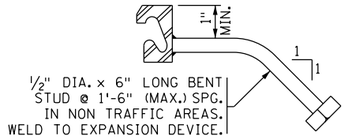
DETAIL "A"



PLAN VIEW @ EXPANSION DEVICE



DETAIL "B" (8)



BENT STUD DETAIL

GENERAL NOTES

GALVANIZE STRUCTURAL STEEL AFTER FABRICATION PER SPEC. 3394. GALVANIZE FASTENERS PER SPEC. 3392.

LOCATE JOINTS IN EXTRUSION AT BREAKS IN TRANSVERSE PROFILE AND AS OTHERWISE REQUIRED, WITH CLOSE FIT, WELDED JOINTS. REPAIR AFTER WELDING PER SPEC. 2471.3.L.

PROVIDE STRUCTURAL STEEL PER SPEC. 3306 OR SPEC. 3309.

STRAIGHTEN EXPANSION DEVICE TO A TOLERANCE OF 1/8" IN 10 FT.

3/4" DIA. X 1 1/2" FLATHEAD CAP SCREW WITH 1/2" SQUARE OR HEX SOCKET PER SPEC 3391. COUNTERSINK CAP SCREWS 1/16" BELOW TOP OF PLATE. APPLY BRIDGE BEARING LUBRICANT PER MnDOT APPROVED PRODUCTS LIST TO SCREW THREADS. (7)

PAYMENT LENGTH IS BASED ON THE HORIZONTAL DISTANCE BETWEEN THE OUTSIDE EDGES OF THE DECK MEASURED ALONG THE CENTERLINE OF JOINT.

TRANSVERSE DECK REINFORCEMENT MAY BE SHIFTED THE MINIMUM DISTANCE REQUIRED FOR EXPANSION DEVICE PLACEMENT.

(1) DIMENSIONS ARE ALONG CENTERLINE OF JOINT.

(2) 2 3/8" AT 45° F; 1 1/2" AT 90° F (PIER 3)
2" AT 45° F; 1 1/2" AT 90° F (PIERS 1&6)

(3) 1/8" (1/4" MAX.).

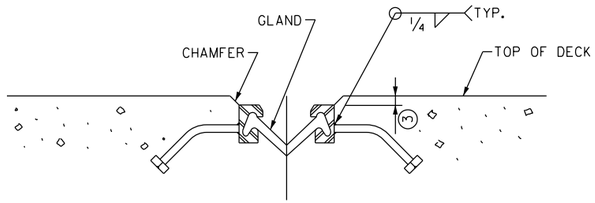
(4) PLACE BENT RODS NORMAL TO JOINT.

(5) EXTEND GLAND 1" MIN. BEYOND THE TOP OF THE EXTRUSION.

(6) PROVIDE SMOOTH CONCRETE FINISH BENEATH PLATE WITH 0" MIN. TO 1/8" MAX. GAP BETWEEN CONCRETE AND UNDERSIDE OF PLATE. PROVIDE BOND BREAKER (DUCT TAPE, ETC.) TO UNDERSIDE OF COVER PLATE.

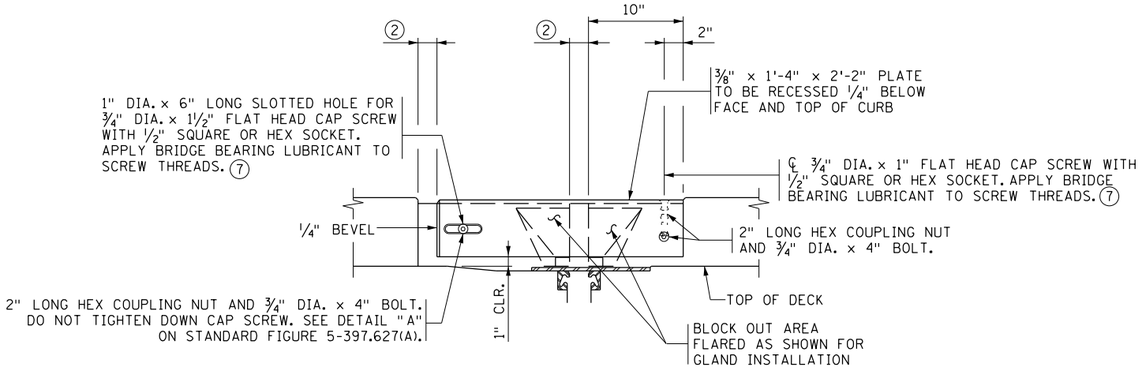
(7) LUBRICANT PER MnDOT APPROVED/QUALIFIED PRODUCTS LIST: BRIDGE GREASE.

(8) DIMENSIONS SHOWN ARE REQUIRED TO COMPLY WITH A.D.A STANDARDS.

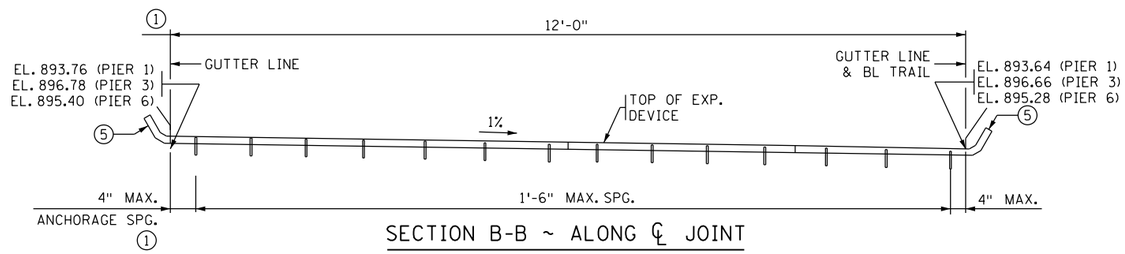


SECTION A-A

(COVER PLATE NOT SHOWN)



INSIDE ELEVATION OF CONCRETE CURB



SECTION B-B ~ ALONG ℄ JOINT

ELEVATIONS SHOWN ARE 1/8" BELOW TOP OF SLAB @ ℄ JOINT

DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

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ENGINEER SIGNATURE

RYAN R. EVANS
LIC. NO. 53920 DATE

TITLE: WATERPROOF EXPANSION DEVICE

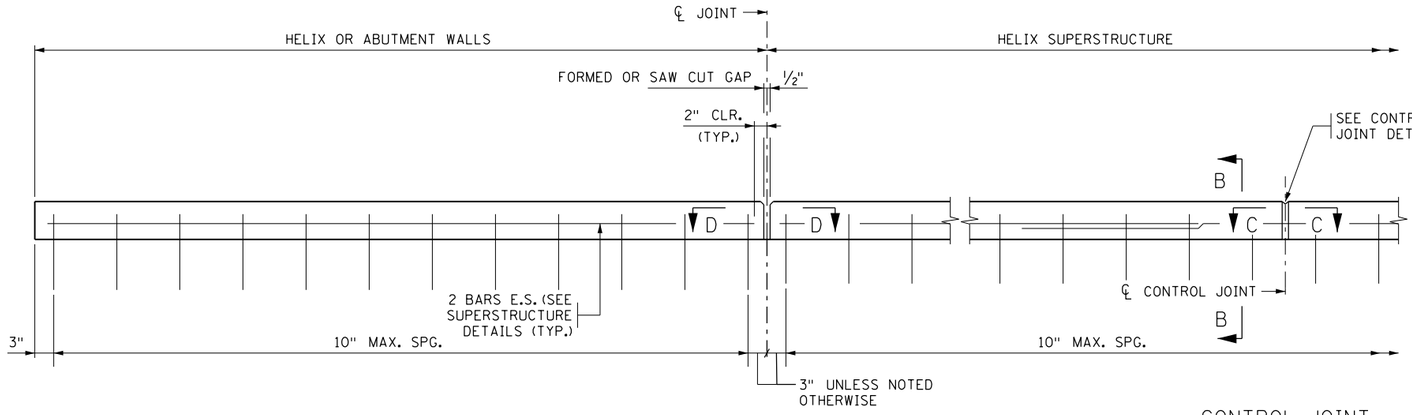
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S.A.P. 199-010-012

SHEET NO. 84 OF 99 SHEETS

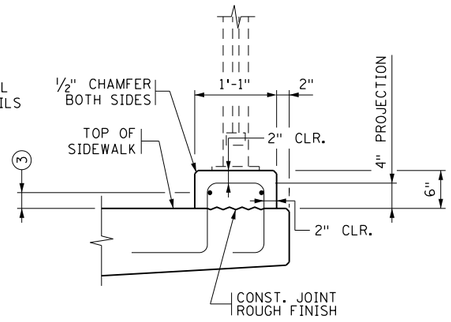
BRIDGE NO. 02053

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JOINT TYPE A

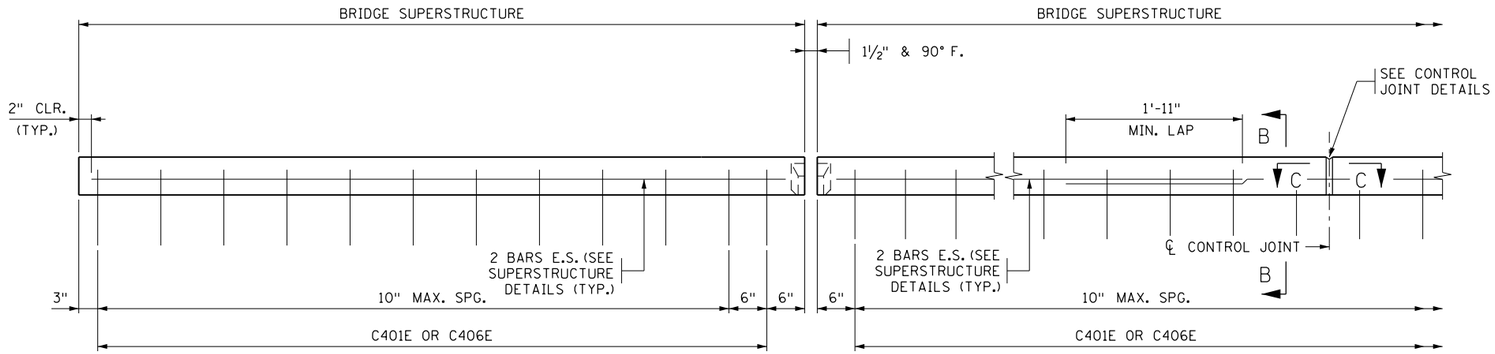
AT SOUTH ABUTMENT AND HELIX COLUMNS



SECTION B-B

CONTROL JOINT

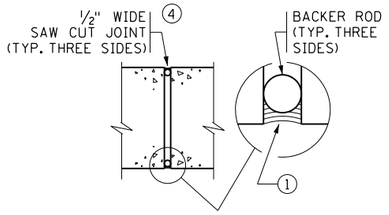
INSIDE ELEVATION OF CONCRETE CURB



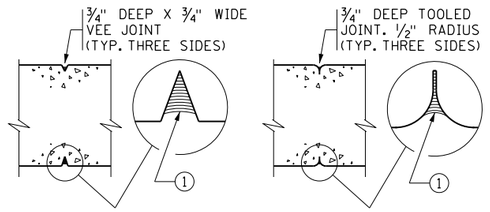
JOINT TYPE B

AT PIERS 1, 3 AND 6

CONTROL JOINT



SECTION D-D



SECTION C-C

CONTRACTOR OPTION 1

SECTION C-C

CONTRACTOR OPTION 2

CONTROL JOINT DETAILS

WHEN USING SLIP FORM METHOD TO PLACE THE CONCRETE, CUT JOINT 3 INCHES DEEP USING MARGIN TROWEL OR SIMILAR MEANS IMMEDIATELY AFTER CONCRETE PLACEMENT (TYP. THREE SIDES)

INSIDE ELEVATION OF CONCRETE CURB

CURB DOES NOT MEET CRASH TEST REQUIREMENTS OF NCHRP REPORT 350 OR MASH

GENERAL NOTES

CONTINUOUSLY GROUND ALL METAL RAILINGS; SEE THE SPECIAL PROVISIONS. REFER TO THE ELECTRICAL PLANS AND ELECTRICAL SPECIAL PROVISIONS FOR DETAILS REGARDING BONDING MULTIPLE ELECTRICAL GROUNDING SYSTEMS.

MEASURE PAYMENT LENGTH BETWEEN THE OUTSIDE ENDS OF THE CONCRETE CURB.

CONCRETE CURB = 81 LBS./FT. (0.020 CU. YDS./FT.)

FINISH ALL EDGES OF CURB WITH ½" CHAMFER, EXCEPT WHERE OTHERWISE NOTED.

MAXIMUM SPACING OF CONTROL JOINTS IS 10 FT. SEE SUPERSTRUCTURE SHEET FOR JOINT SPACING.

CONCRETE CURB QUANTITIES ARE LISTED IN SUMMARY OF QUANTITIES FOR SUPERSTRUCTURE.

FOR BILL OF REINFORCEMENT, SEE SHEET 70.

① JOINT SEALANT PER MnDOT APPROVED/QUALIFIED PRODUCTS LIST - CRACK AND JOINT MATERIALS - SILICONE JOINT SEALERS.

② REFER TO STANDARD FIGURE 5-397.632 FOR COVER PLATE DETAILS.

③ TO MAXIMIZE CLEARANCES FOR ANCHORAGES, PLACE TOP OF OUTSIDE LONGITUDINAL BARS 2" FROM DECK SURFACE (TYP.).

④ SAW CUT NOT REQUIRED AT HELIX COLUMNS. USE ½" JOINT MATERIAL BETWEEN CURB AND COLUMN, SEAL AS SHOWN.

DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

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ENGINEER SIGNATURE

RYAN R. EVANS

LIC. NO. 53920 DATE

TITLE: CONCRETE CURB FOR USE WITH ORNAMENTAL RAILING

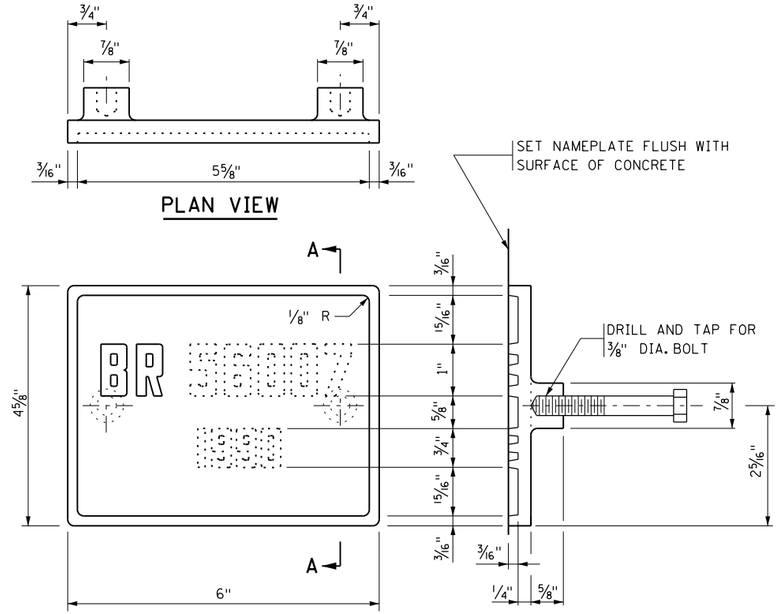
DESIGNED	RRE	DRAWN	JMR	APPROVED
CHECKED	ATP	CHECK	RRE	

S.A.P. 199-010-012

SHEET NO. 85 OF 99 SHEETS

BRIDGE NO. 02053

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THE DASHED NUMBERS SHOWN ABOVE ARE FOR ILLUSTRATION.
DATA TO BE SHOWN ON NAMEPLATE IS AS FOLLOWS:

BRIDGE 02053

YEAR 2018

NUMBERS FOR NAMEPLATE

NOTES:

MATERIAL SHALL COMPLY WITH SPEC. 3327.

LETTERS AND NUMBERS SHALL CONFORM TO THOSE SHOWN.

DRAFT ON LETTERS AND NUMBERS SHALL NOT BE MORE THAN 3" IN 12".

HORIZONTAL SPACING OF LETTERS AND NUMBERS SHALL PRODUCE A BALANCED LAYOUT IN PROPORTION TO SPACING SHOWN.

TOP SURFACE OF LETTERS, NUMBERS AND FRAMES SHALL BE BURNISHED.

FURNISH 2 STEEL BOLTS 3/8" DIA. x 3" LONG WITH EACH PLATE.

ALL DIMENSIONS FOR 3/4" HIGH LETTERS AND NUMBERS SHALL BE IN DIRECT PROPORTION TO THOSE SHOWN FOR THE 1" HIGH LETTERS AND NUMBERS.

APPROVED: NOVEMBER 22, 2002	STATE OF MINNESOTA DEPARTMENT OF TRANSPORTATION	REVISION 09-11-2014	DETAIL NO.
Daniel J. Bryan STATE BRIDGE ENGINEER	BRIDGE NAMEPLATE (FOR NEW BRIDGES)		B101

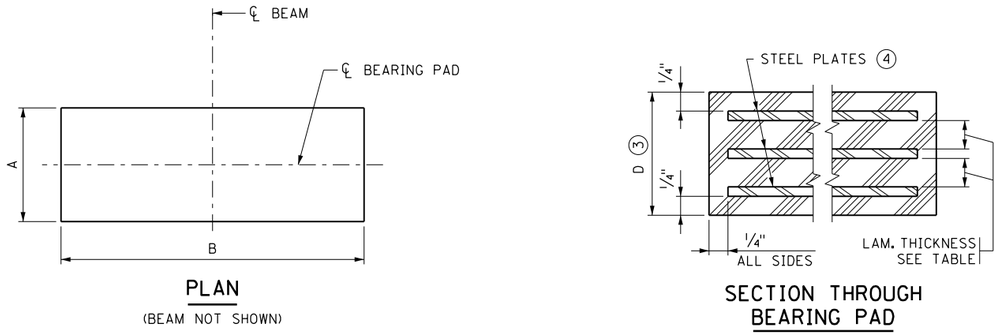


TABLE									
ASSEMBLY TYPE	LOCATION	BEARING PAD SIZE			STEEL PLATES		LAMINATES		SHAPE FACTOR
		A	B	D (1)	NO.	THICK.	NO.	THICK.	
E4	PIER 1	12"	24"	4 3/8"	7	1/8"	6	1/2"	8.0

NOTES:

USE NEOPRENE OR NATURAL RUBBER AND FABRICATE PAD PER SPEC. 3741.

PAYMENT FOR ELASTOMERIC BEARING PAD INCLUDED IN ITEM "ELASTOMERIC BEARING PAD" PER EACH.

(1) "D" INDICATES THE THICKNESS OF THE BEARING PAD.

(3) THE TOTAL THICKNESS SHOWN INCLUDES THE STEEL PLATES.

(4) DO NOT GALVANIZE THIS PLATE.

MODIFICATIONS MADE TO TABLE AND DIAGRAMS TO INCLUDE ADDITION OF STEEL REINFORCING PLATES.

APPROVED: NOVEMBER 22, 2002	STATE OF MINNESOTA DEPARTMENT OF TRANSPORTATION	REVISION 12-17-2008 05-24-2012 01-13-2015 05-10-2017	DETAIL NO.
Daniel J. Bryan STATE BRIDGE ENGINEER	ELASTOMERIC BEARING PAD (PRESTRESSED CONCRETE BEAMS)		B305 MODIFIED

DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

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ENGINEER SIGNATURE

RYAN R. EVANS
LIC. NO. 53920 DATE

TITLE: B-DETAILS

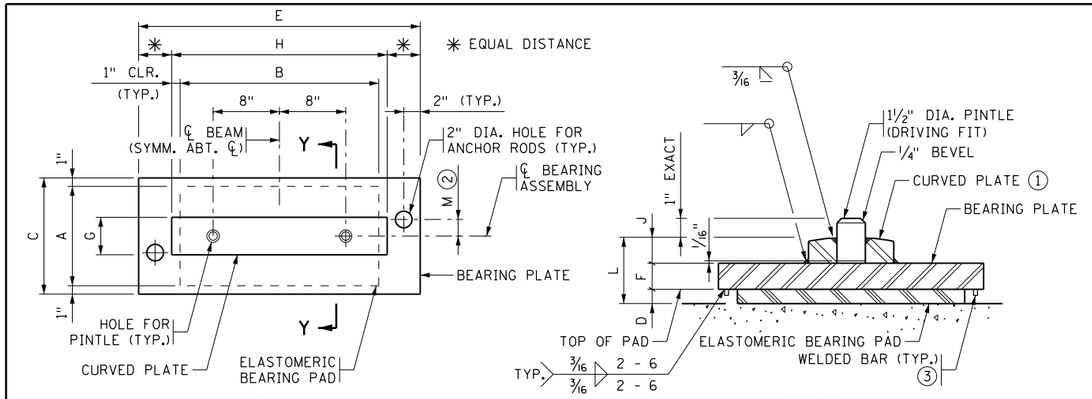
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CHECKED RRE	CHECK RRE	

S.A.P. 199-010-012

SHEET NO. 86 OF 99 SHEETS

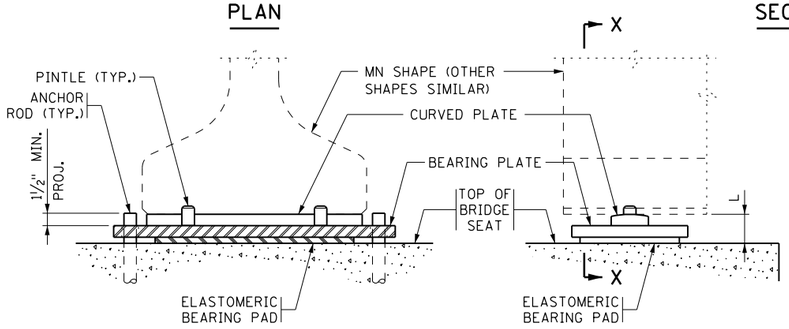
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PLAN

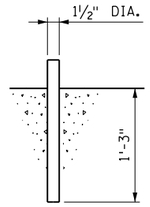
SECTION Y-Y



SECTION X-X

SIDE ELEVATION

ANCHOR RODS NOT SHOWN



ANCHOR ROD DETAIL

TABLE

ASSEMBLY TYPE	LOCATION	BEAM SIZE	BEARING PAD SIZE			SHAPE FACTOR	BEARING PLATE SIZE			CURVED PLATE SIZE			ANCHOR ROD OFFSET		ASSY. HEIGHT	CURVED PLATE
			A	B	D		C	E	F	G	H	J	+/- ②	M	L	R ①
F1	PIER	MN45	12"	24"	1/2"	8.0	14"	38"	1½"	4½"	26"	1¼"		0	3¼"	16"

NOTES:

PROVIDE ELASTOMERIC MATERIALS AND PAD CONSTRUCTION PER SPEC. 3741.

PROVIDE STEEL PLATES PER SPEC. 3306.

PROVIDE ANCHOR RODS PER SPEC. 3306. GALVANIZE PER SPEC. 3394.

PROVIDE PINTLES PER SPEC. 3309.

GALVANIZE STRUCTURAL STEEL BEARING ASSEMBLY AFTER FABRICATION PER SPEC. 3394, EXCEPT AS NOTED.

PAYMENT FOR BEARING ASSEMBLY INCLUDES ALL MATERIAL ON THIS DETAIL.

① THE MIN. RADIUS IS 16" UNLESS OTHERWISE SPECIFIED IN THE TABLE. THE MAX. RADIUS IS 24". FINISH TO 250 MICRO. THE FINISHED THICKNESS OF THE PLATE MAY BE 1/16" LESS THAN SHOWN.

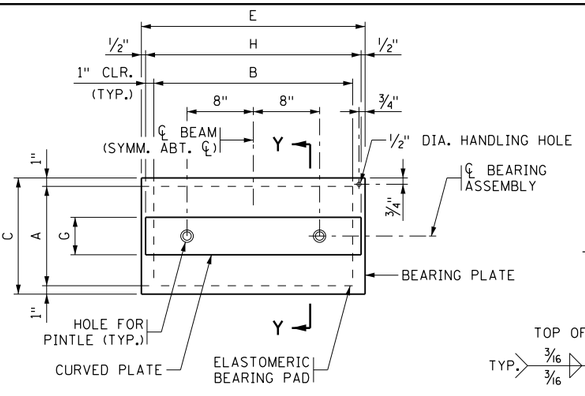
② "+" DENOTES OFFSET AS SHOWN. "-" DENOTES OFFSET OPPOSITE OF SHOWN.

③ 3/8" X 3/8" BAR INSTALLED ON BEARING PLATE AROUND PERIMETER OF BEARING PAD. BAR LENGTH IS 2" LESS THAN ADJACENT PAD DIMENSION, CENTERED ON PAD. CENTERLINE OF BAR TO EDGE OF PAD DIMENSION = ½".

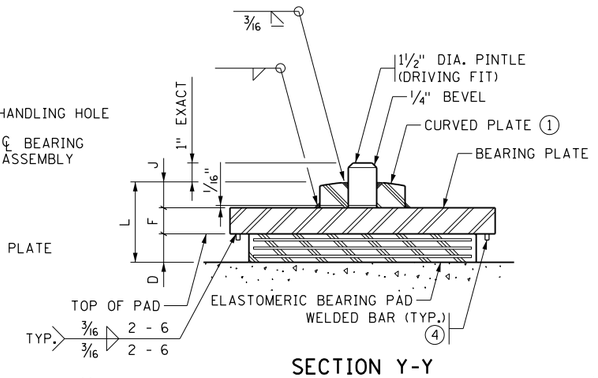
DESIGN DATA:

MAXIMUM HORIZONTAL LOAD IS 70 KIPS FOR 1½" PINTLES.

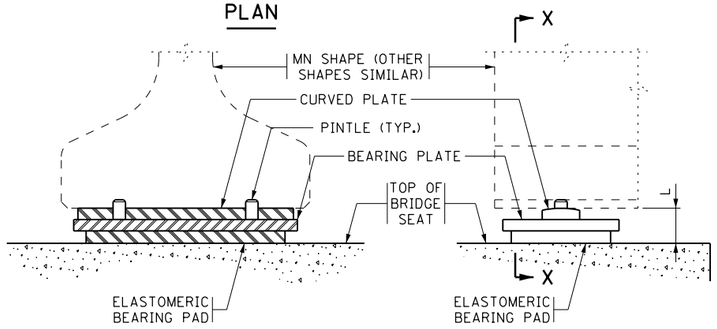
APPROVED: SEPTEMBER 22, 2011	STATE OF MINNESOTA DEPARTMENT OF TRANSPORTATION	REVISED	DETAIL NO.
Nancy Daubenberger STATE BRIDGE ENGINEER	CURVED PLATE BEARING ASSEMBLY (PRESTRESSED CONCRETE BEAMS) (FIXED)	11-06-2013 11-03-2015 01-05-2017	B310



PLAN

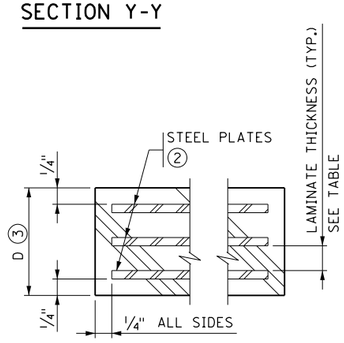


SECTION Y-Y



SECTION X-X

SIDE ELEVATION



SECTION THROUGH ELASTOMERIC BEARING PAD

TABLE

ASSEMBLY TYPE	LOCATION	BEAM SIZE	BEARING PAD SIZE			STEEL PLATES		LAMINATES		SHAPE FACTOR	BEARING PLATE SIZE			CURVED PLATE SIZE			ASSY. HEIGHT	CURVED PLATE
			A	B	D	NO.	THICK.	NO.	THICK.		C	E	F	G	H	J	L	R ①
E1	PIER	MN45	12"	24"	2½"	4	1/8"	3	½"	8.0	14"	27"	1½"	4½"	26"	1¼"	5¼"	16

NOTES:

PROVIDE ELASTOMERIC MATERIALS AND PAD CONSTRUCTION PER SPEC. 3741.

PROVIDE STEEL PLATES PER SPEC. 3306.

PROVIDE PINTLES PER SPEC. 3309.

GALVANIZE STRUCTURAL STEEL BEARING ASSEMBLY AFTER FABRICATION PER SPEC. 3394, EXCEPT AS NOTED.

PAYMENT FOR BEARING ASSEMBLY INCLUDES ALL MATERIAL ON THIS DETAIL.

① THE MIN. RADIUS IS 16" UNLESS OTHERWISE SPECIFIED IN THE TABLE. THE MAX. RADIUS IS 24". FINISH TO 250 MICRO. THE FINISHED THICKNESS OF THE PLATE MAY BE 1/16" LESS THAN SHOWN.

② DO NOT GALVANIZE THESE PLATES.

③ THE TOTAL THICKNESS SHOWN INCLUDES THE STEEL PLATES.

④ 3/8" X 3/8" BAR INSTALLED ON BEARING PLATE AROUND PERIMETER OF BEARING PAD. BAR LENGTH IS 2" LESS THAN ADJACENT PAD DIMENSION, CENTERED ON PAD. CENTERLINE OF BAR TO EDGE OF PAD DIMENSION = ½".

DESIGN DATA:

MAXIMUM HORIZONTAL LOAD IS 70 KIPS FOR 1½" PINTLES.

APPROVED: SEPTEMBER 22, 2011	STATE OF MINNESOTA DEPARTMENT OF TRANSPORTATION	REVISED	DETAIL NO.
Nancy Daubenberger STATE BRIDGE ENGINEER	CURVED PLATE BEARING ASSEMBLY (PRESTRESSED CONCRETE BEAMS) (EXPANSION)	11-03-2015	B311

DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

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ENGINEER SIGNATURE

RYAN R. EVANS
LIC. NO. 53920 DATE

TITLE: B-DETAILS

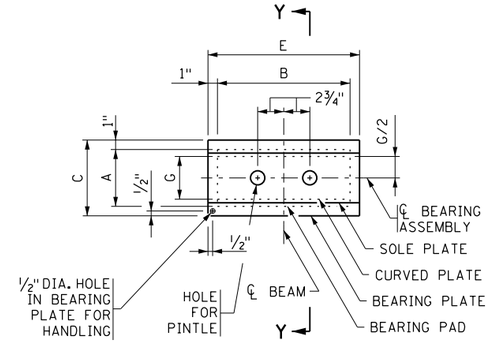
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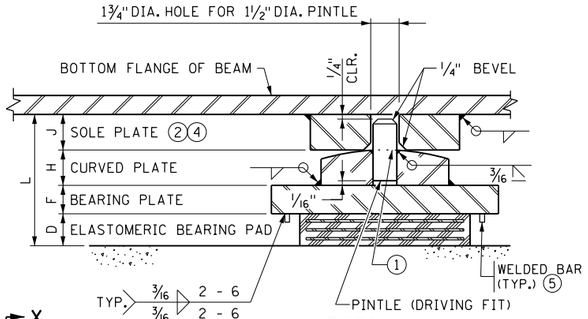
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BRIDGE NO. 02053

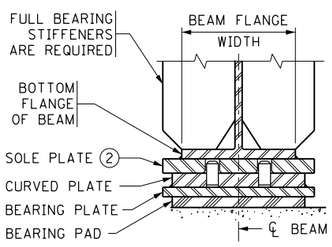
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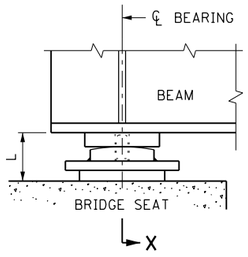
PLAN



SECTION Y-Y

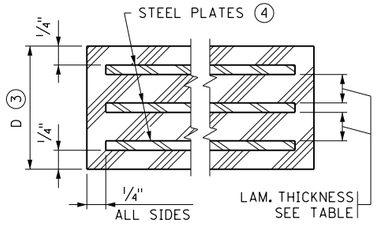


SECTION X-X



SIDE ELEVATION

ENLARGED BEARING ASSEMBLY



SECTION THROUGH BEARING PAD

TABLE

ASSEMBLY TYPE	LOCATION	BEAM FLANGE WIDTH	BEARING PAD SIZE			STEEL PLATES		LAMINATES		SHAPE FACTOR	BEARING PLATE SIZE			CURVED PLATE SIZE				SOLE PLATE SIZE			PINTLE DIA.	ASSY. HEIGHT
			A	B	D	NO.	THICK.	NO.	THICK.		C	E	F	G	B	H	R ①	WID.	LEN.	J ②		L
E2	PIER 6	10"	8"	14"	1⅛"	2	⅛"	1	⅜"	6.8	10"	16"	1½"	4½"	14"	1¼"	16"	6"	16"	1¼"	1½"	5⅛"

NOTES:

PROVIDE ELASTOMERIC MATERIALS AND PAD CONSTRUCTION PER SPEC. 3741.

PROVIDE STEEL PLATES PER SPEC. 3306 EXCEPT THE SOLE PLATE. PROVIDE SOLE PLATE WITH THE SAME MATERIAL SPECIFICATION AS THE STEEL BEAMS.

PROVIDE PINTLES PER SPEC. 3309.

GALVANIZE STRUCTURAL STEEL BEARING ASSEMBLY AFTER FABRICATION PER SPEC. 3394, EXCEPT AS NOTED.

PAYMENT FOR BEARING ASSEMBLY INCLUDES ALL MATERIAL ON THIS DETAIL EXCEPT THE SOLE PLATE. THE SOLE PLATE IS INCLUDED IN THE WEIGHT OF STRUCTURAL STEEL.

① THE MIN. RADIUS IS 16" UNLESS OTHERWISE SPECIFIED IN THE TABLE. THE MAX. RADIUS IS 24". FINISH TO 250 MICRO. THE FINISHED THICKNESS OF THE PLATE MAY BE 1/16" LESS THAN SHOWN.

② WHEN THE SOLE PLATE IS TAPERED, DIMENSIONS "J" AND "L" ARE THICKNESS OF SOLE PLATE AND BEARING ASSEMBLY AT CENTERLINE OF BEARING.

③ THE TOTAL THICKNESS SHOWN INCLUDES THE STEEL PLATES.

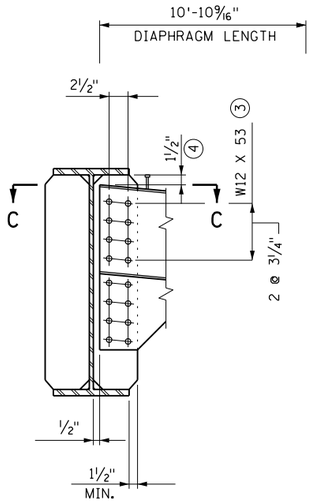
④ DO NOT GALVANIZE THIS PLATE.

⑤ ⅜" X ⅜" BAR INSTALLED ON BEARING PLATE AROUND PERIMETER OF BEARING PAD. BAR LENGTH IS 2" LESS THAN ADJACENT PAD DIMENSION, CENTERED ON PAD. CENTERLINE OF BAR TO EDGE OF PAD DIMENSION = ½".

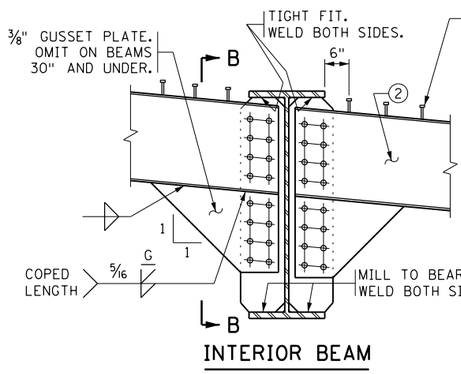
DESIGN DATA:

MAXIMUM HORIZONTAL LOAD IS 70 KIPS. MINIMUM SOLE PLATE THICKNESS IS 1¼".

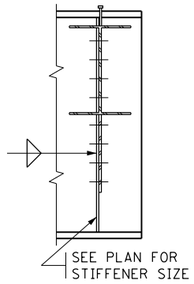
APPROVED: NOVEMBER 22, 2002	STATE OF MINNESOTA DEPARTMENT OF TRANSPORTATION	REVISED	DETAIL NO.
Daniel J Hagyan STATE BRIDGE ENGINEER	CURVED PLATE BEARING ASSEMBLY (STEEL BEAMS) (EXPANSION)	08-10-2006 12-17-2008 11-03-2015	B355



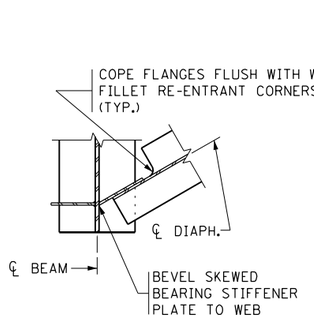
FASCIA BEAM



INTERIOR BEAM

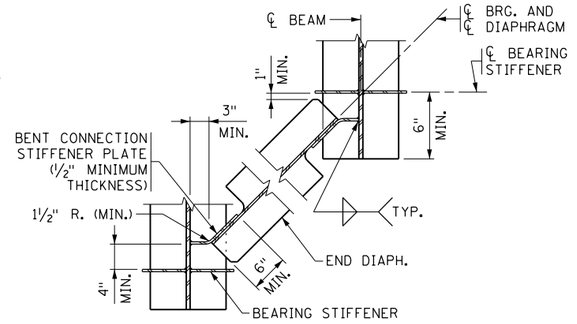


SECTION B-B



SECTION C-C

SKEWS TO 30° MAX.



SECTION C-C

SKEWS OVER 30° TO 60°

NOTES:

PROVIDE STRUCTURAL STEEL PER SPEC. 3309.

① USE SAME SHEAR STUD HEIGHT AS USED ON THE BEAMS.

② SEE FRAMING PLAN FOR SIZE OF DIAPHRAGM.

③ FOR PLATE GIRDERS, PROVIDE END DIAPHRAGMS AT LEAST ½ THE BEAM HEIGHT.

④ DIAPHRAGMS MAY BE PLACED LEVEL, PROVIDED MINIMUM CLEARANCES ARE MET.

⑤ MILL TO BEAR FOR BEARING STIFFENERS.

MODIFIED TO INDICATE DETAILS ARE APPLICABLE TO ALL DIAPHRAGMS IN SPAN 7.

SHEAR STUDS AT PIER 6 END DIAPHRAGM ONLY.

APPROVED: MARCH 26, 2009	STATE OF MINNESOTA DEPARTMENT OF TRANSPORTATION	REVISED	DETAIL NO.
Daniel J Hagyan STATE BRIDGE ENGINEER	BOLTED DIAPHRAGMS (FOR STEEL BEAMS)	01-05-2017	B402 MODIFIED

DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

BOLTON & MENK
7533 SUNWOOD DRIVE N.W.
RAMSEY, MINNESOTA 55303
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Email: Ramsey@bolton-menk.com
www.bolton-menk.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.

ENGINEER SIGNATURE
RYAN R. EVANS
LIC. NO. 53920 DATE

TITLE: B-DETAILS

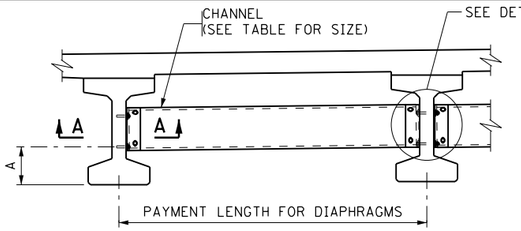
DESIGNED ATP	DRAWN TMS	APPROVED
CHECKED RRE	CHECK RRE	

S.A.P. 199-010-012

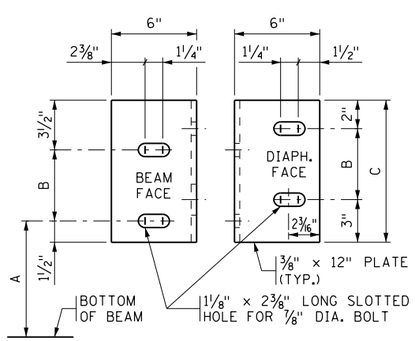
SHEET NO. 88 OF 99 SHEETS

BRIDGE NO. 02053

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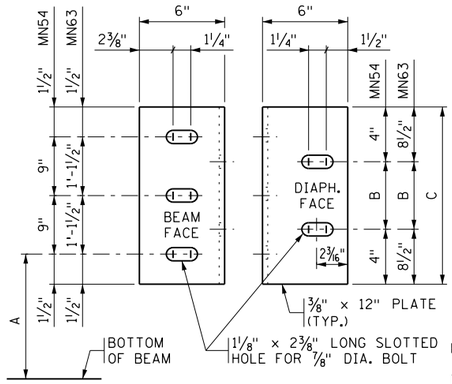


PART TRANSVERSE SECTION AT DIAPHRAGM



DIAPHRAGM CONNECTION

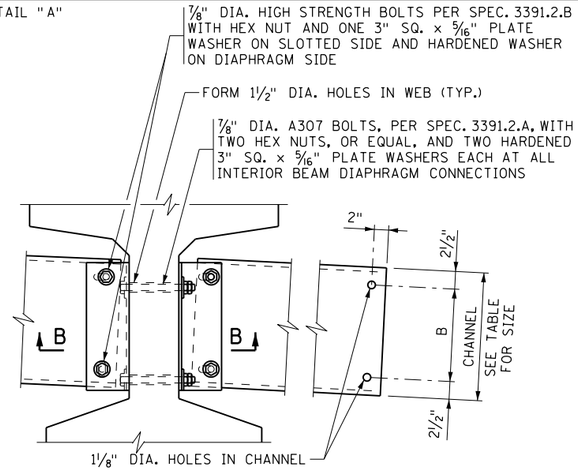
FOR 36M, AND MN45 BEAMS



DIAPHRAGM CONNECTION

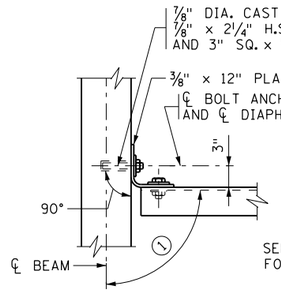
FOR MN54 AND MN63 BEAMS

TABLE				
BEAM HEIGHT	DISTANCE			CHANNEL SIZE
	A	B	C	
~~36M~~	~~1'-3"~~	~~7"~~	~~1'-0"~~	~~C12×20.7~~
MN45	1'-7¾"	7"	1'-0"	C12×20.7
~~MN54~~	~~1'-7¾"~~	~~1'-1"~~	~~1'-9"~~	~~MC18×42.7~~
~~MN63~~	~~1'-7¾"~~	~~1'-1"~~	~~2'-6"~~	~~MC18×42.7~~



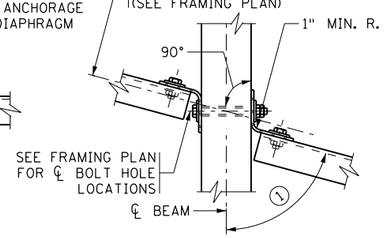
DETAIL "A"

INTERIOR BEAM WITH
CONTINUOUS LINE OF DIAPHRAGMS



SECTION A-A

TYPICAL SECTION AT
ALL FASCIA BEAMS



SECTION B-B

TYPICAL SECTION AT INTERIOR BEAM
WITH CONTINUOUS OR STAGGERED
INTERMEDIATE DIAPHRAGMS

NOTES:

PROVIDE STEEL PER SPEC. 3306.

INSTALL PER SPEC. 2405.3.K.

TORQUE ALL BOLTS, INCLUDING ANCHOR BOLTS TO 80 FT.-LBS.

SHOP BEND THE LEG OF THE 12" PLATE TO CONFORM TO THE DIAPHRAGM.
A ⅜" × 6" × 6" ANGLE MAY BE USED FOR DIAPHRAGMS PERPENDICULAR TO BEAMS.

INCLUDE ALL STRUCTURAL STEEL SHOWN ON THIS DETAIL, INCLUDING BOLTS AND WASHERS, IN UNIT PRICE BID FOR DIAPHRAGMS FOR PRESTRESSED BEAMS.

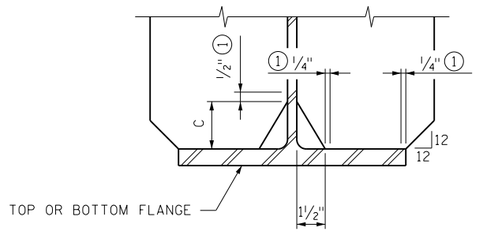
BENT PLATES MAY BE USED IN PLACE OF CHANNELS IF THE BENT PLATES HAVE THE SAME HEIGHT AS THE CHANNELS THEY REPLACE, ARE 5/16" IN THICKNESS, AND HAVE LEGS 5" LONG.

GALVANIZE STEEL PLATES AND SHAPES PER SPEC. 3394.

GALVANIZE BOLTS, NUTS AND WASHERS PER SPEC. 3392.

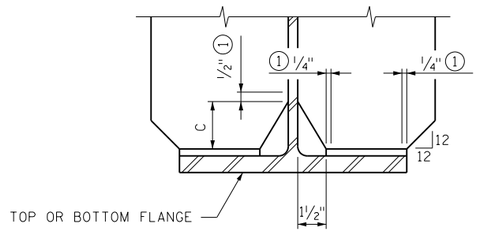
(1) FOR SKEW ANGLES UNDER 20°, USE 90° LESS THE SKEW ANGLE.
FOR SKEW ANGLES OVER 20°, USE 90°.

APPROVED: NOVEMBER 03, 2015	STATE OF MINNESOTA DEPARTMENT OF TRANSPORTATION	REVISION	DETAIL NO.
STATE BRIDGE ENGINEER	STEEL INTERMEDIATE DIAPHRAGM (FOR 36M, MN45 - MN63 PRESTRESSED CONCRETE BEAMS)	01-05-2017	B403



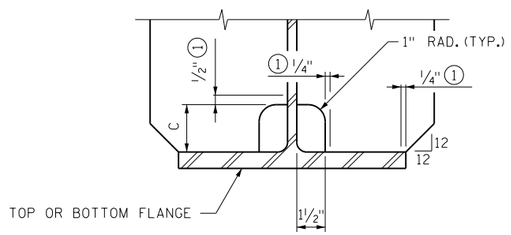
STIFFENER TO FLANGE CONNECTION

OPTION 1



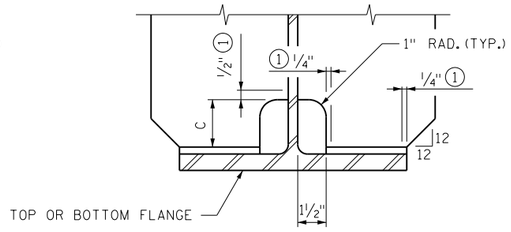
STIFFENER TO TAB PLATE CONNECTION

OPTION 1



STIFFENER TO FLANGE CONNECTION

OPTION 2

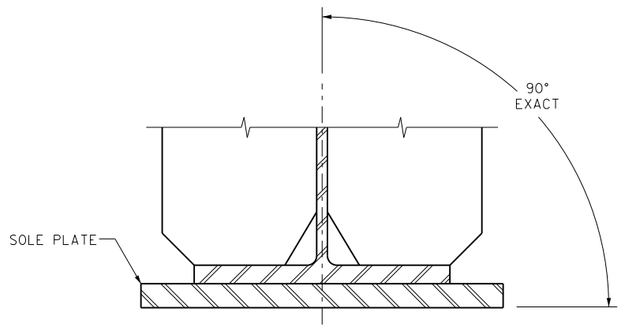


STIFFENER TO TAB PLATE CONNECTION

OPTION 2

STIFFENER COPE DETAIL

PLATE GIRDER OR ROLLED BEAM



SOLE PLATE AT BEARING

WEB THICKNESS	DIMENSION C
½", 9/16", 5/8"	2½"
11/16", ¾"	3"

NOTES:

(1) DO NOT WELD IN THIS AREA.
SEE B410 FOR CONNECTION DETAILS.

APPROVED: OCTOBER 22, 2008	STATE OF MINNESOTA DEPARTMENT OF TRANSPORTATION	REVISION	DETAIL NO.
STATE BRIDGE ENGINEER	STIFFENER DETAILS (FOR STEEL BEAMS)		B411

DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

BOLTON & MENK
7533 SUNWOOD DRIVE N.W.
RAMSEY, MINNESOTA 55303
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ENGINEER SIGNATURE

RYAN R. EVANS
LIC. NO. 53920 DATE

TITLE: B-DETAILS

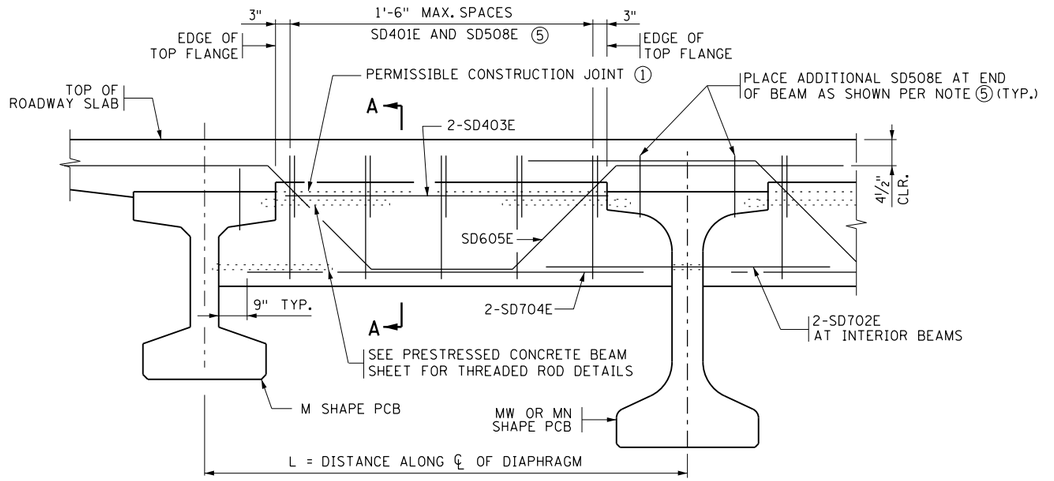
DESIGNED ATP	DRAWN TMS	APPROVED
CHECKED RRE	CHECK RRE	

S.A.P. 199-010-012

SHEET NO. 89 OF 99 SHEETS

BRIDGE NO. 02053

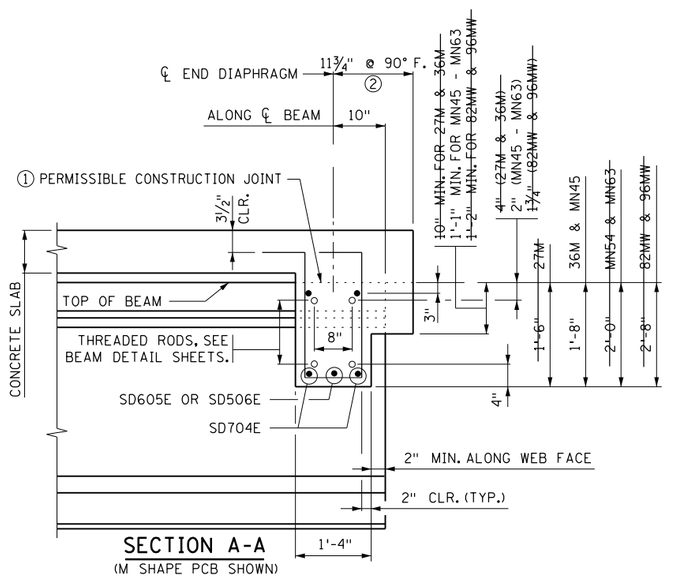
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PART TRANSVERSE SECTION

(L > 8' SHOWN)

REMOVED NOTE 3
REMOVED NOTE 4 & 5 AND NON-APPLICABLE DETAILS
BAR LENGTHS FOR 7" DECK THICKNESS
BILL OF REINFORCEMENT ON SUPERSTRUCTURE DETAILS AND REINFORCEMENT SHEETS



SECTION A-A

(M SHAPE PCB SHOWN)

NOTES:

SEE SHEET 70 FOR BILL OF REINFORCEMENT.

CONCRETE FOR END DIAPHRAGMS SHALL BE THE SAME MIX AS USED IN DECK.

QUANTITIES FOR END DIAPHRAGM CONCRETE AND REINFORCEMENT SHOWN ON THIS DETAIL SHALL BE LISTED IN SUPERSTRUCTURE QUANTITIES.

THREADED RODS ARE INCIDENTAL TO PRESTRESSED CONCRETE BEAMS.

① USE OF CONSTRUCTION JOINT REQUIRES CLEARANCE FOR EXPANSION DEVICE. WHEN CONSTRUCTION JOINT IS USED AT THIS LOCATION, DIAPHRAGM FALSEWORK SHALL REMAIN INPLACE UNTIL COMPLETION OF SLAB CURING PERIOD.

② PERPENDICULAR TO CENTERLINE OF DIAPHRAGM.

⑤ ADD SD507E AND SD508E ONLY IF NO. OF BARS AND LENGTHS ARE INCLUDED IN BILL OF REINFORCEMENT. SPACE SD508E AT 1'-6" MAX. FOR ENTIRE LENGTH OF DIAPHRAGM. REFER TO "PART TRANSVERSE SECTION" ABOVE.

APPROVED: SEPTEMBER 22, 2011

Nancy Daubenberger
STATE BRIDGE ENGINEER

STATE OF MINNESOTA
DEPARTMENT OF TRANSPORTATION

CONCRETE END DIAPHRAGM

(27M & 36M, MN45 - MN63, 82MW & 96MW PRESTRESSED CONCRETE BEAMS)
(PARAPET ABUTMENT)

REVISED
04-17-2013
11-06-2013

DETAIL NO.
B814
MODIFIED

DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

BOLTON & MENK
7533 SUNWOOD DRIVE N.W.
RAMSEY, MINNESOTA 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.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.

ENGINEER SIGNATURE
RYAN R. EVANS
LIC. NO. 53920 DATE

TITLE: B-DETAILS

DESIGNED	ATP	DRAWN	TMS	APPROVED
CHECKED	RRE	CHECK	RRE	

S.A.P. 199-010-012

SHEET NO. 90 OF 99 SHEETS

BRIDGE NO.
02053

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WEARING COURSE

☐ LOW SLUMP

☐ OTHER _____
TYPE OR MANUFACTURER

EXPANSION JOINTS

JOINT MANUFACTURER

MANUFACTURER'S IDENTIFICATION _____
MFR'S No. AND/OR LETTER DESIGNATION FOR JOINT USED

GLAND MANUFACTURER _____
NAME AND ADDRESS (CITY, STATE)

SIZE OF GLAND _____

MANUFACTURER'S IDENTIFICATION _____
MFR'S No. AND/OR LETTER DESIGNATION FOR GLAND USED

ELASTOMERIC BEARING PADS

PAD MANUFACTURER _____
NAME AND ADDRESS (CITY, STATE)

SPECIAL SURFACE FINISH

PRODUCT NAME: _____ COLOR & TEXTURE: _____

FINISHING ROADWAY FACES OF BARRIER OR PARAPET

PRODUCT NAME: _____ COLOR & TEXTURE: _____

ANTI-GRAFFITI COATING

MANUFACTURER _____
NAME AND ADDRESS (CITY, STATE)

PRODUCT NAME: _____ LOCATION: _____

PAINT SYSTEM

MnDOT SPECIFICATION NUMBER _____
2478 OR 2479 OR OTHER

MANUFACTURER _____
NAME AND ADDRESS (CITY, STATE)

PRIME COAT _____
MnDOT MATERIAL SPECIFICATION NUMBER

INTERMEDIATE COAT _____
MnDOT MATERIAL SPECIFICATION NUMBER

FINISH COAT _____ _____
MnDOT MATERIAL SPECIFICATION NUMBER COLOR

PLAN QUALITY

RATE 1 (AGREE), 2 (NEUTRAL), OR 3 (DISAGREE, PLEASE COMMENT BELOW)

DIMENSIONING AND DETAILING ADEQUATELY DESCRIBED REQUIRED CONSTRUCTION. _____

BAR LISTS AND QUANTITIES WERE TYPICALLY COMPLETE AND FREE OF ERRORS. _____

SCALE OF DRAWINGS AND OVERALL LEGIBILITY OF LINES AND TEXT WAS GOOD. _____

(SB) SPECIAL PROVISIONS ADEQUATELY DESCRIBED SPECIAL WORK AND PAYMENT. _____

COMMENTS: _____

NUMBER OF BRIDGE
SUPPLEMENTAL AGREEMENTS: _____ COST: $ _____

LIST SIGNIFICANT ERRORS OR OMISSIONS IN PLAN DETAILS OR PAY QUANTITIES IN THE SPACE PROVIDED AT RIGHT.

NOTIFICATION TO ADD, REMOVE, OR REHAB A STRUCTURE

PLEASE GO TO THE FOLLOWING WEBSITE AND COMPLETE THE FORM WHEN ADDING, REMOVING OR REHABILITATING A STRUCTURE:
(CONTACT THE BRIDGE INVENTORY MANAGEMENT UNIT AT 651-366-4557 IF YOU HAVE QUESTIONS)
- WHEN ADDING A NEW STRUCTURE - (SEND WHEN THE BRIDGE IS OPEN TO TRAFFIC)
http://www.dot.state.mn.us/bridge/new-structure.html
- WHEN REMOVING A STRUCTURE - (SEND WHEN THE BRIDGE IS NO LONGER IN SERVICE)
http://www.dot.state.mn.us/bridge/remove-structure.html
- WHEN REHABILITATING A STRUCTURE - (SEND WHEN THE REHABILITATION IS COMPLETE)
http://www.dot.state.mn.us/bridge/rehab-structure.html

CHANGE OF VERTICAL CLEARANCE

PLEASE GO TO THE FOLLOWING WEBSITE WHEN CHANGING THE VERTICAL CLEARANCE OF EXISTING BRIDGE STRUCTURE:
(CONTACT THE BRIDGE INVENTORY MANAGEMENT UNIT AT 651-366-4557 IF YOU HAVE QUESTIONS)
http://www.dot.state.mn.us/bridge/pdf/clearanceform.pdf

OTHER ITEMS (1)

(1) UTILITIES ADDED DURING CONSTRUCTION AND SPECIALTY ITEMS.

FINAL QUANTITIES ENTERED ON SCHEDULE OF QUANTITIES: YES ☐ NO ☐

REMOVE & PATCH QUANTITIES (SF)						CONCRETE SURFACE REPAIR (SF)	CLEAN & PAINT REINF. (SF)
TYPE A:	TYPE B:	TYPE C:	TYPE D:	TYPE E:	TYPE F:		

SUMMARY OF SIGNIFICANT AS-BUILT CHANGES

THE AS-BUILT INFORMATION WAS ADDED TO THE PLAN BY:

_____ _____
INSPECTOR(S) SIGNATURE DATE

CHECKED BY: _____ _____
PROJECT ENGINEER/SUPERVISOR SIGNATURE DATE

WHEN BRIDGE IS OPEN TO TRAFFIC, COMPLETE THIS AS-BUILT BRIDGE DATA SHEET AND SUBMIT TO THE BRIDGE OFFICE VIA EMAIL AT: BridgeForms.dot@state.mn.us.

REVISION:

APPROVED: MAY 10, 2017
Kevin Western
STATE BRIDGE ENGINEER

AS-BUILT DETAILS
(AS NEEDED)

THIS FORM IS AVAILABLE IN AN ELECTRONIC FORMAT AT:
http://www.dot.state.mn.us/bridge/pdf/as-built-bridge-data-r0.xlsx

TITLE: AS-BUILT BRIDGE DATA

FIG. 5-397.900

S.A.P. 199-010-012

APPROVED:

SHEET NO. 91 OF 99 SHEETS

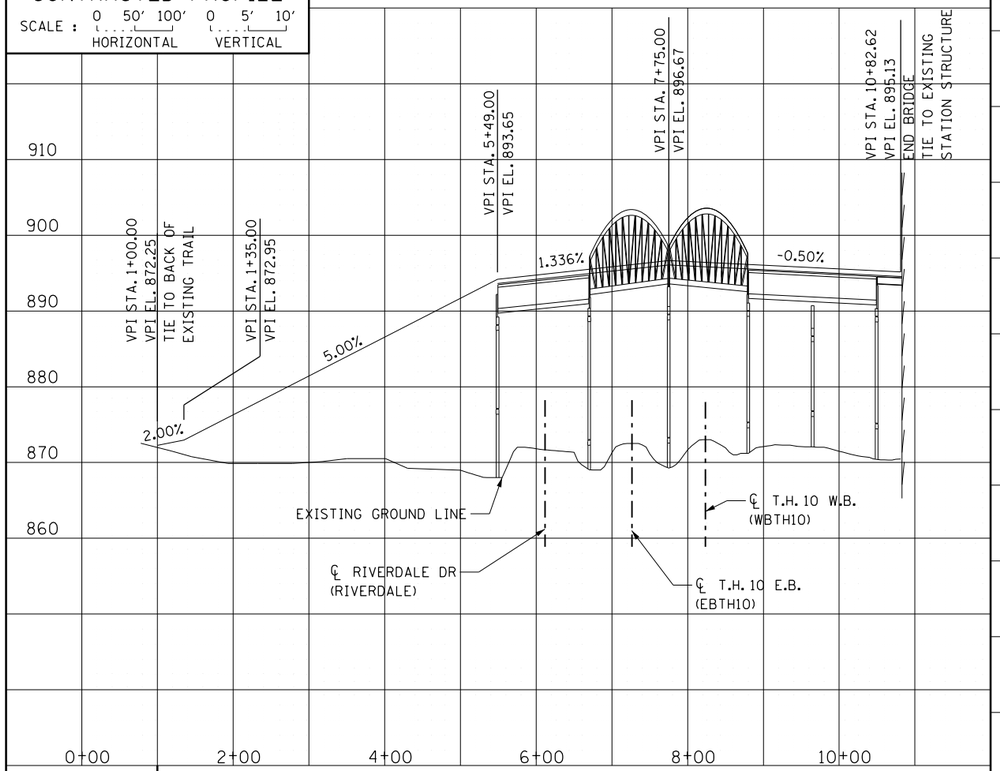
BRIDGE NO. 02053

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CONTRACTED PROFILE

SCALE : 0 50′ 100′ (HORIZONTAL) 0 5′ 10′ (VERTICAL)

PROFILE AT ℄ TRAIL (PROFILE)

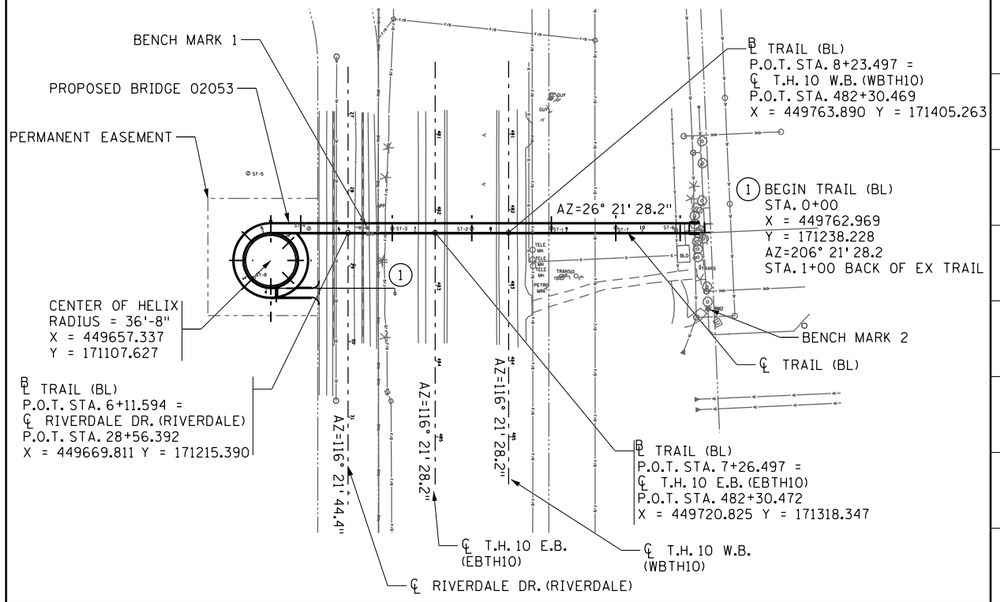


PLAT

SCALE: 0 50′ 100′

UTILITY INFORMATION

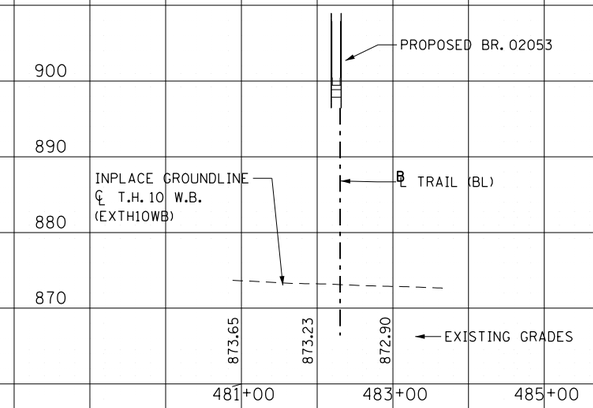
WARNING: DIAL GOPHER STATE ONE CALL AT 1-900-252-1166 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS TO OBTAIN COMPLETE UTILITY PROPERTY OWNERSHIP AND LOCATION INFORMATION.
UTILITY INFO PRESENTED ON PLANS IS QUALITY LEVEL D.
FIELD VERIFY ALL UTILITIES.



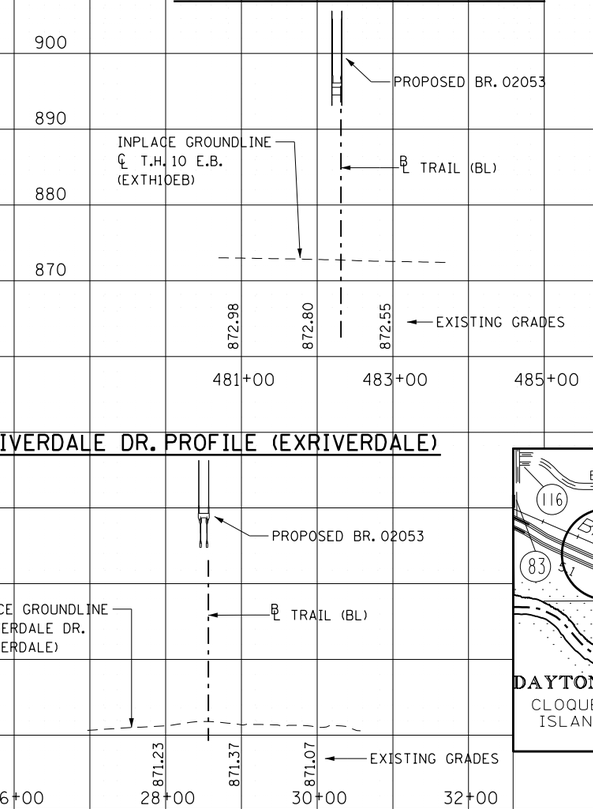
ADDITIONAL PROFILES

SCALE : 0 50′ 100′ (HORIZONTAL) 0 5′ 10′ (VERTICAL)

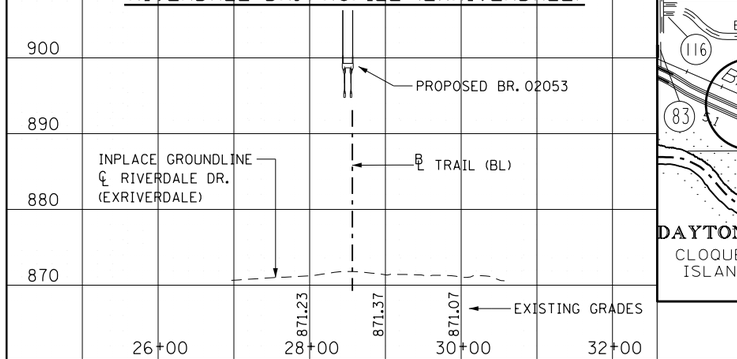
T.H. 10 W.B. PROFILE (EXTH10WB)

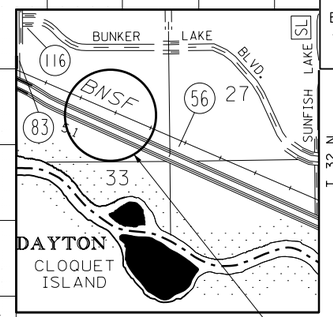


T.H. 10 E.B. PROFILE (EXTH10EB)



RIVERDALE DR. PROFILE (EXRIVERDALE)





LOCATION ENGINEER'S OBSERVATIONS AT BRIDGE SITE

1. SPECIAL FEATURES: WATERFALLS, DAMS, FLOODS, ICE, DEBRIS, SLIDING BANKS, RECREATIONAL BOATING.
2. OTHER BRIDGES OR CULVERTS OVER THE SAME STREAM (PARTICULARLY STRUCTURES WHICH CARRY HIGH WATER WITHOUT OVERFLOW OF ROADWAY): GIVEN LOCATION, TYPE, LENGTH, HEIGHT ABOVE HIGH WATER, CROSS-SECTIONAL AREA ETC.
3. APPARENT HIGHWATER ELEVATION OBTAINED FROM:
4. OTHER DATA: APPROX. VELOCITY OF WATER AT TIME OF SURVEY.

HYDRAULIC ENGINEERS RECOMMENDATION

DATE: XX-XX-XX

STREAM OR DITCH DESIGNATION: XXX
DRAINAGE AREA: XXX SQ. MI.
MAX. FLOOD ON RECORD: XXX C.F.S. (XX-XX-XX)
MAXIMUM OBSERVED HIGHWATER ELEVATION: XXX.X FT.
DESIGN FLOOD (XX YR. FREQ.): XXX C.F.S.
HEADWATER ELEVATION: XXX.X FT.
DESIGN MEAN VELOCITY THROUGH STRUCTURE: X.X F.P.S.
TOTAL STAGE INCREASE: XX.X FT.
LOW MEMBER AT OR ABOVE ELEVATION: XXX.X FT.
WATERWAY AREA REQUIRED BELOW ELEV. XXX.X = XXX SQ. FT. AT RIGHT ANGLES TO CHANNEL
BASIC FLOOD (100 YR. FREQ.): XXXX C.F.S.
HEADWATER ELEVATION: XXX.X FT.
TOTAL STAGE INCREASE: X.X FT.
MEAN VELOCITY THROUGH STRUCTURE: X.X F.P.S.
FLOWLINE ELEVATION: XXX.X FT. SKEW ANGLE: XX
ESTIMATED PRELIMINARY TOTAL SCOUR AT PIER EL. XXX.X (500 OR OT YR. FREQ.)

SCOUR CONFIRMATION RECOMMENDATION

DATE: XX-XX-XX

TOTAL SCOUR AT PIER EL. XXX.XX (500 OR OT YR. FREQ.)
SCOUR CODE: OBTAIN FROM HYDRAULIC ENGINEER

BRIDGE SURVEY SHEETS MADE FROM :

FILES:
JOB053.GPK , CBR02053 TOPO.DGN , CBR02053 AL.DGN , CBR02053 PR.DGN , CBR02053 FINAL BR PLAN.DGN

GEODETIC SYSTEM - HYATT MONUMENT (GSID STATION *808), ELEVATION 878.971 (N.A.V.D. 88 ADJ.)

BENCH MARK 1 ELEVATION 874.273 (N.A.V.D. 88 ADJ.)
TOP NUT OF HYDRANT AT STATION 6+37 , 6.0′ LEFT

BENCH MARK 2 ELEVATION 871.43 (N.A.V.D. 88 ADJ.)
TOP NUT OF HYDRANT AT STATION 10+86 , 100′ RIGHT

MINNESOTA
DEPARTMENT OF TRANSPORTATION

BRIDGE SURVEY

MISSISSIPPI SKYWAY PEDESTRIAN BRIDGE OVER T.H. 10 FROM RIVERDALE DRIVE TO THE NORTH STAR STATION

SEC 28 T 32 N R 25 W

COUNTY: ANOKA

CITY OF RAMSEY

DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

BOLTON & MENK
7533 SUNWOOD DRIVE N.W.
RAMSEY, MINNESOTA 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.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.

ENGINEER SIGNATURE

RYAN R. EVANS
LIC. NO. 53920 DATE

TITLE: BRIDGE SURVEY PLAN & PROFILE

DESIGNED	RRE	DRAWN	JMR	APPROVED
CHECKED	ATP	CHECK	RRE	

S.A.P. 199-010-012

SHEET NO. 92 OF 99 SHEETS

BRIDGE NO. 02053

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1/23/2018

℄ COLS. 5 & 5A

℄ PIER 1

ST-4

℄ COL 4

℄ TRAIL (BL)

℄ COL. 6

MATCHLINE A
STA. 3+10.00

℄ COL. 7

℄ COL. 3

CENTER OF HELIX

℄ COL. 8

ST-8

℄ COL. 2

℄ COL. 1

PERM. EASEMENT

R/W

NOTE:
PLAN DOES NOT MATCH PROFILE STATIONING DUE TO HELIX ALIGNMENT

BEGIN BRIDGE
STA. 1+55.92

STA. 1+00
BACK OF EX. TRAIL
X = 449718.5710 Y = 171148.6239

BM1

℄ PIER 2

ST-3

2' ±

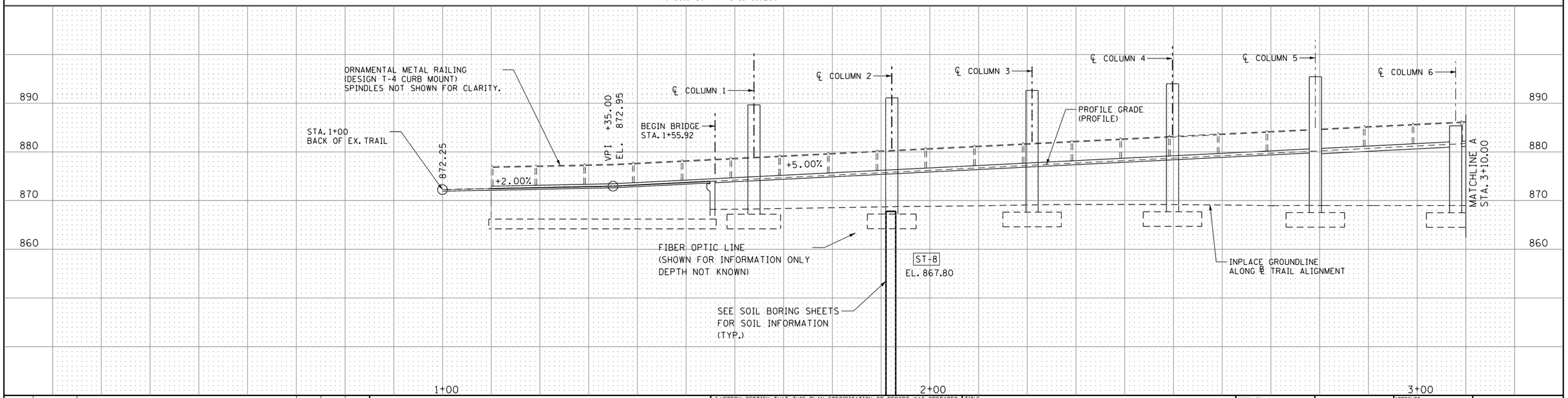
℄ TRAIL (BL)

CONTRACTOR SHALL EXERCISE CAUTION AND PROTECT AS REQUIRED TO PREVENT DAMAGE DURING EXCAVATION AND FOOTING CONSTRUCTION (INCIDENTAL TO STRUCTURE EXCAVATION).

℄ INPLACE RIVERDALE DR. (RIVERDALE)

℄ TRAIL (BL)

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA".



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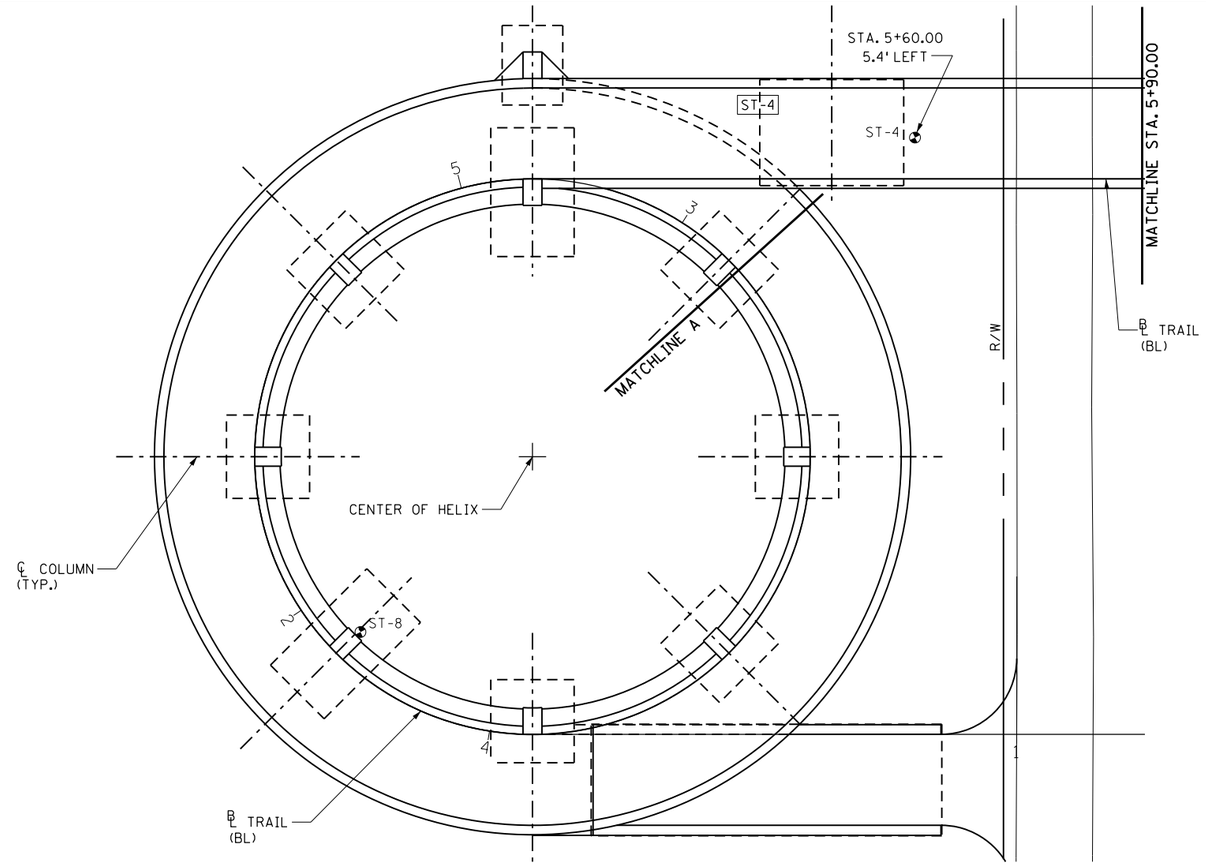
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SHEET NO. 93 OF 99 SHEETS

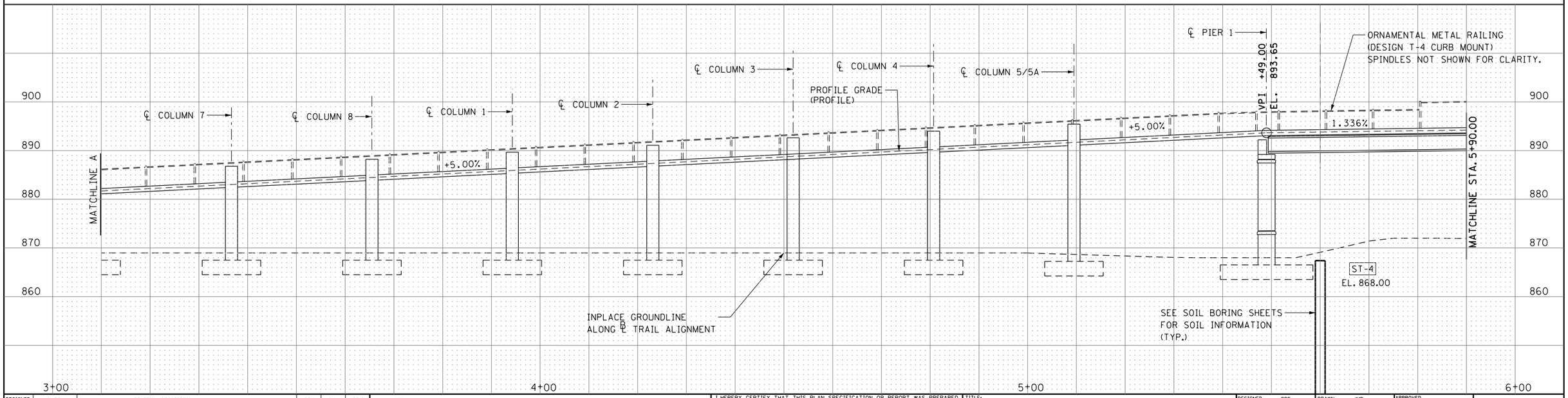
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PERM. EASEMENT



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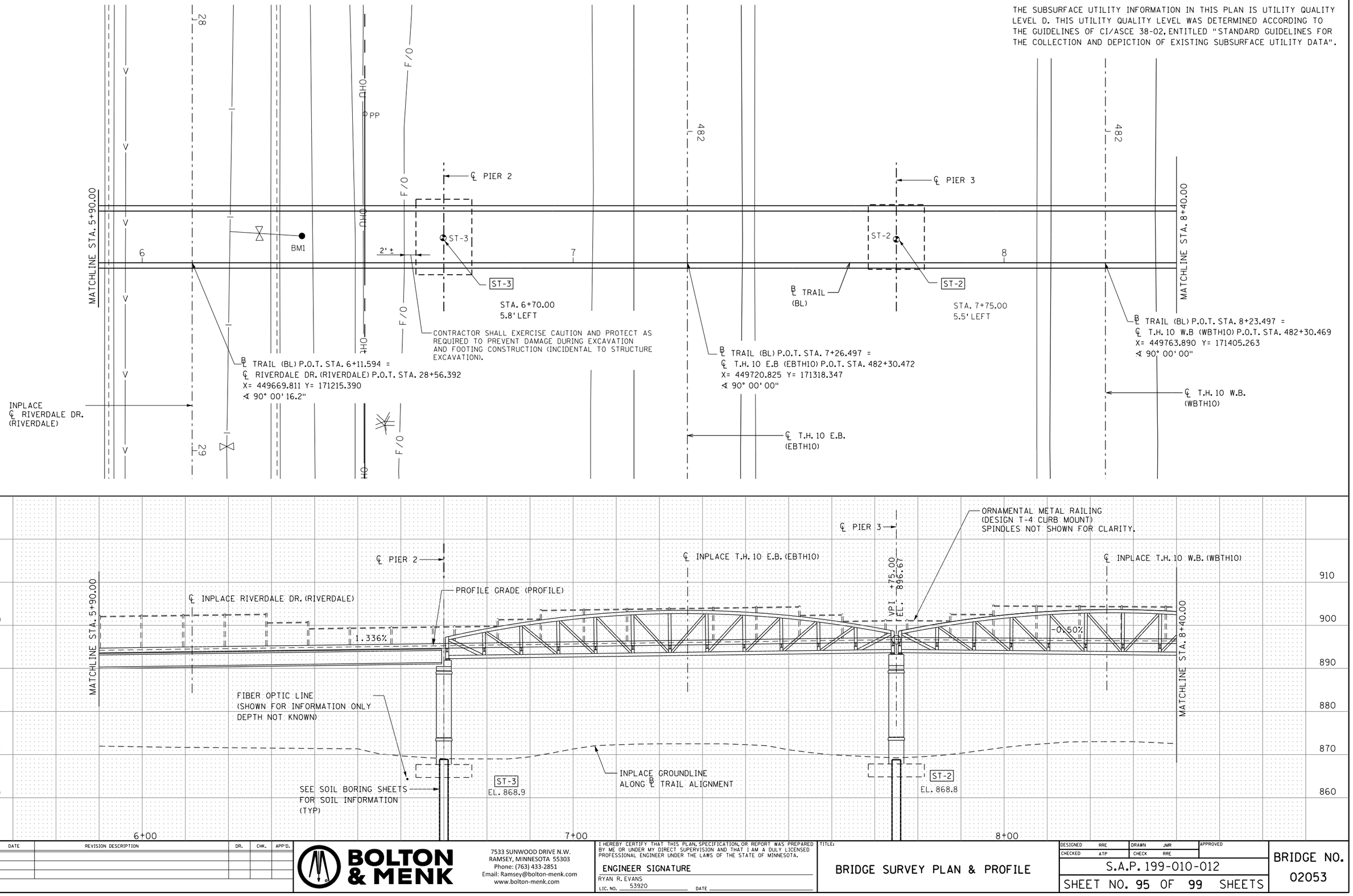
S.A.P. 199-010-012

SHEET NO. 94 OF 99 SHEETS

BRIDGE NO. 02053

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TITLE: BRIDGE SURVEY PLAN & PROFILE

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CHECKED	ATP	CHECK	RRE		

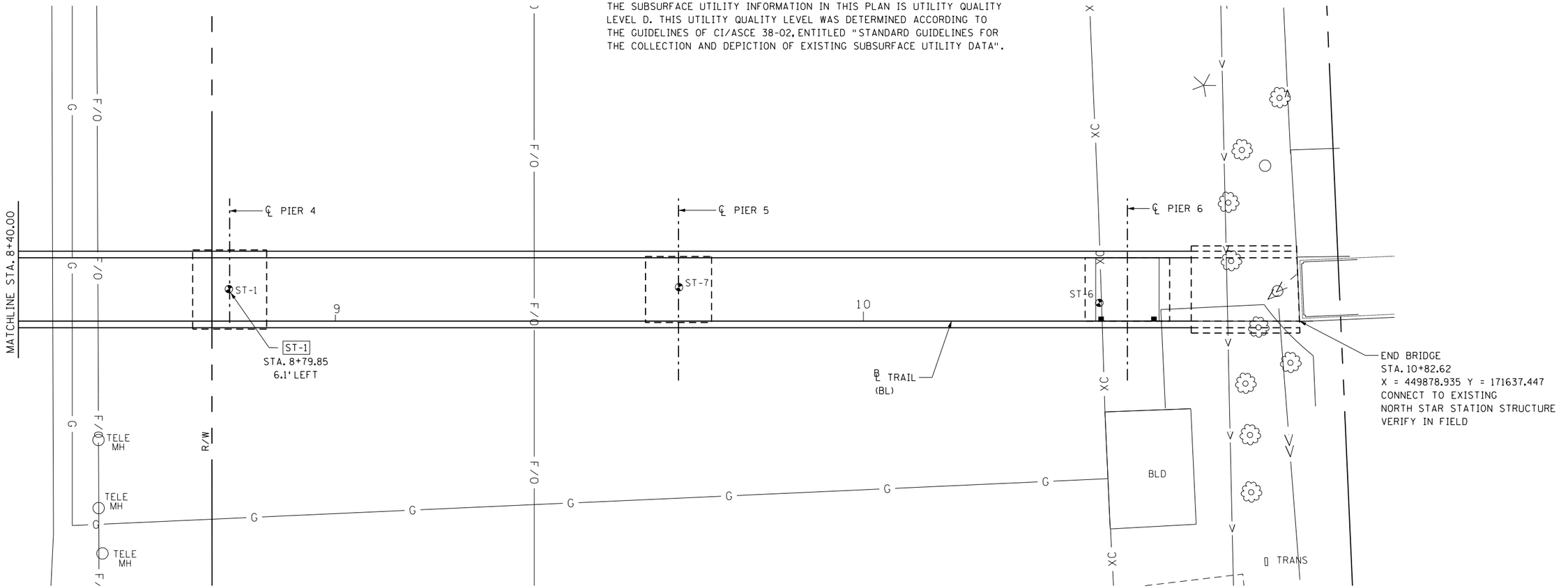
S.A.P. 199-010-012

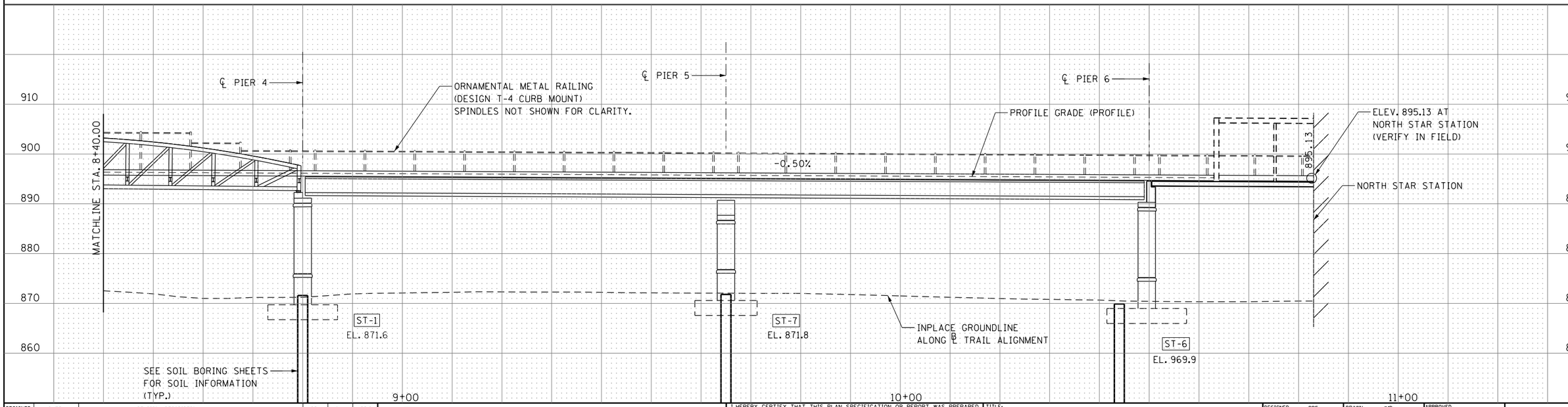
SHEET NO. 95 OF 99 SHEETS

BRIDGE NO. 02053

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BRIDGE SURVEY PLAN & PROFILE

DESIGNED	RRE	DRAWN	JMR	APPROVED
CHECKED	ATP	CHECK	RRE	

S.A.P. 199-010-012

SHEET NO. 96 OF 99 SHEETS

BRIDGE NO. 02053

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ST-1

Elevation 871.6

Coh (psf)	SPT N60	
	4	NON-PLASTIC SANDY LOAM, trace roots, dark brown and black,
	5	moist, A-2-4. (Topsoil Fill)
	4	SAND, fine-grained, with some
	5	Gravel, dark brown and brown,
	8	moist, A-1-b. (Fill)
▼	9	SAND, fine-grained, trace Gravel,
	18	brown to light brown, moist to 18
	12	feet then saturated, very loose to
	25	medium dense, A-1-b. (Alluvium)
	19	
	20	
	22	
	21	SAND, coarse-grained, trace
	24	Gravel, brown to 30 feet then gray,
	33	medium dense to dense, saturated,
	32	A-1-b. (Alluvium)
	29	Gravel layer encountered at 42 feet.
	26	
	26	
	24	
	22	
	10	NON-PLASTIC SANDY LOAM,
	80	trace Gravel, reddish brown,
	100/.33	saturated, loose to very dense,
	100/.5	A-2-4. (Glacial Till)

Water observed at 18 feet while drilling.
Boring then sealed with bentonite grout.

ST-2

Elevation 868.8

Coh (psf)	SPT N60	
	13	NON-PLASTIC SANDY LOAM, trace roots, dark brown and black,
	11	moist, A-2-4. (Topsoil Fill)
	6	SAND, fine-grained, brown, moist,
	6	A-1-b. (Fill)
	10	SAND, coarse-grained, with some
▼	13	Gravel, brown to light brown, moist,
	14	loose to medium dense, A-1-b.
	15	(Alluvium)
	23	SAND, coarse-grained, trace
	13	Gravel, brown, saturated, medium
	22	dense, A-1-b. (Alluvium)
	21	Gravel layer encountered at 22 feet.
	34	LOAM, brown, saturated, medium
	38	dense, A-4. (Alluvium)
		LOAMY SAND, fine-grained, trace
	30	Gravel, brown, saturated, medium
	28	dense, A-2-4. (Alluvium)
	24	NON-PLASTIC SANDY LOAM,
	29	brown to 42 feet then gray,
	30	saturated, medium dense to dense,
		A-2-4. (Alluvium)
	34	
	54	NON-PLASTIC SANDY LOAM,
	50/.5	trace Gravel, reddish brown,
	50/.25	saturated, very dense, A-2-4.
	100/.25	(Glacial Till)

Water observed at 16 1/2 feet while drilling.
Boring then sealed with bentonite grout.

ST-3

Elevation 868.9

Coh (psf)	SPT N60	
	12	NON-PLASTIC SANDY LOAM,
	6	trace roots, dark brown and black,
	6	moist, A-2-4. (Topsoil Fill)
	7	SAND, fine-grained, brown, moist,
	12	A-1-b. (Fill)
▼	10	SAND, coarse-grained, trace
	11	Gravel, brown, moist, loose, A-1-b.
	6	(Alluvium)
	9	SAND, fine-grained, trace Gravel,
	15	light brown, moist, loose to medium
	15	dense, A-1-b. (Alluvium)
	18	SAND, coarse-grained, trace
	17	Gravel, brown, saturated, loose,
	17	A-1-b. (Alluvium)
	15	SAND, fine-grained, with occasional
	17	Silty Loam lenses and seams, gray,
	22	saturated, medium dense, A-1-b.
	22	(Alluvium)
	50/.42	SAND, coarse-grained, with some
	25	Gravel, gray, saturated, medium
		dense, A-1-b. (Alluvium)
	24	SAND, coarse-grained, trace
		Gravel, brown, saturated, medium
	30	dense, A-1-b. (Alluvium)
	100/.75	NON-PLASTIC SANDY LOAM,
	100/.42	trace Gravel, reddish brown,
	100/.25	saturated, dense to very dense,
		A-2-4. (Glacial Till)

Water observed at 17 feet while drilling.
Boring then sealed with bentonite grout.

ST-4

Elevation 868.0

Coh (psf)	SPT N60	
	9	NON-PLASTIC SANDY LOAM,
	7	trace roots, dark brown and black,
	7	moist, A-2-4. (Topsoil Fill)
	10	LOAMY SAND, fine-grained, trace
	9	Gravel, dark brown, moist, A-2-4.
▼	11	(Fill)
	15	SAND, fine-grained, trace Gravel,
	7	brown, moist, loose, A-1-b.
	19	(Alluvium)
	13	SAND, coarse-grained, with some
	15	Gravel, brown to 24 feet then gray,
	17	moist to 17 feet then saturated,
	17	loose to medium dense, A-1-b.
	17	(Alluvium)
	15	
	15	
	18	SILT LOAM, gray, saturated,
	15	medium dense, A-4. (Alluvium)
	12	
	12	
	3	NON-PLASTIC SANDY LOAM,
	53	trace Gravel, reddish brown, wet,
	100/.5	very loose to very dense, A-2-4.
		(Glacial Till)

Water observed at 17 feet while drilling.
Boring then sealed with bentonite grout.

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DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

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ENGINEER SIGNATURE
RYAN R. EVANS
LIC. NO. 53920 DATE

TITLE: SOIL BORINGS

DESIGNED	RRE	DRAWN	JMR	APPROVED
CHECKED	ATP	CHECK	RRE	

S.A.P. 199-010-012

SHEET NO. 97 OF 99 SHEETS

BRIDGE NO. 02053

ST-5

Elevation 868.9

Coh (psf)	SPT N60	
	11	NON-PLASTIC SANDY LOAM, trace roots, dark brown, moist, A-2-4. (Topsoil Fill)
	7	
	8	LOAMY SAND, fine-grained, trace Gravel, brown, moist, A-2-4. (Fill)
	15	
	17	SAND, coarse-grained, with Gravel, brown, moist, loose to medium dense, A-1-b. (Alluvium)
▼	17	
	19	
	15	SAND, fine-grained, with some Gravel, brown, moist, medium dense, A-1-b. (Alluvium)
	19	
	17	
	15	
	23	
	15	
	21	Gravel layer encountered at 35 feet. SAND, coarse-grained, trace Gravel, brown, wet to 17.5 feet then saturated, medium dense, A-1-b. (Alluvium)
	11	
	13	
	18	
	20	
	17	
	17	SILT LOAM, brown, saturated, medium dense, A-4. (Alluvium)
	12	SAND, coarse-grained, trace Gravel, brown, saturated, medium dense to very dense, A-1-b. (Glacial Outwash)
	100/.1	

Water observed at 17.5 feet while drilling.
Boring then sealed with bentonite grout.

ST-6

Elevation 869.9

Coh (psf)	SPT N60	
	28	SLIGHTLY PLASTIC SANDY LOAM, trace roots, dark brown, moist, (SM). (Topsoil Fill)
	8	
	5	LOAMY SAND, fine-grained, trace Gravel, dark brown, moist, (SM). (Fill)
	7	
▼	6	SAND, fine-grained, brown to dark brown, moist, (SP-SM). (Fill)
	7	
	11	SAND, fine- to coarse-grained, trace Gravel, brown to 20 feet then gray, moist to 15 feet then saturated, loose to medium dense, (SP). (Alluvium)
	18	
	18	
	16	
	18	
	26	
	31	
	43	SLIGHTLY PLASTIC SANDY LOAM, gray, saturated, medium dense to very dense, (SM). (Alluvium)
	49	
	42	
	36	
	42	
	58	
	50	
	62	
	42	SLIGHTLY PLASTIC SANDY LOAM, trace Gravel, reddish brown, saturated, dense to very dense, (SM). (Glacial Till)
	29	
	50/.25	
	50/.33	

Bottom of Hole – 74.8 feet.
Water observed at 15 feet while drilling.
Boring immediately backfilled with bentonite grout.

ST-7

Elevation 871.8

Coh (psf)	SPT N60	
	6	SLIGHTLY PLASTIC SANDY LOAM, trace Gravel, dark brown, moist, (SM). (Topsoil Fill)
	8	
	7	LOAMY SAND, fine-grained, dark brown, moist, (SM). (Fill)
	6	
▼	7	SAND, fine-grained, brown to light brown, moist, loose, (SP). (Alluvium)
	8	
	11	SLIGHTLY PLASTIC SANDY LOAM, gray, saturated, medium dense, (SM). (Alluvium)
	18	
	10	
	8	
	15	
	15	
	15	
	17	SAND, fine- to coarse-grained, with Gravel, gray, saturated, loose to dense, (SP). (Alluvium)
	16	
	15	
	25	
	17	
	19	
	22	
	16	SLIGHTLY PLASTIC SANDY LOAM, trace Gravel, reddish brown, saturated, medium dense to very dense, (SM). (Glacial Till)
	25	
	30	
	100/.33	
	100/.33	

Bottom of Hole – 74.8 feet.
Water observed at 15 feet while drilling.
Boring immediately backfilled with bentonite grout.

ST-8

Elevation 867.8

Coh (psf)	SPT N60	
	12	SLIGHTLY PLASTIC SANDY LOAM, trace roots, dark brown, moist, (SM). (Topsoil Fill)
	10	
	6	SAND, fine-grained, brown and dark brown, dry to moist, (SP-SM). (Fill)
	16	
▼	17	SAND, fine-grained, light brown to brown, dry to moist to 15 feet then saturated, (SP). (Alluvium)
	11	
	14	
	16	
	20	
	20	
	19	
	20	
	18	SAND, fine- to coarse-grained, trace Gravel, brown to 40 feet then gray, saturated, (SP). (Alluvium)
	26	
	23	
	20	
	20	
	25	
	25	
	22	
	87	SLIGHTLY PLASTIC SANDY LOAM, trace Gravel, reddish brown, saturated, (SM). (Glacial Till)
	85	
	95	
	100/.42	

Bottom of Hole – 69.9 feet.
Water observed at 15 feet while drilling.
Boring immediately backfilled with bentonite grout.

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DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

BOLTON & MENK
7533 SUNWOOD DRIVE N.W.
RAMSEY, MINNESOTA 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.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.

ENGINEER SIGNATURE

RYAN R. EVANS
LIC. NO. 53920 DATE

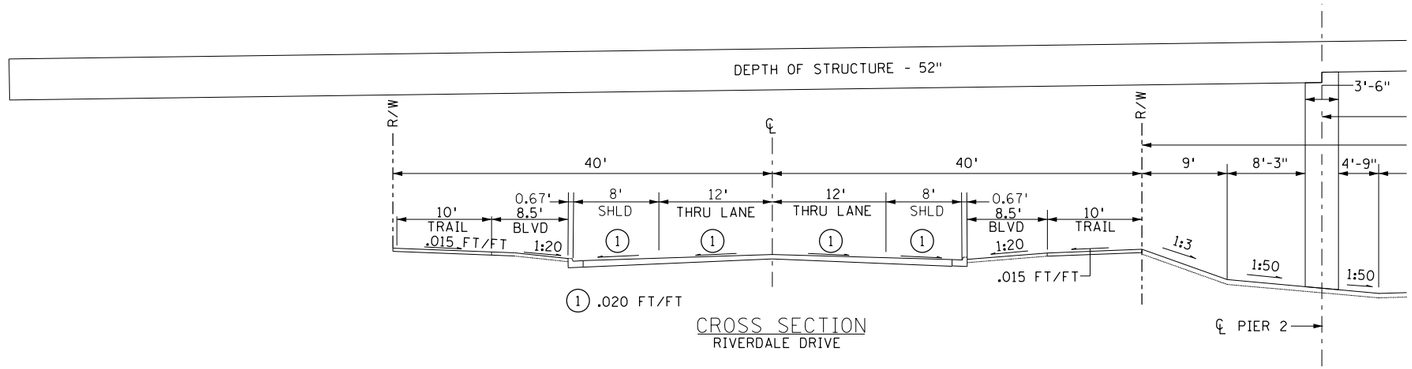
TITLE: SOIL BORINGS

DESIGNED	RRE	DRAWN	JMR	APPROVED	
CHECKED	ATP	CHECK	RRE		

S.A.P. 199-010-012

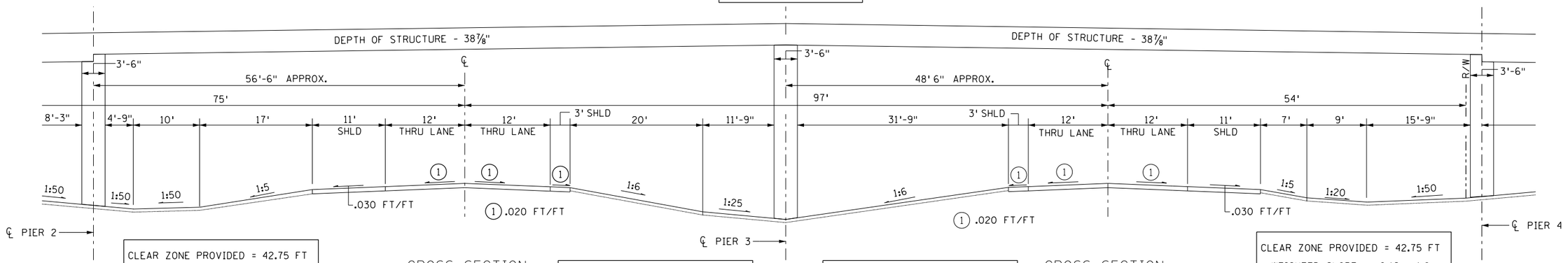
SHEET NO. 98 OF 99 SHEETS

BRIDGE NO. 02053



CROSS SECTION
RIVERDALE DRIVE

DESIGN SPEED = 70 MPH
ADT > 6,000
TANGENT SECTION



CLEAR ZONE PROVIDED = 42.75 FT
WEIGHTED SLOPE = -0.15 = 1:6
CLEAR ZONE REQUIED = 38 FT
NO PROTECTION REQUIRED

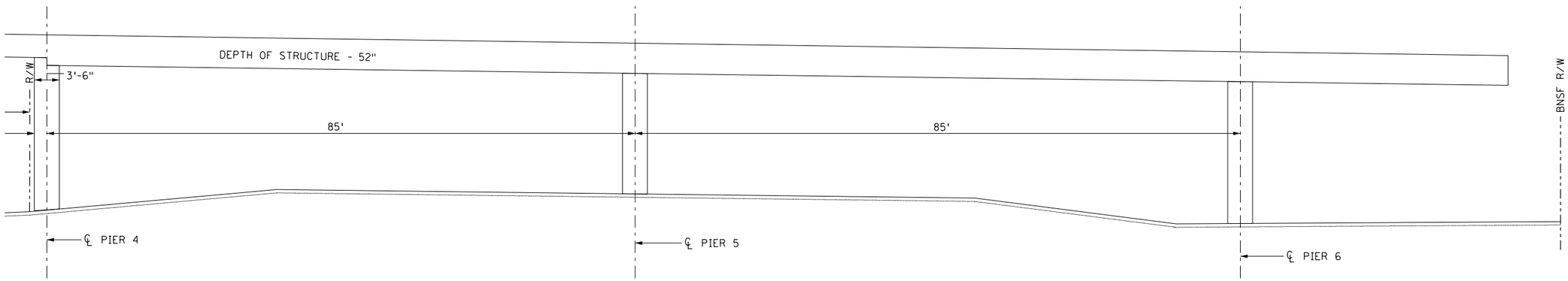
CROSS SECTION
S.B. U.S. HIGHWAY 10/169

CLEAR ZONE PROVIDED = 34.75 FT
WEIGHTED SLOPE = -0.14 = 1:7
CLEAR ZONE REQUIED = 38 FT
PROTECTION REQUIRED

CLEAR ZONE PROVIDED = 34.75 FT
SLOPE = 1:6
CLEAR ZONE REQUIED = 38 FT
PROTECTION REQUIRED

CROSS SECTION
N.B. U.S. HIGHWAY 10/169

CLEAR ZONE PROVIDED = 42.75 FT
WEIGHTED SLOPE = -0.12 = 1:8
CLEAR ZONE REQUIED = 36 FT
NO PROTECTION REQUIRED



DESIGNED	DATE	REVISION DESCRIPTION	DR.	CHK.	APP'D.

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RAMSEY, MINNESOTA 55303
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ENGINEER SIGNATURE

RYAN R. EVANS
LIC. NO. 53920 DATE

TITLE:

ROADWAY TYPICAL SECTION

DESIGNED	RRE	DRAWN	JMR	APPROVED
CHECKED	ATP	CHECK	RRE	

S.A.P. 199-010-012

SHEET NO. 99 OF 99 SHEETS

BRIDGE NO. 02053

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CC Regular Session **7. 5.**

Meeting Date: 07/10/2018

By: Kathy Schmitz, Administrative Services

Information

Title:

Adopt Resolution #18-142 Approving Final Versions of Agreements Affiliated with Affinity at Ramsey, Case of Inland Group - **This item was moved from the Consent Agenda (4.12) to be considered as Case 7.05.**

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). Staff continues to negotiate final terms of said agreements. All of these items have been previously approved by council.

In addition to agreeing to final terms, one final resolution prior to closing will ensure that the final versions of multiple documents are being executed. The following documents are offered for approval. Please note that Staff is still reviewing certain requests related to the TIF Agreement that are seen as administrative in nature. It is likely a revised version will be forwarded with minor revisions prior to approval on July 10. There are some proposed material changes to the Right of Re-Entry Agreement. Before Staff posts this agreement to the agenda, the document is being reviewed by the City Attorney.

- TIF Agreement (Reimbursement for construction of public improvements)
- Right of Entry Agreement (allows Inland to access City property for purposes of construction)
- Right of Re-Entry Agreement (standard agreement in City Owned Land Sales - ensures development in a timely fashion)
- Development Agreement (Standard agreement to ensure timely completion of required site improvements)

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 approval of the revised agreements. The EDA has previously recommended approval of the sale of property. The Planning Commission has previously recommended approval of the site plan.

Action:

Motion to adopt Resolution #18-142 approving final versions of multiple agreements related to Affinity at Ramsey.

Attachments

TIF Agreement
Right of Entry Agreement
Development Agreement
Resolution #18-142

Form Review

Form Started By: Kathy Schmitz Started On: 09/11/2018 03:05 PM
Final Approval Date: 09/11/2018

TAX INCREMENT FINANCING AGREEMENT

BY AND BETWEEN

CITY OF RAMSEY, MINNESOTA

AND

AFFINITY AT RAMSEY, LLC

This document drafted by:

BRIGGS AND MORGAN (MLI)
Professional Association
2200 IDS Center
80 South 8th Street
Minneapolis, Minnesota 55402

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EXHIBIT A Description of Development Property A-1

EXHIBIT B Form of TIF Note B-1

EXHIBIT C Site Improvements C-1

EXHIBIT D Form of Assessment Agreement D-1

TAX INCREMENT FINANCING AGREEMENT

THIS AGREEMENT, made as of the 1st day of _____, 2018, by and between the City of Ramsey, Minnesota (the "City"), a home rule charter city organized and existing under the constitution and laws of the State of Minnesota and Affinity at Ramsey, LLC, a Washington limited liability company (the "Developer"). (The City and Developer are hereinafter collectively referred to as the "parties.")

WITNESSETH:

WHEREAS, pursuant to Minnesota Statutes, Section 469.124 to 469.133, the City has heretofore established Development District No. 1 (the "Development District") and has adopted a development program therefor (the "Development Program"); and

WHEREAS, pursuant to Minnesota Laws, 2010, Chapter 389, Article 7, Section 22, as amended by Minnesota Laws, 2011, Chapter 112, Article 11, Section 16 ("Special Legislation") and the provisions of Minnesota Statutes, Section 469.174 through 469.1794, as amended (hereinafter, the "Tax Increment Act"), the City has heretofore established, within the Development District, Tax Increment Financing District No. 14 (the "Tax Increment District") and has adopted a tax increment financing plan therefor (the "Tax Increment Plan") which provides for the use of tax increment financing in connection with certain development within the Development District; and

WHEREAS, the reimbursement by the City for costs of the acquisition of the Development Property and the construction of Site Improvements incurred by the Developer for a redevelopment project are objectives of the Development Program and Tax Increment Financing Plan; and

WHEREAS, in order to achieve the objectives of the Development Program and particularly to make the land in the Development District available for development by private enterprise in conformance with the Development Program, the City has determined to assist the Developer with the financing of certain costs of a Project (as hereinafter defined) to be constructed within the Tax Increment District as more particularly set forth in this Agreement; and

WHEREAS, the City believes that the development and construction of the Project, and fulfillment of this Agreement are vital and are in the best interests of the City, the health, safety, morals and welfare of residents of the City, and in accordance with the public purpose and provisions of the applicable state and local laws and requirements under which the Project has been undertaken and is being assisted; and

WHEREAS, the requirements of the Business Subsidy Law, Minnesota Statutes, Section 116J.993 through 116J.995, do not apply to this Agreement pursuant to an exemption for housing.

NOW, THEREFORE, in consideration of the premises and the mutual obligations of the parties hereto, each of them does hereby covenant and agree with the other as follows:

ARTICLE I

DEFINITIONS

Section 1.1. Definitions. All capitalized terms used and not otherwise defined herein shall have the following meanings unless a different meaning clearly appears from the context:

Agreement means this Agreement, as the same may be from time to time modified, amended or supplemented;

Assessment Agreement means the agreement, in substantially the form of the agreement contained in Exhibit D attached hereto and hereby made a part of this Agreement, among the Developer, the City and the Assessor for the County, entered into pursuant to Article III of this Agreement;

Assessor's Minimum Market Value means the agreed minimum market value of the Development Property and Project and for calculation of real property taxes as determined by the Assessor for the County pursuant to the Assessment Agreement;

Business Day means any day except a Saturday, Sunday or a legal holiday or a day on which banking institutions in the City are authorized by law or executive order to close;

City means the City of Ramsey, Minnesota, its successors and assigns;

City Development Agreement means, the Development Agreement for _____ by and between the City and _____ dated as of _____, 2018, as the same may be from time to time modified;

County means Anoka County, Minnesota;

Developer means Affinity at Ramsey, LLC, a Washington limited liability company, its successors and assigns;

Development District means the real property included in Development District No. 1 heretofore established;

Development Program means the Development Program approved in connection with the Development District;

Development Property means the real property described in Exhibit A attached to this Agreement;

Event of Default means any of the events described in Section 4.1 hereof;

Note Payment Date means August 1, 2020, and each February 1 and August 1 of each year thereafter to and including February 1, 2040; provided, that if any such Note Payment Date should not be a Business Day, the Note Payment Date shall be the next succeeding Business Day;

Project means the construction of an approximately 174-unit senior rental housing project on the Development Property located in the City;

Public Improvements means the public improvements described in the City Development Agreement;

Site Improvements means the site improvements undertaken or to be undertaken on the Development Property, more particularly described on Exhibit C attached hereto;

Special Legislation means Minnesota Laws, 2010, Chapter 389, Article 7, Section 22, as amended by Minnesota Laws, 2011, Chapter 112, Article 11, Section 16;

State means the State of Minnesota,

Tax Increments means 90% of the tax increments derived from the Development Property as calculated by the City in its sole discretion and which have been received by the City in accordance with the provisions of Minnesota Statutes, Section 469.177;

Tax Increment Act means Minnesota Statutes, Sections 469.174 through 469.1794, as amended;

Tax Increment District means Tax Increment Financing District No. 14 located within the Development District, a description of which is set forth in the Tax Increment Financing Plan, which was qualified as a redevelopment district under the Tax Increment Act;

Tax Increment Financing Plan means the tax increment financing plan approved for the Tax Increment District by the City Council on December 14, 2010, and any future amendments thereto;

Termination Date means the earlier of (i) February 1, 2040, (ii) the date the Reimbursement Amount as defined in Section 3.1 is paid in full, (iii) the date on which the Tax Increment District expires or is otherwise terminated, or (iv) the date this Agreement is terminated or rescinded in accordance with its terms; and

TIF Note means the Tax Increment Revenue Note (Affinity at Ramsey, LLC Project) to be executed by the City and delivered to the Developer pursuant to Article III hereof, the form of which is attached hereto as Exhibit B; and

Unavoidable Delays means delays, outside the control of the party claiming its occurrence, which are the direct result of strikes, other labor troubles, unusually severe or prolonged bad weather, acts of God, fire or other casualty to the Project, litigation commenced by third parties which, by injunction or other similar judicial action or by the exercise of reasonable discretion, directly results in delays, or acts of any federal, state or local governmental unit (other than the City) which directly result in delays.

ARTICLE II

REPRESENTATIONS AND WARRANTIES

Section 2.1. Representations and Warranties of the City. The City makes the following representations and warranties:

(1) The City is a municipal corporation and has the power to enter into this Agreement and carry out its obligations hereunder.

(2) The Tax Increment District is a "redevelopment district" within the meaning of Minnesota Statutes, Section 469.174, Subdivision 10, and was created, adopted and approved in accordance with the Special Legislation.

(3) The development contemplated by this Agreement is in conformance with the development objectives set forth in the Development Program.

(4) To finance certain costs within the Tax Increment District, the City proposes, subject to the further provisions of this Agreement, to apply Tax Increments to reimburse the Developer for acquisition of the Development Property and a portion of the costs of the construction of certain of certain Site Improvements incurred in connection with the Project as further provided in this Agreement.

(5) The City makes no representation or warranty, either expressed or implied, as to the Development Property or its condition or the soil conditions thereon, or that the Development Property shall be suitable for the Developer's purposes or needs.

Section 2.2. Representations and Warranties of the Developer. The Developer makes the following representations and warranties:

(1) The Developer is a Washington limited liability company and has the power and authority to enter into this Agreement and to perform its obligations hereunder and doing so will not violate its articles of organization, member control agreement or operating agreement, or the laws of the State and by proper action has authorized the execution and delivery of this Agreement.

(2) The Developer shall cause the Project to be constructed in accordance with the terms of this Agreement, the Development Program, the City Development Agreement, and all applicable local, state and federal laws and regulations (including, but not limited to, environmental, zoning, energy conservation, building code and public health laws and regulations).

(3) The construction of the Project would not be undertaken by the Developer, and in the opinion of the Developer would not be economically feasible within the reasonably foreseeable future, without the assistance and benefit to the Developer provided for in this Agreement.

(4) The Developer will use its best efforts to obtain, or cause to be obtained, in a timely manner, all required permits, licenses and approvals, and will meet, in a timely manner, all requirements of all applicable local, state, and federal laws and regulations which must be obtained or met before the Project may be lawfully constructed.

(5) Neither the execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the terms and conditions of this Agreement is prevented, limited by or conflicts with or results in a breach of, the terms, conditions or provision of any contractual restriction, evidence of indebtedness, agreement or instrument of whatever nature to which the Developer is now a party or by which it is bound, or constitutes a default under any of the foregoing.

(6) The Developer will cooperate fully with the City in resolution of any traffic, parking, trash removal or public safety problems which may arise in connection with the construction and operation of the Project.

(7) Construction shall begin by September 1, 2018 and the construction of the Project will be substantially completed by June 1, 2020, subject to Unavoidable Delays.

(8) The Developer acknowledges that Tax Increment projections contained in the Tax Increment Financing Plan are estimates only and the Developer acknowledges that it shall place no reliance on the amount of projected Tax Increments and the sufficiency of such Tax Increments to reimburse the Developer for a portion of the costs of the acquisition of the Development Property and the construction of the Site Improvements as provided in Article III.

ARTICLE III

UNDERTAKINGS BY DEVELOPER AND CITY

Section 3.1. Project. The parties agree that the acquisition of the Development Property and the installation of the Site Improvements are essential to the successful completion of the Project. The costs of the Project shall be paid by the Developer. The City shall reimburse the Developer for the actual costs of acquisition of the Development Property and the Site Improvements actually incurred and paid by the Developer in an amount as determined as follows: the amount to be reimbursed shall equal (a) 80% of the actual cost of the construction of the Public Improvements designated as Segment A-1 and Segment C-1 as described in the City Development Agreement; plus (b) 100% of the actual cost of the construction of the Public Improvements designated in Segment C-2 as described in the City Development Agreement; less (c) $58,0[illegible] (the "Reimbursement Amount"), as further provided in Section 3.3.

Section 3.2. Limitations on Undertaking of the City. Notwithstanding the provisions of Section 3.1, the City shall have no obligation to the Developer under this Agreement to reimburse the Developer for the costs identified in Section 3.1, if the City, at the time or times such payment is to be made, is entitled under Section 4.2 to exercise any of the remedies set forth therein as a result of an Event of Default which has not been cured.

Section 3.3. Reimbursement: TIF Note. The City shall reimburse the Developer the Reimbursement Amount through the issuance of the City's TIF Note in substantially the form attached to this Agreement as Exhibit B, subject to the following conditions:

(1) The TIF Note shall be dated, issued and delivered when (i) the Developer shall have demonstrated in writing to the reasonable satisfaction of the City that the construction of the Project and the Public Improvements have been completed; and (ii) that the Developer has incurred and paid all costs of acquisition of the Development Property and the construction of Site Improvements, as described in and limited by Section 3.1 and shall have submitted paid invoices for the costs of construction of the Site Improvements and a settlement statement or other evidence of payment of the costs of the Development Property in an amount not less than the Reimbursement Amount.

(2) The unpaid principal of the TIF Note shall bear simple non-compounding interest from the date of issuance of the TIF Note, at 4.50% per annum. Interest shall be computed on the basis of a 360 day year consisting of twelve (12) 30-day months.

(3) The principal amount of the TIF Note and the interest thereon shall be payable solely from the Tax Increments.

(4) On each Note Payment Date and subject to the provisions of the TIF Note, the City shall pay, against the principal and interest outstanding on the TIF Note, any Tax Increments received by the City during the preceding 6 months. All such payments shall be applied first to accrued interest and then to reduce the principal of the TIF Note.

(5) The TIF Note shall be a special and limited obligation of the City and not a general obligation of the City, and only Tax Increments shall be used to pay the principal and

interest on the TIF Note. If, on any TIF Note Payment Date, the Tax Increments for the payment of the accrued and unpaid interest on the TIF Note are insufficient for such purposes, the difference shall be carried forward, without interest accruing thereon, and shall be paid if and to the extent that on a future TIF Note Payment Date there are Tax Increments in excess of the amounts needed to pay the accrued interest then due on the TIF Note.

(6) The City's obligation to make payments on the TIF Note on any Note Payment Date or any date thereafter shall be conditioned upon the requirements that: (A) there shall not at that time be an Event of Default that has occurred and is continuing under this Agreement and (B) this Agreement shall not have been rescinded pursuant to Section 4.2.

(7) The TIF Note shall be governed by and payable pursuant to the additional terms thereof, as set forth in Exhibit B. In the event of any conflict between the terms of the TIF Note and the terms of this Section 3.2, the terms of the TIF Note shall govern. The issuance of the TIF Note pursuant and subject to the terms of this Agreement, and the taking by the City of such additional actions as bond counsel for the TIF Note may require in connection therewith, are hereby authorized and approved by the City.

Section 3.4. Execution of Assessment Agreement. Simultaneously with the execution of this Agreement, the Developer and the City shall execute an Assessment Agreement pursuant to the provisions of Minnesota Statutes, Section 469.177, Subdivision 8, specifying the Assessor's Minimum Market Value for the Development Property and the Project for calculation of real property taxes. Specifically, the Developer shall agree to a market value for the Development Property and the Project which will result in a market value as of January 2, 2021 of not less than $20,760,000 until December 31, 2039 (such minimum market value at the time applicable is herein referred to as the "Assessor's Minimum Market Value"). Nothing in the Assessment Agreement shall limit the discretion of the Assessor to assign a market value to the property in excess of such Assessor's Minimum Market Value. The Assessment Agreement shall remain in effect until the earlier of (i) December 31, 2039; or (ii) the date of termination of this Agreement. The Assessment Agreement shall be certified by the Assessor for the County as provided in Minnesota Statutes, Section 469.177, Subdivision 8, upon a finding by the Assessor that the Assessor's Minimum Market Value represents a reasonable estimate based upon the plans and specifications for the Project to be constructed on the Development Property and the market value previously assigned to the Development Property. Pursuant to Minnesota Statutes, Section 469.177, Subdivision 8, the Assessment Agreement shall be filed for record in the office of the county recorder or registrar of titles of the County, and such filing shall constitute notice to any subsequent encumbrancer or purchaser of the Development Property (or part thereof), whether voluntary or involuntary, and such Assessment Agreement shall be binding and enforceable in its entirety against any such subsequent purchaser or encumbrancer, including the holder of any mortgage recorded against the Development Property. At the request of the Developer following the Termination Date of this Agreement, the City shall record a Termination and/or Release of such Assessment Agreement in the office of the county recorder or registrar of titles of the County

Section 3.5. Real Property Taxes. Prior to the Termination Date, the Developer shall pay all real property taxes payable with respect to all and any parts of the Development Property

acquired and owned by it until the Developer's obligations have been assumed by any other person pursuant to the provisions of this Agreement.

The Developer agrees that prior to the Termination Date:

(1) It will not seek administrative review or judicial review of the applicability of any tax statute relating to the ad valorem property taxation of real property contained on the Development Property determined by any tax official to be applicable to the Project or the Developer or raise the inapplicability of any such tax statute as a defense in any proceedings with respect to the Development Property, including delinquent tax proceedings; provided, however, "tax statute" does not include any local ordinance or resolution levying a tax;

(2) It will not seek administrative review or judicial review of the constitutionality of any tax statute relating to the taxation of real property contained on the Development Property determined by any tax official to be applicable to the Project or the Developer or raise the unconstitutionality of any such tax statute as a defense in any proceedings, including delinquent tax proceedings with respect to the Development Property; provided, however, "tax statute" does not include any local ordinance or resolution levying a tax;

(3) It will not seek any tax deferral or abatement, either presently or prospectively authorized under Minnesota Statutes, Section 469.1813, or any other State or federal law, of the ad valorem property taxation of the Development Property between the date of execution of this Agreement and the Termination Date.

(4) It may seek through petition or other means to have the market value for the Development Property reduced. Until the TIF Note is fully paid, such activity must be preceded by written notice from the Developer. Upon receiving such notice, or otherwise learning of the Developer's intentions, the City may suspend payments due under the TIF Note until the actual amount of the reduction is determined, whereupon the City will make the suspended payments less any amount that the City is required to repay the County as a result any reduction in market value of the Development Property. During the period that the payments are subject to suspension, the City may make partial payments on the TIF Note if it determines, in its sole and absolute discretion, that the amount retained will be sufficient to cover any repayment which the County may require. The City's suspension of payments on the TIF Note pursuant to this Section shall not be considered a default under this Agreement.

ARTICLE IV

EVENTS OF DEFAULT

Section 4.1. Events of Default Defined. The following shall be "Events of Default" under this Agreement and the term "Event of Default" shall mean whenever it is used in this Agreement any one or more of the following events:

(1) Failure by the Developer to timely pay any ad valorem real property taxes assessed and special assessments or other City charges with respect to the Development Property.

(2) Failure by the Developer to cause the construction of the Project to be completed pursuant to the terms, conditions and limitations of this Agreement and the City Development Agreement.

(3) Failure of the Developer to observe or perform any other covenant, condition, obligation or agreement on its part to be observed or performed under this Agreement and the City Development Agreement.

(4) The holder of any mortgage on the Development Property or any improvements thereon, or any portion thereof, commences foreclosure proceedings as a result of any default under the applicable mortgage documents.

(5) If the Developer shall:

(a) file any petition in bankruptcy or for any reorganization, arrangement, composition, readjustment, liquidation, dissolution, or similar relief under the United States Bankruptcy Act of 1978, as amended or under any similar federal or state law; or

(b) make an assignment for the benefit of its creditors; or

(c) admit in writing its inability to pay its debts generally as they become due; or

(d) be adjudicated a bankrupt or insolvent; or if a petition or answer proposing the adjudication of the Developer as bankrupt or its reorganization under any present or future federal bankruptcy act or any similar federal or state law shall be filed in any court and such petition or answer shall not be discharged or denied within sixty (60) days after the filing thereof; or a receiver, liquidator or trustee of the Developer, or of the Project, or part thereof, shall be appointed in any proceeding brought against the Developer, and shall not be discharged within sixty (60) days after such appointment, or if the Developer, shall consent to or acquiesce in such appointment.

Section 4.2. Remedies on Default. Whenever any Event of Default referred to in Section 4.1 occurs and is continuing, the City, as specified below, may take any one or more of the following actions after the giving of sixty (60) days' written notice to the Developer, but only if the Event of Default has not been cured within said sixty (60) days (or, if such Event of

Default cannot reasonably be cured by the Developer within sixty (60) days of receipt of such notice, and the Developer has provided assurances reasonably satisfactory to the City that such Event of Default will be cured as soon as reasonably possible, then only if the Event of Default has not been cured as soon as reasonably possible):

(1) The City may suspend its performance under this Agreement and the TIF Note until it receives assurances from the Developer, deemed adequate by the City, that the Developer will cure its default and continue its performance under this Agreement.

(2) The City may cancel and rescind the Agreement and the TIF Note.

(3) The City may take any action, including legal or administrative action, in law or equity, which may appear necessary or desirable to enforce performance and observance of any obligation, agreement, or covenant of the Developer under this Agreement.

Section 4.3. No Remedy Exclusive. No remedy herein conferred upon or reserved to the City is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity or by statute. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient.

Section 4.4. No Implied Waiver. In the event any agreement contained in this Agreement should be breached by any party and thereafter waived by any other party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other concurrent, previous or subsequent breach hereunder.

Section 4.5. Agreement to Pay Attorney's Fees and Expenses. Whenever any Event of Default occurs and the City shall employ attorneys or incur other expenses for the collection of payments due or to become due or for the enforcement or performance or observance of any obligation or agreement on the part of the Developer herein contained, the Developer agrees that it shall, on demand therefor, pay to the City the reasonable fees of such attorneys and such other expenses so incurred by the City.

Section 4.6. Indemnification of City. 

(1) The Developer (a) releases the City and its governing body members, officers, agents, including the independent contractors, consultants and legal counsel, servants and employees (collectively, the "Indemnified Parties") from, (b) covenants and agrees that the Indemnified Parties shall not be liable for, and (c) agrees to indemnify and hold harmless the Indemnified Parties against, any claim, cause of action, suit or liability for loss or damage to property or any injury to or death of any person occurring at or about or resulting from any defect in the Project or on the Development Property.

(2) Except for any willful misrepresentation or any willful or wanton misconduct of the Indemnified Parties, the Developer agrees to protect and defend the Indemnified Parties, now and forever, and further agrees to hold the aforesaid harmless from any

claim, demand, suit, action or other proceeding whatsoever by any person or entity whatsoever arising or purportedly arising from the actions or inactions of the Developer (or if other persons acting on its behalf or under its direction or control) under this Agreement, or the transactions contemplated hereby or the acquisition, construction, installation, ownership, and operation of the Project; provided, that this indemnification shall not apply to the warranties made or obligations undertaken by the City in this Agreement or to any actions undertaken by the City which are not contemplated by this Agreement.

(3) All covenants, stipulations, promises, agreements and obligations of the City contained herein shall be deemed to be the covenants, stipulations, promises, agreements and obligations of the City and not of any governing body member, officer, agent, servant or employee of the City.

ARTICLE V

INTENTIONALLY OMITTED

ARTICLE VI

ADDITIONAL PROVISIONS

Section 6.1. Restrictions on Use. Until the Termination Date of this Agreement, the Developer agrees for itself, its successors and assigns and every successor in interest to the Development Property, or any part thereof, that the Developer and such successors and assigns shall operate, or cause to be operated, the Project as a senior rental housing project and shall devote the Development Property to, and in accordance with, the uses specified in this Agreement.

Section 6.2. Conflicts of Interest. No member of the governing body or other official of the City shall have any financial interest, direct or indirect, in this Agreement, the Development Property or the Project, or any contract, agreement or other transaction contemplated to occur or be undertaken thereunder or with respect thereto, nor shall any such member of the governing body or other official participate in any decision relating to the Agreement which affects his or her personal interests or the interests of any corporation, partnership or association in which he or she is directly or indirectly interested. No member, official or employee of the City shall be personally liable to the City in the event of any default or breach by the Developer or successor or on any obligations under the terms of this Agreement.

Section 6.3. Titles of Articles and Sections. Any titles of the several parts, articles and sections of the Agreement are inserted for convenience of reference only and shall be disregarded in construing or interpreting any of its provisions.

Section 6.4. Notices and Demands. Except as otherwise expressly provided in this Agreement, a notice, demand or other communication under this Agreement by any party to any other shall be sufficiently given or delivered if it is dispatched by registered or certified mail, postage prepaid, return receipt requested, or by a nationally recognized overnight courier (such as Federal Express or UPS), or delivered personally, and

(1) in the case of the Developer is addressed to or delivered personally to:

Affinity at Ramsey, LLC
Attention: Scott Morris
120 West Cataldo Avenue, Suite 100
Spokane, WA 99201

with a copy to:

Robert Bauer
Dougherty, Molenda, Solfest, Hills & Bauer, PA
14985 Glazier Ave., #535
Apple Valley, MN 55124

(2) in the case of the City is addressed to or delivered personally to the City at:

City of Ramsey, Minnesota
Attention: City Administrator
Ramsey City Hall
7550 Sunwood Drive NW
Ramsey, MN 55303

with a copy to:

Briggs and Morgan, P.A.
Attention: Mary Ippel
2200 IDS Center
80 South 8th Street
Minneapolis, MN 55402

or at such other address with respect to any such party as that party may, from time to time, designate in writing and forward to the other, as provided in this Section.

Section 6.5. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall constitute one and the same instrument.

Section 6.6. Law Governing. This Agreement will be governed and construed in accordance with the laws of the State.

Section 6.7. Expiration. This Agreement shall expire on the Termination Date.

Section 6.8. Provisions Surviving Rescission or Expiration. Sections 4.5 and 4.6 shall survive any rescission, termination or expiration of this Agreement with respect to or arising out of any event, occurrence or circumstance existing prior to the date thereof.

Section 6.9. Assignability of Agreement. This Agreement may be assigned only with the consent of the City, which consent is not to be unreasonably withheld. The TIF Note may only be assigned pursuant to the terms of the TIF Note.

Section 6.10. Cooperation and Further Assurances. The parties shall reasonably cooperate with one another in order to fulfil and perform the transactions contemplated by this Agreement, and shall provide such further assurances to one another as shall be reasonable and appropriate under the circumstances.

IN WITNESS WHEREOF, the City has caused this Agreement to be duly executed in its name and on its behalf and the Developer has caused this Agreement to be duly executed in its name and on its behalf, on or as of the date first above written.

CITY OF RAMSEY, MINNESOTA

By_____
Its Mayor

By_____
Its City Administrator

This is a signature page to the Tax Increment Financing Agreement by and between the City of Ramsey, Minnesota and Affinity at Ramsey, LLC.

AFFINITY AT RAMSEY, LLC

By _____
Its _____

This is a signature page to the Tax Increment Financing Agreement by and between the City of Ramsey, Minnesota and Affinity at Ramsey, LLC.

EXHIBIT A

Description of Development Property

Property located in the City of Ramsey, Anoka County, Minnesota with the following legal description:

Lot 1 Block 1 Affinity at the Cor

EXHIBIT B

Form of TIF Note

No. R-1 $_____

UNITED STATES OF AMERICA
STATE OF MINNESOTA
COUNTY OF ANOKA
CITY OF RAMSEY

TAX INCREMENT REVENUE NOTE
(AFFINITY AT RAMSEY, LLC PROJECT)

The City of Ramsey, Minnesota (the "City"), hereby acknowledges itself to be indebted and, for value received, hereby promises to pay the amounts hereinafter described (the "Payment Amounts") to Affinity at Ramsey, LLC (the "Developer") or its registered assigns (the "Registered Owner"), but only in the manner, at the times, from the sources of revenue, and to the extent hereinafter provided.

The principal amount of this Note shall equal from time to time the principal amount stated above, as reduced to the extent that such principal installments shall have been paid in whole or in part pursuant to the terms hereof as provided in that certain Tax Increment Financing Agreement, dated as of _____ 1, 2018, as the same may be amended from time to time (the "TIF Agreement"), by and between the City and the Developer. The unpaid principal amount hereof shall bear interest from the date of this Note at the simple non-compounded rate of four and one-half percent (4.50%) per annum. Interest shall be computed on the basis of a 360 day year consisting of twelve (12) 30-day months.

The amounts due under this Note shall be payable on August 1, 2020, and on each February 1 and August 1 thereafter to and including February 1, 2040, or, if the first should not be a Business Day (as defined in the TIF Agreement), the next succeeding Business Day (the "Payment Dates"). On each Payment Date, subject to the provisions of Section 3.5 the City shall pay by check or draft mailed to the person that was the Registered Owner of this Note at the close of the last business day of the City preceding such Payment Date an amount equal to the sum of the Tax Increments (hereinafter defined) received by the City during the six month period preceding such Payment Date. All payments made by the City under this Note shall first be applied to accrued interest and then to principal.

The Payment Amounts due hereon shall be payable solely from 90% of tax increments (the "Tax Increments") from the Development Property (as defined in the TIF Agreement) within the City's Tax Increment Financing District No. 14 (the "Tax Increment District") within its Development District No. 1 which are paid to the City and which the City is entitled to retain pursuant to the provisions of Minnesota Statutes, Sections 469.174 through 469.1794, as the same may be amended or supplemented from time to time and also as expressly authorized by Minnesota Laws, 2010, Chapter 389, Article 7, Section 22, as amended by Minnesota Laws, 2011, Chapter 112, Article 11, Section 16 (the "Tax Increment Act"). This Note shall terminate

and be of no further force and effect following the last Payment Date defined above, on any date upon which the City shall have terminated the TIF Agreement under Section 4.2(2) thereof or the Developer shall have terminated the TIF Agreement under Article V thereof, on the date the Tax Increment District is terminated, or on the date that all principal payable hereunder shall have been paid in full, whichever occurs earliest.

The Tax Increment District includes properties other than the Development Property and Anoka County remits Tax Increment to the City on the basis of the Captured Tax Capacity of the entire Tax Increment District. For purposes of this Tax Increment Revenue Note, the City will determine Tax Increment generated from the Development Property and improvements thereon in its sole discretion.

The City makes no representation or covenant, express or implied, that the Tax Increments will be sufficient to pay, in whole or in part, the amounts which are or may become due and payable hereunder.

The City's payment obligations hereunder shall be further conditioned on the fact that no Event of Default under the TIF Agreement shall have occurred and be continuing at the time payment is otherwise due hereunder, but such unpaid amounts shall become payable if said Event of Default shall thereafter have been cured; and, further, if pursuant to the occurrence of an Event of Default under the TIF Agreement the City elects to cancel and rescind the TIF Agreement, the City shall have no further debt or obligation under this Note whatsoever. Reference is hereby made to all of the provisions of the TIF Agreement, including without limitation Section 3.2 thereof, for a fuller statement of the rights and obligations of the City to pay the principal of this Note, and said provisions are hereby incorporated into this Note as though set out in full herein.

This Note is a special, limited revenue obligation and not a general obligation of the City and is payable by the City only from the sources and subject to the qualifications stated or referenced herein. This Note is not a general obligation of the City and neither the full faith and credit nor the taxing powers of the City are pledged to the payment of the principal of this Note and no property or other asset of the City, save and except the above-referenced Tax Increments, is or shall be a source of payment of the City's obligations hereunder.

This Note is issued by the City in aid of financing a project pursuant to and in full conformity with the Constitution and laws of the State of Minnesota, including the Tax Increment Act.

This Note may be assigned only with the consent of the City which consent shall not be unreasonably withheld. In order to assign the Note, the assignee shall surrender the same to the City either in exchange for a new fully registered note or for transfer of this Note on the registration records for the Note maintained by the City. Each permitted assignee shall take this Note subject to the foregoing conditions and subject to all provisions stated or referenced herein.

This Note is subject to prepayment in immediately available funds on any date at the option of the City, in whole or in part and without penalty.

IT IS HEREBY CERTIFIED AND RECITED that all acts, conditions, and things required by the City Charter, the Constitution and laws of the State of Minnesota to be done, to have happened, and to be performed precedent to and in the issuance of this Note have been done, have happened, and have been performed in regular and due form, time, and manner as required by law; and that this Note, together with all other indebtedness of the City outstanding on the date hereof and on the date of its actual issuance and delivery, does not cause the indebtedness of the City to exceed any charter, constitutional or statutory limitation thereon.

IN WITNESS WHEREOF, City of Ramsey, Minnesota, by its City Council, has caused this Note to be executed by the manual signatures of its Mayor and City Administrator and has caused this Note to be dated as of _____, 20___.

_____ _____

City Administrator Mayor

DO NOT EXECUTE UNTIL PAID INVOICES FOR LAND ACQUISITION AND SITE IMPROVEMENTS ARE GIVEN TO THE CITY - REFER TO SECTION 3.3(1).

CERTIFICATION OF REGISTRATION

It is hereby certified that the foregoing Note was registered in the name of Affinity at Ramsey, LLC, and that, at the request of the Registered Owner of this Note, the undersigned has this day registered the Note in the name of such Registered Owner, as indicated in the registration blank below, on the books kept by the undersigned for such purposes.

NAME AND ADDRESS OF REGISTERED OWNER	DATE OF REGISTRATION	SIGNATURE OF CITY ADMINISTRATOR
Affinity at Ramsey, LLC 120 West Cataldo Avenue, Suite 100 Spokane, WA 99201		

EXHIBIT C

Site Improvements

Landscaping, including irrigation
Foundations and Footings
Grading/earthwork
Engineering
Survey
Environmental Testing
Soil Borings
Site Preparation
Onsite Utilities
Storm Water/Ponding
Outdoor Lighting
Onsite Road, Curb, Gutter, Driveway, Sidewalk and Streetscape Improvements
Parking Facilities



EXHIBIT D

Form of Assessment Agreement

THIS AGREEMENT, dated as of this ___ day of _____, 2018 (the "Agreement"), is by and among the City of Ramsey, Minnesota (the "City"), and Affinity at Ramsey, LLC, a Washington limited liability company (the "Developer"), and the Anoka County Assessor (the "Assessor").

WITNESSETH

WHEREAS, the City and the Developer have entered into a Tax Increment Financing Agreement dated as of _____, 2018 (the "TIF Agreement") regarding certain real property located in the City (the "Development Property") which property is legally described on Exhibit A attached hereto and made a part hereof.

WHEREAS, it is contemplated that pursuant to the TIF Agreement, the Developer will construct a Project on the Development Property as described in the Development Agreement.

WHEREAS, the City and Developer desire to establish a minimum market value for the Development Property and the improvements constructed or to be constructed thereon, pursuant to Minnesota Statutes, Section 469.177, Subdivision 8.

WHEREAS, the Developer has acquired the Development Property.

WHEREAS, the Assessor has reviewed the plans and specifications for the improvements and the market value previously assigned to the land upon which the improvements are to be constructed, and that the "minimum market value" as set forth below is reasonable.

NOW, THEREFORE, the parties to this Agreement, in consideration of the promises, covenants and agreements made by each to the other, do hereby agree as follows:

1. As of January 2, 2021 through and thereafter until the earlier of (i) December 31, 2039; or (ii) the Termination Date as defined in the TIF Agreement, the minimum market value which shall be assessed for the Project shall be not less than $20,760,000.

2. The minimum market value herein established shall be of no further force and effect and this Agreement shall terminate on the earlier of: (i) December 31, 2039; or (ii) the Termination Date of the TIF Agreement.

3. This Agreement shall be recorded by the City with the County Recorder of Anoka County, Minnesota. The Developer shall pay all costs of recording. At the request of the Developer following the earlier of: (i) December 31, 2039; or (ii) the Termination Date of the TIF Agreement, the City shall record a Termination and/or Release of this Agreement with the County Recorder of Anoka County, Minnesota.

4. Neither the preamble nor provisions of this Agreement are intended to, or shall they be construed as, modifying the terms of the TIF Agreement between the City and the Developer.

5. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties.

IN WITNESS WHEREOF, the City, the Developer and the Assessor have caused this Agreement to be executed in their names and on their behalf all as of the date set forth above.

CITY OF RAMSEY, MINNESOTA

(SEAL)

By _____
Its Mayor

By _____
City Administrator

STATE OF MINNESOTA)
) ss
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this ___ day of _____, 2018, by Sarah Strommen, the Mayor, and Kurt Ulrich, the City Administrator of the City of Ramsey on behalf of said City.

_____
Notary Public

Signature page for Assessment Agreement by and between the City of Ramsey, Minnesota, Affinity at Ramsey, LLC, and the Anoka County Assessor.

AFFINITY AT RAMSEY, LLC

By _____
_____

STATE OF WASHINGTON)
) ss.
COUNTY OF SPOKANE)

The foregoing instrument was acknowledged before me this ____ day of _____, 2018, by _____, the _____ of Affinity at Ramsey, LLC, a Washington limited liability company, on behalf of said company.

_____
Notary Public

Signature page for Assessment Agreement by and between the City of Ramsey, Minnesota, Affinity at Ramsey, LLC, and the Anoka County Assessor.

CERTIFICATION BY COUNTY ASSESSOR

The undersigned, having reviewed the plans and specifications for the improvements to be constructed and the market value assigned to the land upon which the improvements are to be constructed, and being of the opinion that the minimum market value contained in the foregoing Agreement appears reasonable, hereby certifies as follows: The undersigned Assessor, being legally responsible for the assessment of the above described property, hereby certifies that the market values assigned to such land and improvements are reasonable.

_____
County Assessor for Anoka County

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

This instrument was acknowledged before me on _____, 2018, by _____, the County Assessor of Anoka County.

_____
Notary Public

Signature page for Assessment Agreement by and between the City of Ramsey, Minnesota, Affinity at Ramsey, LLC, and the Anoka County Assessor.

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
Darin Davidson, 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.

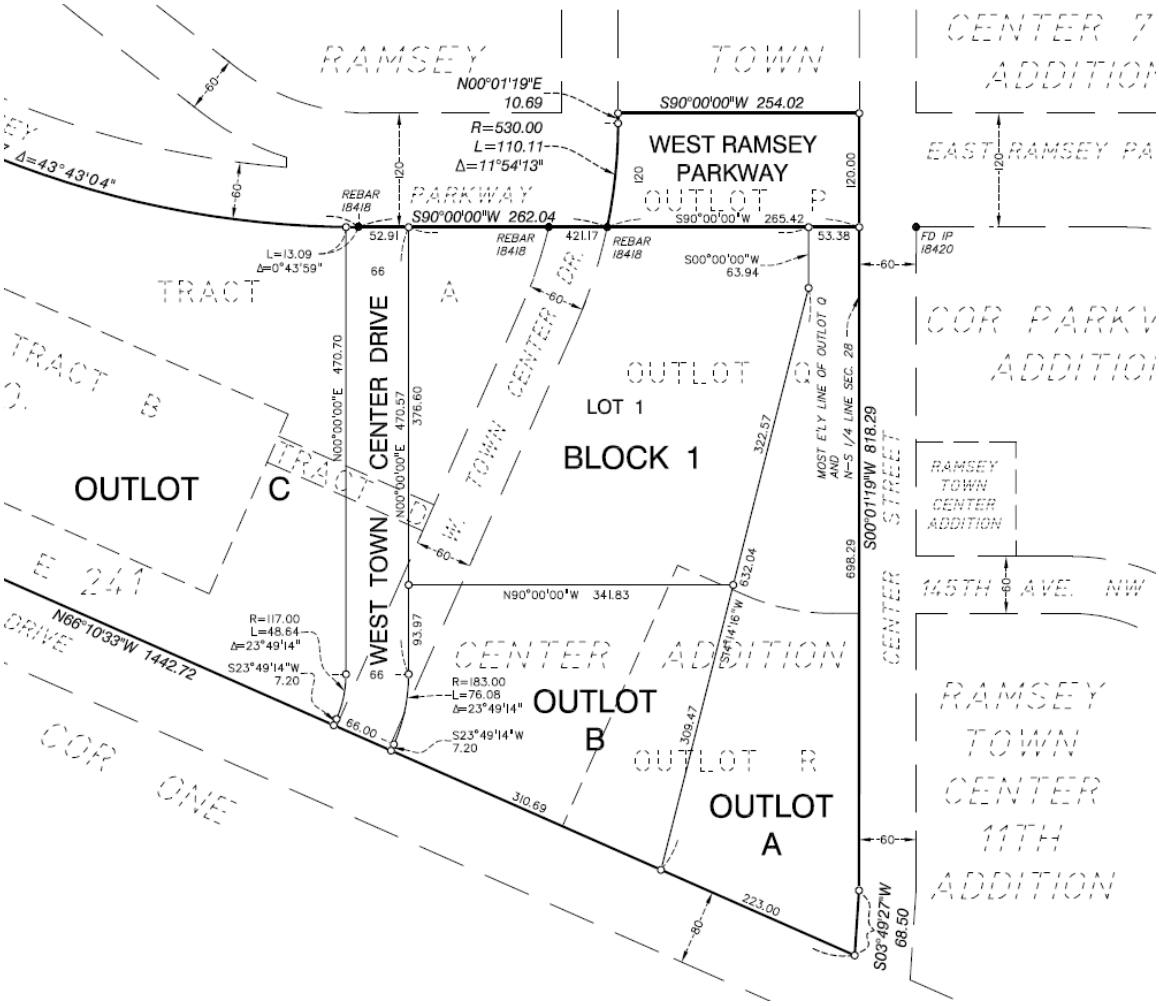
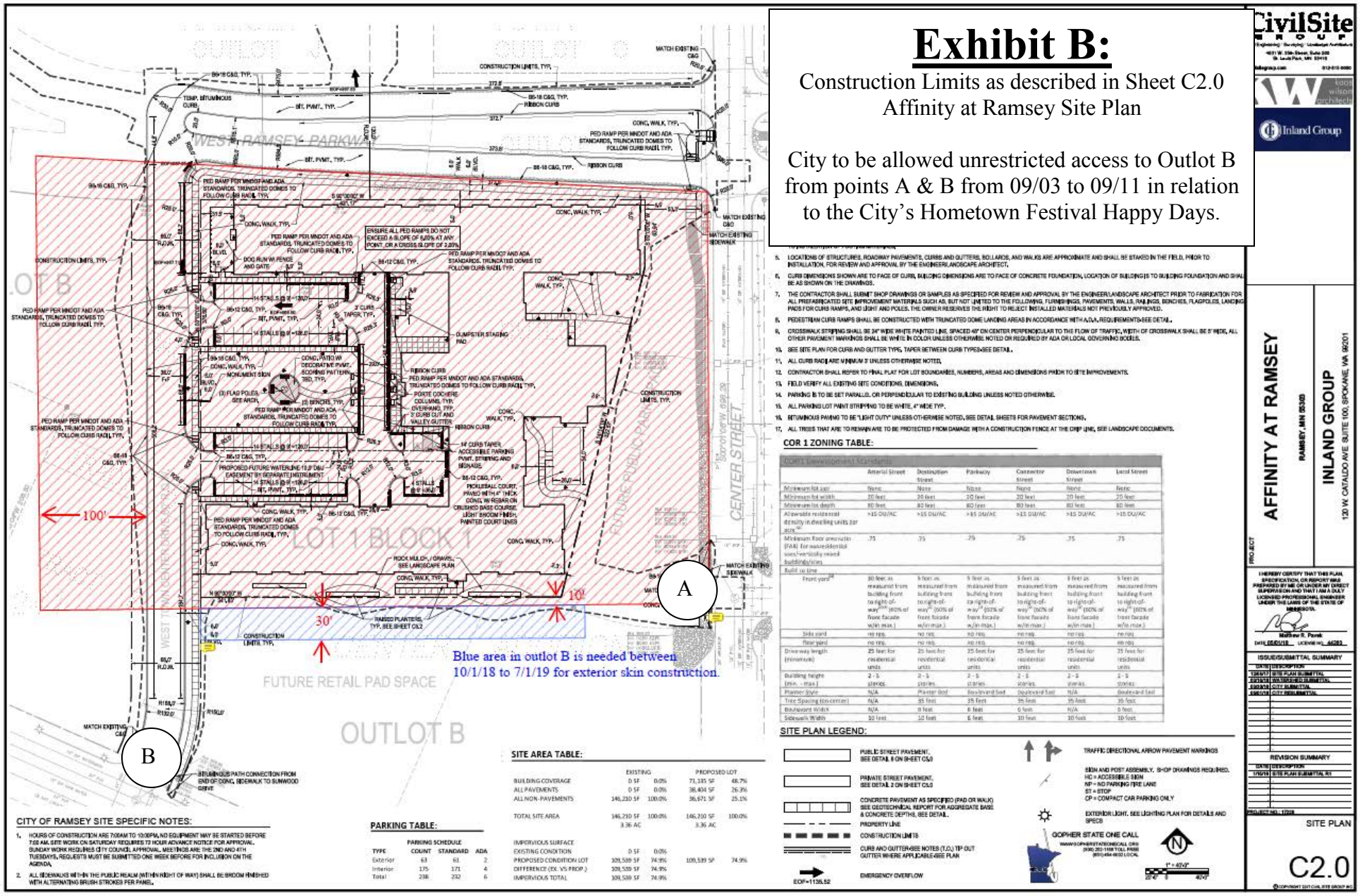


Exhibit B:

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
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 construct 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 less than 2%, provide the City with a certificate of grading, prepared by a licensed professional land surveyor, certifying compliance with the Plans; 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**. Both parties agree to reimburse the other for all cost incurred 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 #18-142

RESOLUTION APPROVING REVISED AGREEMENTS RELATED TO AFFINITY AT RAMSEY

WHEREAS, throughout 2018, the City multiple agreements related to Affinity at Ramsey; and

WHEREAS, the City and Affinity at Ramsey, LLC have agreed to final terms on multiple agreements.

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 final versions of the following agreements related to Affinity at Ramey, subject to review by the City Attorney as to legal form.
    a. TIF Agreement
    b. Right of Entry Agreement
    c. Right of Re-Entry Agreement
    d. 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 10th day of July, 2018.

_____
Mayor

ATTEST:

_____
City Clerk