City of Ramsey
Agenda

Economic Development Authority (EDA)

Thursday, April 12, 2018
7:30 am
Council Chambers, 7550 Sunwood Drive NW

1. Call to Order

2. Approve Agenda

3. Approve Minutes

1. Approve the Following Meeting Minutes:
1) EDA Regular Meeting - March 8, 2018

4. EDA Business

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

2. Affinity Apartment Project: Multiple Actions

3. Aeon Purchase Agreement, Phase II, Amendment I

4. Centra Homes Purchase Agreement: Multiple Actions

5. Authorize Staff to Complete Three Shovel Ready Certifications

6. Review Draft Comprehensive Plan Update

7. Receive Update on Development Projects

5. Member/Staff Input

1. Training Opportunities Update

2. Business Retention and Expansion Update

6. Adjournment

Economic Development Authority (EDA) **3. 1.**

Meeting Date: 04/12/2018

By: Katie Schmidt, Administrative Services

Title:

Approve the Following Meeting Minutes:
1) EDA Regular Meeting - March 8, 2018

Purpose/Background:

Purpose: The purpose is to approve the meeting minutes for the EDA meeting held the prior month.

Background: The meeting minutes are attached for review and approval.

Notification:

Observations/Alternatives:

Funding Source:

Recommendation:

Action:

Motion to approve the following EDA meeting minutes:

1) EDA Regular Meeting - March 8, 2018

Attachments

3-8-2018 Minutes

Form Review

Inbox	Reviewed By	Date
Patrick Brama	Patrick Brama	04/05/2018 09:34 PM
Kurt Ulrich	Kurt Ulrich	04/06/2018 09:37 AM
Form Started By: Katie Schmidt		Started On: 03/15/2018 10:02 AM
Final Approval Date: 04/06/2018		

ECONOMIC DEVELOPMENT AUTHORITY
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The City of Ramsey Economic Development Authority (EDA) conducted a regular meeting on Thursday, March 8, 2018, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

1. CALL TO ORDER

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

2. APPROVE AGENDA

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

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

3. APPROVE MINUTES

3.01: Approve Meeting Minutes

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

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

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

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

4. EDA BUSINESS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

4.03: Review Updated Draft Economic Development Chapter of Comprehensive Plan

Community Development Director Gladhill presented the staff report.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

4.04: 2018 Business of the Year

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

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

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

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

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

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

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

Member Hardin suggested Anderson Dahlen and Panther Precision.

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

Member LeTourneau suggested Do All Printing.

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

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

4.05: Select Dates for Remaining 2018 EDA Events

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

The EDA confirmed the dates as presented.

4.05: Appoint Chairperson and Vice Chairperson

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

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

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

5. MEMBER / STAFF UPDATE

5.01: Business Retention and Expansion

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

5.02: Staff Update

The EDA reviewed the Staff Update.

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

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

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

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

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

6. ADJOURNMENT

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

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

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

Respectfully submitted,

_____
Kurtis G. Ulrich
City Administrator

ATTEST:

_____
Patrick Brama
Econ. Dev. Mgr/Assistant City Administrator

Draft by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Economic Development Authority (EDA) **4. 1.**

Meeting Date: 04/12/2018

Submitted For: Patrick Brama, Administrative Services

By: Patrick Brama, Administrative Services

Title:

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

Purpose/Background:

PURPOSE

The purpose of this case is to consider approving the attached Resolution #18-061 authorizing the use of Tax Increment Financing (TIF) to reimburse public infrastructure improvements costs related to the proposed Affinity Living apartment project located in The COR. This action is generally consistent with attached and previously approved MOU and PA.

BACKGROUND, *Project*

CAP Acquisitions LLC entered into a purchase agreement with the City of Ramsey for a roughly 3.3 acre piece of city-owned land located in The COR on September 26, 2017. CAP Acquisitions 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.

BACKGROUND, *Infrastructure Improvements*

The proposed Affinity Living project will trigger the construction of new public infrastructure. Please see attached Bolton & Menk Infrastructure Study for details on public infrastructure located near the proposed Affinity project (reference page 8 and Figure 2). NOTE: not all of the infrastructure shown in the Bolton & Menk report will be constructed as a result of this project. It's staff's recommendation, that Road Segments A1, C1, and C2 be constructed as a result of this project. It is also staff's recommendation that Affinity be responsible for paying a share of Road Segments C1, A1, and B--as these road segments are located adjacent to their site.

BACKGROUND, *Cost Share for Infrastructure*

The attached PA and MOU with CAP Acquisitions indicates that the developer will pay for 40% of all public infrastructure costs. If the developer is only located on one side of a new road, they would pay for half of the 40% share, or 20%. This arrangement is consistent with past practice in Ramsey and recent projects (Bunker Lake Industrial Park, Stone Brook).

Staff is recommending Affinity pay 100% of all public infrastructure costs upfront (including the city's portion), for to Affinity design/ plan the public infrastructure work, and for Affinity administer the construction of said work. In return, staff is recommending the city pay back Affinity over time, with interest, via the existing COR TIF District #14. It's expected the repayment period would be about 8-9 years (i.e. the city would pay back their portion of public infrastructure costs over the course of about eight years via TIF). This arrangement is ideal for the city as it eliminates the risk of issuing a bond or upfront financing, and is paid on performance (i.e. we only pay TIF after property taxes are collected).

BUSINESS SUBSIDY?

Based on discussions with the city's financial advisor, Ehlers, this arrangement is not considered a formal business

subsidy. This cost share arrangement is based on past practice and informal city policy (i.e. the 60/40 split). TIF is being used to fund the city's portion of costs only--not the developers portion. Attached is the city's business subsidy policy for reference. As outlined in Section E on page 5, items #2, #3, and #7 apply here. This means this project (i.e. TIF Agreement) doesn't require a formal public hearing, formal underwriting (i.e. reviewing the developers pro-forma), and no formal application from the developer (i.e. no fee).

Notification:

Observations/Alternatives:

NA

Funding Source:

TIF District #14

Recommendation:

STAFF

This action is generally consistent with attached and previously approved MOU and PA. The attached TIF Agreement has been reviewed by the City's Real Estate Attorney Briggs & Morgan and Ehlers. Attached is a MEMO from Ehlers RE the agreement. Ehlers plans to attend this meeting and will be available to answer questions as needed.

Action:

Motion to recommend the City Council:

Adopt Resolution #18-061 Approving a TIF Agreement with CAP Acquisitions LLC.

Attachments

Resolution #18-061
TIF Agreement
MOU
PA
B&M Infrastructure Study
Ehlers MEMO
Visual Renderings

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	03/15/2018 03:13 PM
Patrick Brama (Originator)	Patrick Brama	04/05/2018 07:18 PM
Form Started By: Patrick Brama		Started On: 03/04/2018 12:58 PM
Final Approval Date: 04/05/2018		

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

CITY COUNCIL RESOLUTION #18-061

RESOLUTION AUTHORIZING EXECUTION OF A TAX INCREMENT FINANCING AGREEMENT

WHEREAS, CAP Acquisitions, LLC (the "Developer") has requested the City of Ramsey, Minnesota (the "City") to assist with the financing of certain costs incurred in connection with the construction of a 174-unit senior rental housing project in the City by the Developer (the "Project").

WHEREAS, the Developer and the City have determined to enter into a Tax Increment Financing Agreement providing for the City's tax increment financing assistance for the Project (the "Tax Increment Financing Agreement").

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

1. The City Council hereby approves the Tax Increment Financing Agreement in substantially the form submitted, and the Mayor and City Administrator are hereby authorized and directed to execute the Tax Increment Financing Agreement on behalf of the City.

2. The approval hereby given to the Tax Increment Financing Agreement includes approval of such additional details therein as may be necessary and appropriate and such modifications thereof, deletions therefrom and additions thereto as may be necessary and appropriate and approved by the City officials authorized by this resolution to execute the Tax Increment Financing Agreement. The execution of the Tax Increment Financing Agreement by the appropriate officer or officers of the City shall be conclusive evidence of the approval of the Tax Increment Financing Agreement in accordance with the terms hereof.

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

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

None

Whereupon said resolution was declared duly passed and adopted by the City of Ramsey this the 24th day of April, 2018.

_____
Mayor

ATTEST:

_____
City Clerk

STATE OF MINNESOTA
COUNTY OF ANOKA
CITY OF RAMSEY

I, the undersigned, being the duly qualified and acting City Administrator of the City of Ramsey, Minnesota, DO HEREBY CERTIFY that I have carefully compared the attached and foregoing extract of minutes with the original minutes of a meeting of the City Council of the City held on the date therein indicated, which are on file and of record in my office, and the same is a full, true and complete transcript therefrom insofar as the same relates to a Resolution Authorizing Execution of a Tax Increment Financing Agreement.

WITNESS my hand as such City Administrator of the City Council of the City of Ramsey, Minnesota this 24th day of April, 2018.

_____
City Administrator

TAX INCREMENT FINANCING AGREEMENT

BY AND BETWEEN

CITY OF RAMSEY, MINNESOTA

AND

CAP ACQUISITIONS, 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 CAP Acquisitions, LLC, a Washington limited liability company (the "Developer").

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 CAP Acquisitions, 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 (CAP Acquisitions, 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 with respect to any litigation commenced with respect to the Project.

(7) 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.

(8) Construction shall begin by June 1, 2018 and the construction of the Project will be substantially completed by December 31, 2019, subject to Unavoidable Delays.

(9) The Developer acknowledges that Tax Increment projections contained in the Tax Increment Financing Plan are estimates only and the Developer acknowledges that it shall place no reliance on the amount of projected Tax Increments and the sufficiency of such Tax Increments to reimburse the Developer for a portion of the costs of the acquisition of the Development Property and the construction of the Site Improvements as provided in Article III.

ARTICLE III

UNDERTAKINGS BY DEVELOPER AND CITY

Section 3.1. Project. The parties agree that the acquisition of the Development Property and the installation of the Site Improvements are essential to the successful completion of the Project. The costs of the Project shall be paid by the Developer. The City shall reimburse the Developer for the actual costs of acquisition of the Development Property and the Site Improvements actually incurred and paid by the Developer in an amount as determined as follows: the amount to be reimbursed shall equal (a) 80% of the actual cost of the construction of the Public Improvements designated as Segment A-1 and Segment C-1 as described in the City Development Agreement; plus (b) 100% of the actual cost of the construction of the Public Improvements designated in Segment C-2 as described in the City Development Agreement; less (c) $58,000 (the "Reimbursement Amount"), as further provided in Section 3.3.

Section 3.2. Limitations on Undertaking of the City. Notwithstanding the provisions of Section 3.1, the City shall have no obligation to the Developer under this Agreement to reimburse the Developer for the costs identified in Section 3.1, if the City, at the time or times such payment is to be made, is entitled under Section 4.2 to exercise any of the remedies set forth therein as a result of an Event of Default which has not been cured.

Section 3.3. Reimbursement: TIF Note. The City shall reimburse the Developer the Reimbursement Amount through the issuance of the City's TIF Note in substantially the form attached to this Agreement as Exhibit B, subject to the following conditions:

(1) The TIF Note shall be dated, issued and delivered when (i) the Developer shall have demonstrated in writing to the reasonable satisfaction of the City that the construction of the Project and the Public Improvements have been completed; and (ii) that the Developer has incurred and paid all costs of acquisition of the Development Property and the construction of Site Improvements, as described in and limited by Section 3.1 and shall have submitted paid invoices for the costs of construction of the Site Improvements and a settlement statement or other evidence of payment of the costs of the Development Property in an amount not less than the Reimbursement Amount.

(2) The unpaid principal of the TIF Note shall bear simple non-compounding interest from the date of issuance of the TIF Note, at 4.50% per annum. Interest shall be computed on the basis of a 360 day year consisting of twelve (12) 30-day months.

(3) The principal amount of the TIF Note and the interest thereon shall be payable solely from the Tax Increments.

(4) On each Note Payment Date and subject to the provisions of the TIF Note, the City shall pay, against the principal and interest outstanding on the TIF Note, any Tax Increments received by the City during the preceding 6 months. All such payments shall be applied first to accrued interest and then to reduce the principal of the TIF Note.

(5) The TIF Note shall be a special and limited obligation of the City and not a general obligation of the City, and only Tax Increments shall be used to pay the principal and

interest on the TIF Note. If, on any TIF Note Payment Date, the Tax Increments for the payment of the accrued and unpaid interest on the TIF Note are insufficient for such purposes, the difference shall be carried forward, without interest accruing thereon, and shall be paid if and to the extent that on a future TIF Note Payment Date there are Tax Increments in excess of the amounts needed to pay the accrued interest then due on the TIF Note.

(6) The City's obligation to make payments on the TIF Note on any Note Payment Date or any date thereafter shall be conditioned upon the requirements that: (A) there shall not at that time be an Event of Default that has occurred and is continuing under this Agreement and (B) this Agreement shall not have been rescinded pursuant to Section 4.2.

(7) The TIF Note shall be governed by and payable pursuant to the additional terms thereof, as set forth in Exhibit B. In the event of any conflict between the terms of the TIF Note and the terms of this Section 3.2, the terms of the TIF Note shall govern. The issuance of the TIF Note pursuant and subject to the terms of this Agreement, and the taking by the City of such additional actions as bond counsel for the TIF Note may require in connection therewith, are hereby authorized and approved by the City.

Section 3.4. Execution of Assessment Agreement. Simultaneously with the execution of this Agreement, the Developer and the City shall execute an Assessment Agreement pursuant to the provisions of Minnesota Statutes, Section 469.177, Subdivision 8, specifying the Assessor's Minimum Market Value for the Development Property and the Project for calculation of real property taxes. Specifically, the Developer shall agree to a market value for the Development Property and the Project which will result in a market value as of January 2, 2019 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.

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 thirty (30) days' written notice to the Developer, but only if the Event of Default has not been cured within said thirty (30) days:

(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

DEVELOPER'S OPTION TO TERMINATE AGREEMENT

Section 5.1. The Developer's Option to Terminate. This Agreement may be terminated by the Developer, if (i) the Developer is in compliance with all material terms of this Agreement and no Event of Default has occurred; and (ii) the City fails to comply with any material term of this Agreement, and, after written notice by the Developer of such failure, the City has failed to cure such noncompliance within ninety (90) days of receipt of such notice, or, if such noncompliance cannot reasonably be cured by the City within ninety (90) days, of receipt of such notice, the City has not provided assurances, reasonably satisfactory to the Developer, that such noncompliance will be cured as soon as reasonably possible.

Section 5.2. Action to Terminate. Termination of this Agreement pursuant to Section 5.1 must be accomplished by written notification by the Developer to the City within sixty (60) days after the date when such option to terminate may first be exercised. A failure by the Developer to terminate this Agreement within such period constitutes a waiver by the Developer of its rights to terminate this Agreement due to such occurrence or event.

Section 5.3. Effect of Termination. If this Agreement is terminated pursuant to this Article V, this Agreement shall be from such date forward null and void and of no further effect; provided, however, the termination of this Agreement shall not affect the rights of either party to institute any action, claim or demand for damages suffered as a result of breach or default of the terms of this Agreement by the other party, or to recover amounts which had accrued and become due and payable as of the date of such termination. Upon termination of this Agreement pursuant to this Article V, the Developer shall be free to proceed with the Project at its own expense and without regard to the provisions of this Agreement; provided, however, that the City shall have no further obligations to the Developer with respect to reimbursement of the expenses set forth in Section 3.2.

ARTICLE VI

ADDITIONAL PROVISIONS

Section 6.1. Restrictions on Use. Until termination 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 delivered personally, and

(1) in the case of the Developer is addressed to or delivered personally to:

CAP Acquisitions, LLC
Attention: Scott Morris, Manager
120 West Cataldo Avenue, Suite 100
Spokane, WA 99201

with a copy to:

(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. The TIF Note may only be assigned pursuant to the terms of the TIF Note.

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 CAP Acquisitions, LLC.

CAP ACQUISITIONS, LLC

By _____
Its _____

This is a signature page to the Tax Increment Financing Agreement by and between the City of Ramsey, Minnesota and CAP Acquisitions, 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
(CAP ACQUISITIONS, 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 CAP Acquisitions, 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 (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 CAP Acquisitions, 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
CAP Acquisitions, 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, is by and among the City of Ramsey, Minnesota (the "City"), and CAP Acquisitions, 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 Development Agreement dated as of _____, 2018 (the "Development 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 said 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, 2019 through and thereafter until December 31, 2039 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 date of termination of the Development 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.

4. Neither the preamble nor provisions of this Agreement are intended to, or shall they be construed as, modifying the terms of the 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, CAP Acquisitions, LLC, and the Anoka County Assessor.

CAP ACQUISITIONS, LLC

By _____
_____

STATE OF MINNESOTA)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me this ____ day of _____, 2018, by _____, the _____ of CAP Acquisitions, 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, CAP Acquisitions, 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, CAP Acquisitions, LLC, and the Anoka County Assessor.

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding ("MOU") is entered into between the **City of Ramsey**, Minnesota, a Minnesota municipal corporation, ("City") and **CAP Acquisitions, LLC**, a Washington limited liability company, and/or assigns ("CAP Acquisitions").

WHEREAS, over 150-acres of green-field land is available for development within The COR, a downtown, mixed use, transit oriented development located off U.S. Highway 10 and Armstrong Boulevard in the City of Ramsey, Minnesota ("The COR"); and

WHEREAS, CAP Acquisitions has interest in pursuing the development of a new 172-unit, senior, independent living, market rate, apartment complex located on City-owned land within The COR (the "Proposed Development"); and

WHEREAS, CAP Acquisitions entered into a purchase agreement for roughly 4.2 acres of City-owned land on September 26, 2017 (the "Purchase Agreement"); and

WHEREAS, the Proposed Development will require various improvements to public infrastructure in The COR. Public infrastructure improvements include water line extensions, sewer line extensions, trail extensions, new roads, street lights, and storm sewer as sort forth on Appendix A ("Public Infrastructure"); and,

WHEREAS, Bolton & Menk, Inc. completed a conceptual feasibility analysis for required public infrastructure within The COR in December 2017 ("Infrastructure Study"); and

WHEREAS, the Purchase Agreement between CAP Acquisitions and the City indicated the buyer would be responsible for 20% of all public infrastructure costs on roads located adjacent to the Proposed Development; and

WHEREAS, the Purchase Agreement between CAP Acquisitions and the City indicated a formal cost-share agreement, or developer reimbursement agreement, for the construction of public infrastructure, would be drafted and executed before the Purchase Agreement inspection period expired (April 1, 2018); and

WHEREAS, in order for CAP Acquisitions to move forward with the Proposed Development, a detailed mutual understanding of how public infrastructure improvements will be designed, constructed, and paid for is needed.

NOW THEREFORE, CAP Acquisitions agrees to the following:

SECTION 1
For the following road segments outlined in Appendix A and B, CAP Acquisitions shall design, prepare plans/ specifications, construct, and provide upfront financing.

SEGMENT: A-1, C-1, C-2
Bolton & Menk estimated costs: $766,000, $481,000, $190,000 = $1,437,000.

Construction of Public Infrastructure shall be completed before a certificate of occupancy for the Proposed Development is issued by the City of Ramsey.

SECTION 2
For the following road segments outlined in Appendix A and B, CAP Acquisitions shall pay the City 20% of the total estimated costs.

SEGMENT: B
Bolton & Menk estimated cost: 290,000 x 20% = $58,000 payment to the City.

This payment shall be credited against the future TIF Agreement/ TIF Note outlined in Section 3 below. This shall be a onetime credit. Construction of road segment B will occur at an undetermined time in the future.

NOW THEREFORE, the City agrees to the following:

SECTION 3
For the following road segments outlined in Appendix A and B, the City will enter into a Tax Increment Financing (TIF) Agreement, and reimburse CAP Acquisitions certain costs to design, prepare plans/ specifications, and construct.

SEGMENT: A-1, C-1 (80% reimbursement)
Bolton & Menk estimated costs: $766,000, 481,000 x 80% = $977,600 reimbursement

SEGMENT: C2 (100% reimbursement)
Bolton & Menk estimated costs: $190,000 x 100% = $190,000 reimbursement

The TIF Agreement shall be drafted, executed, and recorded before closing on the Purchase Agreement. The TIF Agreement shall include 4.5% interest charges paid to CAP Acquisitions from the City, in addition to principal payments. The TIF Agreement shall allow a 10% administrative fee. The TIF Agreement will be structured as a PAY-GO TIF note. Based on current property tax projections, the TIF Note will be paid back in 8 years. The TIF Agreement will include a minimum assessment provision.

NOW THEREFORE, the CAP Acquisitions and the City agrees to the following:

SECTION 4
All parties shall work together in good-faith to draft and approve a TIF Agreement, based on this MOU, within 60 days after this MOU is executed.

SECTION 5
All parties understand this MOU includes preliminary costs estimations for Public Infrastructure, and preliminary payback forecasts for TIF. Actual final Public Infrastructure costs and actual final TIF payback periods may change. All parties agree in principle to this non-binding agreement.

THE CITY: City of Ramsey, Minnesota, a Minnesota Municipal Corporation

By: _____ Dated February 12, 2018
Sarah Strommen, Mayor

By: _____
Kurt Ulrich, City Administrator

BUYER: CAP Acquisitions, LLC, a Washington Limited Liability Company.

By: _____ Dated: FEB. 6, 2018
Scott Morris, Manager

Appendix A

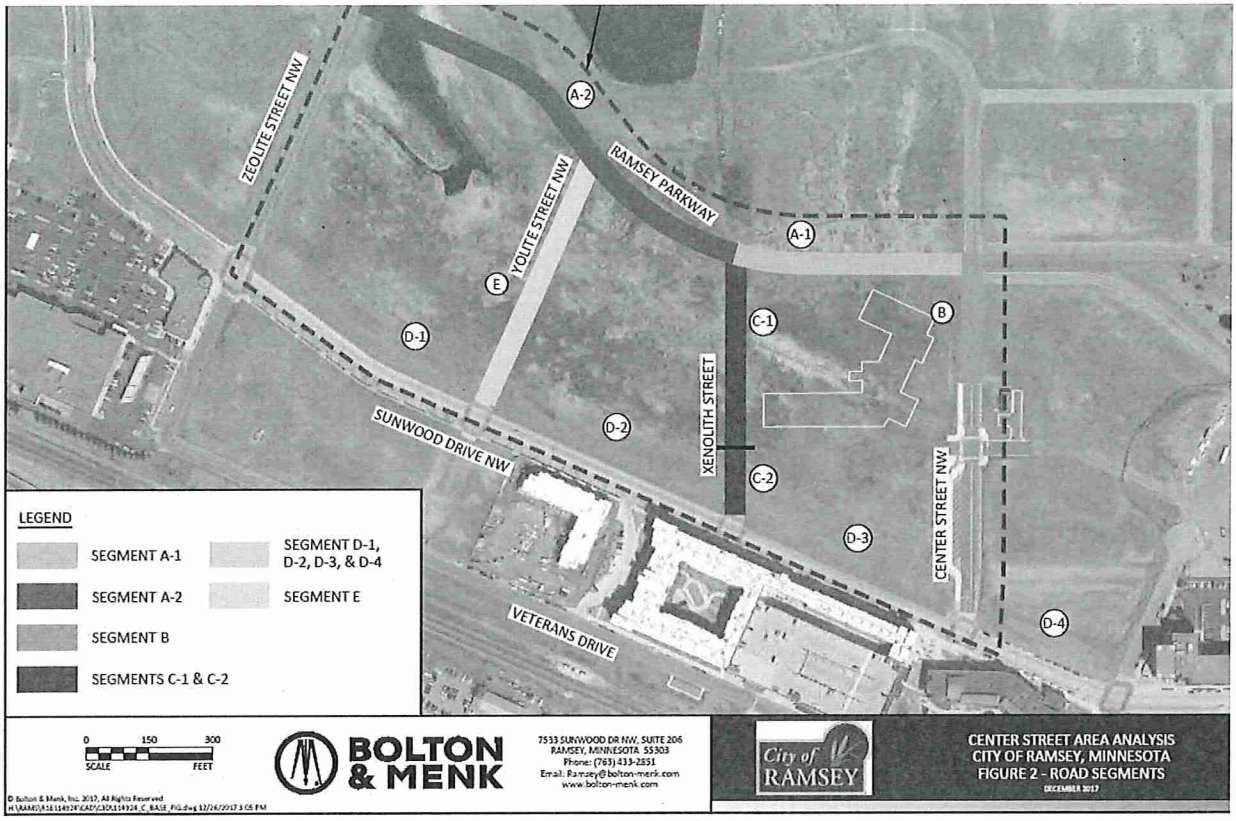
Bolton & Menk Public Infrastructure Study: Section VII, Cost Considerations
2018 Cost Estimations by Road Segment

Improvement	Segment A-1	Segment B	Segment C-1	Segment C-2
Roadway	$ 361,000	$ 150,000	$ 171,000	$ 67,000
Trails/Sidewalks	$ 32,000	$ 35,000	$ 75,000	$ 30,000
Street Lighting	$ 22,000	$ 13,000	$ 17,000	$ 7,000
Storm Sewer	$ 118,000	$ 35,000	$ 43,000	$ 17,000
Trunk Storm Sewer	$ 43,000	$ 0	$ 0	$ 0
Watermain	$ 122,000	$ 57,000	$ 98,000	$ 38,000
Sanitary Sewer	$ 78,000	$ 0	$ 77,000	$ 31,000
Trunk San Sewer	$ 0	$ 0	$ 0	$ 0
Total Costs	$ 776,000	$ 290,000	$ 481,000	$ 190,000

Prepared by: Bolton & Menk, Inc.
Center Street Area Analysis| R16.114929

Appendix B

Bolton & Menk Public Infrastructure Study: Figure 2
Road Segment Reference Map



PURCHASE AGREEMENT

This Agreement is entered into by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **CAP Acquisitions, LLC**, a Washington Limited Liability Company ("Buyer").

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

1. **EFFECTIVE DATE.** The effective date of this Agreement is **September 26, 2017** (the "Effective Date").

2. **SALE OF PROPERTY.** Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller, a rectangular parcel of approximately 4.2 (+/-) acres vacant land at the southwest corner of West Ramsey Parkway and East Town Center Drive in Ramsey, Minnesota, which as shown on the survey and concept plan attached hereto as **Exhibit A**, is anticipated to consist of portions of: (i) Outlot Q, Ramsey Town Center Addition; (ii) Tracts A, D and E of Registered Land Survey No. 241, and (iii) West Town Center Drive (to be vacated and/or relocated), all in Anoka County, Minnesota (hereinafter collectively the "Property"). Buyer is responsible for subdividing and re-platting Property, providing the City of Ramsey with a legal description of the new parcel, and an official parcel size; after which, this Agreement shall be amended to reflect the exact legal description of the Property (as well as the exact Purchase Price, defined in Paragraph 3 below).

3. **PURCHASE PRICE.** The purchase price for the Property is $4.00 per square foot (the "Purchase Price"). Buyer intends to purchase approximately 4.2 (+/-) acres of land, to be finalized through subdividing and re-platting the Property (as described in Paragraph 2 above).

4. **EARNEST MONEY.** By October 10, 2017 Buyer must deposit the sum of $25,000 (the "Earnest Money") with Chicago Title Company, 222 South 9th Street, #3060, Minneapolis, MN 55402 ("Escrow Agent"), via wire transfer or delivery of a certified check payable to Escrow Agent.

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

b. Unless Buyer has previously terminated this Agreement pursuant to Section 9, $25,000 of the Earnest Money (the "Initial Disbursement") becomes non-refundable to Buyer (except in accordance with Section 23 as a result of a default by Seller) on **April 01, 2018**, and on that date Escrow Agent must disburse the Initial Disbursement to Seller.

c. Upon Seller's receipt of a Notice to Proceed from Buyer in accordance with Section 9(b), all of the Earnest Money becomes non-refundable (except in accordance with Section 23 as a result of a default by Seller).

d. If Buyer does not provide a Notice to Proceed to Seller in accordance with Section 9(b), this Agreement automatically terminates and Escrow Agent must disburse all Earnest Money Escrow Agent holds to Buyer.

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

5. **SURVEY.** Seller shall, at Seller's expense, obtain an ALTA/NSPS 2016 survey (Table A, items 1-4 and 6, 8, and 11) (the "Survey") from a duly licensed surveyor and deliver it to Buyer within thirty (30) days after the Effective Date. Buyer may arrange with the surveyor to include additional information on the Survey at Buyer's expense.

6. **TITLE COMMITMENT.**

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

b. Buyer shall have until the date thirty (30) days after the receipt of the Title Commitment and the Survey (collectively, "**Title/Survey**") to review Title/Survey and to give Seller written notice of (i) any defects in the marketability of Seller title to the Property or any encumbrances on Seller's title to the Property that are objectionable to Buyer, and (ii) the specific actions Buyer requests that Seller take with respect to each such defect or encumbrance (a "**Title Objection Notice**"). Any defects in or encumbrances on Seller's title that Buyer does not identify in a timely Title Objection Notice are each a "**Permitted Exception**." Within three (3) business days after Seller's receipt of a Title Objection Notice from Buyer, Seller will notify Buyer, in writing, of the actions, if any, that Seller is willing to take with respect to each of the matters identified in the Title Objection Notice and the time frame in which Seller will take those

actions ("**Seller's Title Notice**"). If Seller's Title Notice indicates that Seller unconditionally agrees to make Seller's title to the Property marketable on or before the closing date established pursuant to Section 10, the parties shall proceed to closing pursuant to the terms of this Agreement. If Seller's Title Notice indicates that Seller does not unconditionally agree to make Seller's Title to the Property marketable on or before the closing date established in Section 10, Buyer may, at any time with three (3) business days after Buyer's receipt of Seller's Title Notice, terminate this Agreement by written notice to Buyer in which case this Agreement is terminated and Escrow Agent must disburse any Earnest Money to Buyer ("**Buyer's Title Termination Notice**"). If Buyer does not deliver a Buyer's Title Termination Notice to Seller within the three (3) business days after Buyer's receipt of Seller's Title Notice, than Seller must perform in accordance with Seller's Title Notice, Buyer shall be deemed to have waived Buyer's objections to the extent Seller has not agreed to address them in Seller's Title Notice, the matters to which Buyer objected and Seller did not agree to resolve are deemed Permitted Exceptions, and the parties shall proceed to Closing in accordance with the terms of this Agreement and the terms of Seller's Title Notice.

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

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

   b. Buyer must defend and indemnify Seller from and against and hold Seller harmless Seller from all "Claims," as defined in Section 10, arising out of, resulting from or relating to any loss of or damage to any property or business or out of any injury to or death of any person, if the loss, damage, injury, or death arises or is alleged to arise either directly or indirectly and either wholly or in part from: (a) any action or omission of Buyer or its employees, agents, or contractors, while on the Property pursuant to this Section; or (b) actions or omissions of Buyer or Buyer's employees, agents, or contractors that cause or result in the release of any Hazardous Substance onto the Property or onto other property.

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

   d. Other than a standard Phase 1 environmental assessment, Buyer may not commence any environmental testing on the Property until Buyer submits a work

plan for such testing to Seller and Seller approves the work plan, in writing. Seller may not unreasonably withhold, condition or delay Seller's approval of a work plan.

e. Buyer must, promptly and without demand from Seller, provide Seller with true and complete copies of all draft and final reports relating to Buyer's geotechnical and environmental investigations and testing of the Property including, without limitation, any reports relating to any Phase I Environmental Site Assessment of the Property.

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

8. **PROPERTY SOLD AS IS.** Subject to Buyer's right to terminate this Agreement pursuant to Section 9, Buyer agrees to accept the Property in its current condition, including, without limitation, its current environmental and geological condition, and in an "AS-IS" and with "ALL FAULTS" condition. Buyer's payment of the Purchase Price at Closing constitutes Buyer's acknowledgment and agreement that:

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

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

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

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

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

9. **INSPECTION PERIOD.**

a. Except as otherwise provided in Section 6, Buyer shall have from the date that Buyer deposits the Earnest Money with Escrow Agent to **April 01, 2018** (the

"**Inspection Period**") to investigate the Property and determine, in Buyer's sole judgment, whether (i) the condition of the Property is suitable to Buyer's intended use; and (ii) Buyer will be able to obtain all governmental approvals (including, but not limited to, approvals necessary to subdivide and re-plat the Property) and utilities necessary for Buyer's intended use of the Property. Buyer acknowledges and agrees that Seller has not made any covenants, representations or warranties regarding Buyer's ability to obtain governmental approvals from the City of Ramsey or any other governmental entity. The City of Ramsey will review, consider and act on any applications Buyer submits to the City for governmental approvals in accordance with City Code.

b. Buyer may, at any time on or before 5:00 p.m. on the last day of the Inspection Period, terminate the Agreement by written notice to Seller based on Buyer's determination, in Buyer's sole and absolute discretion, that the condition of the Property is not suitable for Buyer's intended use or that Buyer may not be able to obtain all governmental approvals and utilities necessary for Buyer's intended use of the Property. In addition, this Agreement automatically terminates at 5:00 p.m. on the last day of the Inspection Period unless, prior to that time Buyer delivers a written notice of Buyer's intention to proceed (a "**Notice to Proceed**") to Seller.

c. If, pursuant to Section 9(b) either Buyer terminates this Agreement or this Agreement is automatically terminated, the Escrow Agent must disburse to Buyer any Earnest Money Escrow Agent holds.

10. DEFINITIONS. As used in this Agreement:

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

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

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

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

12. **NOTICES.** Notices permitted or required by this Agreement must be in writing and shall be deemed given when delivered in legible form to the party to whom addressed. Notices may be sent by certified mail or e-mail. Notices are effective two business days after they are mailed via certified mail, return receipt requested or, if sent by email, upon email transmission (provided that any email transmission that occurs after 5:00 pm Pacific Time will be deemed provided on the following day). If delivered at the Closing, a notice shall be deemed given when hand-delivered to the party's representative at the Closing. The business addresses of the parties are as follows:

Seller: City Administrator
City of Ramsey
7550 Sunwood Drive N.W.
Ramsey, MN 55303
Email: pbrama@cityoframsey.com

Buyer: CAP Acquisitions, LLC
Scott Morris
120 West Cataldo Ave., Suite 100
Spokane, WA 99201
Email: scottm@inlandconstruction.com

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

13. **CLOSING.** This transaction shall close within 30 days after Buyer delivers a Notice to Proceed to Seller or on such earlier date as Seller and Buyer may establish by mutual, written agreement; provided, however, Buyer may extend the Closing a total of two (2)

times, each time for a period of sixty (60) days, by depositing an additional Ten Thousand and 00/100 Dollars ($10,000.00) earnest money with Escrow Agent for each extension. Each $10,000 extension payment shall be non-refundable, but applicable to the Purchase Price. The Closing shall take place at the offices of the Escrow Agent, or at some other place as the parties may mutually agree prior to such date. At the option of either Party, the executed closing documents, Purchase Price and closing costs may be deposited with the Escrow Agent and disbursed by the Escrow Agent pursuant to avoid the necessity for a Closing at which the Parties are present.

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

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

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

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

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

   i. Wire Transfer (or deliver a certified check in) an amount equal to the amount of the Purchase Price adjusted for to reflect Buyer's prior payment of the Earnest Money and to reflect amounts Buyer must pay or will receive pursuant to Section 14(c), to Escrow Agent for disbursement to Seller and others pursuant to this Agreement and the Settlement Statement; and

   ii. File or cause Escrow Agent to file an Electronic Certificate of Real Estate Value, if required and necessary.

c. **Closing Costs.**

   i. At Closing, the following Seller closing costs and expenses must be paid from the Purchaser Price or, if the Purchase Price is not sufficient, paid by Seller:

      1. Seller's portion of the prorated property taxes.

2. Seller's own attorney's fees.
3. One-half the cost of any closing fees.
4. The cost of real estate broker commission fees as prescribed in Section 15.

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

1. Buyer's portion of prorated property taxes.
2. Buyer's own attorney's fees.
3. One-half the cost of any closing fees.
4. Documentary and recording fees for the deed(s).
5. The cost of the owner's title insurance policy, if Buyer elects to purchase an Owner's title insurance policy.
6. State deed tax.

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

14. REAL ESTATE BROKERS. Seller and Buyer represent and warrant to each other that they have dealt with no brokers, real estate agents, finders or the like in connection with this transaction, other than CBRE, Inc. ("Buyer's Broker"), which represents the Seller and the Buyer. Seller shall pay Broker as required by their agreement (5% of final sale price). Seller and Buyer agree to indemnify each other and to hold each other harmless against all claims, damages, costs or expenses of or for any broker's fees or commissions resulting for their actions or agreements regarding the execution or performance of this Agreement, other than the fees payable to Seller's Broker, and will pay all costs of defending any action or lawsuit brought to recover any such fees or commissions incurred by the other party, including reasonable attorney's fees.

15. ASSIGNMENT. This Agreement may not be assigned without the written consent of the non-assigning Party; provided, however that Buyer may assign this Agreement to a third party affiliated with or under common control with Buyer if it provides written notice of such assignment to Seller and Escrow Agent prior to Closing. Any such assignment shall not relieve Buyer of its obligations hereunder. The Seller recognizes the Buyer intends to assign this Agreement to an affiliated special purpose entity that will be registered officially with the State of Minnesota.

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

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

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

19. **ENTIRE AGREEMENT / MODIFICATION.** This written Agreement constitutes the complete agreement between the parties and supersedes any prior oral or written agreements between the parties regarding the Property. There are no verbal agreements that change this Agreement and no waiver or modification of any of its terms will be effective unless in writing executed by the parties.

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

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

22. **REMEDIES.**

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

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

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

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

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

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

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

28. TIME PERIODS. The time for performance of any obligation or taking any action under this Agreement shall be deemed to expire at 5:00 p.m. Pacific Time on the last day of the applicable time period provided for in this Agreement. If the time for the performance of any obligation or taking any action under this Agreement expires on a Saturday, Sunday or legal holiday, the time for performance or taking such action shall be extended to the next succeeding day which is not a Saturday, Sunday or legal holiday.

29. CONSTRUCTION DEADLINE. Buyer shall obtain a building permit for -- an age restricted, market rate, apartment community of approximately 150 to 200 units, which shall include first floor structured parking -- no later than six (6) months following Closing. At Closing, a "Right of Re-Entry Agreement" must be executed and recorded to the Property providing that in the event the above building permit deadline is not met, Seller has the right to reclaim title to the Property. Additionally, unless due to circumstances beyond Buyer's control (such as fire/casualty/force majeure), Buyer shall obtain a certificate of occupancy for the project from the City of Ramsey no later than thirty (30) months following Closing. In the event the above construction deadline is not met, Buyer shall pay Seller a $50,000 penalty. In the event the penalty is not paid within 30 days of receipt of notice, Seller may certify the penalty to Anoka County as an assessment against the Property.

> Obtaining Building Permit:
> Shall mean fully paying for and physically receiving an approved Building Permit from the City of Ramsey's Building Department. A Building Permit includes, but is not limited to, the following fees: plan review fee, erosion control fee, base permit fee, water access charge (WAC), and sewer access charges (SAC). Building permit fees are non-refundable. Successfully applying for a Building Permit does not constitute obtaining a Building Permit.

30. PLATTING & DEVELOPMENT AGREEMENT. Buyer must obtain an approved final plat, development agreement, and building exterior visual renderings with the City of Ramsey for its intended project -- an age restricted, market rate, apartment community of approximately 150 to 200 units, which shall include first floor structured parking -- before Closing. The Development Agreement and Site Plan must comply with all local

zoning ordinances and design standards, including The COR Design Standards which are attached hereto as **Exhibit B**.

31. **PUBLIC ROADS COST-SHARE.** Both the Buyer and Seller understand that various public roadway connections must be constructed as a result of this new proposed development project (a portion of Ramsey Parkway, 145th Ave NW, Center Street, and Willemite Street). The Buyer shall be responsible for twenty percent (20%) of total public roadway project costs. Said 20% assignment to the Buyer shall occur only on public roadway sections located directly adjacent to the Property. Public Roadway costs shall include all roadway costs, such as: roads, utilities, sidewalks, boulevards, landscaping, benches, trash receptacles, curb/gutter, and street lighting. Before the end of the Inspection Period, the Seller and Buyer shall both, in writing, approve an engineer's feasibility report for said public roadway work; which, shall include a cost assignment schedule (and/or reimbursement agreement in the event Buyer agrees to assume responsibility for constructing any of the public roadway connections in conjunction with the construction of its project).

32. **CITY PARK PLATTING.** Seller acknowledges that Buyer's selection of the Property location and shape was influenced by Seller's representation that a park is planned to be developed directly south of the Property. While Seller cannot guarantee the timing of the park development, Seller agrees to legally dedicate not less than 1.5 acres of land for the park as part of Buyer's final plat (referenced in Section 30 above), precluding such land from being sold or developed for other purposes. With Seller's cooperation, Buyer k shall incorporate the land to be dedicated as a park into Buyer's preliminary plat

SELLER: The City of Ramsey, a Minnesota municipal corporation

By: _____ Dated: 9/26, 2017
Sarah Strommen, Mayor

By: _____ Dated: 9/27, 2017
Kurt Ulrich, City Administrator

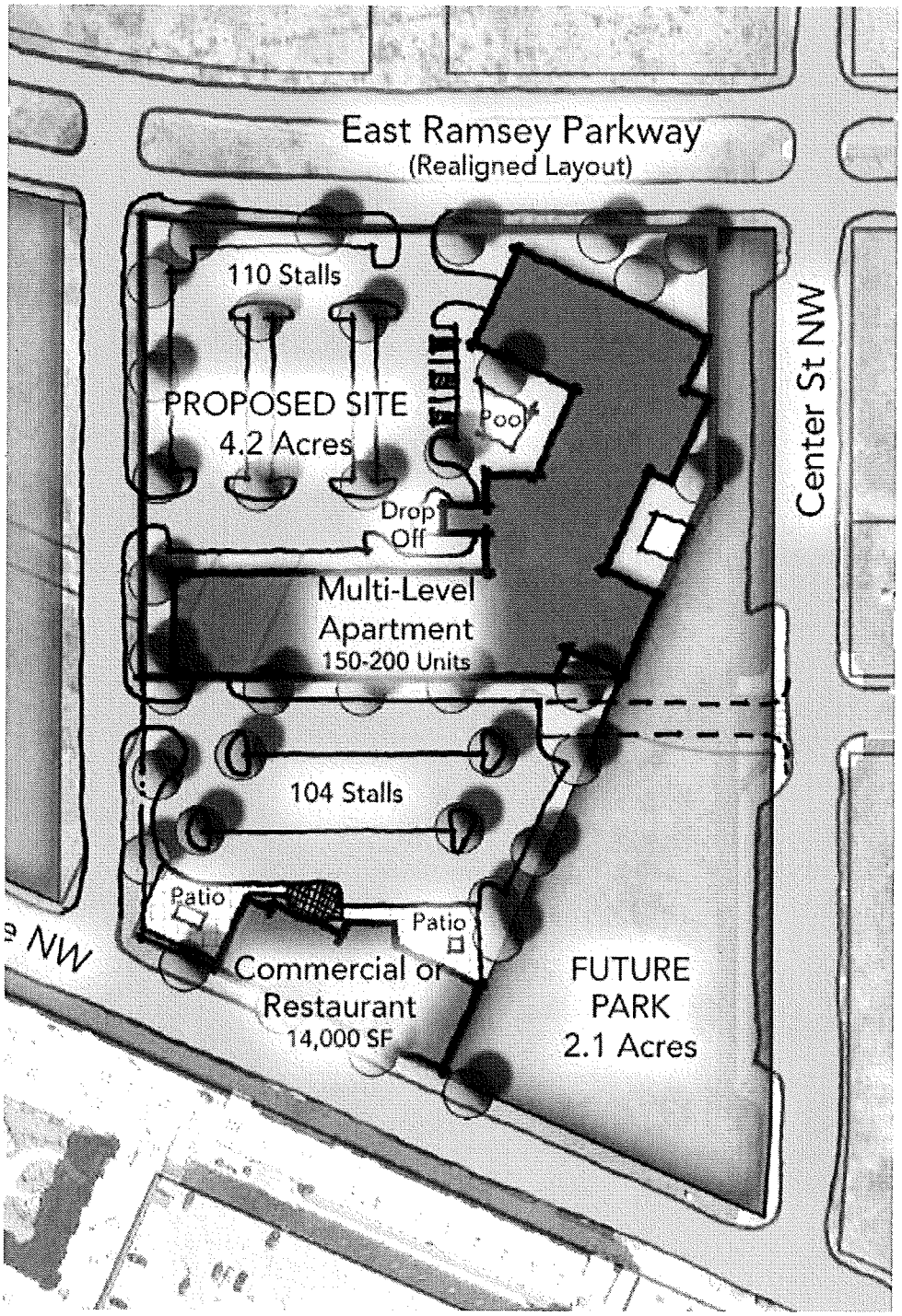
BUYER: CAP Acquisitions, LLC, a Washington Limited Liability Company.

By: _____ Dated: September 28, 2017
Scott Morris, Manager

EXHIBIT A

Preliminary Draft Concept Map

(will be updated, changes will occur)



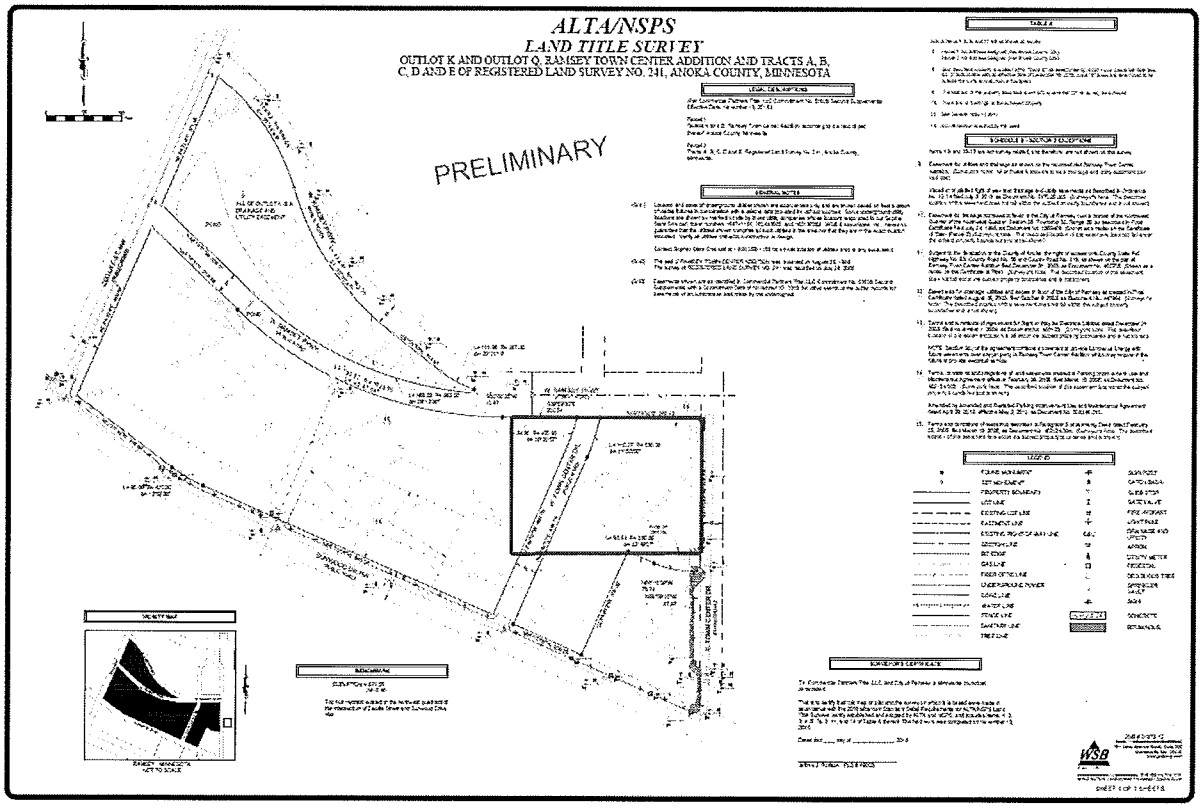
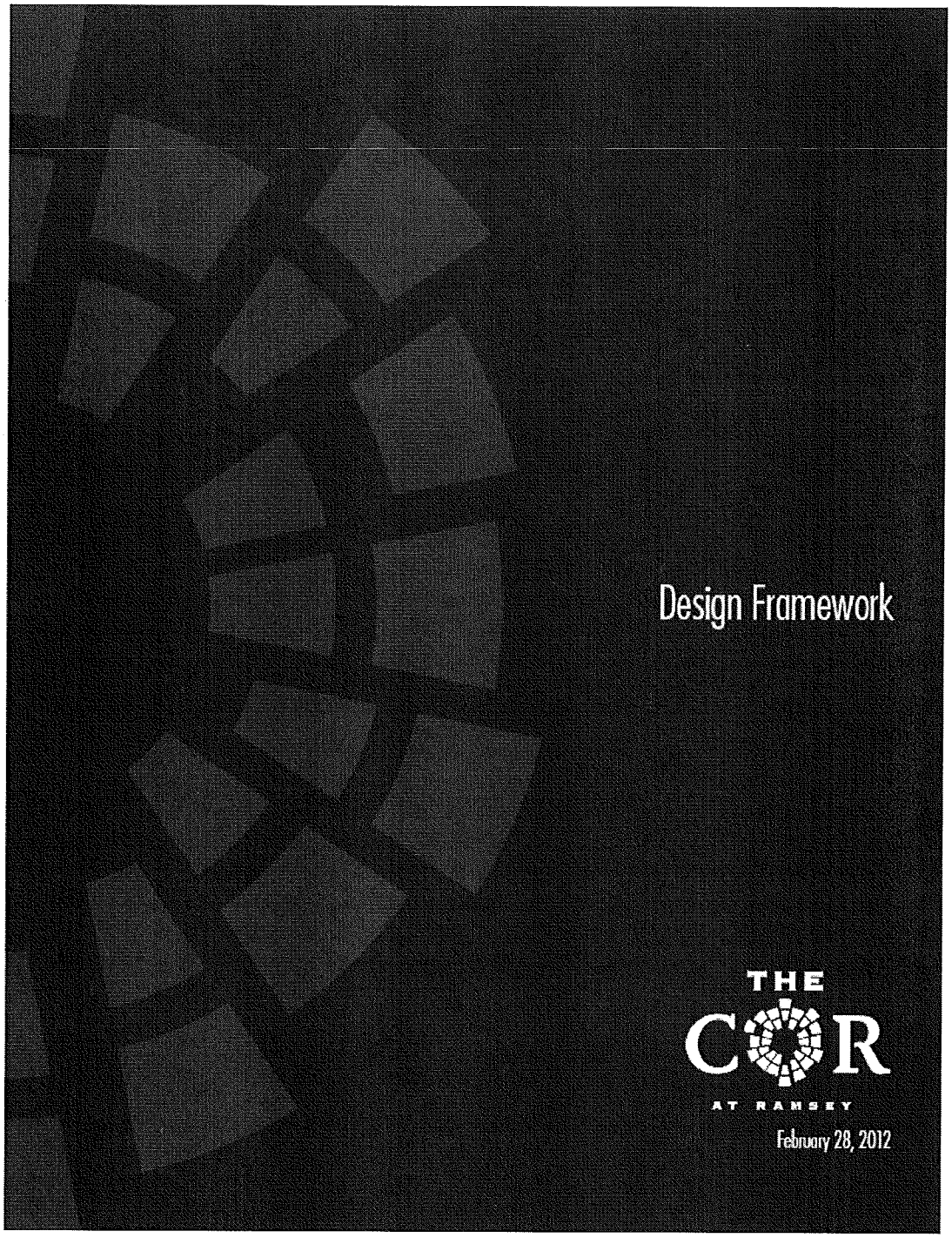

ALTA/NSPS
LAND TITLE SURVEY
OUTLOT K AND OUTLOT Q, RAMSEY TOWN CENTER ADDITION AND TRACTS A, B, C, D AND E OF REGISTERED LAND SURVEY NO. 241, ANOKA COUNTY, MINNESOTA
PRELIMINARY

EXHIBIT B
The COR Design Framework
cityoframsey.com/thecor > Design Framework



BOLTON & MENK

Real People. Real Solutions.

Center Street Area Analysis

Located within The COR

City of Ramsey **March 2018**

DRAFT

Submitted by:
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EXECUTIVE SUMMARY

The City of Ramsey has identified the need to prepare for further development of the COR. An area of publicly owned land located west of Center Street NW has been identified for a potential apartment complex and City park. The area is generally located north of Sunwood Drive NW, east of Xenolith Street NW, South of Ramsey Parkway and west of Center Street NW.

This analysis included examining the feasibility of constructing the required supporting public infrastructure, and developing preliminary design layout plans in this area of The COR.

A portion of the public improvements adjacent to the area were completed in 2004 along Sunwood Drive NW and in 2014 along Center Street NW. The street and utility improvements completed include construction of a 30-inch trunk sanitary sewer main in Sunwood Drive, an extension of 12-inch sanitary sewer in Center Street, and an extension of 12-inch watermain in Center Street.

Future improvements required to serve the study area include:

- Construction of Ramsey Parkway west from Center Street NW to Xenolith Street NW,
- Construction of Ramsey Parkway west from Xenolith Street NW to Zeolite Street,
- Expansion of Center Street NW north to Ramsey Parkway,
- Construction of Xenolith Street NW,
- Construction of Yolite Street NW between Ramsey Parkway and Sunwood Drive,
- Extension of an 8-inch sanitary sewer line along Xenolith Street NW,
- Looping 8-inch and 12-inch water mains along Xenolith Street and Ramsey Parkway,
- Relocation of a 15-inch trunk sanitary sewer line along Ramsey Parkway,
- Use of a regional rate control basin to maintain existing storm water flow rates in the COR,
- Construction of a 30-inch regional pond outlet pipe along Yolite Street NW,
- Installation of street lighting, trails/sidewalks, and landscaping consistent with City Policy, and
- Obtaining of ROW required for improvements during the platting process.

The total for the roadway, trail, sidewalk, street lighting, lateral sanitary sewer and water main improvements is estimated at $3,857,000.

The total trunk related improvements for sanitary sewer and storm sewer is estimated at $288,000.

The total landscaping improvements along Sunwood Drive from Zeolite Street to Sapphire Lane is estimated at $691,000.

The costs are considered project costs and include 30% contingencies and project development costs (administrative, engineering, and fiscal).

The information presented in this report is intended to allow for discussions with property owners and developers, as well as allow the City to begin considering funding options

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I. INTRODUCTION

The City of Ramsey has identified the need to prepare for further development of The COR. An area of publicly owned land located west of Center Street NW has been identified for a potential apartment complex and City park. Appendix A includes the COR Land Use Plan (received from City in January 2018). Appendix B includes figures referenced throughout this study, Figure 1 depicts the general location of the study area associated with this analysis. Figure 2 depicts the individual street segments analyzed.

The Center Street study area is one component (approximately 22 acres) of a larger green-field area ready for development (approximately 87 acres). The larger area includes property designated for traditional retail/commercial development, along with high-density residential uses. The City anticipates a portion of the Center Street study area to be developed into a City park area (See Figure 3).

The primary roadway system serving this area of The COR is Bunker Lake Boulevard to the north and Sunwood Drive NW to the south. This analysis includes examining the feasibility of constructing supporting public infrastructure in, and adjacent to, the study area.

II. STUDY CONTENT

The purpose of this analysis is to determine the necessary public infrastructure and associated costs required to allow land within the study area to develop. Roadways included in the study are as follows:

- Ramsey Parkway from Center Street NW to Zeolite Street NW,
- Center Street NW from the existing developed section north to Ramsey Parkway,
- Xenolith Street NW from Sunwood Drive to Ramsey Parkway, and
- Yolite Street NW from Sunwood Drive to Ramsey Parkway.

Figure 2 in Appendix B depicts the roadway segments included in this analysis.

Our analysis consists of four separate components that, when combined, provide an overview of the study area needs:

- **Preliminary Design Layout** – Provides a graphical depiction of the public roadways and utilities,
- **Regional Storm Water Analysis** – Defines conceptual storm water ponding needs and building pad elevations,
- **Preliminary Project Cost Estimates –** Provides a baseline for fiscal planning of the improvements, and
- **Final Report** – Describes required infrastructure improvements, layouts and costs.

III. BASE DATA AND GUIDANCE

Prior to initiating the study, the City of Ramsey provided record drawings, plan drawings and GIS information for use in creating an existing infrastructure base map. Additionally, the following information and guidance was given by the City for completing the study.

- Follow the guidance outlined in the COR Design Framework plan, dated February 28, 2012, including Amendment #1, dated November 27, 2012.
- The City is not requesting a master-planning effort for this analysis. It is unknown where internal driveways, and related curb-cuts, will be needed.
- Providing service lines for sewer and water utilities should be considered along all future roadways. While the precise locations of the service lines is unknown, costs associated with the improvements should be considered in the report.
- Cost estimations and design should include: roadways, trails/sidewalks, storm water management features, street lighting, trunk water mains and trunk sanitary sewer mains.
- The City has adopted Comprehensive Sanitary Sewer and Water Plans. These plans should be reviewed and consulted as forecasting and design work is completed.
- Regional storm water considerations should be included in the study

IV. GENERAL DISCUSSION

While the primary focus of the analysis is related to identifying the public infrastructure required to serve development, additional considerations can influence decision-making. The following items were considered throughout the course of the analysis.

Right-of-Way Requirements

The COR was originally platted as Ramsey Town Center in 2003, with roadway rights-of-way (ROW) being established over a portion of the area. Future improvements within The COR will be primarily development driven, and ROW secured through the platting process. Understanding and documenting potential ROW needs will allow the City to plan in advance for acquisitions. Additionally, currently platted ROW can be vacated during the development process, allowing for larger areas of development.

Figure 4 shows the existing ROW that does not follow the current master plan roadway alignments, and also shows new ROW required for future public improvements.

The ROW depicted on the exhibits takes into account the width required for streets, boulevards, sidewalks, etc. as depicted in The COR Design Framework plan.

National Wetland Inventory

The National Wetland Inventory (NWI) shows three wetland areas within the study area. These areas are shown in Figure 5 in Appendix B.

The City has planned in advance for wetland impacts that may occur within a portion of The COR. In 2003 the City delineated these wetlands and completed a wetland mitigation strategy for replacement of impacted wetlands.

The mitigation plan was titled “On-Site Wetland Mitigation and Replacement Plan” and provided for the construction of four replacement wetlands. We anticipate the City will provide that documentation to developers as they begin to consider development options.

The wetlands have been delineated by the Inland Group to determine the current wetland boundaries. The City is working with the developer and the Lower Rum River Watershed Management Organization to determine the appropriate mitigation strategy for this location.

Segment Improvements

While there is a general understanding of the total public improvements required to serve the area, sequencing of the improvements will allow for planning and fiscal responsibility. Our understanding of the most likely individual segments to be developed initially are shown in Figure 2 in Appendix B, and include:

- **Segment A-1:**
  - Extension of Ramsey Parkway from Center Street NW to Xenolith Street NW.
    - Taper the median from 47 ft wide to 20 ft wide (Figures 10 & 16).
    - Include 6 ft sidewalks on each side of the new roadway.
  - Extension of sanitary sewer, storm sewer and watermain.
- **Segments A-2 and A-3:**
  - Extension of Ramsey Parkway from Xenolith Street NW to Zeolite Street NW.
    - Extend the existing typical section from the east (Figures 11 & 16).
  - Extension of sanitary sewer, storm sewer and watermain.
    - Reroute existing 15-inch sanitary sewer to new alignment.
- **Segment B:**
  - Extension of Center Street NW to Ramsey Parkway.
    - Extend the existing typical section from the south (Figures 12 & 16).
  - Extension of storm sewer as needed for roadway drainage.
- **Segments C1 and C2:**
  - Construction of Xenolith Street NW from Sunwood Drive to Ramsey Parkway.
    - 36-foot roadway with two 6-foot sidewalks on either side (Figures 13 & 17).
  - Extension of sanitary sewer, storm sewer and watermain.
- **Segments D1, D2, D3 and D4:**
  - Construction of sidewalk and plantings along the north side of Sunwood Drive.
    - Extend the existing boulevard layout used east of Sapphire Street NW (Figures 14 & 17).
  - Extension of irrigation for planting areas.
- **Segment E:**
  - Construction of Yolite Street NW from Sunwood Drive to Ramsey Parkway.
    - 36-foot roadway with two 6-foot sidewalks on either side (Figures 15 & 17)
  - Extension of watermain and storm sewer.
  - Extension of storm sewer for regional pond outlet.

Estimated project costs for each segment were developed to allow for the City to plan for the sequenced implementation of the improvements and are summarized later in this report.

Jurisdictional Authority/Approvals/Permits

As the project moves from the planning stages to design and construction, permits will be required from various agencies. Understanding and planning for requirements associated with obtaining permits and

approvals at this time will be critical to the ultimate success of the process. The following agencies will be permitting entities for considered improvements:

- Minnesota Department of Transportation (MnDOT) State Aid: Sunwood Drive NW is a State Aid route,
- Minnesota Pollution Control Agency (MPCA): NPDES Storm Water Permit,
- Metropolitan Council Environmental Services (MCES): Sanitary Sewer Extension Review,
- Minnesota Pollution Control Agency (MPCA): Sanitary Sewer Extension Permit,
- Minnesota Department of Health (MDH): Watermain Extension,
- Department of Natural Resources (DNR): Dewatering,
- Lower Rum River Watershed Management Organization: Storm Water.

Recent Improvements

Improvements to the area were completed in 2004, 2005 & 2014. The street and utility improvements completed at that time included:

- 2004: Construction of a 30-inch sanitary sewer trunk main and the installation of a 12-inch watermain along Sunwood Drive NW.
- 2005: Extension of 18-inch sanitary sewer along the anticipated West Ramsey Parkway alignment from Zeolite Street to Yolite Street NW, then along Yolite Street to Sunwood Drive.
- 2014: Extension of 12-inch watermain along Center Street from Sunwood Drive to Ramsey Parkway. A 12-inch sanitary sewer main was also installed along Center Street from Sunwood Drive to 145th Avenue NW.

All of the improvements completed at the time were consistent with the City's Sanitary Sewer and Water System Comprehensive Plans.

V. UNDERSTANDING PREVIOUS IMPROVEMENTS

Significant planning was completed prior to completion of the improvements constructed in 2004, 2005, and 2014. Understanding the thoughts behind previous improvements can help avoid omissions when considering future improvements.

Street and Trail Improvements

Sunwood Drive NW

The improvements completed in 2004 provided a fully developed concrete roadway adjacent to the study area. The boulevard was designed to allow for future widening and expansion as development and other improvements occur.

Center Street NW

Improvements to Center Street NW were completed in 2014 and included construction of a 36-foot wide bituminous street with a 10 foot concrete sidewalk, angled parking along the west side, and parallel parking stalls along the east side of the street.

The extension of the full Center Street typical section was completed to 100-feet north of 145th Avenue NW. The remaining roadway was then constructed as a temporary street section with bituminous curb and a bituminous trail for a distance of approximately 220-feet to Ramsey Parkway.

Zeolite Street NW

Zeolite Street was constructed as a temporary rural section with bituminous surface in 2005 from Sunwood Drive to Bunker Lake Boulevard.

Bituminous Trails

A 10-foot wide bituminous trail was constructed in the wide median of Ramsey Parkway east of Center Street. A continuation of the trail was also constructed along the west side of Center Street to allow for a connection to the 10-foot concrete walk near 145th Avenue NW.

Sanitary Sewer Improvements

In 2004, a 30-inch trunk sanitary sewer was extended along Sunwood Drive to serve The COR. In 2005, 15-inch and 18-inch sanitary sewer was installed from Bunker Lake Boulevard to Sunwood Drive. This main was installed in Zeolite Street from Bunker Lake Boulevard to the currently platted Ramsey Parkway. This main then followed the un-platted Yolite Street alignment to Sunwood Drive.

The segment of sanitary sewer main that follows the platted Ramsey Parkway does not follow the revised 2012 master plan alignment of Ramsey Parkway. This main may need to be realigned when this segment of Ramsey Parkway is constructed.

The existing sanitary sewer trunk mains adjacent to the study area have capacity to provide service to the study area.

Water Distribution and Supply Improvements

12-inch Watermain has been installed in all three streets adjacent to the study area (Sunwood Drive, Center Street, and Zeolite Street). All of the trunk mains installed included provisions for service to the study area in the form of 8-inch lateral watermain services.

The elevated storage for the City of Ramsey is adequate to provide fire flow to the study area. The distribution system was also found to be adequate to serve the study area.

Storm Water Management

Center Street serves as a watershed boundary within The COR area. Portions of The COR located east of Center Street are routed to a pond located near Ramsey Boulevard and the BNSF railroad tracks. Portions of The COR located west of Center Street are routed to a regional pond located north of Ramsey Parkway, just west of Center Street. The outlet from the regional pond is proposed to consist of storm water piping from the pond to an existing storm sewer located in Sunwood Drive at Yolite Street.

While most of the study area is anticipated to flow north into the regional pond, two exceptions are anticipated:

- The City park located adjacent to Center Street will most likely be routed to the Center Street storm sewer system and flow to the east.

- A portion of the lot located in the northeast quadrant of Xenolith Street and Sunwood Drive will be connected to the Sunwood Drive storm sewer system.

A storm sewer system was previously constructed in Sunwood Drive and Center Street. The system directed roadway runoff to regional ponds located to the east and south of the study area. Approximately 400 feet of Sunwood Drive located west of Center Street flows to the east. The remainder of Sunwood Drive adjacent to the study area flows to the south in a pipe located at the Yolite Street alignment.

As described, the majority of the drainage for the study area is planned to flow north from Sunwood Drive and west from Center Street to a regional pond located north of Ramsey Parkway and west of Center Street. The outlet for the regional pond currently discharges to an open area located on the south side of the future Ramsey Parkway. The storm water then flows overland to a currently plugged outlet pipe near the Sunwood Drive and Yolite Street intersection. The pond outlet is anticipated to ultimately include a discharge pipe from the regional pond to the Sunwood Drive storm sewer. This pipe will most likely be extended along the future Yolite Street.

The final configuration of the regional pond, and associated pond volume, is being developed concurrently with proposed park improvements being planned for that area of The COR. The pond configuration depicted in the exhibits is based primarily on preliminary park sketches.

No cost estimating was performed related to construction of the pond for this analysis. Along with the final pond configuration, proposed construction methodologies, including the requirement for pretreatment of all stormwater (public and private) prior to discharge to the regional pond, are currently being considered by the City.

VI. ADDITIONAL ANALYSIS

As a portion of this analysis, we reviewed City Comprehensive Plans for sanitary sewer and water main needs for the study area and completed a rough site grading review of the City park area. The following is a summary of results for the various analyses and reviews.

Sanitary Sewer and Water Main

The segment of trunk sanitary sewer main following the currently platted Ramsey Parkway does not follow the revised 2012 master plan alignment. This main may need to be realigned when this segment of Ramsey Parkway is constructed.

An 8-inch gravity sanitary sewer main will be adequate to convey flows from the area. For this analysis, we included an allowance for 8-inch service lines to be extended to properties along the corridor.

Ramsey Parkway includes a 12-inch watermain, which completes an east-west trunk system through The COR. All existing streets include provisions to extend 8-inch watermain into the study area. Future roadway construction (other than Ramsey Parkway) should include 8-inch watermain to complete looping in the study area. In the case that a high water user plans to develop within the project area, additional flow analysis should be performed to verify they will have adequate flow and pressure for their individual needs.

Figure 6 in Appendix B depicts sanitary sewer and Figure 7 depicts the water main improvements within the study area.

Storm Water Management

Storm water management concepts were developed to maintain existing drainage patterns and preserve the conveyance and flood storage capacity of the existing site.

Storm water runoff within the study area is generally planned to flow north from Sunwood Drive and west from Center Street NW to a large future regional pond proposed on the north side of Ramsey Parkway. The outlet for this regional pond will most likely be extended along the future Yolite Street, where an existing 30-inch arch pipe has been extended into the study area from Sunwood Drive.

The existing hydraulic model was reviewed to allow for the analysis of storm water within The COR area. Preliminary storm water management conditions and requirements where then developed to determine the elevations required for building pads in the area.

The sub-watersheds were modeled using future land use conditions to generally size the regional storm water basin. The basin was sized to ensure proposed discharge rates were equal to existing flow rates. The pond was also reviewed with respect to potential storm sewer depths and potential aesthetic park function.

The pond footprint used in the analysis is as shown in The COR Parks + Public Places, December 2015. The normal water level was determined by using the elevation of the outlet pipe located near Sunwood Drive. Additional design parameters and regional storm water management planning should be further refined as the areas begin to develop. Figure 8 shows the general shape and location of the pond used in the analysis.

The COR is located within a Drinking Water Supply Management Area. Because of this, the required infiltration (1 inch over the new impervious area) is provided by the City in regional infiltration basins. Developers then pay a share of the cost for creation of the regional facility.

Cost estimates were not developed for the regional pond construction or private site storm sewer.

Site Grading

Existing hydraulic modeling was reviewed to analyze storm water conditions for future development scenarios. The regional pond elevation will be used to determine the minimum elevations required for building pads in the area.

The results of the modeling indicate the regional pond could reach a high water elevation of 866.5 during a 100-year storm event. This should be considered a preliminary result at this time, as the actual pond size and shape could be revised based upon other studies occurring at the City.

The Lower Rum River Watershed Management Organization requires the lowest floor elevation be a minimum of 2 feet above the 100-year high water level. Based on that requirement, the minimum building elevation should be 868.5.

Figure 9 depicts the average existing lot elevations, the proposed minimum lot elevations required, and an approximate fill volume required to raise each of the sites to the minimum elevation. Each site requires an average of approximately 3 feet of fill to meet minimum elevations required.

A new City park, located directly adjacent to Center Street NW, is in the planning stages at the City. The costs associated with importing fill for this parcel have been included in the alternate cost analysis section of this report.

Street Lighting

Street lighting will be in conformance with The COR Design Framework's Master Streetlight Plan. The locations and types of fixtures are depicted on the street related figures in the appendix of this report.

The costs included for street lighting were derived from recent projects within the City of Ramsey and are considered to be reasonable costs associated with providing street and pedestrian lighting along the corridors. Costs include conduit, wiring and the actual light fixtures to be installed. The density of the lighting fixtures is similar to the level provided along Riverdale Drive, east of Armstrong Boulevard. The costs provided are considered conservative and may be reduced depending upon the types of developments proposed and the density of lighting required.

Trails/Sidewalks

Trails were previously constructed along the center of the Ramsey Parkway median east of Center Street. Cost estimates were prepared which include 6-foot sidewalks on each side of Ramsey Parkway from Center Street to Zeolite Street.

A 10-foot concrete sidewalk is proposed along the west side of Center Street. All other roadways are proposed to include a 6-foot concrete sidewalk on either side of the road segment. Figures 10-17 in the Appendix show these layouts and typical sections.

Landscaping

The base project includes a very utilitarian approach to landscaping for the area. Bituminous trails, trees and lighting were included, but other features, such shrubs, decorative features and monuments are not included in the estimated project costs. Developers will be responsible to construct boulevard landscaping improvements consistent with the City's zoning code. The exception to this is Sunwood Drive NW, where the boulevard costs include continuing the landscaping along the north side of Sunwood Drive as it exists east of Sapphire Street.

The Ramsey Parkway median is being developed as a filtration median, with plantings typical for bioretention basins.

Right of Way and Easements

Locations of right of way needs are depicted on the figures based on roadway and trail sections. The exact areas will need to be determined during the platting process. We assumed that the right of ways would be dedicated as a portion of the development process and no costs are included in the project costs for acquisitions. Vacation of the existing platted right of ways that are no longer needed are also not included in the project costs.

Anoka County Regional Trail

The Central Anoka County Regional Trail follows Bunker Lake Boulevard, and currently terminates at Ramsey Boulevard. The trail had been proposed to follow Ramsey Boulevard to the south, crossing TH 10 and connecting to Anoka County's Mississippi West Regional Park. A new alignment is now being proposed, which ultimately takes advantage of the proposed Mississippi Skyway for crossing TH 10. The new alignment follows Bunker Lake Boulevard further to the west, before turning south at Center Street. The trail then follows Center Street through much of the COR, connecting to the transit station on the north side of TH 10.

Timing of Improvements

While the improvements discussed and depicted in the figures will be required to support the area, timing of the improvements will most likely be dependent upon each proposed development.

As individual developments are considered, the public infrastructure will need to be reviewed and determinations made as to its adequacy to serve the properties. As upgrades, extensions and improvements are determined to be necessary, funding strategies will need to be developed which may include full or partial assessments to benefitting properties.

VII. COST CONSIDERATIONS

Costs estimates were developed for each improvement type. These estimates are based on past bid pricing and similar projects completed previously. The segments are depicted on Figure 2 in Appendix B. All costs presented in the following pages are 2018 costs.

Improvement	Segment A-1	Segment A-2	Segment A-3	Segment B
Roadway	$ 460,000	$ 317,000	$ 538,000	$ 160,000
Trails/Sidewalks	$ 52,000	$ 41,000	$ 57,000	$ 35,000
Street Lighting	$ 28,000	$ 20,000	$ 32,000	$ 13,000
Storm Sewer	$ 115,000	$ 26,000	$ 98,000	$ 35,000
Trunk Storm Sewer	$ 52,000	$ 0	$ 0	$ 0
Watermain	$ 128,000	$ 96,000	$ 134,000	$ 57,000
Sanitary Sewer	$ 74,000	$ 36,000	$ 34,000	$ 0
Trunk San Sewer	$ 0	$ 0	$ 171,000	$ 0
Total Costs	$ 909,000	$ 536,000	$ 1,064,000	$ 300,000

Improvement	Segment C-1	Segment C-2	Segment E
Roadway	$ 184,000	$ 72,000	$ 240,000
Trails/Sidewalks	$ 75,000	$ 30,000	$ 98,000
Street Lighting	$ 17,000	$ 7,000	$ 22,000
Storm Sewer	$ 43,000	$ 17,000	$ 68,000
Trunk Storm Sewer	$ 0	$ 0	$ 65,000
Watermain	$ 98,000	$ 38,000	$ 127,000
Sanitary Sewer	$ 77,000	$ 31,000	$ 27,000
Trunk San Sewer	$ 0	$ 0	$ 0
Total Costs	$ 494,000	$ 195,000	$ 647,000

Segments D-1, D-2, D-3 and D-4 include trails, sidewalks and miscellaneous street scape improvements along Sunwood Drive. The Segments, and associated costs, are presented in the following table.

Segment	Location	Estimated Cost
D-1	Center Street to Sapphire Street	$ 113,000
D-2	Xenolith Street to Center Street	$ 176,000
D-3	Yolite Street to Xenolith Street	$ 198,000
D-4	Zeolite Street to Yolite Street	$ 204,000
Total		$ 691,000

The above costs are considered project costs and include 30% contingencies and project development costs. Project development costs include administrative, engineering, and fiscal related costs.

Summary of Costs

The total for the roadway, trail, sidewalk, street lighting, lateral sanitary sewer and water main improvements is estimated at $3,857,000.

The total trunk related improvements for sanitary sewer and storm sewer is estimated at $288,000.

The total landscaping improvements along Sunwood Drive from Zeolite Street to Sapphire Lane is estimated at $691,000.

General Cost Estimating Assumptions

- Dewatering will be required for sewer and water installation.
- Fill will be required for all roadways.
- Borrow material cost does not assume use of regional pond excavation.
- Aggregate base cost does not assume use of City stockpile.

Segment A-1 Assumptions

- Removal of existing 42-inch storm sewer included in trunk storm sewer cost.
- Sanitary sewer is assumed to extend to midpoint of last parcels serviced by sewer line.
- Roadway costs include tapering the roadway from a 47 ft wide median to a 20 ft wide median.
- Includes an allotment for (2) 6 ft wide sidewalks along the roadway boulevard areas.
- Costs for the median include restoration and plantings.

Segment A-3 Assumptions

- Relocation of 18-inch trunk sanitary sewer into future Ramsey Parkway alignment included in trunk sanitary sewer cost.
- Sanitary sewer is assumed to extend to midpoint of last parcels serviced by sewer line.

Segment E Assumptions

- 30-inch regional pond outlet pipe included in trunk storm sewer cost.
- Extension of sanitary sewer laterals to the right of way included in sanitary sewer cost.

Additional Assumptions

- No costs associated with construction of individual storm water ponds are included, as it is anticipated the regional pond will address all storm water runoff requirements. The regional pond

will be sized to address all impervious surfaces within the developable area including the public improvements and all individual site development within the study area.

- Park Fill is the estimated cost to grade the proposed City park parcel, fill the site to an elevation equal to the adjacent streets, place 4 inches of topsoil and seed and mulch the entire site. The estimated project cost to fill the site, topsoil, seed, and hydromulch is approximately $231,000.

Alternatives Analysis

An analysis was performed to determine the benefits and costs associated with construction of a bioretention basin in the median area of Ramsey Parkway. The benefits associated with a bio-retention basin include: water quality improvements, potential traffic calming and creation of a landscaping feature within this area of The COR.

Costs associated with creating the bioretention basin are included in the roadway portions of Ramsey Parkway (Segments A-1, A-2, and A-3).

VIII. COST ALLOCATION ALTERNATIVES

The costs, or a portion of the costs, of the improvements are typically allocated back to adjacent properties through the use of assessments, fees and other methods. The costs are typically allocated in a way that is equitable to the properties benefitting from the improvements. Public improvements that will become City owned and maintained are typically constructed through a public process, while secondary improvements are constructed by the property owner. For our analysis, we assumed the following items would be constructed through the public process:

- Roadways, including storm water conveyance systems,
- Water System Facilities,
- Sanitary Sewer Facilities,
- Trails,
- Street Lighting, and
- City Parks

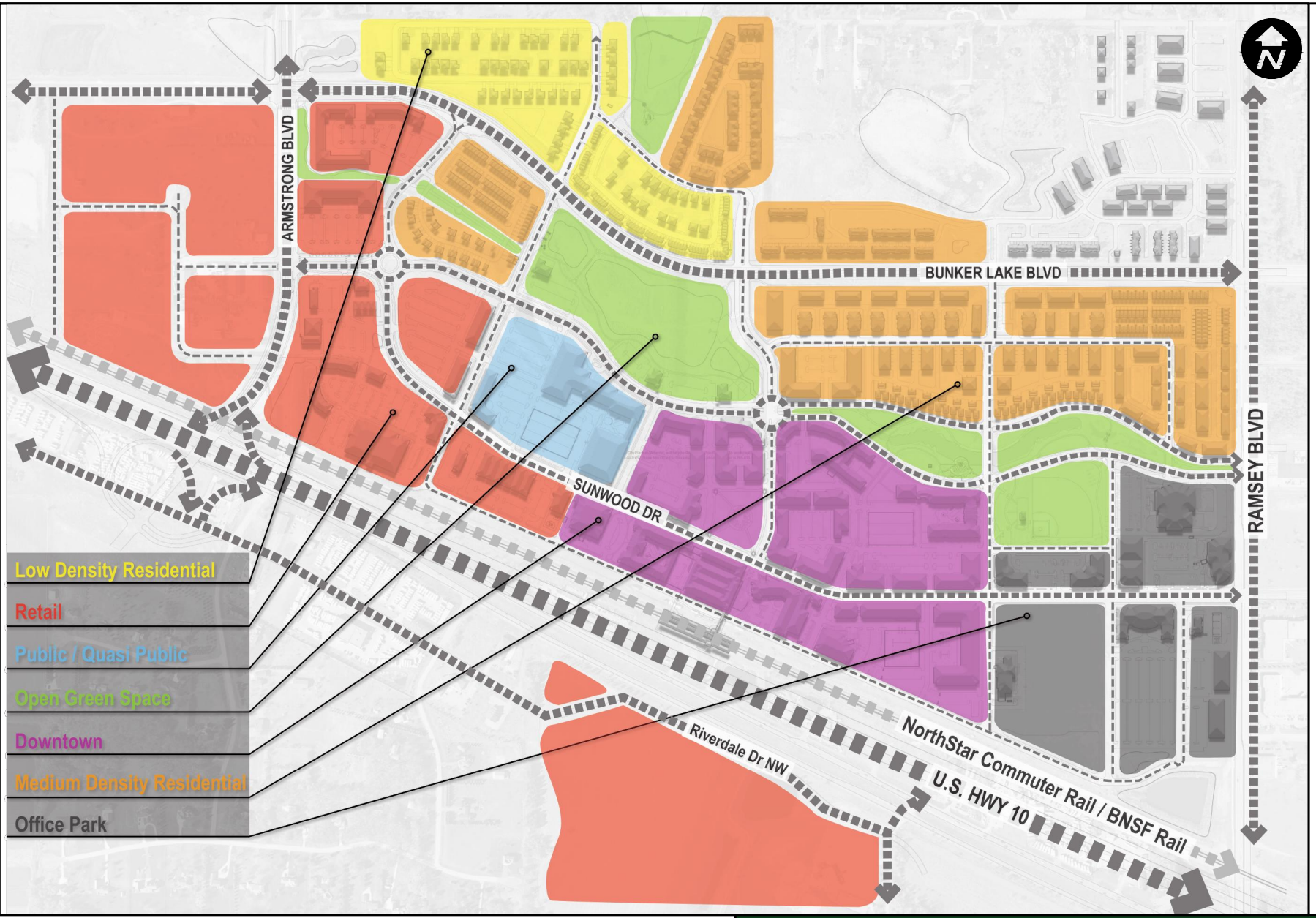
While the street lights will most likely be installed by a private utility and the trails could potentially be constructed by the property owner, we have included these items as public improvements.

Other improvements were considered secondary and are typically the property owner's responsibility:

- Sanitary Sewer Service Extensions,
- Water Service Extensions,
- Natural Gas Lines to Buildings,
- Telephone Service to Buildings,
- Electric Service to Buildings,
- Site Grading,
- Site Landscaping,
- Site Storm Water Conveyance, and Easement Dedication.

These types of improvements are typically inspected by the City for conformity with applicable codes and standards, but are constructed by the property owner.

APPENDIX A: LAND USE EXHIBIT



0 750
SCALE FEET

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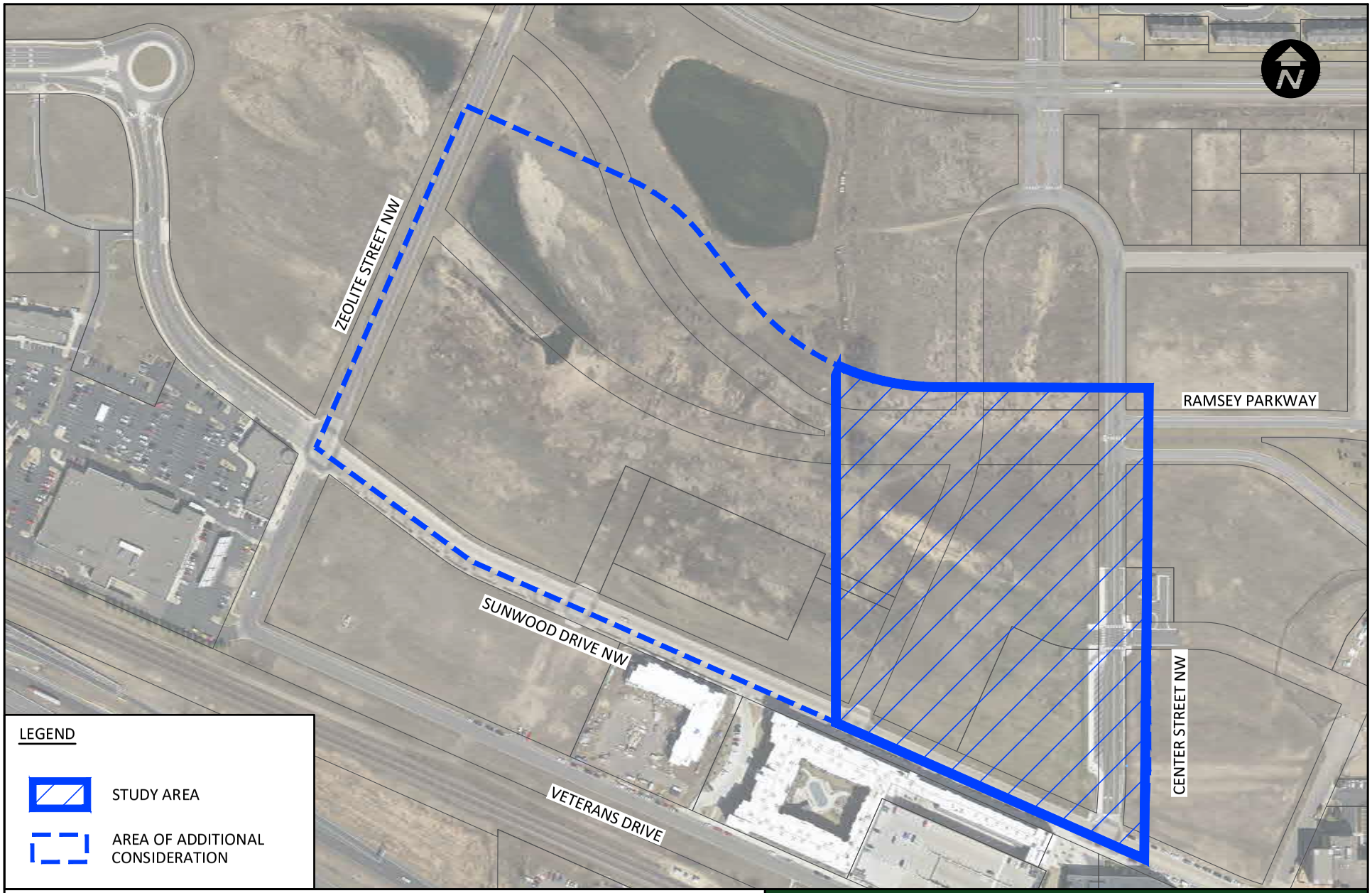
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City of RAMSEY

CENTER STREET AREA ANALYSIS
CITY OF RAMSEY, MINNESOTA
THE COR LAND USE

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APPENDIX B: FIGURES



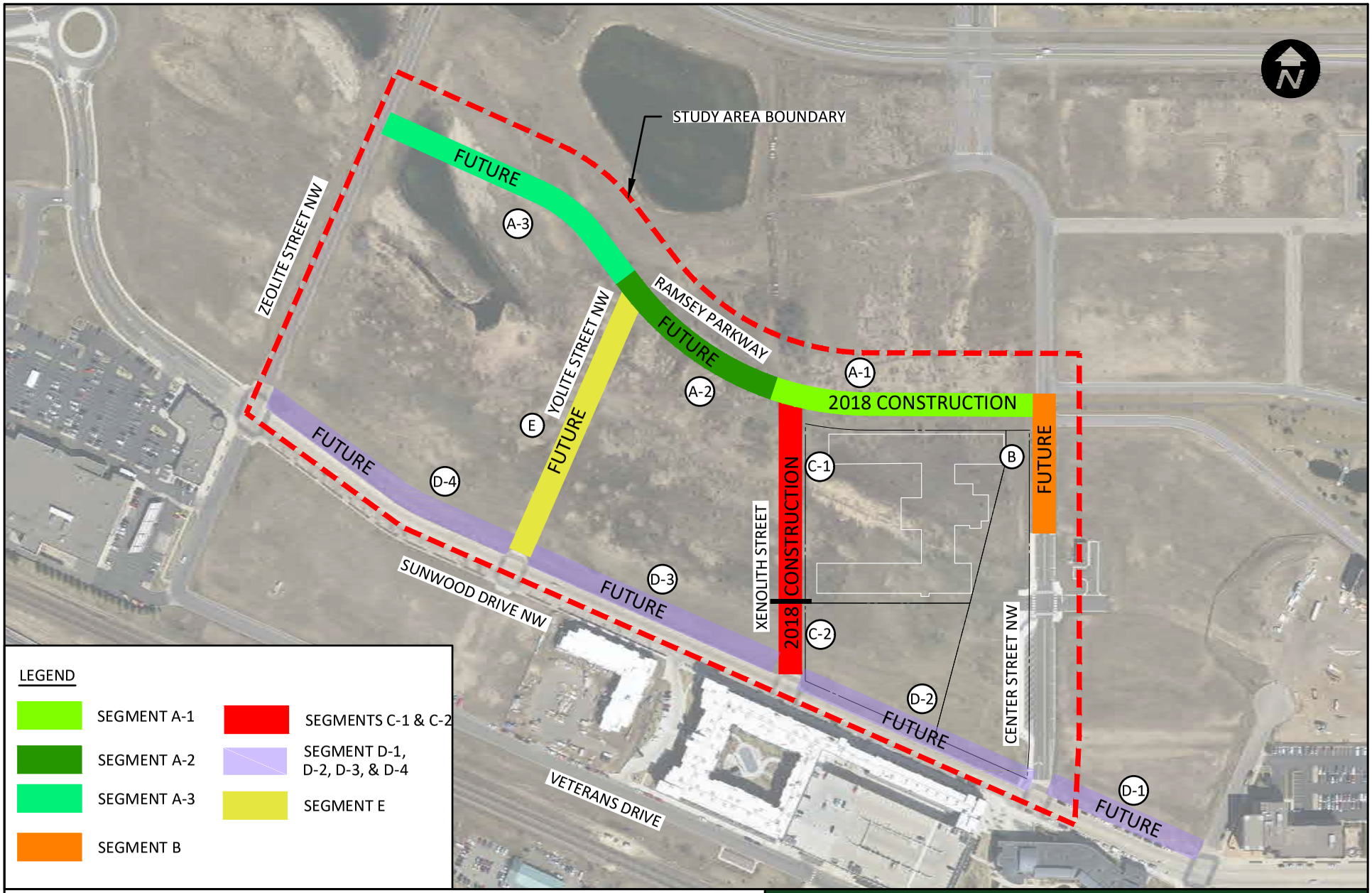
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CENTER STREET AREA ANALYSIS
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FIGURE 1 - AREA OF STUDY
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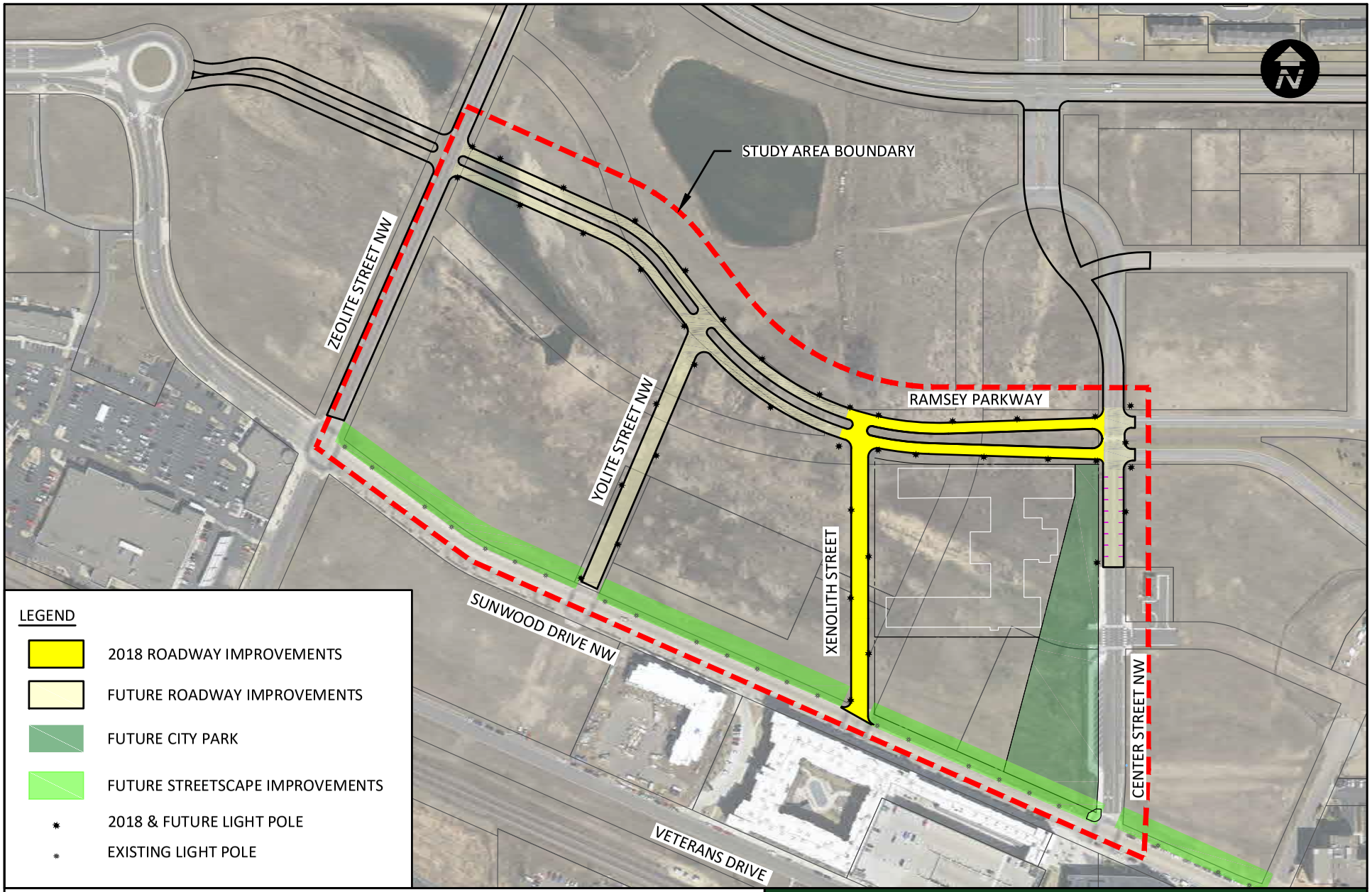
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CENTER STREET AREA ANALYSIS
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FIGURE 2 - ROAD SEGMENTS
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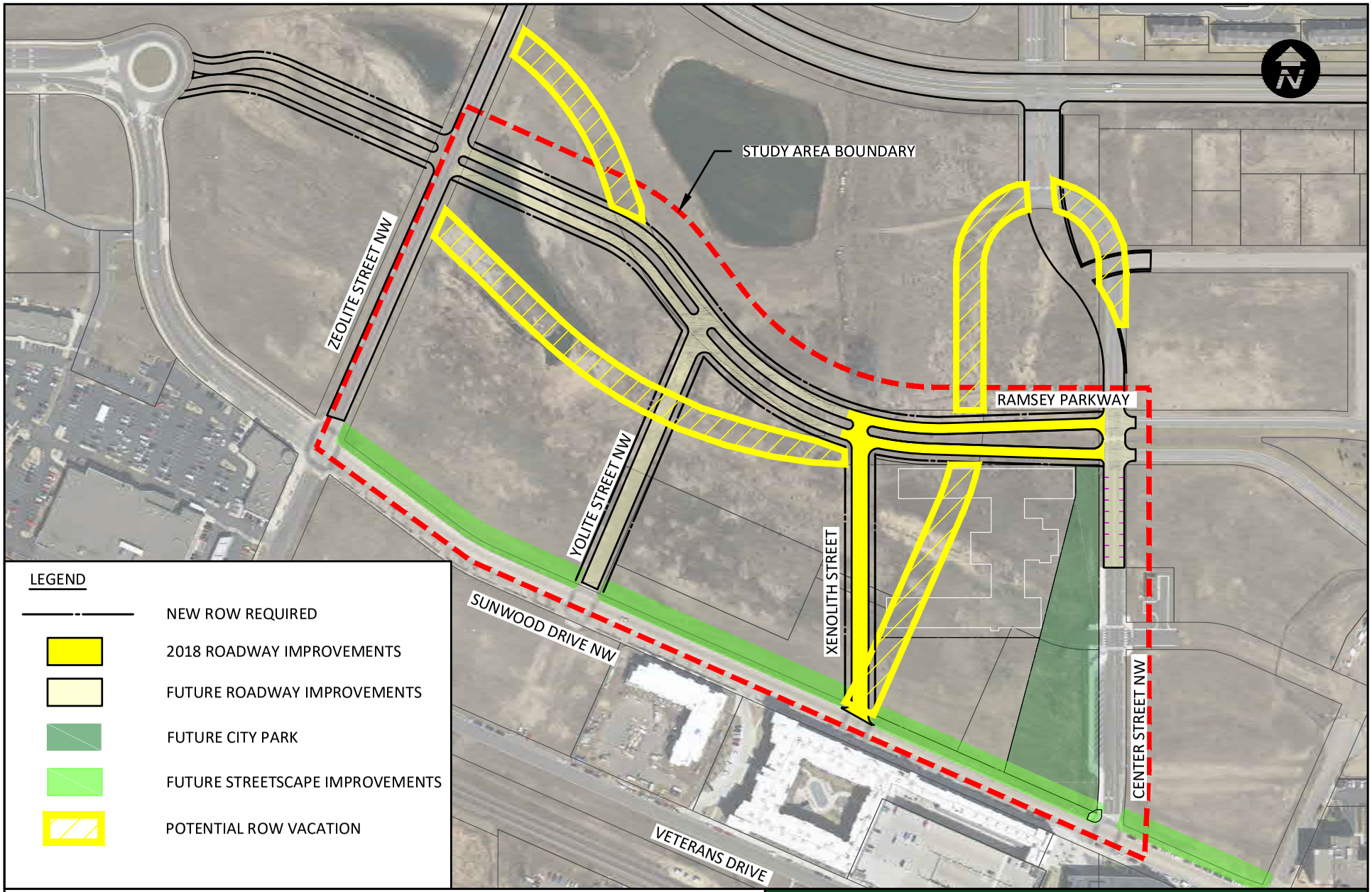
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CENTER STREET AREA ANALYSIS
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FIGURE 3 - GEOMETRICS
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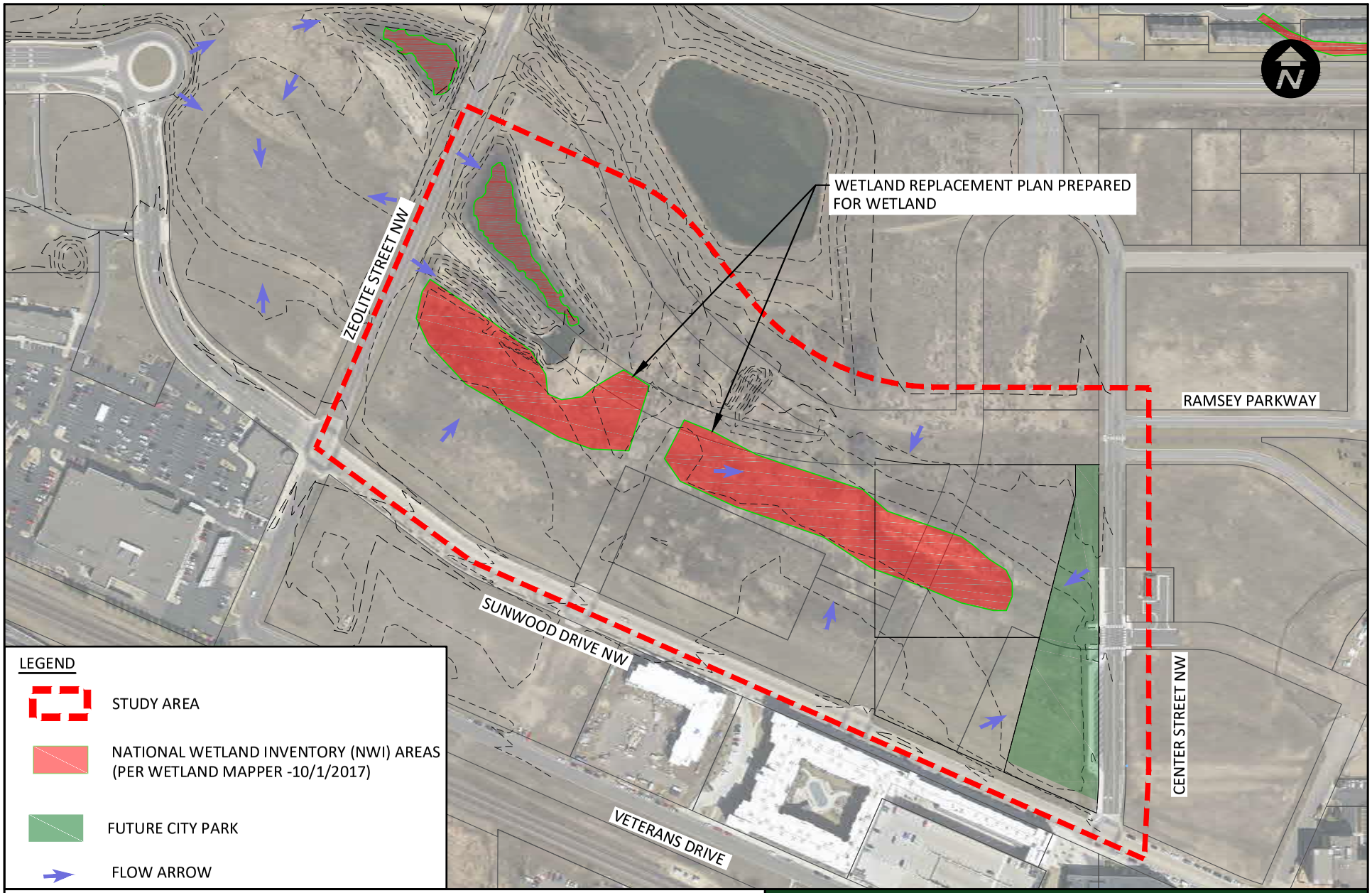
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CENTER STREET AREA ANALYSIS
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FIGURE 4 - RIGHT OF WAY LAYOUT
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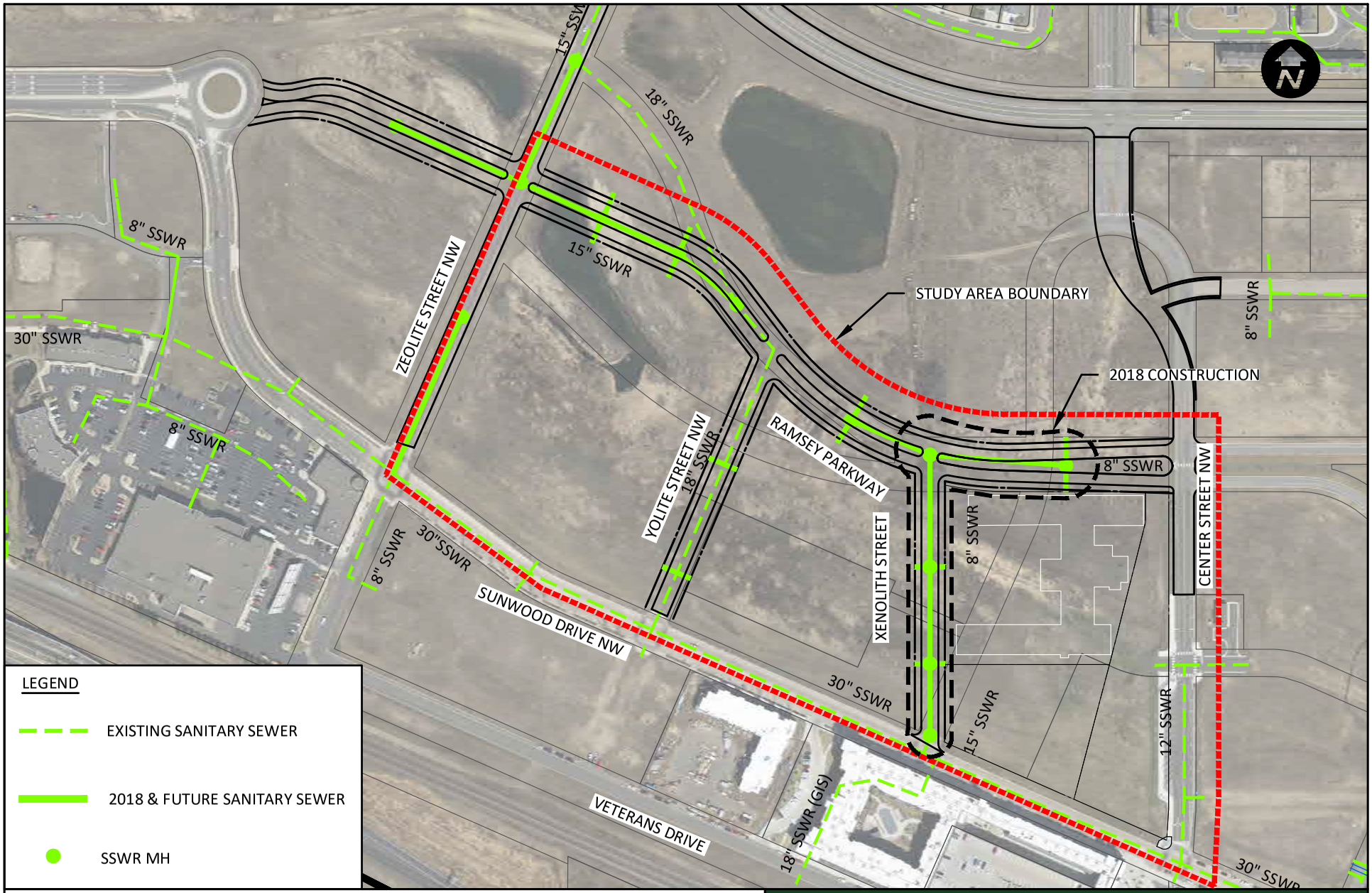
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FIGURE 5 - NATIONAL WETLAND INVENTORY
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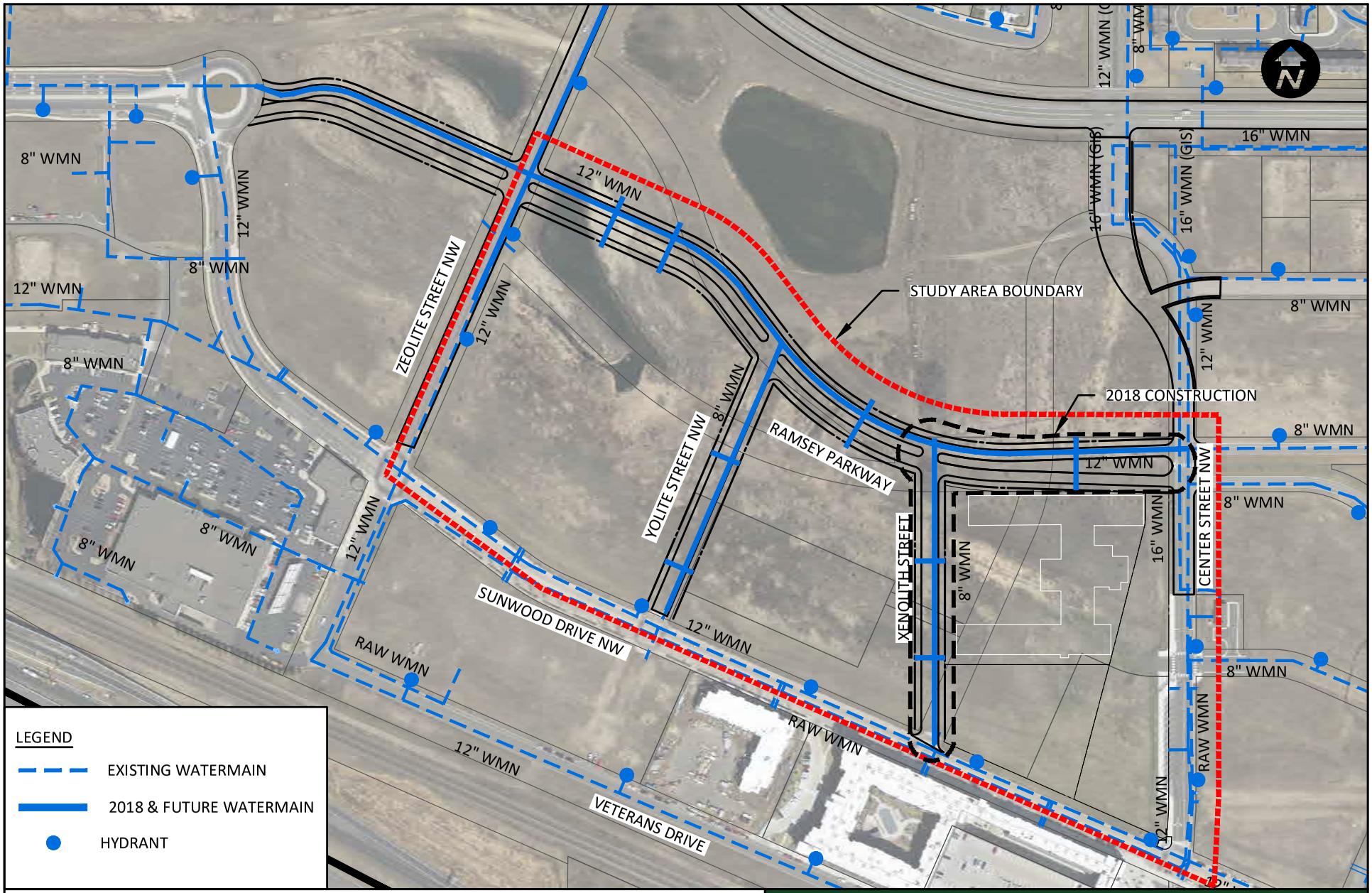
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CENTER STREET AREA ANALYSIS
CITY OF RAMSEY, MINNESOTA
FIGURE 6 - SANITARY SEWER
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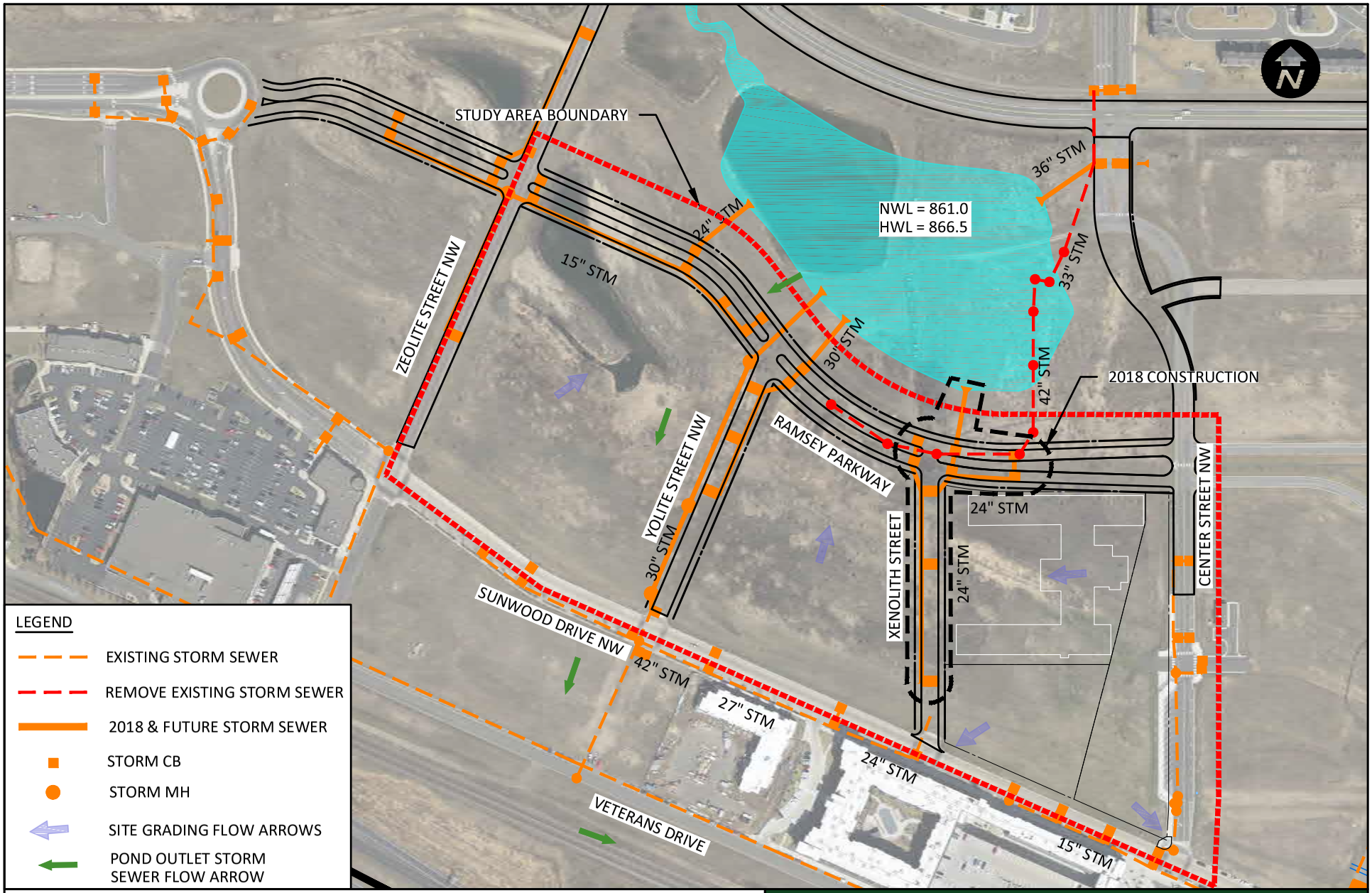


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FIGURE 7 - WATERMAIN
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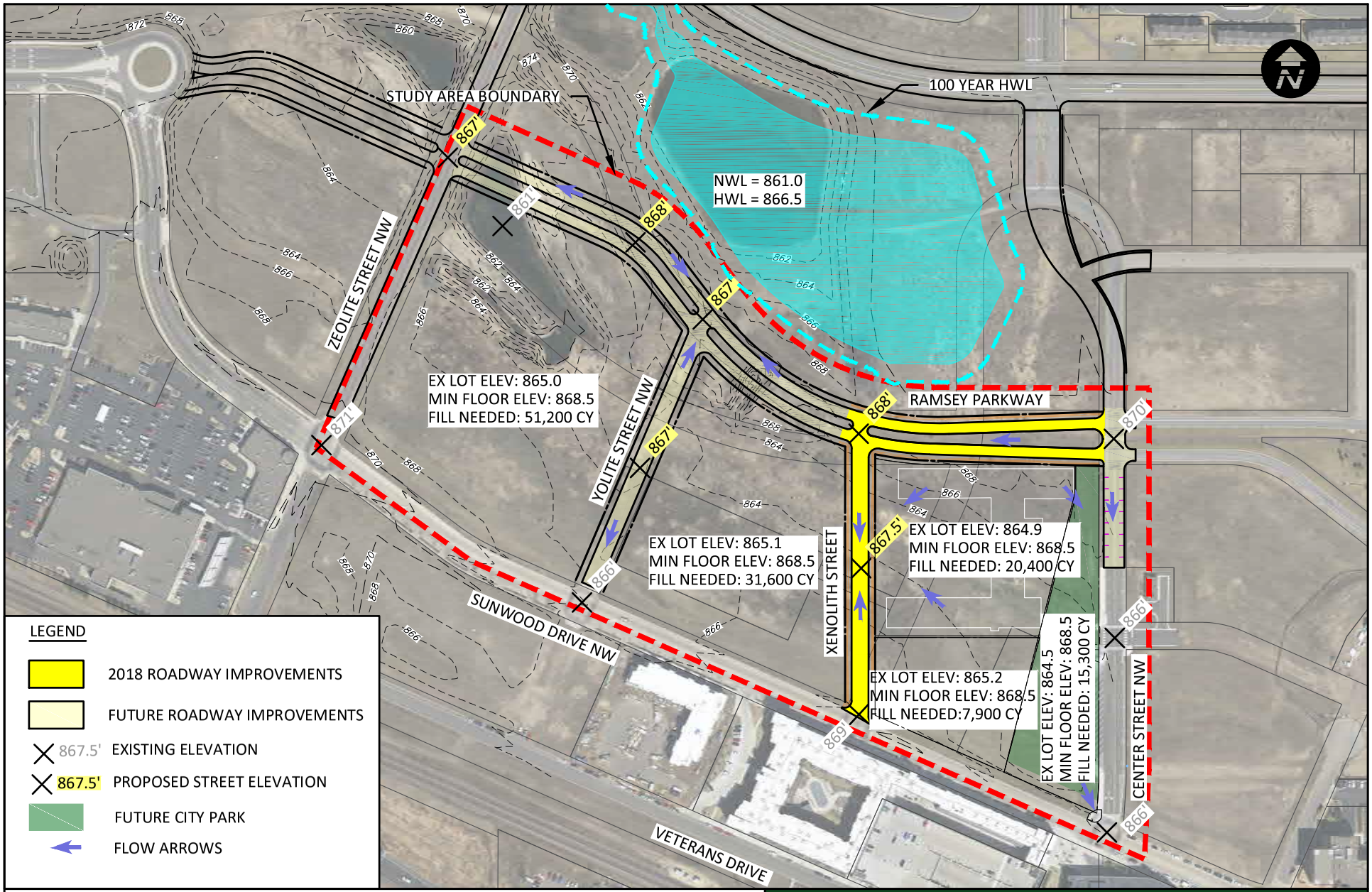
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FIGURE 8 - STORM SEWER

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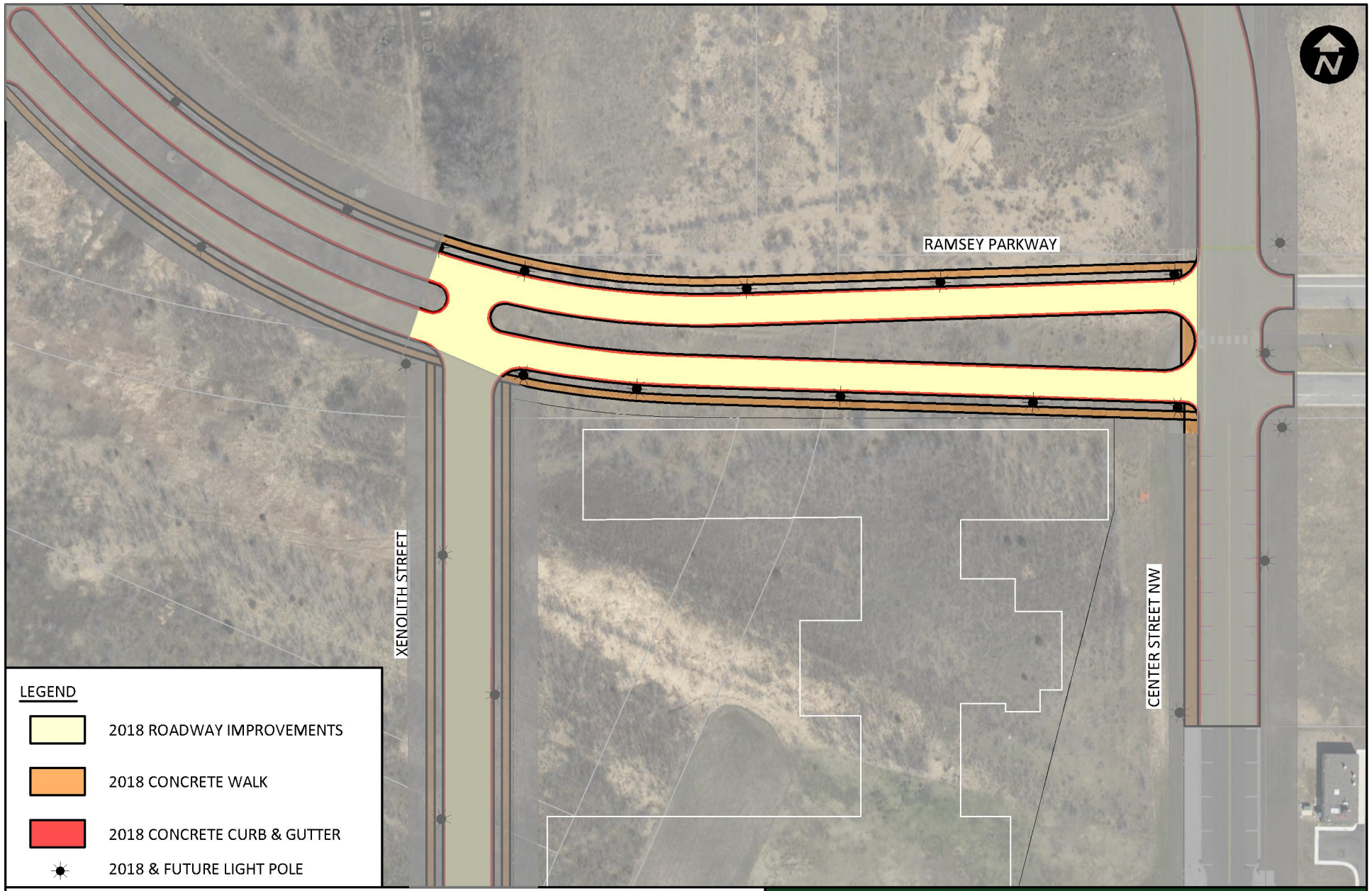


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CENTER STREET AREA ANALYSIS
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FIGURE 9 - SITE GRADING
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CENTER STREET AREA ANALYSIS
CITY OF RAMSEY, MINNESOTA
FIGURE 10 - SEGMENT A-1 GEOMETRICS
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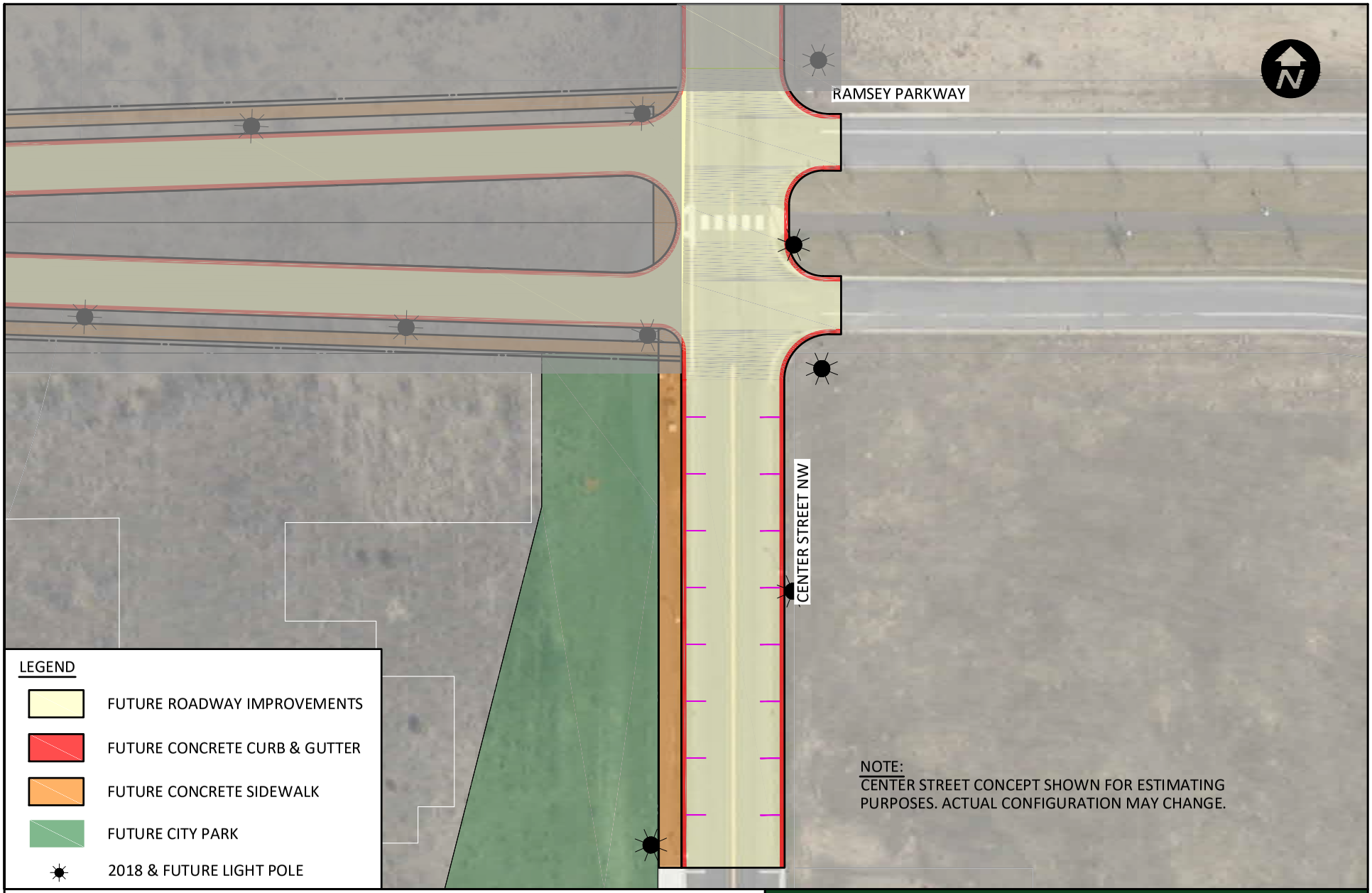
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FIGURE 11 - SEGMENTS A-2 & A-3 GEOMETRICS

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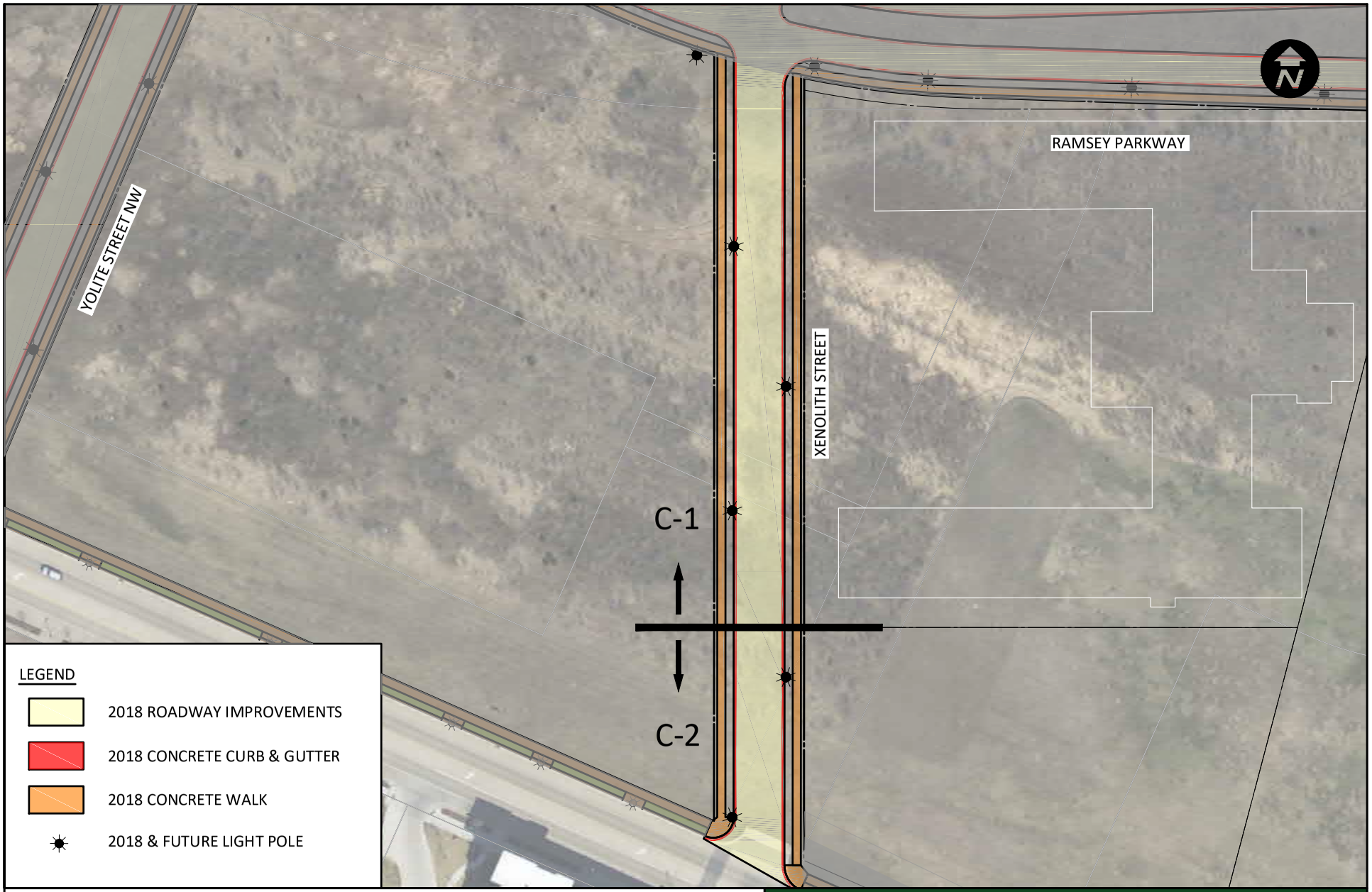
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CENTER STREET AREA ANALYSIS
CITY OF RAMSEY, MINNESOTA
FIGURE 12 - SEGMENT B GEOMETRICS
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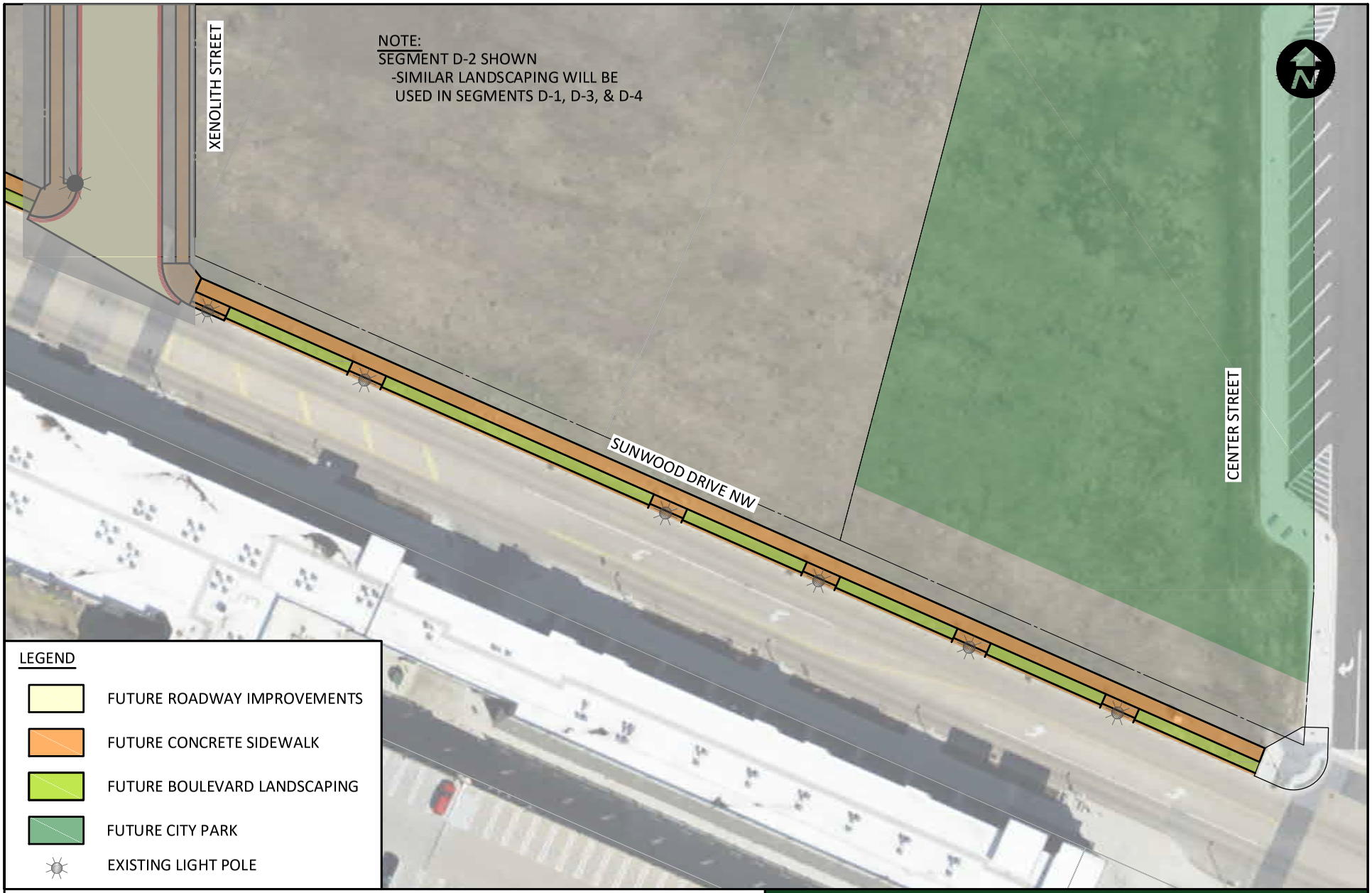
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CITY OF RAMSEY, MINNESOTA
FIGURE 13 - SEGMENTS C-1 & C-2 GEOMETRICS
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CENTER STREET AREA ANALYSIS
CITY OF RAMSEY, MINNESOTA
FIGURE 14 - SEGMENT D LANDSCAPING
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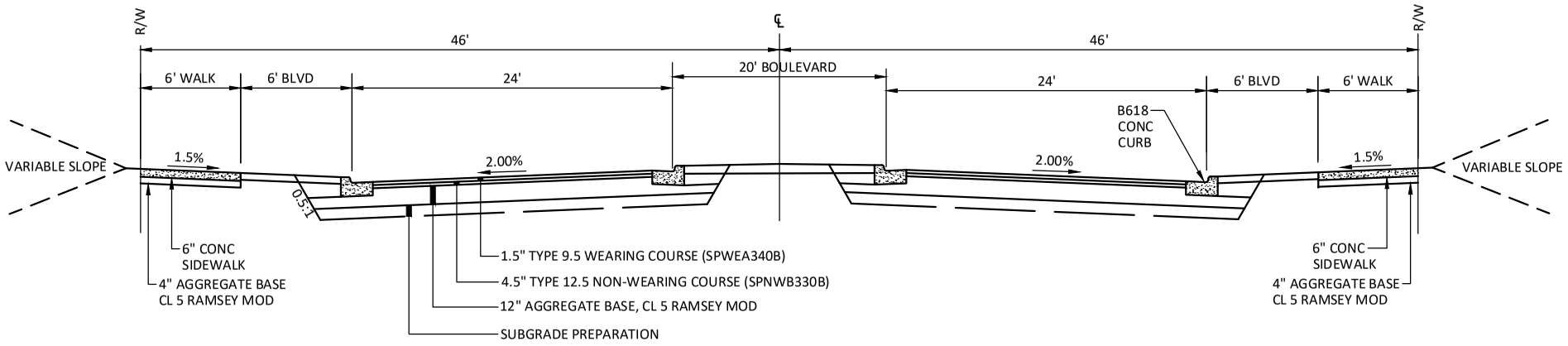
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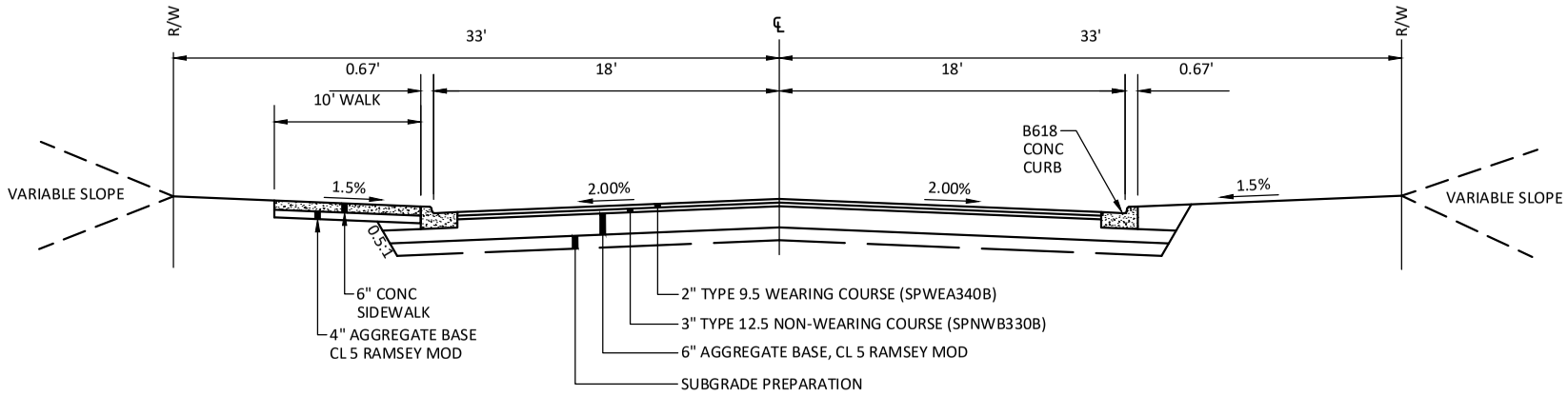
CENTER STREET AREA ANALYSIS
CITY OF RAMSEY, MINNESOTA
FIGURE 15 - SEGMENT E GEOMETRICS
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SEGMENT A / RAMSEY PARKWAY



SEGMENT B / CENTER STREET



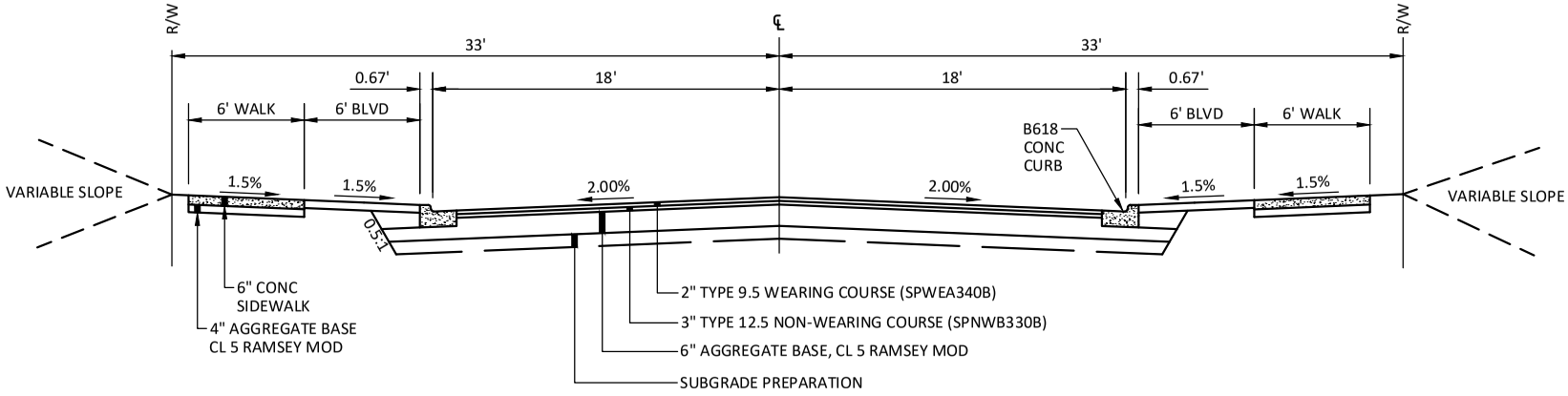
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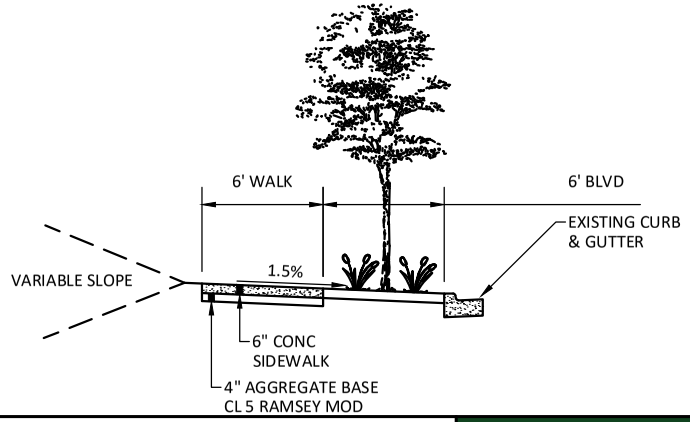
CENTER STREET AREA ANALYSIS
CITY OF RAMSEY, MINNESOTA
FIGURE 16 - TYPICAL SECTIONS
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SEGMENT C & E / XENOLITH STREET & YOLITE STREET NW



SEGMENT D / SUNWOOD DRIVE BOULEVARD (LANDSCAPING IMPROVEMENTS)



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CENTER STREET AREA ANALYSIS
CITY OF RAMSEY, MINNESOTA
FIGURE 17 - TYPICAL SECTIONS
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Memo

To:	Patrick Brama, Economic Development Manager/ Assistant City Administrator
From:	Jason Aarsvold, Ehlers
Date:	March 23, 2018
Subject:	TIF Agreement – CAP Acquisitions, LLC (Affinity Living)

CAP Acquisitions, LLC (the "Developer") intends to purchase land by separate agreement from the City of Ramsey for a 174-unit senior rental project. The project requires extension of infrastructure, the cost of which is customarily split between the City and the Developer in the COR area.

In this instance, the Developer will pay for and install *all* the necessary improvements for the project. The City agreed to provide tax increment financing assistance for the Developer to off-set these added project costs. The memorandum summarizes the basic terms of the proposed Tax Increment Financing Agreement by and Between the City of Ramsey, MN and CAP Acquisitions, LLC (the "TIF Agreement").

1. Project

a. The Developer will acquire property from the City per its Purchase Agreement dated September 26, 2017 and install all the necessary infrastructure for construction of a 174-unit senior rental project
b. The City will reimburse the developer (with future tax increment) based on a cost sharing formula that is customarily applied in the COR area as follows:
    i. 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
    ii. 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
    iii. $58,000, which is consideration for the Developer's contribution to public infrastructure segment B. This segment will not be constructed as part of this project.

2. Development Timeline

Commencement and Completion. The Developer shall commence construction by June 1, 2018 and be completed by December 31, 2019.

3. City Assistance and Tax Increment Note

a. COR TIF District. The project is located within the City's existing Tax Increment Financing (TIF) District No. 14 (the COR).

b. Administration Expense Allocation. 10% of Available Tax Increment from the project is available to the EDA for administration and repayment of City interfund loans within the district.

c. Pay As You Go TIF Note. The City will issue a pay-as-you-go TIF note in a principal amount as determined by the cost sharing formula referred to in 1.b. above. This is currently estimated to be $1,109,600. The interest rate shall be 4.5% per annum. The TIF Note is payable from 90% of the TIF generated from CAP Acquisition's project and is payable on February 1 and August 1 of every year commencing on August 1, 2020 through February 1, 2040. Once the note is repaid, however, TIF payments will stop. Based on current estimates, the TIF note could be fully repaid by 2027.

d. Conditions Precedent to Issuance of the TIF Note. The Developer must complete construction of all the required infrastructure and the 174-unit senior housing project before the TIF note is issued. These costs must be documented to the satisfaction of the City.

4. Taxes

a. Assessment Agreement. The Developer is required to execute a Minimum Assessment Agreement (MAA) for the project. The MAA will be for $20,760,000 ($95,000/unit) as of January 2nd in the years 2019 through 2039 (for taxes payable in 2020-2044).

b. Taxes. The Developer will pay all taxes when due.

c. Tax Petitions. The Developer may petition to reduce the property value, but only as low as the MMA amount. The City reserves the right withhold increment until the petition is settled. Once the petition is settled, then any shortfalls in TIF payments will be made up on the next TIF note payable date (August 1 or February 1). Compass Pointe Limited Partnership is required to inform the City and of any tax petitions they submit for the project.

d. Assignment of TIF Note. The TIF Agreement may be assigned only with the consent of the City.

5. Miscellaneous

a. Default. The following are considered events of default: (a) failure to pay property taxes (b) Failure to construct the Project as required by the City Development Agreement (c) failure to observe or perform any covenant, condition, obligation or agreement under the TIF Agreement or City Development Agreement, (d) mortgage foreclosure, or (e) if before issuance of a CO on the property they file for bankruptcy, make an assignment for benefit of creditors, admit in writing its inability to pay its debt.

b. EDA Remedies of Default. In the event of a default the City may (a) suspend performance under the TIF Agreement and TIF Note, (b) cancel or rescind the TIF Agreement and TIF Note, (c) Take any other necessary action to enforce performance

c. Costs of Enforcement. The Developer is required to pay any reasonable fees of the City in connection with enforcement of any events of default.

The remaining general provisions in the TIF Agreement are within industry standards that Ehlers has seen within the Metropolitan Area on these types of developments. Please contact me at 651-697-8512 with any questions.

cc: Mary Ippel – EDA Attorney
File







Economic Development Authority (EDA) **4. 2.**

Meeting Date: 04/12/2018

Submitted For: Patrick Brama, Administrative Services

By: Patrick Brama, Administrative Services

Title:

Affinity Apartment Project: Multiple Actions

Purpose/Background:

PURPOSE

Consider the following actions related to original PA between the City of Ramsey and Inland Development (CAP Acquisitions/ Affinity Senior Living Apartment). These actions are considered by staff to be administrative and consistent with the original PA.

(1) Approve **Amendment #1** to the original Cap Acquisitions LLC Purchase Agreement. This amendment formalizes the size of the property to be sold (3.36 acres), the final sale price ($584,840), and the formal legal description of the property to be sold (Lot 1, Block 1, Affinity at The COR). Until recently, these items were unknown. The original PA indicated these items would be formalized via an amendment.

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

(3) Pass a **resolution formally authorizing the sale of city-owned land**. As required by the Anoka County Recorder's Office, the city must pass resolution authorizing the sale of city-owned land. The city has already approved a PA outlining this action, and previously passed an ordinance.

BACKGROUND, *Project*

CAP Acquisitions 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. CAP Acquisitions 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:

Action:

Motion to recommend the City Council:

Approve the attached Amendment #1 to the purchase agreement between the City of Ramsey and CAP Acquisitions LLC.

-and-

Approve the attached Right-of-Re-Entry Agreement between the City of Ramsey and CAP Acquisitions LLC for a

174-unit senior living apartment complex.

-and-

Approve the attached Resolution #18-060 authorizing the sale of 3.36-acres of city owned land.

Attachments

Original PA
PA Amendment 1
Right of Re-Entry
Resolution

Form Review

Inbox	Reviewed By	Date
Patrick Brama (Originator)	Patrick Brama	04/05/2018 09:05 PM
Kurt Ulrich	Kurt Ulrich	04/06/2018 09:32 AM
Kurt Ulrich	Kurt Ulrich	04/06/2018 09:35 AM
Form Started By: Patrick Brama		Started On: 03/06/2018 08:20 PM
Final Approval Date: 04/06/2018		

PURCHASE AGREEMENT

This Agreement is entered into by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **CAP Acquisitions, LLC**, a Washington Limited Liability Company ("Buyer").

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

1. **EFFECTIVE DATE.** The effective date of this Agreement is **September 26, 2017** (the "Effective Date").

2. **SALE OF PROPERTY.** Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller, a rectangular parcel of approximately 4.2 (+/-) acres vacant land at the southwest corner of West Ramsey Parkway and East Town Center Drive in Ramsey, Minnesota, which as shown on the survey and concept plan attached hereto as **Exhibit A**, is anticipated to consist of portions of: (i) Outlot Q, Ramsey Town Center Addition; (ii) Tracts A, D and E of Registered Land Survey No. 241, and (iii) West Town Center Drive (to be vacated and/or relocated), all in Anoka County, Minnesota (hereinafter collectively the "Property"). Buyer is responsible for subdividing and re-platting Property, providing the City of Ramsey with a legal description of the new parcel, and an official parcel size; after which, this Agreement shall be amended to reflect the exact legal description of the Property (as well as the exact Purchase Price, defined in Paragraph 3 below).

3. **PURCHASE PRICE.** The purchase price for the Property is $4.00 per square foot (the "Purchase Price"). Buyer intends to purchase approximately 4.2 (+/-) acres of land, to be finalized through subdividing and re-platting the Property (as described in Paragraph 2 above).

4. **EARNEST MONEY.** By October 10, 2017 Buyer must deposit the sum of $25,000 (the "Earnest Money") with Chicago Title Company, 222 South 9th Street, #3060, Minneapolis, MN 55402 ("Escrow Agent"), via wire transfer or delivery of a certified check payable to Escrow Agent.

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

b. Unless Buyer has previously terminated this Agreement pursuant to Section 9, $25,000 of the Earnest Money (the "Initial Disbursement") becomes non-refundable to Buyer (except in accordance with Section 23 as a result of a default by Seller) on **April 01, 2018**, and on that date Escrow Agent must disburse the Initial Disbursement to Seller.

c. Upon Seller's receipt of a Notice to Proceed from Buyer in accordance with Section 9(b), all of the Earnest Money becomes non-refundable (except in accordance with Section 23 as a result of a default by Seller).

d. If Buyer does not provide a Notice to Proceed to Seller in accordance with Section 9(b), this Agreement automatically terminates and Escrow Agent must disburse all Earnest Money Escrow Agent holds to Buyer.

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

5. **SURVEY.** Seller shall, at Seller's expense, obtain an ALTA/NSPS 2016 survey (Table A, items 1-4 and 6, 8, and 11) (the "Survey") from a duly licensed surveyor and deliver it to Buyer within thirty (30) days after the Effective Date. Buyer may arrange with the surveyor to include additional information on the Survey at Buyer's expense.

6. **TITLE COMMITMENT.**

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

b. Buyer shall have until the date thirty (30) days after the receipt of the Title Commitment and the Survey (collectively, "**Title/Survey**") to review Title/Survey and to give Seller written notice of (i) any defects in the marketability of Seller title to the Property or any encumbrances on Seller's title to the Property that are objectionable to Buyer, and (ii) the specific actions Buyer requests that Seller take with respect to each such defect or encumbrance (a "**Title Objection Notice**"). Any defects in or encumbrances on Seller's title that Buyer does not identify in a timely Title Objection Notice are each a "**Permitted Exception**." Within three (3) business days after Seller's receipt of a Title Objection Notice from Buyer, Seller will notify Buyer, in writing, of the actions, if any, that Seller is willing to take with respect to each of the matters identified in the Title Objection Notice and the time frame in which Seller will take those

actions ("**Seller's Title Notice**"). If Seller's Title Notice indicates that Seller unconditionally agrees to make Seller's title to the Property marketable on or before the closing date established pursuant to Section 10, the parties shall proceed to closing pursuant to the terms of this Agreement. If Seller's Title Notice indicates that Seller does not unconditionally agree to make Seller's Title to the Property marketable on or before the closing date established in Section 10, Buyer may, at any time with three (3) business days after Buyer's receipt of Seller's Title Notice, terminate this Agreement by written notice to Buyer in which case this Agreement is terminated and Escrow Agent must disburse any Earnest Money to Buyer ("**Buyer's Title Termination Notice**"). If Buyer does not deliver a Buyer's Title Termination Notice to Seller within the three (3) business days after Buyer's receipt of Seller's Title Notice, than Seller must perform in accordance with Seller's Title Notice, Buyer shall be deemed to have waived Buyer's objections to the extent Seller has not agreed to address them in Seller's Title Notice, the matters to which Buyer objected and Seller did not agree to resolve are deemed Permitted Exceptions, and the parties shall proceed to Closing in accordance with the terms of this Agreement and the terms of Seller's Title Notice.

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

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

   b. Buyer must defend and indemnify Seller from and against and hold Seller harmless Seller from all "Claims," as defined in Section 10, arising out of, resulting from or relating to any loss of or damage to any property or business or out of any injury to or death of any person, if the loss, damage, injury, or death arises or is alleged to arise either directly or indirectly and either wholly or in part from: (a) any action or omission of Buyer or its employees, agents, or contractors, while on the Property pursuant to this Section; or (b) actions or omissions of Buyer or Buyer's employees, agents, or contractors that cause or result in the release of any Hazardous Substance onto the Property or onto other property.

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

   d. Other than a standard Phase 1 environmental assessment, Buyer may not commence any environmental testing on the Property until Buyer submits a work

plan for such testing to Seller and Seller approves the work plan, in writing. Seller may not unreasonably withhold, condition or delay Seller's approval of a work plan.

e. Buyer must, promptly and without demand from Seller, provide Seller with true and complete copies of all draft and final reports relating to Buyer's geotechnical and environmental investigations and testing of the Property including, without limitation, any reports relating to any Phase I Environmental Site Assessment of the Property.

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

8. **PROPERTY SOLD AS IS.** Subject to Buyer's right to terminate this Agreement pursuant to Section 9, Buyer agrees to accept the Property in its current condition, including, without limitation, its current environmental and geological condition, and in an "AS-IS" and with "ALL FAULTS" condition. Buyer's payment of the Purchase Price at Closing constitutes Buyer's acknowledgment and agreement that:

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

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

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

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

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

9. **INSPECTION PERIOD.**

a. Except as otherwise provided in Section 6, Buyer shall have from the date that Buyer deposits the Earnest Money with Escrow Agent to **April 01, 2018** (the

"**Inspection Period**") to investigate the Property and determine, in Buyer's sole judgment, whether (i) the condition of the Property is suitable to Buyer's intended use; and (ii) Buyer will be able to obtain all governmental approvals (including, but not limited to, approvals necessary to subdivide and re-plat the Property) and utilities necessary for Buyer's intended use of the Property. Buyer acknowledges and agrees that Seller has not made any covenants, representations or warranties regarding Buyer's ability to obtain governmental approvals from the City of Ramsey or any other governmental entity. The City of Ramsey will review, consider and act on any applications Buyer submits to the City for governmental approvals in accordance with City Code.

b. Buyer may, at any time on or before 5:00 p.m. on the last day of the Inspection Period, terminate the Agreement by written notice to Seller based on Buyer's determination, in Buyer's sole and absolute discretion, that the condition of the Property is not suitable for Buyer's intended use or that Buyer may not be able to obtain all governmental approvals and utilities necessary for Buyer's intended use of the Property. In addition, this Agreement automatically terminates at 5:00 p.m. on the last day of the Inspection Period unless, prior to that time Buyer delivers a written notice of Buyer's intention to proceed (a "**Notice to Proceed**") to Seller.

c. If, pursuant to Section 9(b) either Buyer terminates this Agreement or this Agreement is automatically terminated, the Escrow Agent must disburse to Buyer any Earnest Money Escrow Agent holds.

10. DEFINITIONS. As used in this Agreement:

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

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

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

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

12. **NOTICES.** Notices permitted or required by this Agreement must be in writing and shall be deemed given when delivered in legible form to the party to whom addressed. Notices may be sent by certified mail or e-mail. Notices are effective two business days after they are mailed via certified mail, return receipt requested or, if sent by email, upon email transmission (provided that any email transmission that occurs after 5:00 pm Pacific Time will be deemed provided on the following day). If delivered at the Closing, a notice shall be deemed given when hand-delivered to the party's representative at the Closing. The business addresses of the parties are as follows:

Seller: City Administrator
City of Ramsey
7550 Sunwood Drive N.W.
Ramsey, MN 55303
Email: pbrama@cityoframsey.com

Buyer: CAP Acquisitions, LLC
Scott Morris
120 West Cataldo Ave., Suite 100
Spokane, WA 99201
Email: scottm@inlandconstruction.com

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

13. **CLOSING.** This transaction shall close within 30 days after Buyer delivers a Notice to Proceed to Seller or on such earlier date as Seller and Buyer may establish by mutual, written agreement; provided, however, Buyer may extend the Closing a total of two (2)

times, each time for a period of sixty (60) days, by depositing an additional Ten Thousand and 00/100 Dollars ($10,000.00) earnest money with Escrow Agent for each extension. Each $10,000 extension payment shall be non-refundable, but applicable to the Purchase Price. The Closing shall take place at the offices of the Escrow Agent, or at some other place as the parties may mutually agree prior to such date. At the option of either Party, the executed closing documents, Purchase Price and closing costs may be deposited with the Escrow Agent and disbursed by the Escrow Agent pursuant to avoid the necessity for a Closing at which the Parties are present.

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

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

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

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

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

   i. Wire Transfer (or deliver a certified check in) an amount equal to the amount of the Purchase Price adjusted for to reflect Buyer's prior payment of the Earnest Money and to reflect amounts Buyer must pay or will receive pursuant to Section 14(c), to Escrow Agent for disbursement to Seller and others pursuant to this Agreement and the Settlement Statement; and

   ii. File or cause Escrow Agent to file an Electronic Certificate of Real Estate Value, if required and necessary.

c. **Closing Costs.**

   i. At Closing, the following Seller closing costs and expenses must be paid from the Purchaser Price or, if the Purchase Price is not sufficient, paid by Seller:

      1. Seller's portion of the prorated property taxes.

2. Seller's own attorney's fees.
3. One-half the cost of any closing fees.
4. The cost of real estate broker commission fees as prescribed in Section 15.

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

1. Buyer's portion of prorated property taxes.
2. Buyer's own attorney's fees.
3. One-half the cost of any closing fees.
4. Documentary and recording fees for the deed(s).
5. The cost of the owner's title insurance policy, if Buyer elects to purchase an Owner's title insurance policy.
6. State deed tax.

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

14. REAL ESTATE BROKERS. Seller and Buyer represent and warrant to each other that they have dealt with no brokers, real estate agents, finders or the like in connection with this transaction, other than CBRE, Inc. ("Buyer's Broker"), which represents the Seller and the Buyer. Seller shall pay Broker as required by their agreement (5% of final sale price). Seller and Buyer agree to indemnify each other and to hold each other harmless against all claims, damages, costs or expenses of or for any broker's fees or commissions resulting for their actions or agreements regarding the execution or performance of this Agreement, other than the fees payable to Seller's Broker, and will pay all costs of defending any action or lawsuit brought to recover any such fees or commissions incurred by the other party, including reasonable attorney's fees.

15. ASSIGNMENT. This Agreement may not be assigned without the written consent of the non-assigning Party; provided, however that Buyer may assign this Agreement to a third party affiliated with or under common control with Buyer if it provides written notice of such assignment to Seller and Escrow Agent prior to Closing. Any such assignment shall not relieve Buyer of its obligations hereunder. The Seller recognizes the Buyer intends to assign this Agreement to an affiliated special purpose entity that will be registered officially with the State of Minnesota.

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

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

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

19. **ENTIRE AGREEMENT / MODIFICATION.** This written Agreement constitutes the complete agreement between the parties and supersedes any prior oral or written agreements between the parties regarding the Property. There are no verbal agreements that change this Agreement and no waiver or modification of any of its terms will be effective unless in writing executed by the parties.

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

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

22. **REMEDIES.**

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

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

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

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

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

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

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

28. TIME PERIODS. The time for performance of any obligation or taking any action under this Agreement shall be deemed to expire at 5:00 p.m. Pacific Time on the last day of the applicable time period provided for in this Agreement. If the time for the performance of any obligation or taking any action under this Agreement expires on a Saturday, Sunday or legal holiday, the time for performance or taking such action shall be extended to the next succeeding day which is not a Saturday, Sunday or legal holiday.

29. CONSTRUCTION DEADLINE. Buyer shall obtain a building permit for -- an age restricted, market rate, apartment community of approximately 150 to 200 units, which shall include first floor structured parking -- no later than six (6) months following Closing. At Closing, a "Right of Re-Entry Agreement" must be executed and recorded to the Property providing that in the event the above building permit deadline is not met, Seller has the right to reclaim title to the Property. Additionally, unless due to circumstances beyond Buyer's control (such as fire/casualty/force majeure), Buyer shall obtain a certificate of occupancy for the project from the City of Ramsey no later than thirty (30) months following Closing. In the event the above construction deadline is not met, Buyer shall pay Seller a $50,000 penalty. In the event the penalty is not paid within 30 days of receipt of notice, Seller may certify the penalty to Anoka County as an assessment against the Property.

> Obtaining Building Permit:
> Shall mean fully paying for and physically receiving an approved Building Permit from the City of Ramsey's Building Department. A Building Permit includes, but is not limited to, the following fees: plan review fee, erosion control fee, base permit fee, water access charge (WAC), and sewer access charges (SAC). Building permit fees are non-refundable. Successfully applying for a Building Permit does not constitute obtaining a Building Permit.

30. PLATTING & DEVELOPMENT AGREEMENT. Buyer must obtain an approved final plat, development agreement, and building exterior visual renderings with the City of Ramsey for its intended project -- an age restricted, market rate, apartment community of approximately 150 to 200 units, which shall include first floor structured parking -- before Closing. The Development Agreement and Site Plan must comply with all local

zoning ordinances and design standards, including The COR Design Standards which are attached hereto as **Exhibit B**.

31. **PUBLIC ROADS COST-SHARE.** Both the Buyer and Seller understand that various public roadway connections must be constructed as a result of this new proposed development project (a portion of Ramsey Parkway, 145th Ave NW, Center Street, and Willemite Street). The Buyer shall be responsible for twenty percent (20%) of total public roadway project costs. Said 20% assignment to the Buyer shall occur only on public roadway sections located directly adjacent to the Property. Public Roadway costs shall include all roadway costs, such as: roads, utilities, sidewalks, boulevards, landscaping, benches, trash receptacles, curb/gutter, and street lighting. Before the end of the Inspection Period, the Seller and Buyer shall both, in writing, approve an engineer's feasibility report for said public roadway work; which, shall include a cost assignment schedule (and/or reimbursement agreement in the event Buyer agrees to assume responsibility for constructing any of the public roadway connections in conjunction with the construction of its project).

32. **CITY PARK PLATTING.** Seller acknowledges that Buyer's selection of the Property location and shape was influenced by Seller's representation that a park is planned to be developed directly south of the Property. While Seller cannot guarantee the timing of the park development, Seller agrees to legally dedicate not less than 1.5 acres of land for the park as part of Buyer's final plat (referenced in Section 30 above), precluding such land from being sold or developed for other purposes. With Seller's cooperation, Buyer k shall incorporate the land to be dedicated as a park into Buyer's preliminary plat

SELLER: The City of Ramsey, a Minnesota municipal corporation

By: _____ Dated: 9/26, 2017
Sarah Strommen, Mayor

By: _____ Dated: 9/27, 2017
Kurt Ulrich, City Administrator

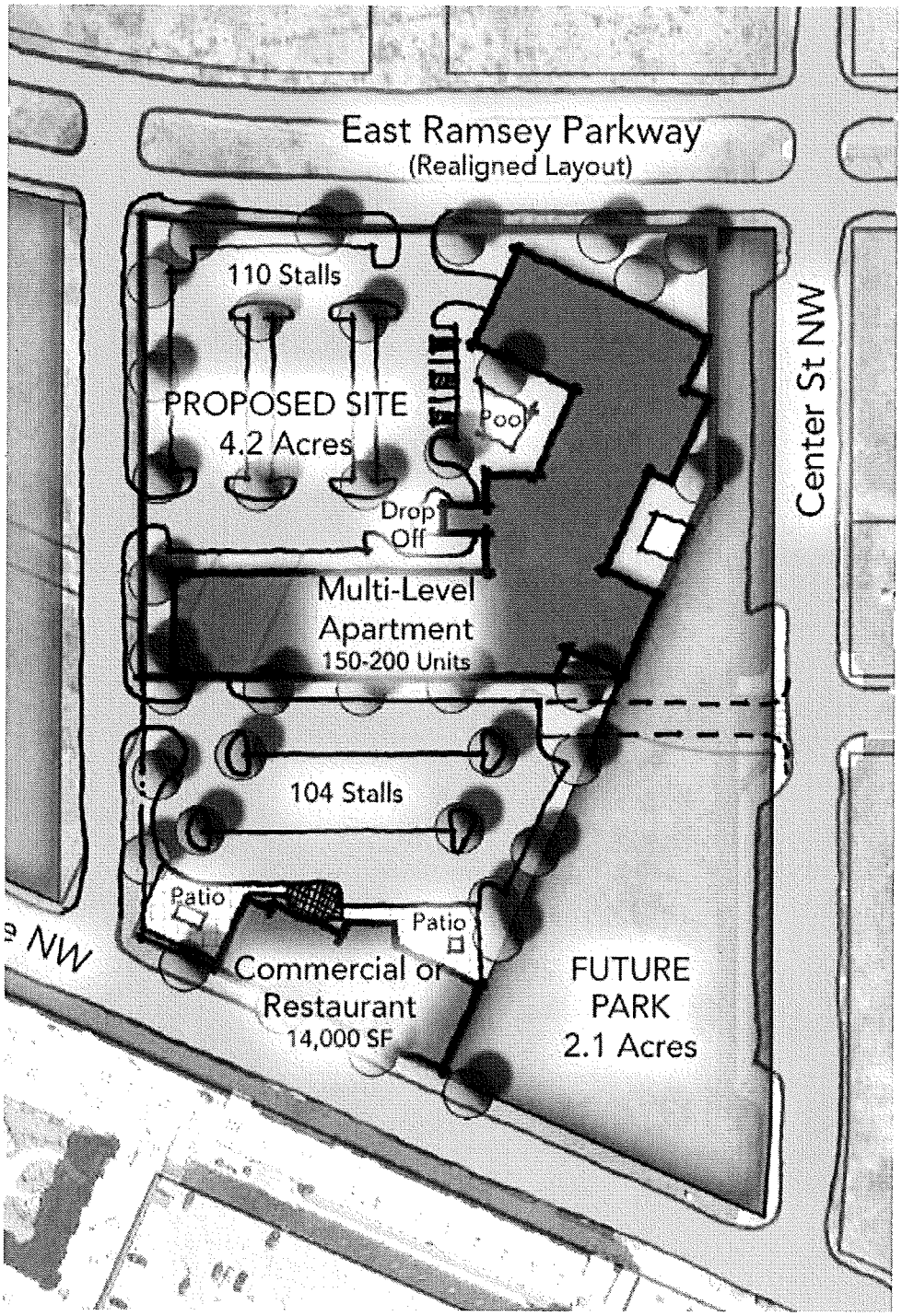
BUYER: CAP Acquisitions, LLC, a Washington Limited Liability Company.

By: _____ Dated: September 28, 2017
Scott Morris, Manager

EXHIBIT A

Preliminary Draft Concept Map

(will be updated, changes will occur)



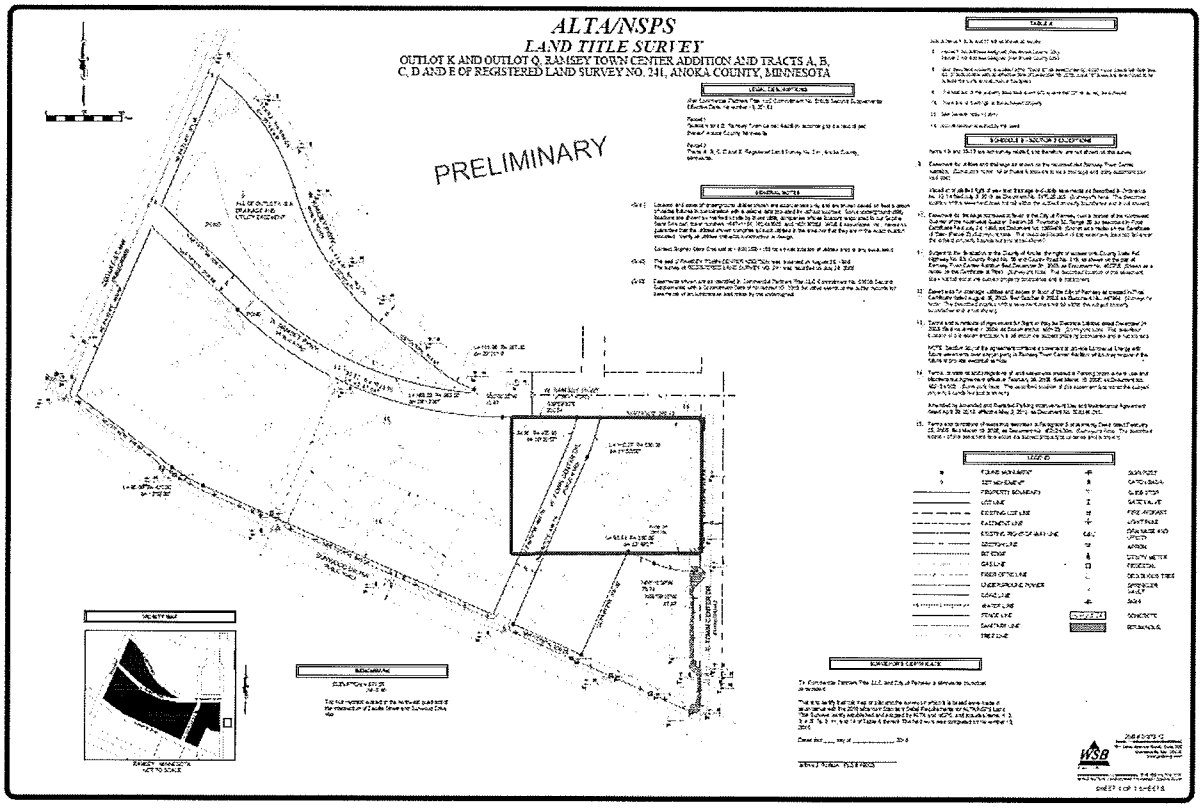
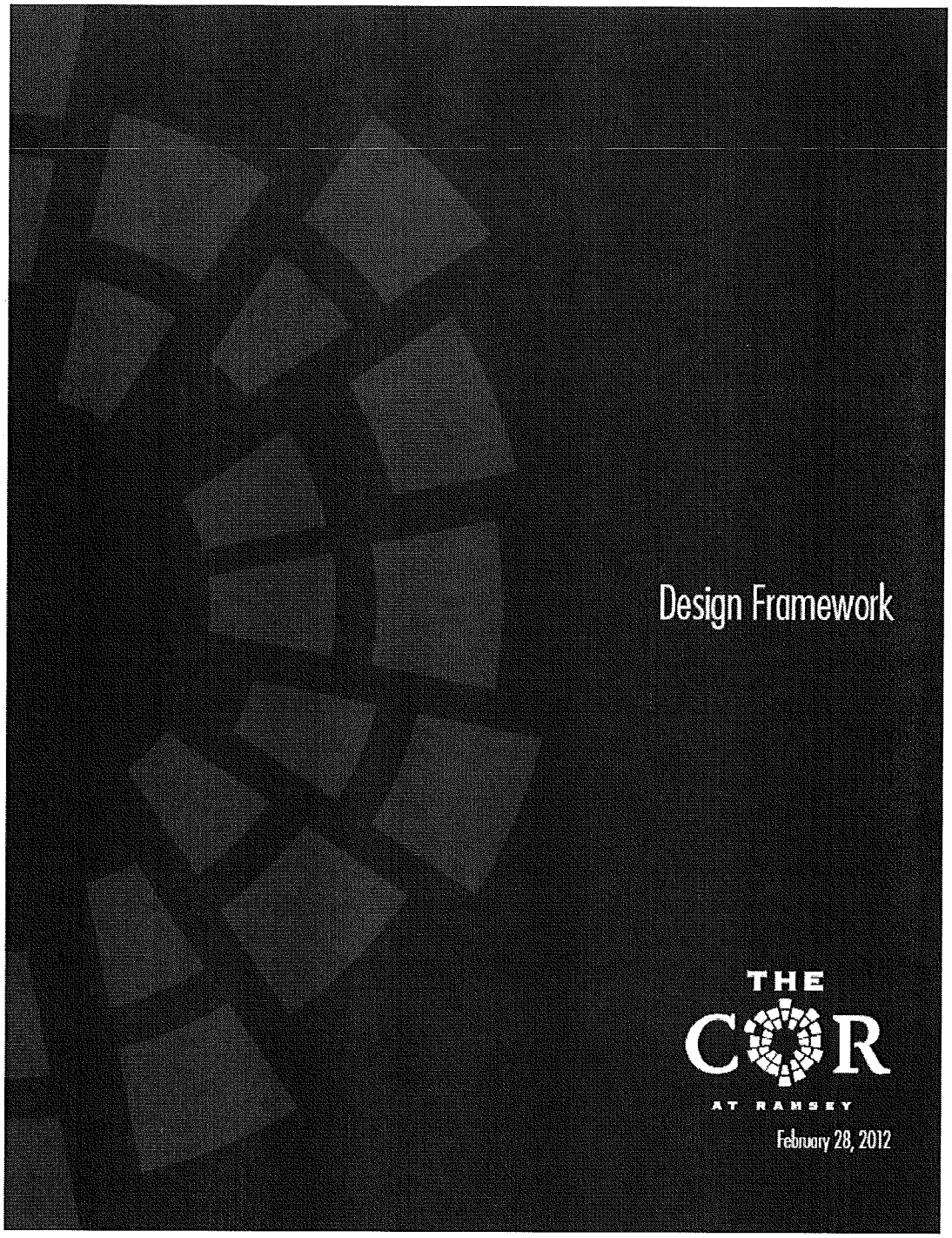

ALTA/NSPS
LAND TITLE SURVEY
OUTLOT K AND OUTLOT Q, RAMSEY TOWN CENTER ADDITION AND TRACTS A, B, C, D AND E OF REGISTERED LAND SURVEY NO. 241, ANOKA COUNTY, MINNESOTA
PRELIMINARY

EXHIBIT B
The COR Design Framework
cityoframsey.com/thecor > Design Framework



FIRST AMENDMENT
TO
PURCHASE AGREEMENT

This is the First Amendment to the Purchase Agreement by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **CAP Acquisitions, LLC**, a Washington Limited Liability Company ("Buyer"), dated September 26, 2017.

Recitals

1. The Buyer desires to update the legal description for the property.

a. The first paragraph of item 2 is modified as follows:

SALE OF PROPERTY. Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller~~, a rectangular parcel of approximately 4.2 (+/-) acres vacant land at the southwest corner of West Ramsey Parkway and East Town Center Drive in Ramsey, Minnesota, which as shown on the survey and concept plan attached hereto as **Exhibit A**, is anticipated to consist of portions of: (i) Outlot Q, Ramsey Town Center Addition; (ii) Tracts A, D and E of Registered Land Survey No. 241, and (iii) West Town Center Drive (to be vacated and/or relocated), all in Anoka County, Minnesota (hereinafter collectively the "Property"). Buyer is responsible for subdividing and re-platting Property, providing the City of Ramsey with a legal description of the new parcel, and an official parcel size; after which, this Agreement shall be amended to reflect the exact legal description of the Property (as well as the exact Purchase Price, defined in Paragraph 3 below).~~ 3.35652 acres of vacant land legally described as follows: Lot 1, Block 1, Affinity at The COR, Anoka County, Minnesota.

2. The Buyer desires to update the purchase price for the property.

a. The first paragraph of item 3 is modified as follows:

PURCHASE PRICE. The purchase price for the Property is $4.00 per square foot or $584,840.045 total (the "Purchase Price"). Buyer intends to purchase ~~approximately~~ 3.35652 ~~(+/-)~~ acres of land.~~, to be finalized through subdividing and re-platting the Property (as described in Paragraph 2 above).~~

Agreement

1. **AMENDMENT APPROVAL.** Seller hereby approves this Purchase Agreement amendment:

    a. Confirming the new legal description
    b. Confirming the updated sale price

2. **REMAINING TERMS.** All other provisions of the Purchase Agreement, as amended, remain unchanged except to the extent inconsistent with the terms of this First Amendment. The terms used in this First Amendment have the same meaning as in the Purchase Agreement.

SELLER: The City of Ramsey, a Minnesota municipal corporation

By: _____ Dated: _____, 2018
Sarah Strommen, Mayor

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

BUYER: CAP Acquisitions, LLC, a Washington Limited Liability Company.

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

[Reserved for Recording Data]

RIGHT OF RE-ENTRY AGREEMENT

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

Recitals

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

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

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

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

Agreement

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

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

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

Project Description:

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

ii. Development Agreement for CAP Acquisitions LLC, approved by the City of Ramsey on _____, 2018 by Resolution #18-_____.

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

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

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

CITY OF RAMSEY

By: _____
Sarah Strommen, Mayor

By: _____
Kurt Ulrich, City Administrator

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

_____
Notary Public

CAP Acquisitions, LLC, a Washington Limited Liability Company.

By: _____
Scott Morris, Manager

This instrument was acknowledged before me on _____, 2018, by Scott Morris, Manager of CAP Acquisitions, LLC.

_____
Notary Public

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

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

CITY COUNCIL RESOLUTION #18-060

RESOLUTION AUTHORIZING THE CITY OF RAMSEY TO SELL 3.36 ACRES OF REAL PROPERTY.

WHEREAS, the City of Ramsey, herein referred to as the "City," owns various parcels throughout the City of Ramsey; and

WHEREAS, the City received and entered into a formal purchase agreement for the sale of portions of the parcels legally described on **Exhibit A** ("the **Property**"), on September 26, 2017, with CAP Acquisitions, LLC, a Washington limited liability company; and

WHEREAS, the City and CAP Acquisitions LLC approved an amendment (Amendment #1) to the original formal purchase agreement on April 24, 2018; and

WHEREAS, the City herby declares the Property to be surplus City-owned land and is no longer needed for current or future City functions, and authorizes the property to be sold; and

WHEREAS, the formal purchase agreement requires a Right-of-Re-Entry Agreement be recorded at the closing of this land transaction; and

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

1) That the City hereby declares the Property to be surplus City-owned land, and authorizes the property to be sold.

2) That the City hereby approves the sale of the Property to CAP Acquisitions, LLC, for $4.00 per square foot for the development of multi level apartments.

3) That the City authorizes and requires a Right-of-Re-Entry Agreement to be recorded at the closing of this land transaction.

4) That the City hereby authorizes the City Administrator and Mayor to sign any and all documents necessary to close on the sale of the Property, consistent with Charter and State law requirements.

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

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

None

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

_____
Mayor

ATTEST:

_____
City Clerk

EXHIBIT A
DEVELOPMENT PROPERTY

Lot 1, Block 1, Affinity at The COR, Anoka County, Minnesota

Economic Development Authority (EDA) **4. 3.**

Meeting Date: 04/12/2018

Submitted For: Patrick Brama, Administrative Services

By: Patrick Brama, Administrative Services

Title:

Aeon Purchase Agreement, Phase II, Amendment I

Purpose/Background:

PURPOSE

Consider approving an amendment extending the term of the attached purchase agreement (PA) with Aeon Ramsey 2 LLC by one year.

BACKGROUND

See attached original PA, original CBRE property listing, and Aeon project renderings. This city-owned property is being sold/ developed in two phases by Aeon https://www.aeonmn.org/. They are developing the site into two apartment buildings (54-units and about 45-units). The first phase closed in late 2017, and is under construction now. The second phase is scheduled to close by October 13, 2018.

The developer would like to extend the closing date on the second phase of this project by one year (to October 13, 2019). The developer is willing to make the existing $10,000 of earnest money non-refundable, and add another $10,000 of non-refundable earnest money for this extension. The developer is asking for this extension to allow sufficient time to obtain financing. The developer is anticipating closing will occur sooner than October 2019--however, is attempting to plan ahead.

Notification:

Observations/Alternatives:

NA

Funding Source:

NA

Recommendation:

Staff is generally comfortable with this request because the developer is willing to make all existing earnest money non-refundable and add new non-refundable earnest money. This type of arrangement is generally consistent with past practice (on other city owned land transactions). The proposed project is consistent with the original deal (attached PA). Financing for workforce housing is based on the timing of several other funding sources/ project partners. The cycles to obtain financing from those other sources can take a year or more.

Action:

Motion to recommend the City Council:

Approve the attached amendment to the Purchase Agreement with Aeon Ramsey 2 LLC dated June 30, 2017.

Attachments

PA Amendment 1

CBRE Listing
Phase I Concept
Phase II Concept
Original PA

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kathy Schmitz	03/13/2018 02:38 PM
Patrick Brama (Originator)	Patrick Brama	03/13/2018 02:53 PM
Kurt Ulrich	Kurt Ulrich	03/15/2018 03:18 PM
Patrick Brama (Originator)	Patrick Brama	04/05/2018 09:10 PM
Form Started By: Patrick Brama		Started On: 03/05/2018 11:30 AM
Final Approval Date: 04/05/2018		

PURCHASE AGREEMENT
FIRST AMENDMENT

This is the First Amendment is to the Purchase Agreement by and between AEON RAMSEY 2 LLC, a Minnesota limited liability corporation, and the CITY OF RAMSEY, a Minnesota municipal corporation, with an effective date of June 30, 2017.

Recitals

1. Pursuant to the terms of the Purchase Agreement, the Closing Date is to be no later than October 13, 2018.
2. Buyer seeks an additional year to close on the transaction.
3. Buyer completed its inspection during the Inspection Period, which is expired, and Buyer also completed its examination of title.
4. Seller is willing to extend the Closing Date in exchange for making the existing escrow non-refundable and receiving additional non-refundable escrow, in accordance with the terms set forth below.
5. The outlot that is the subject of the Purchase Agreement was platted, requiring a change in the legal description.

Agreement

In consideration for the mutual promises set forth below, the parties agree as follows:

1. The above recitals are incorporated into the Agreement.
2. The Closing Date is hereby amended to be 30 days after the expiration of the contingencies but no later than October 13, 2019.
3. Buyer acknowledges that the Inspection Period expired on November 1, 2017.
4. Buyer acknowledges that its title examination pursuant to section 5 of the Purchase Agreement is completed.
5. Buyer acknowledges that its contingencies under paragraphs 6.2 (Title), 6.4 (Document Review), 6.5 (Government Approvals) and 6.6 (Financing) of the Purchase Agreement have been satisfied.
6. Notwithstanding section 3 or any other provisions in the Purchase Agreement:

a. The Earnest Money of $10,000.00 deposited by Buyer with the Title Company is hereby non-refundable.

b. Within three business days of execution of this Amendment, Buyer shall deposit an additional $10,000.00 of Earnest Money with the Title Company, and said $10,000.00 is immediately non-refundable.

7. The legal description in Exhibit B is hereby replaced with the following: Outlot A, Greenway Terrace, Anoka County, Minnesota.

8. All other terms of the Purchase Agreement remain unchanged except to the extent inconsistent with this First Amendment.

The City of Ramsey, Minnesota

By: _____ Dated: _____, 2018
Sarah Strommen, Mayor

By: _____ Dated: _____, 2018
Kurtis G. Ulrich
City Administrator

Aeon Ramsey 2 LLC

By: _____ Dated: _____, 2018

CITY-OWNED LAND FOR SALE: ±4.96 ACRES OF RESIDENTIAL LAND

LOCATED WITHIN THE COR RETAIL CENTER - RAMSEY, MN 55303

$450,000

CITY PARCEL #52

LOCATION

North central portion of the COR.

ACCESS

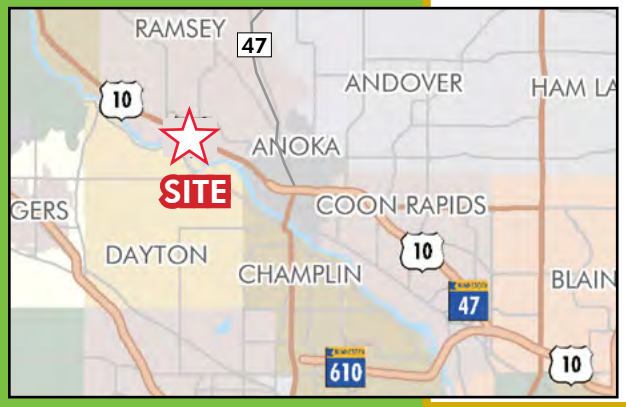
- Immediate access to Ramsey Pkwy, Town Center Dr, 145th Ave NW and Bunker Lake Blvd NW
- Easy access to Hwy 10, Amstrong Blvd and Bunker Lake Blvd

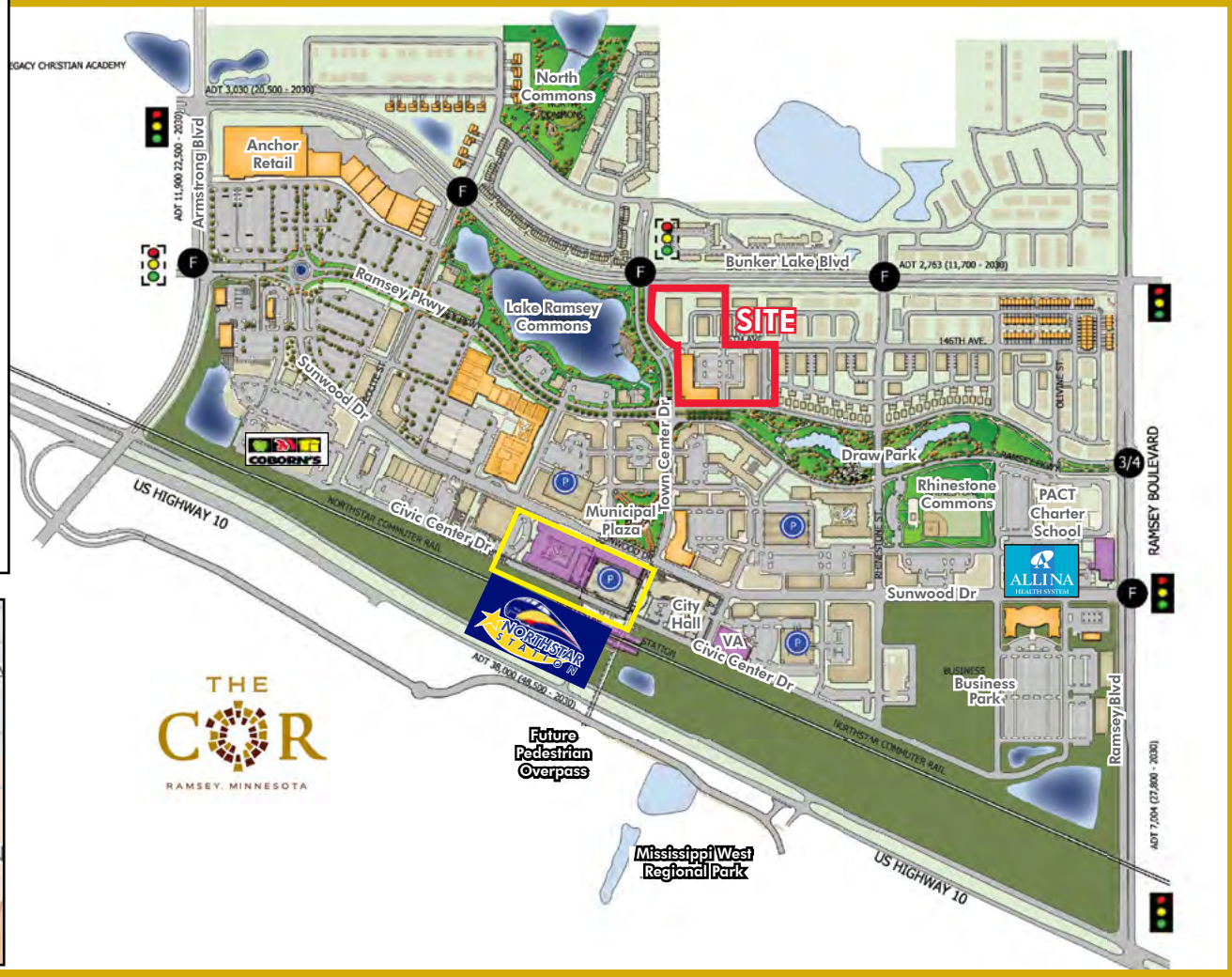
AMENITIES

- Located within COR retail site
- Only 30 minutes to downtown Minneapolis
- Close proximity to Northstar Rail Station and area retailers

VISIBILITY

Frontage and visibility from Town Center Dr, Ramsey Pkwy, 145th Ave NW and Bunker Lake Blvd NW





FOR MORE INFORMATION, PLEASE CONTACT:

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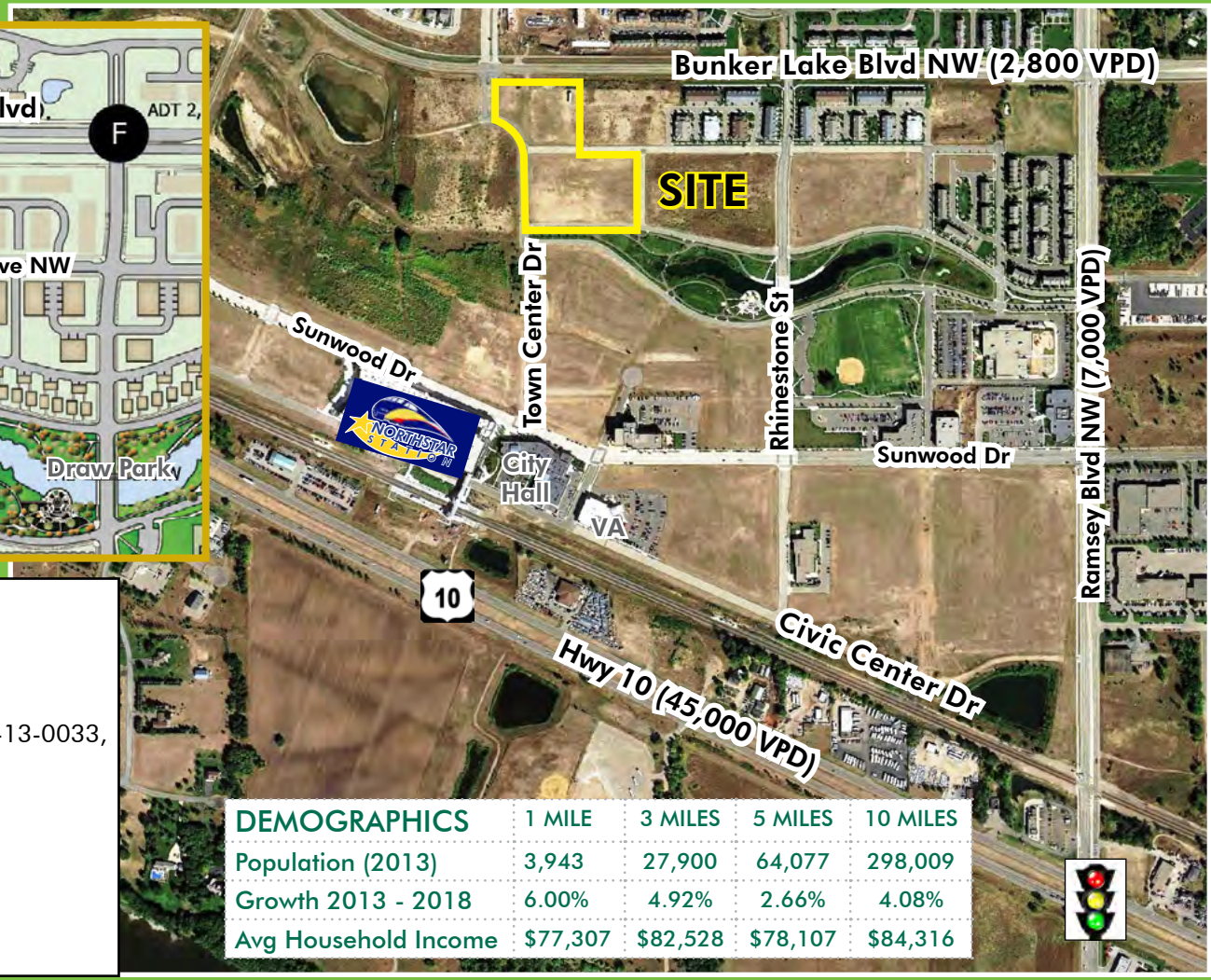
CBRE

CITY-OWNED LAND FOR SALE: ±4.96 ACRES OF RESIDENTIAL LAND

LOCATED WITHIN THE COR RETAIL CENTER - RAMSEY, MN 55303

$450,000





DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	10 MILES
Population (2013)	3,943	27,900	64,077	298,009
Growth 2013 - 2018	6.00%	4.92%	2.66%	4.08%
Avg Household Income	$77,307	$82,528	$78,107	$84,316

CITY PARCEL #52

ADDRESS
Town Center Dr and 146th Ave NW

PID
28-32-25-24-0005, 28-32-25-13-0034, 28-32-25-13-0033, SOME ROW

ACRES
4.96

ZONING
COR 4 (Neighborhood District)

SCHOOL DISTRICT
Anoka-Hennepin #11

FOR MORE INFORMATION, PLEASE CONTACT:

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CBRE

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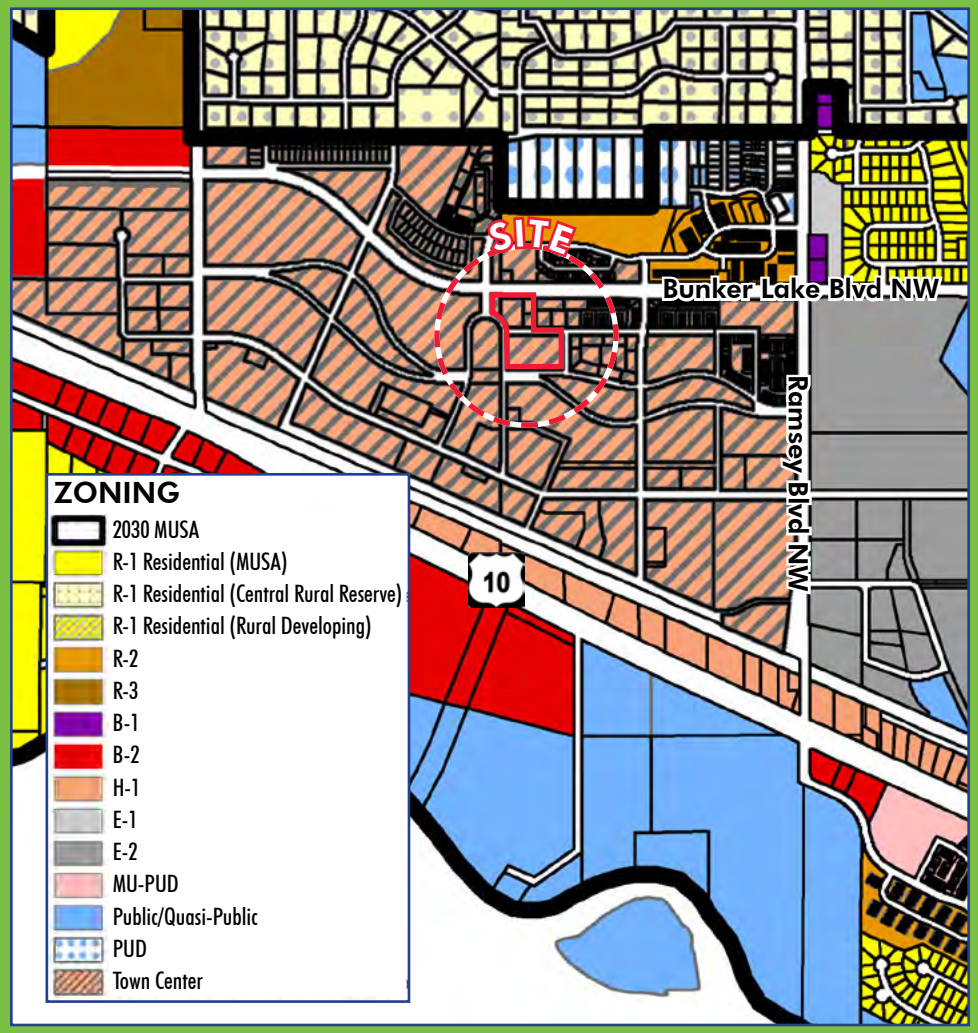
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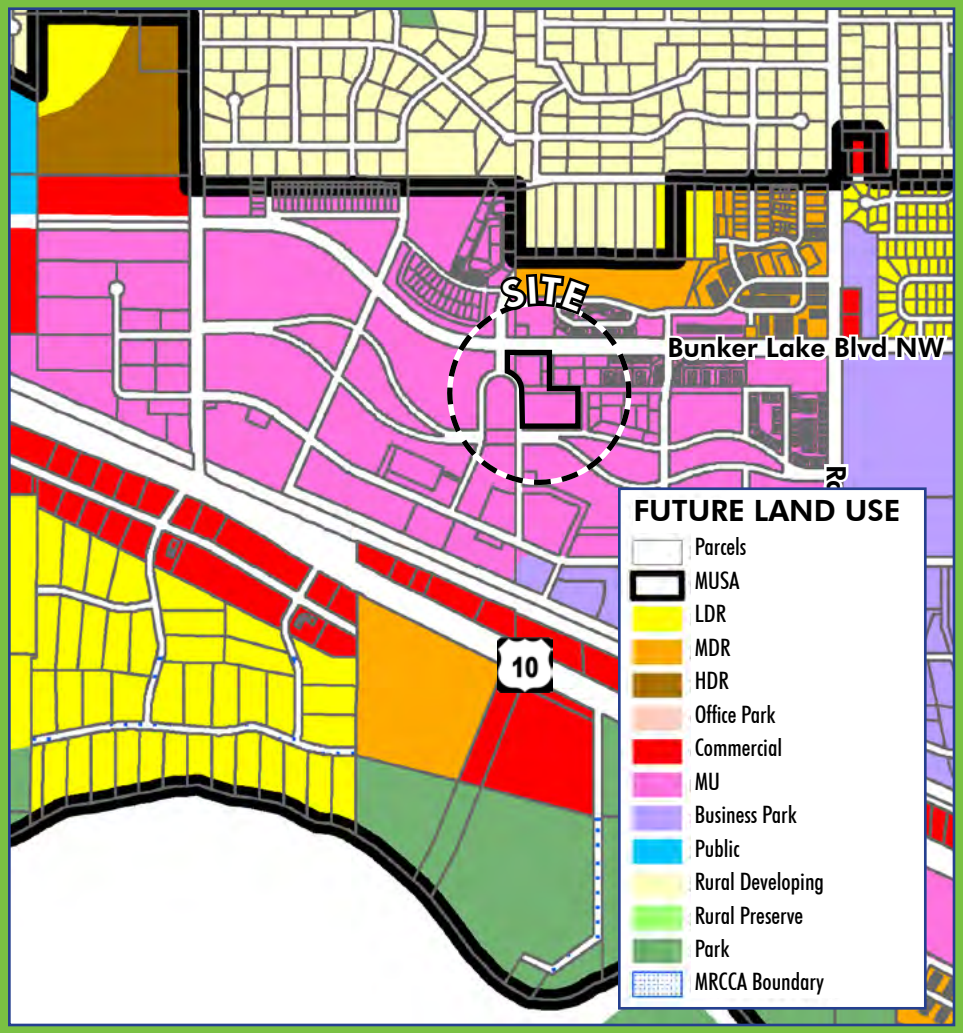
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$450,000

Sec. 117-118. - The COR district.

(a) Intent. The primary intent of the COR district is to create a focal point in the community that embodies the principles of transit-oriented and mixed-use development. The COR
district envisions a distinctly different development pattern, with a more urban structure of streets and blocks, than the suburban and rural patterns that have shaped the community to date. The COR area is comprised of a number of distinct subdistricts intended to define the type and intensity of uses, location of amenities and overall character of development. The COR district incorporates the COR development plan and development framework by reference to provide necessary building and site design features that are essential to a pedestrian environment.

(b) The COR subdistrict definition. The COR district consists of five subdistricts that define the type and intensity of land use.

(1) COR-1 mixed-use core subdistrict. The mixed-use core is intended to provide a mix of residential, retail, service, professional, community service, recreational and similar uses on every block near, and within easy walking distance of the transit station.

(2) COR-2 (COR-2 and 2b) commercial subdistrict. The COR-2 commercial subdistrict is designated to provide a location for retail commercial that has building and/or site designs inconsistent with the COR-1 subdistrict, including larger scale retail and other auto-oriented commercial uses.

(3) COR-3 and COR-3a workplace subdistrict. The workplace area is intended to accommodate medical and technology-related office and research uses, as well as other office uses and ancillary retail and service uses designed to support serve employees and office visitors.

(4) COR-4 (COR-4a, COR-4b and COR-4c) neighborhood subdistrict. The neighborhood subdistrict is intended to include a full range of housing types, from small-lot single-family detached to high-density senior and general apartments, as well as a limited number of small-scale retail and office uses at appropriate locations (i.e., at corners).

(5) COR-5 park and open space subdistrict. The park and open space subdistrict is intended to preserve environmental features, provide amenities and create focal points and community gathering places within easy access of all areas of the COR.

Click link for complete Zoning Code:

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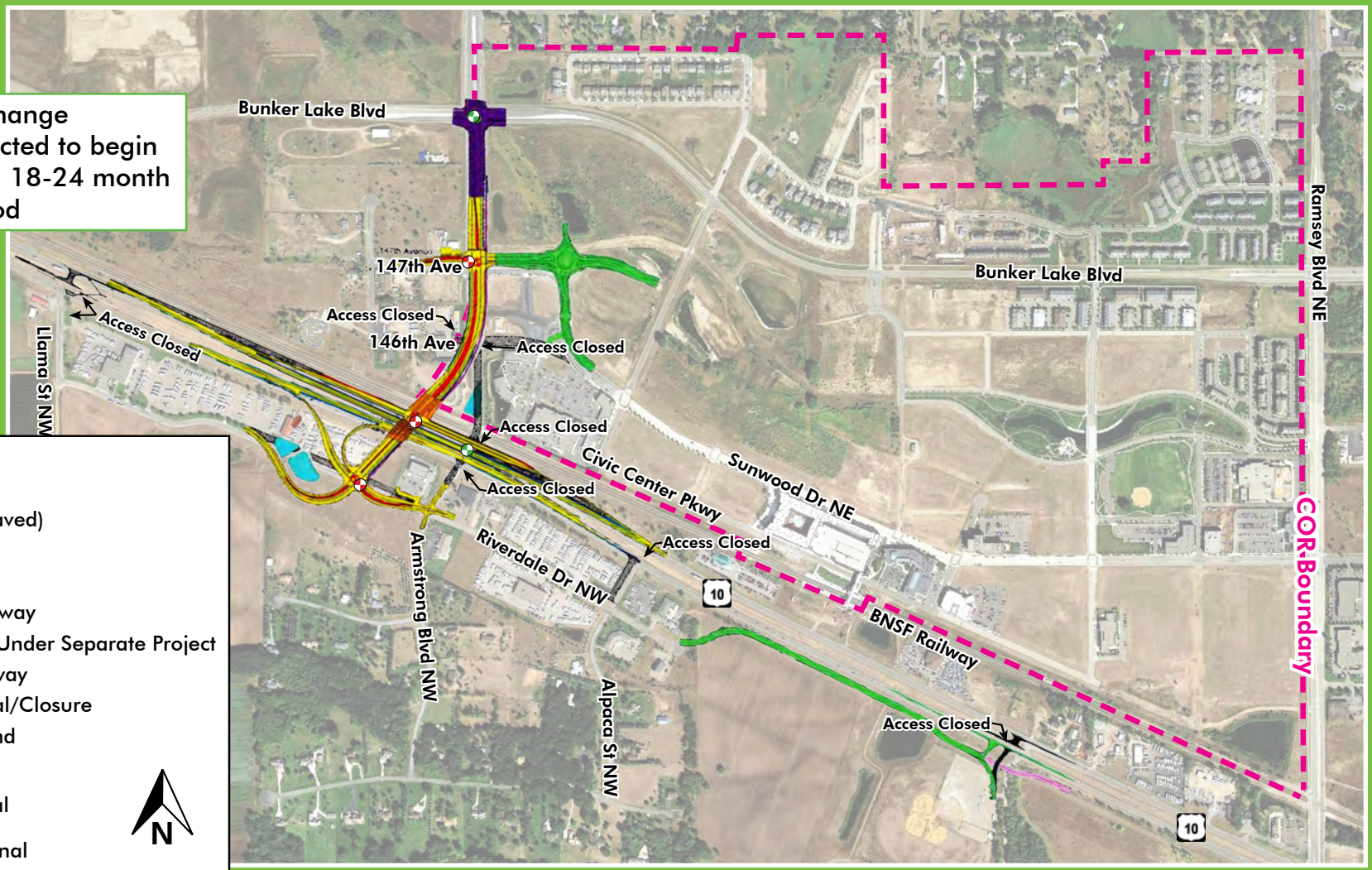
CBRE

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LOCATED WITHIN THE COR RETAIL CENTER - RAMSEY, MN 55303

$450,000

Full access interchange construction expected to begin Fall 2014 with an 18-24 month construction period



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CBRE



Transit — Miles

1. Veterans Drive & Ramsey Park & Ride 0.55
2. Ramsey Station & Platform 0.6

Parks

1. The Draw 0.0
2. Mississippi West Park 0.47
3. Cottonwood Park 0.8
4. Pelzer Park 0.9

Education

1. PACT Charter School 0.34

Civic Facilities

1. Ramsey City Fire Departments 0.22
   Ramsey Police Department 0.22
   Anoka County License Bureau 0.22

Clinics

1. Metro Dental Care 0.22
2. Northwest Metro VA Clinic 0.25
3. Allina Health Ramsey Clinic 0.41
4. Barnett Family Dentistry 0.55
5. Ramsey Eye Clinic 0.55
6. Pine Ridge Pet Care 0.6

Grocery / Dining

1. The Lunch Box 0.2
1. Corborn's Super Store 0.5
2. Subway 0.45
3. Caribou 0.55
4. Acapulco Restaurant 0.55

Other

1. Anytime Fitness 0.45
2. Crossfit Ursa 1.0
3. Anoka Ramsey Farm & Garden Center 0.44

URBANWORKS ARCHITECTURE

aeon Homes for Generations

Ramsey Apartments

RAMSEY, MN | 03.29.2017 | 16-0011

N

1 VICINITY MAP



URBANWORKS ARCHITECTURE

aeon Homes for Generations

Ramsey Apartments

RAMSEY, MN | 03.29.2017 | 16-0011

N

1" = 50'-0"

2

SITE PLAN



SOUTH ELEVATION



EAST ELEVATION

1” = 20’

URBANWORKS ARCHITECTURE

aeon Homes for Generations

Ramsey Apartments

RAMSEY, MN | 03.29.2017 | 16-0011



NORTH ELEVATION



WEST ELEVATION

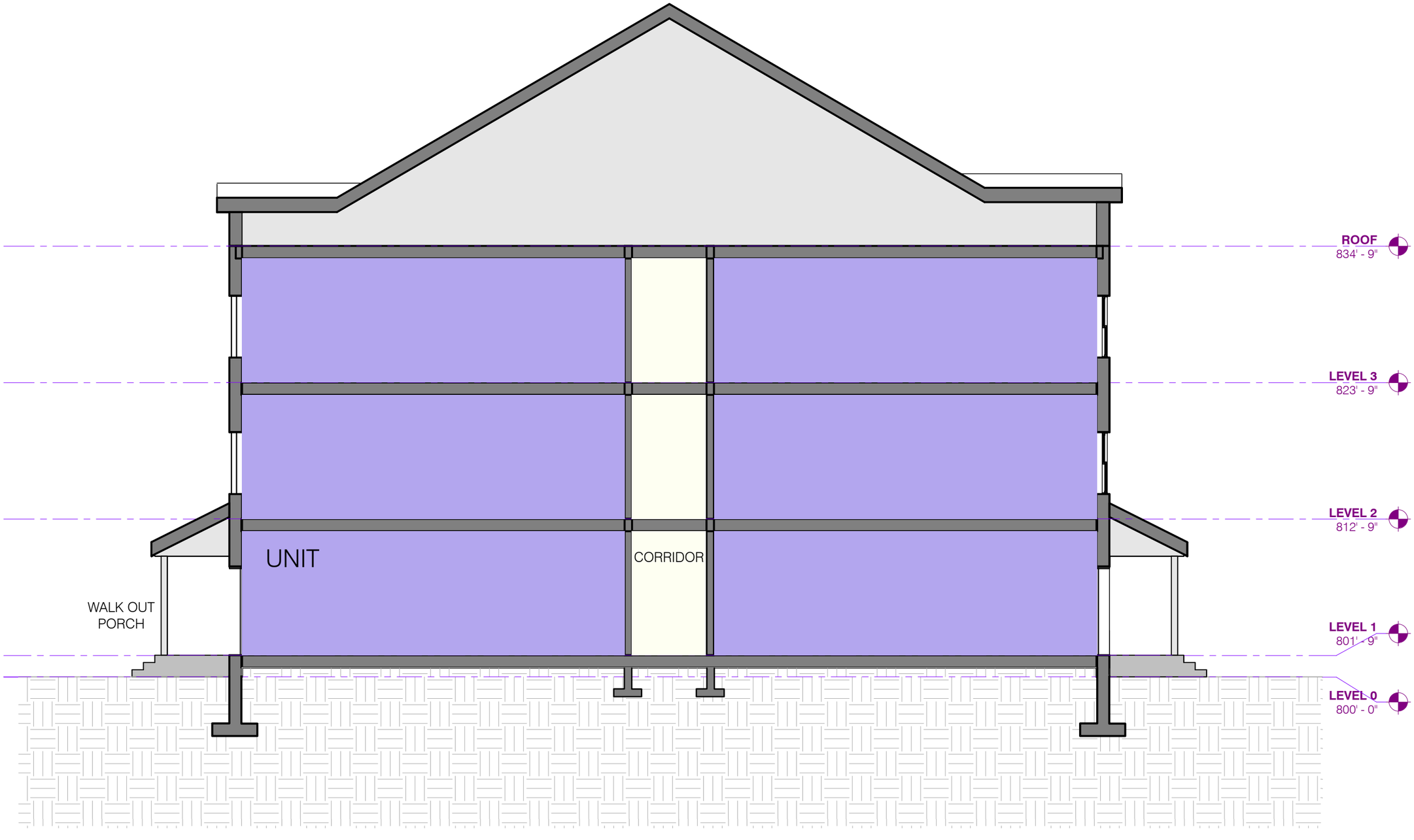
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URBANWORKS ARCHITECTURE

aeon Homes for Generations

Ramsey Apartments

RAMSEY, MN | 03.29.2017 | 16-0011



URBANWORKS ARCHITECTURE

aeon Homes for Generations

Ramsey Apartments

RAMSEY, MN | 03.29.2017 | 16-0011

1/8" = 1'-0"

BUILDING SECTION



URBANWORKS ARCHITECTURE

aeon Homes for Generations

Ramsey Apartments

RAMSEY, MN | 03.29.2017 | 16-0011

PERSPECTIVE VIEW
LOOKING SOUTH



URBANWORKS ARCHITECTURE

aeon Homes for Generations

Ramsey Apartments

RAMSEY, MN | 03.29.2017 | 16-0011

PERSPECTIVE VIEW
LOOKING EAST



URBANWORKS ARCHITECTURE

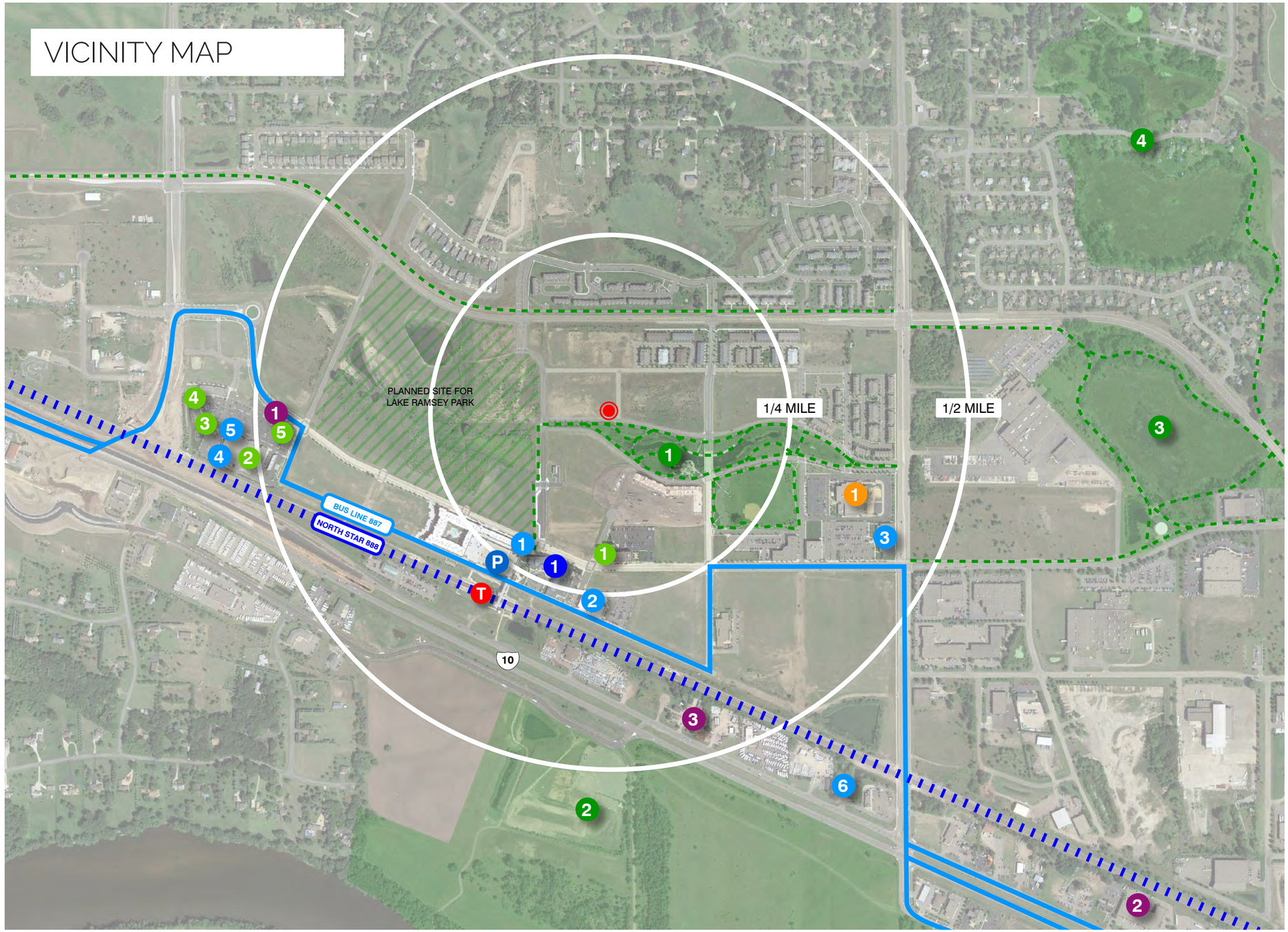
aeon Homes for Generations

Ramsey Apartments

RAMSEY, MN | 03.29.2017 | 16-0011

PERSPECTIVE VIEW
SOUTH EAST CORNER

VICINITY MAP



Transit — Miles

1. Veterans Drive & Ramsey Park & Ride 0.55
2. Ramsey Station & Platform 0.6

Parks

1. The Draw 0.0
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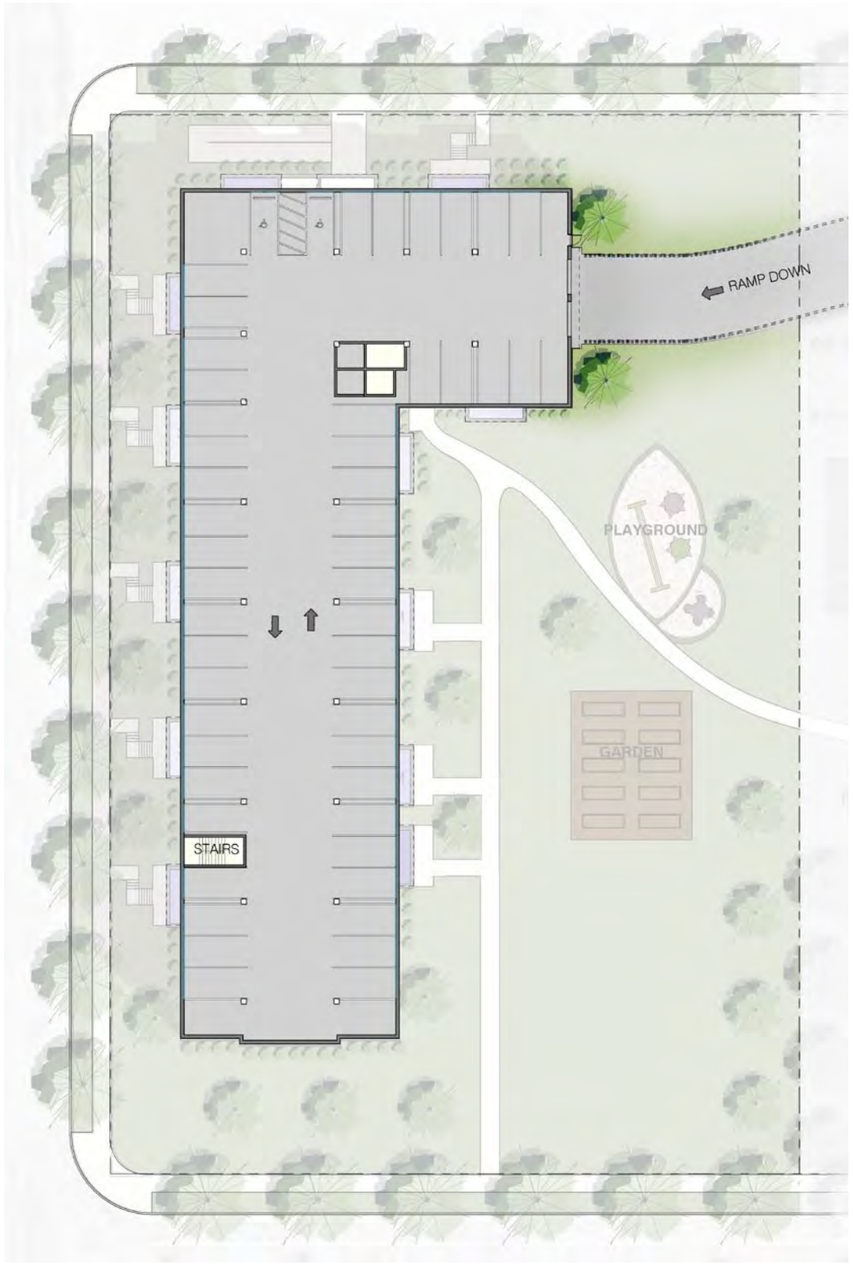
URBANWORKS

aeon
Home Changes Everything

Greenway Terrace Phase II

RAMSEY, MN / 05.24.2017 / 17-0011

SITE PLAN - LEVEL 1



SUBLEVEL 1



LEVELS 2 - 3

N

URBANWORKS

aeon
Home Changes Everything

Greenway Terrace Phase II

RAMSEY, MN / 05.24.2017 / 17-0011

SUBLEVEL 1 & LEVELS 2-3



URBANWORKS

aeon
Home Changes Everything

Greenway Terrace Phase II

RAMSEY, MN / 05.24.2017 / 17-0011

PERSPECTIVE RENDERING
NORTHWEST CORNER



URBANWORKS

aeon
Home Changes Everything

Greenway Terrace Phase II

RAMSEY, MN / 05.24.2017 / 17-0011

PERSPECTIVE RENDERING
EAST - INSIDE CORNER



URBANWORKS

aeon
Home Changes Everything

Greenway Terrace Phase II

RAMSEY, MN / 05.24.2017 / 17-0011

PERSPECTIVE RENDERING
NORTHEAST CORNER



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

PURCHASE AGREEMENT

THIS PURCHASE AGREEMENT ("Agreement") is made and entered into effective as of June 13, 2017 (the "Effective Date") by and between AEON RAMSEY 2 LLC, a Minnesota nonprofit corporation, its successors and/or assigns ("Buyer"), and the CITY OF RAMSEY, MINNESOTA, a Minnesota municipal corporation ("Seller").

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

1. Capitalized Terms and Other Key Terms. Capitalized terms used in this Agreement that are not otherwise defined herein shall have the meanings assigned to such terms as set forth on Exhibit A hereto, which is hereby incorporated by reference.

2. Sale of Property. Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller, the Property, upon and subject to the terms, conditions, and limitations herein contained.

3. Purchase Price and Manner of Payment. The Purchase Price shall be payable by Buyer to Seller as follows:

   3.1 Earnest Money Deposit. Within ten (10) business days following the Effective Date, Buyer shall deposit the Earnest Money in the form of cash with the Title Company and such funds shall be held and disbursed pursuant to the Escrow Agreement and this Agreement; provided, however, that if there are any inconsistent terms between the Escrow Agreement and this Agreement, the terms of this Agreement shall control. Except as otherwise provided herein, the Earnest Money shall be credited against the Purchase Price at the Closing.

   3.2 Balance of Purchase Price. The balance of the Purchase Price, as increased or decreased by any and all other adjustments set forth in this Agreement, shall be paid by wire transfer of immediately available funds at the Closing.

4. Inspection Period.

   4.1 Buyer acknowledges that it received the documents set forth in Exhibit C, if any, and previously inspected the Property as part of its purchase from the Seller of the adjoining property.

   4.2 Upon the completion of its activities on the Property, Buyer shall remove any debris resulting from such activities and shall restore the Property to the condition it was in prior to the commencement of such activities.

4.3 Buyer shall indemnify, hold harmless and defend the Seller from and against all Claims arising out of, resulting from or relating to any loss of (or damage to) any property or business or any injury to (or death of) any person, where such loss, damage, injury, or death actually or allegedly arises (whether directly or indirectly, 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) the exercise by buyer (or its employees, agents, or contractors) of the permission granted by this Section; or (c) the release of any Hazardous Substance (as defined below) resulting (directly or indirectly, wholly or in part) from any action or omission of Buyer (or its employees, agents, or contractors) while on the Property.

4.4 Buyer (and its employees, agents, and contractors) shall comply with all applicable laws while on the Property.

4.5 Buyer will not commence any environmental testing until its work plan for such testing has been approved in writing by Seller, which approval shall not be unreasonably withheld, conditioned or delayed. Buyer will provide Seller with complete copies of the test data and test reports as soon as they are available to Buyer.

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

4.7 Seller agrees not to negotiate with any third parties for the sale of the Property unless Buyer and Seller in writing terminate this Agreement.

5. Title Examination.

5.1 Unless otherwise agreed to by the Parties, the Escrow Agent shall be the Title Company for this transaction. Buyer acknowledges having received a title commitment and obtained a survey for the Property as part of its purchase from the Seller of the adjoining property. Buyer has [no objections] to the Title Commitment or the Survey.

5.2 Left blank intentionally.

5.3 Left blank intentionally.

6. Buyer's Contingencies. The obligations of Buyer under this Agreement are contingent upon each of the following:

6.1 Representations, Warranties, and Covenants. The representations, warranties, and covenants of Seller contained in this Agreement must be true as of the Effective Date and on the Closing Date as if made on the Closing Date.

6.2 Title. Title to the Property shall have been found acceptable, or been made acceptable.

6.3 Left blank intentionally.

6.4 Document Review. Buyer shall have determined, on or before the expiration of the Inspection Period, that it is satisfied with its review and analysis of any contracts related to the Property.

6.5 Government Approvals. Buyer shall have obtained on or before the Closing Date all final approvals from all Governmental Authorities necessary in Buyer's judgment to make the use of the Property which Buyer intends.

6.6 Financing. Buyer shall have received, on or before the Closing Date, the proceeds of financing necessary and sufficient, in Buyer's sole discretion, to complete the purchase of the Property and to implement Buyer's planned use of the Property, including, but not limited to, an award of Low Income Housing Tax Credits and gap funding from the Minnesota Housing Finance Agency in an amount and under terms acceptable to Buyer to facilitate the development of the Property as intended by Buyer.

Buyer shall inform Seller when the contingencies have been satisfied.

Buyer may terminate this Agreement by written notice to Seller on or before the last day of the applicable periods as specified above, but no later than November 01, 2017. Upon termination of this Agreement for failure to satisfy one of Buyer's contingencies set forth in this Section 6, neither party will have any further rights or obligations regarding this Agreement or the Property and if the termination occurs prior to the Inspection Period, the Earnest Money shall be returned to Buyer. If this Agreement is terminated by Buyer after the Inspection Period, other than as a result of Seller's default, Seller shall retain the Earnest Money. All the contingencies are specifically for the benefit of Buyer, and Buyer shall have the right to waive any contingency by written notice to Seller.

7. Seller's Contingency. The obligations of Seller under this Agreement are contingent upon the representations, warranties, and covenants of Buyer contained in this Agreement being true as of the Effective Date and as of the Closing Date.

7.1 Government Approvals. Buyer shall have obtained on or before the Closing Date all final approvals from all Governmental Authorities necessary to make the use of the Property; including: an approved final plat, approved development agreement, and approved architectural design renderings.

8. Closing. The Closing shall occur on the Closing Date. The Closing shall take place at a location mutually agreeable to Seller and Buyer. Seller agrees to deliver possession of the Property to Buyer on the Closing Date.

8.1 Seller's Closing Documents. On the Closing Date, Seller shall execute and deliver to Buyer the following documents (collectively, the "Seller's Closing Documents"), all in form and content reasonably satisfactory to Buyer:

8.1.1 The Deed.

8.1.2 The Closing Statement.

8.1.3 A non-foreign affidavit, properly executed, containing such information as is required by Code Section 1445(b)(2) and the regulations promulgated thereunder.

8.1.4 Any executed documents that may be required in the State or other jurisdiction where the Property is located in order for the Deed to be recorded properly on the Closing Date.

8.1.5 All other documents determined by Buyer or the Title Company to be necessary to transfer the Property to Buyer free and clear of all encumbrances other than the Permitted Encumbrances.

8.2 Buyer's Closing Documents. On the Closing Date, Buyer will execute and deliver to Seller the following (collectively, the "Buyer's Closing Documents"):

8.2.1 The funds representing the remaining portion of the Purchase Price due hereunder, subject to any adjustments and/or prorations required hereunder.

8.2.2 The Closing Statement.

9. Prorations. Seller and Buyer agree to the following prorations and allocation of costs regarding this Agreement:

9.1 Title Insurance and Closing Fee. Seller will pay all costs of the issuance of the Title Commitment and the fees charged by the Title Company for any escrow required regarding Buyer's Title Objections. Buyer will pay all additional premiums required for the issuance of any lender's and owner's Title Policies and any endorsements requested by Buyer that are not necessary to cure Title Objections as provided in Section 5 of this Agreement. Seller and Buyer will each pay one-half (1/2) of any closing fee or charge imposed by any closing agent or by the Title Company.

9.2 Real Estate Taxes and Special Assessments. All real estate taxes payable in the years prior to the year in which the Closing occurs, any deferred taxes, and any and all and pending special assessments (regardless of when such assessments are due) shall be paid by Seller at the Closing. Real estate taxes payable in the year in which Closing occurs shall be prorated between Buyer and Seller based upon the Closing Date.

9.3 Recording Fees. Seller will pay any recording fees in connection with the release of all mortgages, liens and encumbrances and security interests against the Property that are not being assumed by Buyer. Seller shall also pay any deed tax due in connection with the sale of the Property pursuant to applicable State statutes. Buyer shall pay the recording fee in connection with the recording of the Deed.

9.4 Funds. Any account balances or other funds connected to the Property shall be retained by Seller.

9.5 Other Costs. All other operating costs of the Property shall be prorated between Seller and Buyer as of the Closing Date so that Seller pays that portion of operating costs payable before the Closing Date, and Buyer pays that part of operating costs payable from and after the Closing Date.

9.6 Attorneys' Fees. Each of the parties will pay its own attorney's fees, except that a party defaulting under this Agreement or any document referenced in this Agreement will pay the reasonable attorneys' fees and court costs incurred by the nondefaulting party to enforce its rights hereunder.

10. Seller's Covenants During Executory Period. During the Executory Period, Seller covenants to comply with the following conditions:

10.1 Left blank intentionally.

10.2 Without obtaining the Consent of Buyer, Seller shall refrain (i) from creating any mortgage, easement, lien, pledge or any other encumbrance in any way affecting the Property, (ii) from conveying any interest in the Property, (iii) from entering into any other contracts or agreements pertaining to the Property, except contracts or agreements which are consistent with Buyer's rights hereunder and that may be terminated on or prior to the Closing Date, and/or (iv) agreeing to any change in the property tax status of the Property or deferring any property taxes.

10.3 Seller shall refrain from committing any waste or nuisance upon the Property.

10.4 Seller shall not market the Property for sale and/or to negotiate with any third parties for the sale of the Property unless Buyer and Seller in writing terminate this Agreement.

10.5 Left blank intentionally.

10.6 Without the Consent of Buyer, Seller shall not allow any labor to be performed on the Property that could give rise to the filing of a mechanic's lien against any portion of the Property if the costs of such labor are not timely paid.

11. Representations and Warranties of Seller. Seller represents and warrants to Buyer as of the Effective Date and the Closing Date as follows:

11.1 Title to Property. Seller has good and marketable, fee simple title to the Property, subject only to the Permitted Encumbrances. The Property constitutes a separate tax parcel eligible for development in accordance with the Regulations without need for further subdivision.

11.2 Authority; Consents. Seller represents and warrants to and covenants with Buyer that: (i) Seller is duly organized and has received all requisite authority to transact

business in the State in which the Property is located; (ii) Seller has the power and authority to enter into this Agreement and all of the Seller's Closing Documents signed or to be signed by it; (iii) the execution, delivery and performance of Seller of the Seller's Closing Documents do not conflict with or result in violation of Seller's organizational documents, any judgment, order or decree of any court or arbiter to which Seller is a party, or any local ordinance, or statute, rule, or law of the State; (iv) upon execution, the Seller's Closing Documents will be valid and binding obligations of Seller, and are enforceable in accordance with their terms, subject to applicable bankruptcy, insolvency, reorganization, moratorium, creditor's rights and other similar laws; and (v) the consents of no other parties are required as a condition to the Closing.

11.3 Unrecorded Agreements. There are no unrecorded agreements, undertakings or restrictions which affect the Property.

11.4 Leases. There are no leases or possessory rights of others regarding the Property.

11.5 No Default Notice. Seller has not received notice of a default or breach of any agreement to which Seller is a patty, and is not aware of any facts that would result in Seller being in default or breach of any agreement to which it is a party.

11.6 Reports. The Reports delivered or to be delivered to Buyer hereunder are correct and complete and, to Seller's actual knowledge, do not contain any false information.

11.7 Operations. Seller has received no notice of actual or threatened cancellation or suspension of any utility services at or on the Property, nor has Seller received any notice of any violation of any Regulations. Except as disclosed in the Title Commitment, Seller has received no notice of actual or threatened special assessments or reassessments, condemnation, or eminent domain proceedings with respect to the Property.

11.8 Environmental Laws. To Seller's actual knowledge, no Hazardous Substances have been generated, treated, stored, transferred from, released or disposed of, or otherwise placed, deposited in or located on the Property, nor has any activity been undertaken on the Property that would cause or contribute to the Property becoming a treatment, storage or disposal facility within the meaning of, or otherwise bring the Property within the ambit of, any Regulations relating to the protection of the environment. To Seller's actual knowledge, there are no Hazardous Substances in or on the Property that may support a claim or cause of action under any Regulations relating to the protection of the environment. To Seller's actual knowledge, the Property is not now, and never has been, listed on any list of sites contaminated with Hazardous Substances, nor used as landfill, dump, disposal or storage site for Hazardous Substances.

11.9 FIRPTA. Seller is not a "foreign person," "foreign partnership," "foreign trust," or "foreign estate," as those terms are defined in Code Section 1445 and the regulations promulgated thereunder.

11.10 No Proceedings. No legal or administrative proceeding is pending or, to Seller's actual knowledge, threatened (i) against Seller or any of its affiliates which would adversely affect its right to convey the Property to Buyer as contemplated in this Agreement, or (ii) affecting the Property. There are no condemnation or eminent domain proceedings pending or, to Seller's knowledge, threatened with respect to the Property.

11.11 Additional Interests. There are no property interests or other improvements that are owned by Seller and which are necessary or useful for the use and operation of the Property that are not being conveyed pursuant to this Agreement.

11.12 Private Sewage Systems; Wells. There are no private sewage systems or wells located on the Property.

11.13 Use of Property. To the best of Seller's knowledge, no methamphetamine production has occurred on the Property.

11.14 Unpaid Labor and Materials. Neither Seller nor any other party is indebted for labor or material that might give rise to the filing of notice of mechanic's lien against any portion of the Property.

11.15 No Broker. Seller has not engaged the services of any broker in connection with the sale and purchase contemplated by this Agreement except CBRE, to whom Seller will pay all real estate commissions due and owning no later than the Closing Date.

11.16 Property Notice / No Redemption Rights. There exist no outstanding redemption rights in any third parties with respect to all or any portion of the Property and the Seller has given all proper notices and obtained all requisite approvals necessary to sell and convey the Property to the Buyer pursuant to the terms of this Agreement.

Seller will indemnify the Indemnified Parties, against, and will hold each of the Indemnified Parties harmless from, any expenses or damages, including reasonable attorneys' fees, that the Indemnified Parties incur because of the breach of any of the above representations and warranties. Each of the foregoing representations and warranties shall be deemed remade as of the Closing Date with respect to the Property.

12. Representations and Warranties of Buyer. Buyer represents and warrants to Seller as of the Effective Date and the Closing Date as follows:

12.1 Buyer is duly organized or incorporated under the laws of the State of its formation and has received all requisite authority to transact business in the State in which the Property is located.

12.2 Buyer has the power and authority to enter into this Agreement and all of the Buyer's Closing Documents signed or to be signed by it.

12.3 Buyer's execution, delivery and performance this Agreement and of the Buyer's Closing Documents do not conflict with or result in violation of Buyer's organizational documents or any judgment, order or decree of any court or arbiter to which Buyer is a party

12.4 Upon execution, the Buyer's Closing Documents will be valid and binding obligations of Buyer, and are enforceable in accordance with their terms, subject to applicable bankruptcy, insolvency, reorganization, moratorium, creditor's rights and other similar laws.

12.5 No consents or approvals from any third parties are required for Buyer to perform its obligations under this Agreement.

12.6 Buyer has not engaged the services of any broker in connection with the sale and purchase contemplated by this Agreement. Buyer is purchasing the Property for an investment with the intent of making a profit.

13. Casualty; Condemnation. If all or any part of the Property is substantially damaged by fire, casualty, the elements, or any other cause, Seller immediately shall give written notice to Buyer, and Buyer shall have the right to terminate this Agreement by giving written notice within thirty (30) days after Buyer receives written notice from Seller of the same. If Buyer shall fail to give notice of termination, then the parties shall proceed to Closing and Seller shall assign to Buyer all rights to insurance proceeds resulting from such event. If eminent domain proceedings are threatened or commenced against all or any portion of the Property, Seller immediately shall give written notice to Buyer, and Buyer shall have the right to terminate this Agreement by giving written notice within thirty (30) days after Buyer receives written notice from Seller of the same. If Buyer shall fail to give notice of termination, then the parties shall proceed to Closing and Seller shall assign to Buyer all rights to appear in and receive any award from such proceedings.

14. Remedies.

14.1 If Buyer defaults in its obligation to proceed to the Closing in accordance with the terms of this Agreement and fails to cure such default within ten (10) days after being notified in writing thereof, Seller shall be entitled, as its sole and exclusive remedy, to terminate this Agreement and to retain the Earnest Money as liquidated damages. The parties agree that in the event of default by Buyer, subject to the expiration of the cure period above, Seller's damages will be difficult or impractical to ascertain and the Earnest Money will be deemed to constitute a reasonable estimate of Seller's damages and shall not be deemed to constitute a forfeiture or penalty. Seller shall not have the right to recover any other damages of any kind from Buyer or to obtain other equitable adjustment to the terms of the sale of the Property.

14.2 If Seller defaults on any of its material obligations under this Agreement and fails to cure such default within ten (10) days after receiving written notice thereof, Buyer shall be entitled to exercise any remedies available to Buyer at law or equity for a default by Seller hereunder including, without limitation, (i) the immediate return of the Earnest Money, (ii) to apply for and to receive from a court of competent jurisdiction equitable relief by way of specific performance to enforce Seller's performance of the terms of this Agreement, and/or (iii) to seek and recover from Seller damages for nonperformance of this Agreement for all of Buyer's out-of-pocket costs and fees, including without limitation, reasonable attorneys' fees, accountants' fees and other consultants' fees incurred by Buyer in preparing and negotiating this Agreement, preparing for the Closing, obtaining financing commitments, investigating the status, title and condition of the Property, and other similar and reasonable costs and expenses.

14.3 If either party hereto shall bring suit against the other to enforce the terms of this Agreement, the losing party shall pay to the prevailing party the prevailing party's cost and expenses (including, without limitation, reasonable attorneys' fees and costs) incurred in enforcing such prevailing party's rights under this Agreement.

15. Miscellaneous.

15.1 Construction. This Agreement shall not be construed more strictly against one party than against the other, merely by virtue of the fact that it may have been prepared primarily by counsel for one of the parties, it being recognized that both Buyer and Seller have contributed substantially and materially to the preparation of this Agreement.

15.2 Headings. The headings preceding the text of the paragraphs and subparagraphs hereof are inserted solely for convenience of reference and shall not constitute a part of this Agreement, nor shall they affect its meaning, construction or effect.

15.3 Further Acts. Each party hereto agrees to do such further acts and execute, deliver, file and record such further documents and instruments as may be reasonably necessary to effectuate, evidence, and record the transactions contemplated by this Agreement.

15.4 Severability. The invalidity or unenforceability of any term or terms of this Agreement shall not invalidate, make unenforceable or otherwise affect any other term of this Agreement, and this Agreement shall be construed in all respects as if such invalid or unenforceable provision were omitted, and in such event, the remaining terms of this Agreement shall remain in full force and effect.

15.5 Governing Law; Parties in Interest. This Agreement shall be governed by and be construed in accordance with the laws of the State.

15.6 Computation of Time. In computing any period of time pursuant to this Agreement, the day of the act or event from which the designated period of time begins to run will not be included. The last day of the period so computed will be included, unless

it is a Saturday, Sunday or legal holiday, in which event the period runs until the end of the next day which is not a Saturday, Sunday or such legal holiday.

15.7 Time of the Essence. All times, wherever specified herein for the performance by Seller or Buyer of their respective obligations hereunder, are of the essence of this Agreement.

15.8 Assignment. Neither party shall be entitled to assign or convey any interest in this Agreement to any third party, without first obtaining the prior written consent of the other party. Notwithstanding the foregoing, Buyer shall have the right to assign its interest in this Agreement to an entity affiliated with, or controlled by Buyer, without the consent of Seller; provided, however, that Buyer shall provide Seller with a copy of any such assignment promptly after it has been executed. The parties' rights and obligations under tills Agreement shall inure to the benefit of and shall be binding on successors and assigns.

15.9 Notices. All notices and other communications in respect to this Agreement shall be deemed to have been duly given, if in writing and delivered personally or if mailed in a sealed wrapper by United Sates registered or certified mail, return receipt requested, postage prepaid, or via facsimile, properly addressed to the parties as provided in Exhibit A attached hereto.

15.10 Complete Agreement. This instrument and any exhibits, schedules or addendums attached hereto contain the entire Agreement of the parties, and supersedes all prior negotiations, agreements or understandings, whether oral or in writing. This Agreement may not be changed orally but only by an Agreement in writing signed by the party against whom enforcement of any such waiver, change, modification, extension or discharge is sought.

15.11 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall constitute an original but all of which, taken together, shall constitute but one and the same instrument.

17. Option to Extend.

17.1 Option Property. In the event Buyer requests a 90 day extension of the Inspection Period, and the extension is agreed to in writing by Seller, Buyer must deposit an additional $10,000 Earnest Money with the Escrow Agent. Both the original Earnest Money, and the additional Earnest Money, are nonrefundable immediately, and shall comply with Section 3 of this Agreement. Buyer may be granted two (2) 90-day extensions.

IN WITNESS WHEREOF, Seller and Buyer have executed this Purchase Agreement effective as of the Effective Date.

The City of Ramsey, Minnesota

By: Sarah Strommen Dated: 6/14, 2017

Sarah Strommen, Mayor

By: KGC Dated: 6/14, 2017

Kurtis G. Ulrich

City Administrator

Aeon Ramsey 2, LLC

By: Caroline Horton Dated: June 15, 2017

Caroline Horton

Secretary - Treasurer

EXHIBIT A

Key Terms and Definitions

A. Definitions. For purposes of this Agreement, the following capitalized terms shall have the following meanings:

1. "Agreement" shall mean the Purchase Agreement between Buyer and Seller to which this Exhibit is attached.

2. "Buyer" shall have the meaning assigned to such term in the opening paragraph of this Agreement.

3. "Buyer's Closing Documents" shall have the meaning assigned to such term in Section 8.2 of the Agreement.

4. "Closing" shall mean the closing of the purchase and sale of the Property contemplated by this Agreement.

5. "Closing Date" shall mean no later than October 13, 2018.

6. "Closing Statement" means a closing statement prepared by the Title Company to be executed by Seller, Buyer, and the Title Company at the Closing that accurately describes the economic terms of transaction described this Agreement

7. "Code" shall mean the Internal Revenue Code of 1986, as amended.

8. "Consent" means the prior written consent of Buyer, which consent may be withheld in Buyer's sole discretion unless otherwise stated in this Agreement.

9. "Cure Period" has the meaning set forth in Section 5.3.

10. "Deed" shall mean a Limited Warranty Deed conveying the Property to Buyer, free and clear of all encumbrances, except the Permitted Encumbrances, at the Closing.

11. "Earnest Money" means Ten Thousand Dollars ($10,000), along with any interest or earnings accrued thereon while such funds are held by the Title Company.

12. "Effective Date" shall be as defined in the opening paragraph of this Agreement (June 13, 2017).

13. "Escrow Agreement" shall mean any form of acknowledgement of escrow deposit in the form required by the Title Company upon its receipt of the Earnest Money.

14. "Executory Period" shall mean the period of time from the Effective Date through and including the Closing Date.

16. "Governmental Authority" means any state, federal, local, municipal or other governmental authority, agency, or licensing authority of any kind having jurisdiction over the Property or Seller.

17. "Hazardous Substances" shall mean toxic or hazardous substances or wastes, pollutants or contaminants (including, without limitation, asbestos, urea formaldehyde, the group of organic compounds known as polychlorinated biphenyls, petroleum products including gasoline, fuel oil, crude oil and various constituents of such products, and any hazardous substance as defined in any state, local or federal Regulations relating to the protection of the environment.

18. "Indemnified Parties" means collectively, Buyer, its officers, directors, members, partners, governors, managers, and employees and their respective successors and assigns

19. "Inspection Period" shall mean November 01, 2017; after which, earnest money will become non-refundable.

20. "Land" shall mean the western 59,000 square feet of the parcel described on Exhibit B to this Agreement. The parcel described on Exhibit B shall be updated prior to Closing, including a legal description.

21. "Permitted Encumbrances" means any defects or encumbrances on the Property to which Buyer does not submit a written Title Objection during the Inspection Period, or any defect or encumbrance that is waived by Buyer in accordance with the terms of this Agreement.

22. "Property" shall mean collectively the Land and all rights related thereto, including easements and adjacent street and alleys.

23. "Purchase Price" means $123,368.00 ($2.08 per square foot), as the same may be adjusted pursuant to the terms and conditions of this Agreement.

24. "Regulations" means the rules and regulations applicable to the Property or Seller of any Governmental Authority having jurisdiction.

25. "Reports" means all feasibility studies, soil reports, environmental reports, permits, licenses, service contracts, title policies, surveys, and other appraisals, inspections, tests, reports, or studies in the possession or reasonable control of Seller with respect to the Property.

26. "Seller" shall have the meaning assigned to such term in the opening paragraph of this Agreement.

27. "Seller's Closing Documents" shall have the meaning assigned to such term in Section 8.1 of the Agreement.

28. "Seller's Title Notice" shall have the meaning set forth in Section 5.1.

29. "State" shall mean the State of Minnesota.

30. "Survey" means an updated ALTA/ACSM survey of the Property prepared by a surveyor acceptable to Buyer in its sole discretion.

31. "Title Commitment" means a commitment for an ALTA Owner's Policy of Title Insurance insuring fee simple title to the Property in the amount of the Purchase Price, which shall (i) commit the Title Company to insure fee simple title to the Property subject only to the Permitted Encumbrances, (ii) so long as Buyer obtains the Survey, affirmatively insure Buyer against any and all encroachments or mechanic's liens not of record, (iii) provide that the Title Company will increase its coverage at any time to reflect increase in the property values and /or improvements being made to the Property, upon payment to the Title Company of a standard policy premium for the amount of the increased insurance coverage; and (iv) provide that the Property is zoned properly for Buyer's intended use of the Property and that the Property is in compliance with all applicable zoning requirements.

32. "Title Company" shall mean Commercial Partners Title LLC, 200 South Sixth Street, Suite 1300, Minneapolis, MN 55402, or such other title insurance company as Buyer may select in its reasonable discretion.

33. "Title Evidence" shall mean the Title Commitment and the Survey, together.

34. "Title Objections" shall have the meaning assigned to such term in Section 5.2 of this Agreement.

B. **Notices**. Notices, as provided in this Agreement, shall be given to the parties at the following addresses, or such other address as any of the parties may reasonably notify the other parties of in accordance with this Agreement:

If to Buyer:

Aeon Ramsey 2 LLC
901 North Third Street, #150
Minneapolis, MN 55401
Attention: Leslie Roering
email: lroering@aeonmn.org
Phone Number: (612) 746-4853

If to Seller:

City of Ramsey
7550 Sunwood Drive NW Ramsey, Minnesota 55303
Attention: Patrick Brama
Email: pbrama@cityoframsey.com
Phone Number: (763) 433-9868

EXHIBIT B

Legal Description

Outlot A, Ramsey Town Center 7th Addition, Anoka County, Minnesota.

Economic Development Authority (EDA) **4. 4.**

Meeting Date: 04/12/2018

Submitted For: Patrick Brama, Administrative Services

By: Patrick Brama, Administrative Services

Title:

Centra Homes Purchase Agreement: Multiple Actions

Purpose/Background:

PURPOSE

Consider multiple actions related to the PA between the City of Ramsey and Centra Homes, LLC. These actions are considered to be administrative and consistent with past actions by the city.

(1) Approve the attached Purchase Agreement **Amendment #1**; changing the title company and confirming the sale price/ preferred concept layout.

(2) Approve the attached **right of re-entry agreement**. Per the attached purchase agreement for city-owned land, the buyer must enter into a right-of-re-entry agreement. This is a "performance" agreement that will be recorded against the Centra Homes Project. It will require the construction of 15 single family homes pursuant to the schedule by October 1, 2021. This agreement also outlines default provisions.

(3) Pass a **resolution formally authorizing the sale of city-owned land**. As required by the Anoka County Recorder's Office, the city must pass resolution authorizing the sale of city-owned land. The city has already approved a purchase agreement outlining this action, and previously an ordinance.

BACKGROUND

Please see attached cover letter. Please see company website. Centra Homes is in good standing with the State of Minnesota business filing search system. Staff has not worked with Centra Homes on a project in Ramsey. However, staff has been working with Centra Homes for the past few months, as they have contemplated several sites in Ramsey.

The attached Amendment #1, Appendix A, shows the preferred concept level layout. It should be noted, this layout is very preliminary and will require changes. This layout has not gone through the City's entitlement process and no approvals have been provided. The EDA, Planning Commission, and City Council have all seen this concept layout (February and March) and have provided preliminary informal support

Notification:

Observations/Alternatives:

Funding Source:

Recommendation:

Action:

Motion to recommend the City Council:

(1) Approve the attached Amendment #1 to the purchase agreement between the City of Ramsey and Centra Homes, LLC.

-and-

(2) Approve the attached "Right of Re-Entry" Agreement with Centra Homes, LLC.

-and-

(3) Adopt the attached Resolution #18-051; Authorizing the Sale of City Owned Land to Centra Homes, LLC.

Attachments

Centra Cover Letter
PA
Resolution #18-051
Right of Re-Entry
Amendment #1

Form Review

Inbox	Reviewed By	Date
Patrick Brama (Originator)	Patrick Brama	04/05/2018 09:30 PM
Kurt Ulrich	Kurt Ulrich	04/06/2018 09:34 AM
Form Started By: Patrick Brama		Started On: 03/06/2018 08:25 PM
Final Approval Date: 04/06/2018		

CENTRA HOMES LLC
Excellent Experiences

January 4, 2018

To: City of Ramsey

We are excited to present our offer to purchase approximately 4 acres of land located in The COR at the corner of Ramsey Blvd and Bunker Lake Blvd.

We propose to build and sell approximately 35 single family detached homes. These homes would be served be[by] an alley with front doors orientated toward Ramsey Blvd and Bunker Lake Blvd. As part of developing the neighborhood we plan to provide additional parking and trail connections in the area.

We have previously built homes in the City of Ramsey and look forward to opportunities to again work in your community. The neighborhood that we are proposing would provide homes for families that would meet needs that are unique from other current offering[s]. This neighborhood would provide for a detached product in the COR that would enhance the community feel and visual appeal along the perimeter roads as well as additional housing options that currently do not exist.

The plan is to move as quickly as possible through the preliminary plat process allowing us to begin building homes in late summer of 2018.

Centra Homes is locally owned and operated, and recognized as one of the top homebuilders in the Twin Cities. As a land developer and home builder Centra Homes built in excess of 120 homes in 2017.

We are excited to work closely with City to create a new neighborhood in the City of Ramsey.

Sincerely,

David Pattberg
Centra Homes, LLC

PURCHASE AGREEMENT

This Agreement is entered into by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **Centra Homes LLC**, a Nevada 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 **February 13, 2018** (the "Effective Date").

2. **SALE OF PROPERTY.** Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller 4.29 acres of vacant land at the southwest corner of Ramsey Boulevard and Bunker Lake Boulevard in Ramsey, Minnesota.

   Legal Description: THAT PRT OF OUTLOT B RAMSEY TOWN CENTER 2ND ADD LYG ELY OF FOL DESC LINE: COM AT NW COR OF SD OUTLOT, TH S 89 DEG 42 MIN 54 SEC E, ASSD BRG, ALG NLY LINE OF SD OUTLOT 607.10 FT TO POB OF SD LINE, TH S 247.47 TO SLY LINE OF SD OUTLOT & SD LINE THERE TERM, SUBJ TO EASE OF REC.

   Anoka County Property Identification: 28-32-25-14-0094

   Platting: Buyer is responsible for subdividing and re-platting Property, providing the City of Ramsey with an updated legal description of the new parcel. This Agreement shall be amended to reflect the exact legal description of the Property.

3. **PURCHASE PRICE.** The purchase price for the Property is variable, as outlined in the table below. Upon completion of the Inspection Period (Section 9), and submission of the written Notice-to-Proceed, Buyer shall provide Seller with final purchase price, and this Agreement shall be amended accordingly. Seller has the right to reject a purchase price different than outlined below.

	PSF	P Acre	Purchase Price
Layout #1, Exhibit A	$ 1.76	$ 76,744.19	$ 330,000.00
Layout #2, Exhibit B	$ 1.68	$ 73,255.81	$ 315,000.00
Layout #3, Exhibit C	$ 1.57	$ 68,604.65	$ 295,000.00

4. **EARNEST MONEY.** By February 20, 2018 Buyer must deposit the sum of $10,000 (the "Earnest Money") with Commercial Partners Title Company, 200 South 6th Street, #1300, Minneapolis, MN 55402 ("Escrow Agent"), via wire transfer or delivery of a certified check payable to Escrow Agent.

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

    b. Upon Seller's receipt of a Notice to Proceed from Buyer in accordance with Section 9(b), all of the Earnest Money becomes non-refundable (except in accordance with Section 23 as a result of a default by Seller).

    c. If Buyer does not provide a Notice to Proceed to Seller in accordance with Section 9(b), this Agreement automatically terminates and Escrow Agent must disburse all Earnest Money Escrow Agent holds to Buyer.

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

5. **SURVEY.** Seller shall, at Seller's expense, obtain an ALTA/NSPS 2016 survey (Table A, items 1-4 and 6, 8, and 11) (the "Survey") from a duly licensed surveyor and deliver it to Buyer within thirty (30) days after the Effective Date. Buyer may arrange with the surveyor to include additional information on the Survey at Buyer's expense.

6. **TITLE COMMITMENT.**

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

    b. Buyer shall have until the date thirty (30) days after the receipt of the Title Commitment and the Survey (collectively, "**Title/Survey**") to review Title/Survey and to give Seller written notice of (i) any defects in the marketability of Seller title to the Property or any encumbrances on Seller's title to the Property that are objectionable to Buyer, and (ii) the specific actions Buyer requests that Seller take with respect to each such defect or encumbrance (a "**Title Objection Notice**"). Any defects in or encumbrances on Seller's title that Buyer does not identify in a timely Title Objection Notice are each a "**Permitted**

Exception." Within three (3) business days after Seller's receipt of a Title Objection Notice from Buyer, Seller will notify Buyer, in writing, of the actions, if any, that Seller is willing to take with respect to each of the matters identified in the Title Objection Notice and the time frame in which Seller will take those actions ("**Seller's Title Notice**"). If Seller's Title Notice indicates that Seller unconditionally agrees to make Seller's title to the Property marketable on or before the closing date established pursuant to Section 10, the parties shall proceed to closing pursuant to the terms of this Agreement. If Seller's Title Notice indicates that Seller does not unconditionally agree to make Seller's Title to the Property marketable on or before the closing date established in Section 10, Buyer may, at any time with three (3) business days after Buyer's receipt of Seller's Title Notice, terminate this Agreement by written notice to Buyer in which case this Agreement is terminated and Escrow Agent must disburse any Earnest Money to Buyer ("**Buyer's Title Termination Notice**"). If Buyer does not deliver a Buyer's Title Termination Notice to Seller within the three (3) business days after Buyer's receipt of Seller's Title Notice, than Seller must perform in accordance with Seller's Title Notice, Buyer shall be deemed to have waived Buyer's objections to the extent Seller has not agreed to address them in Seller's Title Notice, the matters to which Buyer objected and Seller did not agree to resolve are deemed Permitted Exceptions, and the parties shall proceed to Closing in accordance with the terms of this Agreement and the terms of Seller's Title Notice.

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

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

    b. Buyer must defend and indemnify Seller from and against and hold Seller harmless Seller from all "Claims," as defined in Section 10, arising out of, resulting from or relating to any loss of or damage to any property or business or out of any injury to or death of any person, if the loss, damage, injury, or death arises or is alleged to arise either directly or indirectly and either wholly or in part from: (a) any action or omission of Buyer or its employees, agents, or contractors, while on the Property pursuant to this Section; or (b) actions or omissions of Buyer or Buyer's employees, agents, or contractors that cause or result in the release of any Hazardous Substance onto the Property or onto other property.

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

d. Other than a standard Phase 1 environmental assessment, Buyer may not commence any environmental testing on the Property until Buyer submits a work plan for such testing to Seller and Seller approves the work plan, in writing. Seller may not unreasonably withhold, condition or delay Seller's approval of a work plan.

e. Buyer must, promptly and without demand from Seller, provide Seller with true and complete copies of all draft and final reports relating to Buyer's geotechnical and environmental investigations and testing of the Property including, without limitation, any reports relating to any Phase I Environmental Site Assessment of the Property.

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

8. **PROPERTY SOLD AS IS.** Subject to Buyer's right to terminate this Agreement pursuant to Section 9, Buyer agrees to accept the Property in its current condition, including, without limitation, its current environmental and geological condition, and in an "AS-IS" and with "ALL FAULTS" condition. Buyer's payment of the Purchase Price at Closing constitutes Buyer's acknowledgment and agreement that:

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

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

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

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

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

9. INSPECTION PERIOD.

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

b. Buyer may, at any time on or before 5:00 p.m. on the last day of the Inspection Period, terminate the Agreement by written notice to Seller based on Buyer's determination, in Buyer's sole and absolute discretion, that the condition of the Property is not suitable for Buyer's intended use or that Buyer may not be able to obtain all governmental approvals and utilities necessary for Buyer's intended use of the Property. In addition, this Agreement automatically terminates at 5:00 p.m. on the last day of the Inspection Period unless, prior to that time Buyer delivers a written notice of Buyer's intention to proceed (a "**Notice to Proceed**") to Seller.

c. If, pursuant to Section 9(b) either Buyer terminates this Agreement or this Agreement is automatically terminated, the Escrow Agent must disburse to Buyer any Earnest Money Escrow Agent holds.

10. DEFINITIONS. As used in this Agreement:

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

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

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

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

12. **NOTICES.** Notices permitted or required by this Agreement must be in writing and shall be deemed given when delivered in legible form to the party to whom addressed. Notices may be sent by certified mail or e-mail. Notices are effective two business days after they are mailed via certified mail, return receipt requested or, if sent by email, upon email transmission (provided that any email transmission that occurs after 5:00 pm Pacific Time will be deemed provided on the following day). If delivered at the Closing, a notice shall be deemed given when hand-delivered to the party's representative at the Closing. The business addresses of the parties are as follows:

Seller: City Administrator
City of Ramsey
7550 Sunwood Drive N.W.
Ramsey, MN 55303
Email: pbrama@cityoframsey.com

Buyer: Centra Homes LLC
Dale Wills
11460 Robinson Dr NW
Minneapolis, MN 55433
Email: dalew@centrahomes.com

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

13. **CLOSING.** This transaction shall close within 30 days after Buyer delivers a Notice to Proceed to Seller or on such earlier date as Seller and Buyer may establish by mutual, written agreement; provided, however, Buyer may extend the Closing a total of two (2) times, each time for a period of sixty (60) days, by depositing an additional Ten Thousand and 00/100 Dollars ($10,000.00) earnest money with Escrow Agent for each extension. Each $10,000 extension payment shall be non-refundable, but applicable to the Purchase Price. The Closing shall take place at the offices of the Escrow Agent, or at some other place as the parties may mutually agree prior to such date. At the option of either Party, the executed closing documents, Purchase Price and closing costs may be deposited with the Escrow Agent and disbursed by the Escrow Agent pursuant to avoid the necessity for a Closing at which the Parties are present.

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

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

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

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

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

i. Wire Transfer (or deliver a certified check in) an amount equal to the amount of the Purchase Price adjusted for to reflect Buyer's prior payment of the Earnest Money and to reflect amounts Buyer must pay or will receive pursuant to Section 14(c), to Escrow Agent for disbursement to Seller and others pursuant to this Agreement and the Settlement Statement; and

ii. File or cause Escrow Agent to file an Electronic Certificate of Real Estate Value, if required and necessary.

c. **Closing Costs.**

i. At Closing, the following Seller closing costs and expenses must be paid from the Purchaser Price or, if the Purchase Price is not sufficient, paid by Seller:

1. Seller's portion of the prorated property taxes.
2. Seller's own attorney's fees.
3. One-half the cost of any closing fees.
4. The cost of real estate broker commission fees as prescribed in Section 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).
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's Broker"), which represents the Seller. Seller shall pay Broker as required by their agreement (5% of final gross sale price). Seller and Buyer agree to indemnify each other and to hold each other harmless against all claims, damages, costs or expenses of or for any broker's fees or commissions resulting for their actions or agreements regarding the execution or performance of this Agreement, other than the fees payable to Seller's Broker, and will pay all costs of defending any action or lawsuit brought to recover any such fees or commissions incurred by the other party, including reasonable attorney's fees.

15. ASSIGNMENT. This Agreement may not be assigned without the written consent of the non-assigning Party. The Seller recognizes the Buyer intends to assign this Agreement to an affiliated special purpose entity that will be registered officially with the State of Minnesota. Notwithstanding, Seller agrees to allow Buyer to assign its rights under this Agreement without Seller's consent so long as the assignee is controlled by or under common control with Buyer.

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

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

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

19. **ENTIRE AGREEMENT / MODIFICATION.** This written Agreement constitutes the complete agreement between the parties and supersedes any prior oral or written agreements between the parties regarding the Property. There are no verbal agreements that change this Agreement and no waiver or modification of any of its terms will be effective unless in writing executed by the parties.

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

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

22. **REMEDIES.**

    a. If Buyer fails to perform any of the terms or conditions of this Agreement within the specified time limits, Seller may declare this Agreement terminated pursuant to Minnesota Statutes section 559.21. Seller's sole remedy in the event of Buyer's default is retention of the Earnest Money, unless Buyer defaults under Section 7 or 11 of this Agreement, in which case Seller may retain the Earnest money or suspend the performance of its obligations under this Agreement and commence an action in Anoka County District Court to recover its actual damages arising from the default.

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

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

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

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

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

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

28. **TIME PERIODS.** The time for performance of any obligation or taking any action under this Agreement shall be deemed to expire at 5:00 p.m. Central Time on the last day of the applicable time period provided for in this Agreement. If the time for the performance of any obligation or taking any action under this Agreement expires on a Saturday, Sunday or legal holiday, the time for performance or taking such action shall be extended to the next succeeding day which is not a Saturday, Sunday or legal holiday.

29. **CONSTRUCTION DEADLINE.** Buyer shall obtain certificates of occupancy for the construction of fifteen (15) single family homes pursuant to the following schedule:

    Construction Deadline Schedule:
    Five (5) certificates of occupancy by October 1, 2019
    Five (5) certificates of occupancy by October 1, 2020
    Five (5) certificates of occupancy by October 1, 2021

    At Closing, a "Right of Re-Entry Agreement" must be executed and recorded to the Property providing that, in the event any of the above deadlines are not met, Seller has the right to reclaim title to the parcels for which certificates of occupancy have not been obtained, or in the alternative, and at Seller's sole discretion, Buyer shall pay Seller $5,000 for each certificate of occupancy that is not obtained pursuant to the deadlines set forth above.

30. **PLATTING & DEVELOPMENT AGREEMENT.** Buyer must obtain an approved final plat, development agreement, and building exterior visual renderings with the City of Ramsey for its intended project before Closing. The Development Agreement and Site Plan must comply with all local zoning ordinances and design standards, including The COR Design Standards.

SELLER: The City of Ramsey, a Minnesota municipal corporation

By: _____ Dated: Feb 20, 2018
Sarah Strommen, Mayor

By: _____ Dated: 2/15/18, 2018
Kurt Ulrich, City Administrator

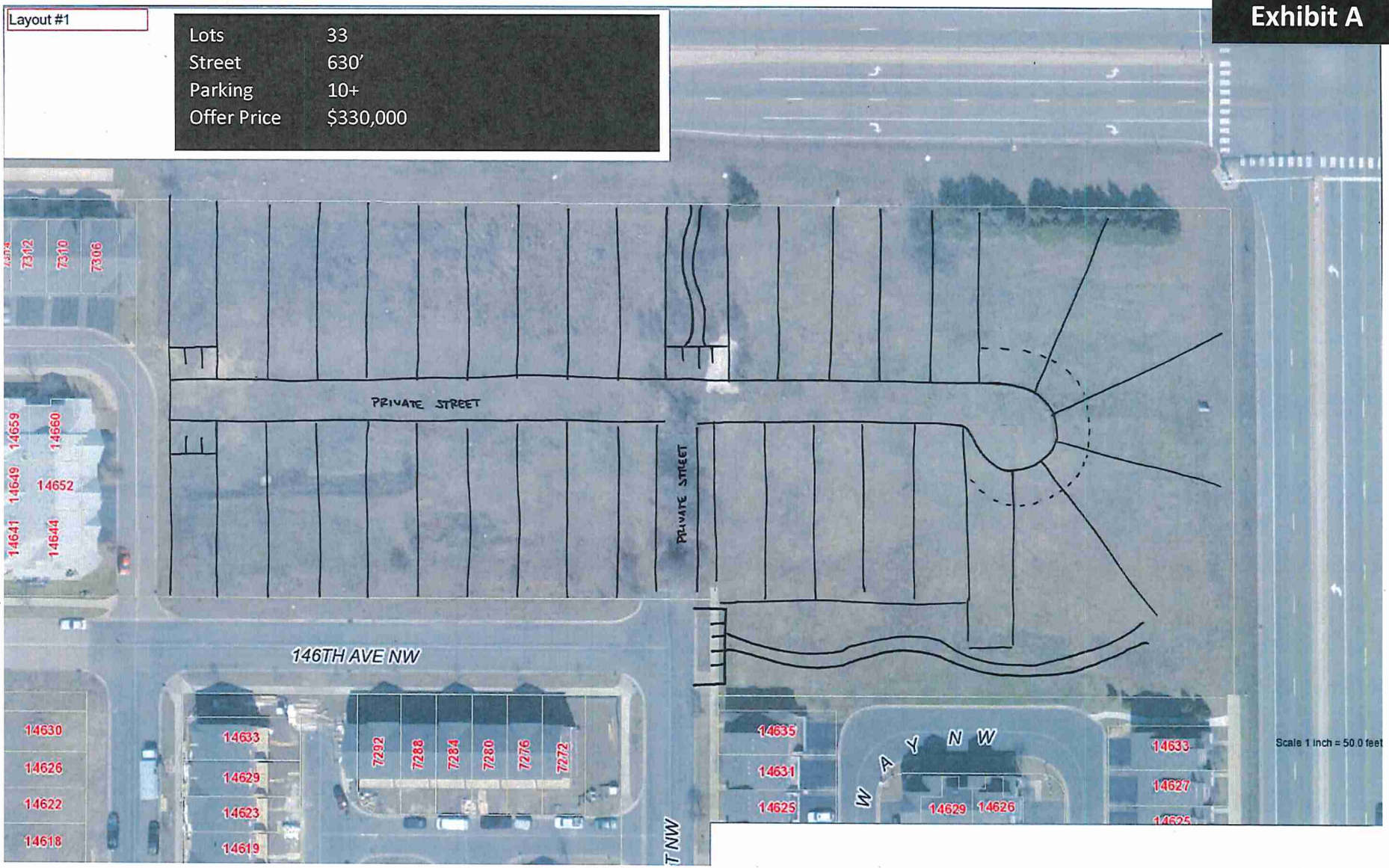
BUYER: Centra Homes, LLC, a Nevada Limited Liability Company.

By: _____ Dated: February 19, 2018
Dale Wills, President

Exhibit A

Layout #1

Lots	33
Street	630'
Parking	10+
Offer Price	$330,000

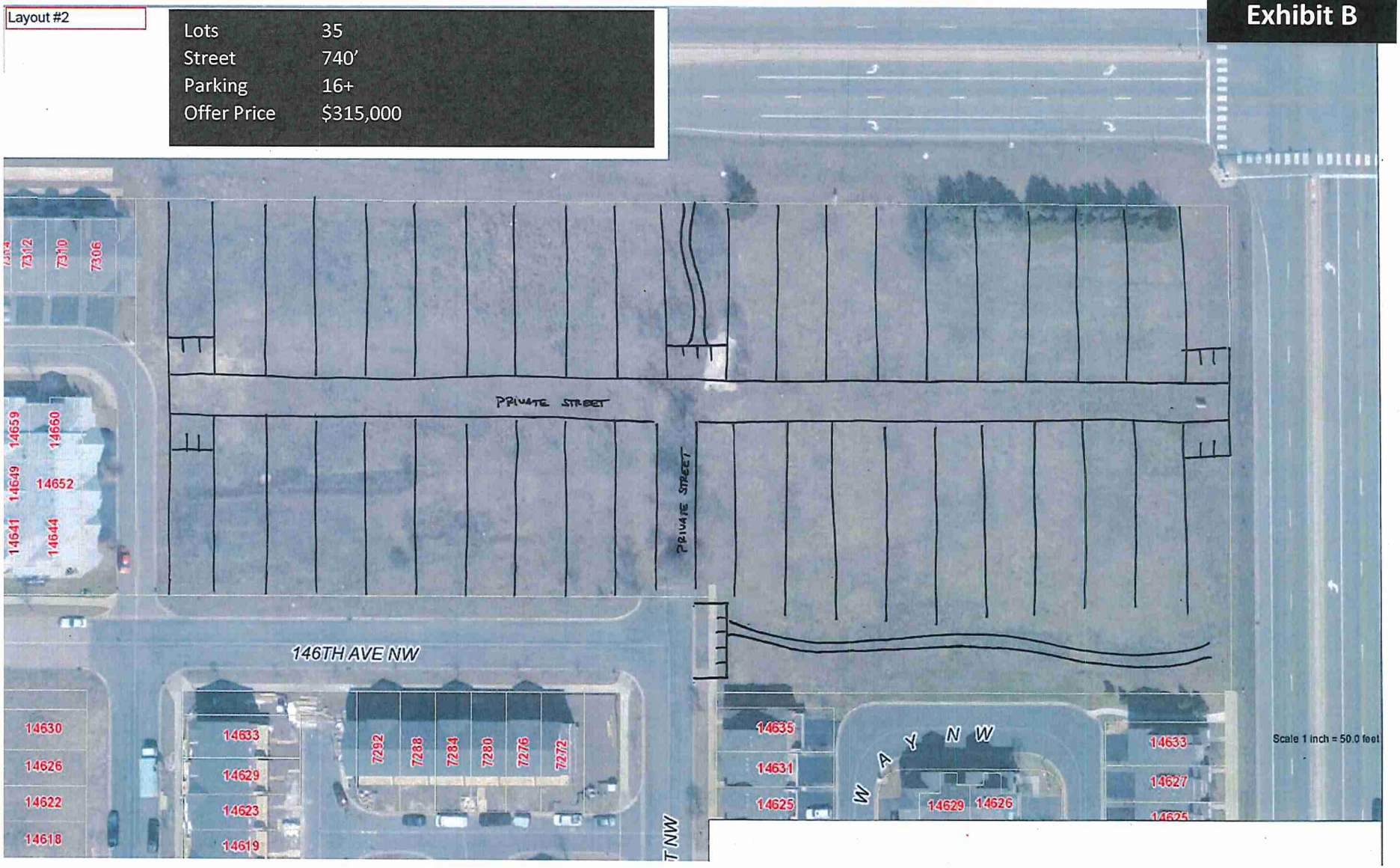


Buyer must obtain an approved final plat, development agreement, and building exterior visual renderings with the City of Ramsey for its intended project before Closing. The Development Agreement and Site Plan must comply with all local zoning ordinances and design standards, including The COR Design Standards. This is an example concept only, changes will occur.

Exhibit B

Layout #2

Lots	35
Street	740'
Parking	16+
Offer Price	$315,000

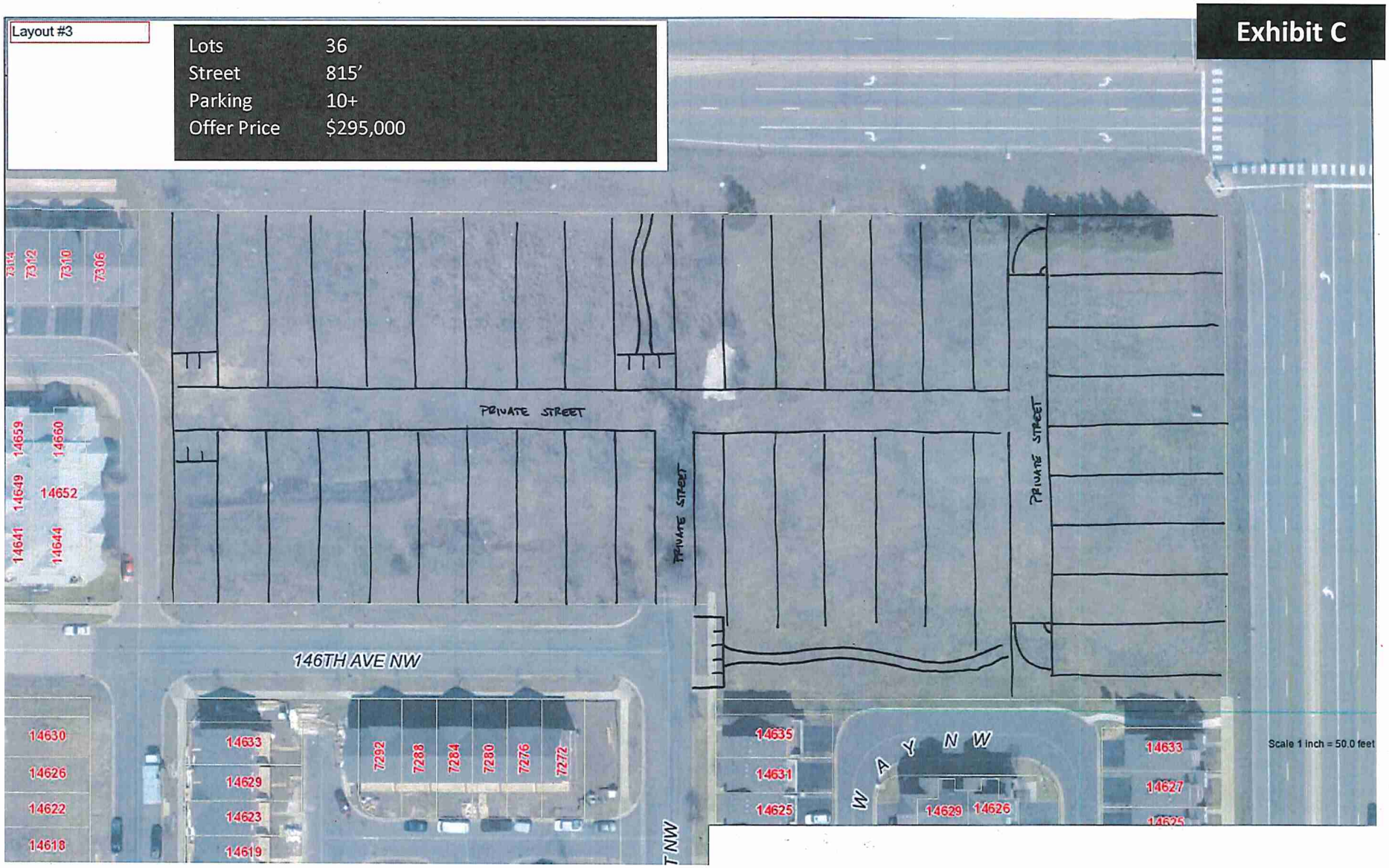


Buyer must obtain an approved final plat, development agreement, and building exterior visual renderings with the City of Ramsey for its intended project before Closing. The Development Agreement and Site Plan must comply with all local zoning ordinances and design standards, including The COR Design Standards. This is an example concept only, changes will occur.

Exhibit C

Layout #3

Lots	36
Street	815’
Parking	10+
Offer Price	$295,000



Buyer must obtain an approved final plat, development agreement, and building exterior visual renderings with the City of Ramsey for its intended project before Closing. The Development Agreement and Site Plan must comply with all local zoning ordinances and design standards, including The COR Design Standards. This is an example concept only, changes will occur.

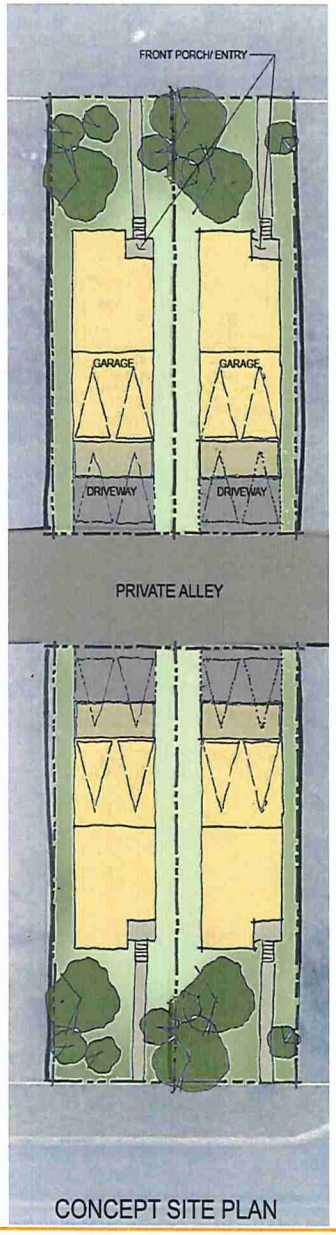
Example Preliminary Renderings (changes will occur)

Exhibit D



Buyer must obtain an approved final plat, development agreement, and building exterior visual renderings with the City of Ramsey for its intended project before Closing. The Development Agreement and Site Plan must comply with all local zoning ordinances and design standards, including The COR Design Standards. This is an example concept only, changes will occur.

Exhibit E



CONCEPT SITE PLAN

2017.12.22

Godden | Sudik ARCHITECTS

RAMSEY | CENTRA HOMES

Buyer must obtain an approved final plat, development agreement, and building exterior visual renderings with the City of Ramsey for its intended project before Closing. The Development Agreement and Site Plan must comply with all local zoning ordinances and design standards, including The COR Design Standards. This is an example concept only, changes will occur.

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

CITY COUNCIL RESOLUTION #18-051

RESOLUTION AUTHORIZING THE CITY OF RAMSEY TO SELL 4.29 ACRES OF REAL PROPERTY.

WHEREAS, the City of Ramsey, herein referred to as the "City," owns various parcels throughout the City of Ramsey; and

WHEREAS, the City received and entered into a formal purchase agreement for the sale of the parcel legally described on **Exhibit A** ("the **Property**"), on February 13, 2018, as amended on April, 24, 2018, with Centra Homes, LLC, a Nevada limited liability company:

WHEREAS, the City herby declares the Property to be surplus City-owned land and is no longer needed for current or future City functions, and authorizes the property to be sold.

WHEREAS, the formal purchase agreement requires a Right-of-Re-Entry Agreement be recorded at the closing of this land transaction; and

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

1) That the City hereby declares the Property to be surplus City-owned land, and authorizes the property to be sold.

2) That the City hereby approves the sale of the Property to Centra Homes, LLC, for $295,000 for the development of single-family detached housing.

3) That the City authorizes and requires a Right-of-Re-Entry Agreement to be recorded at the closing of this land transaction.

4) That the City hereby authorizes the City Administrator and Mayor to sign any and all documents necessary to close on the sale of the Property, consistent with Charter and State law requirements.

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

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

None

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

_____
Mayor

ATTEST:

_____
City Clerk

EXHIBIT A
DEVELOPMENT PROPERTY

THAT PRT OF OUTLOT B RAMSEY TOWN CENTER 2ND ADD LYG ELY OF FOL DESC LINE: COM AT NW COR OF SD OUTLOT, TH S 89 DEG 42 MIN 54 SEC E, ASSD BRG, ALG NLY LINE OF SD OUTLOT 607.10 FT TO POB OF SD LINE, TH S 247.47 TO SLY LINE OF SD OUTLOT & SD LINE THERE TERM, SUBJ TO EASE OF REC

Anoka County PID: 28-32-25-14-0094

To be platted and subdivided by the Buyer as follows:

[insert lots from new plat]

[Reserved for Recording Data]

RIGHT OF RE-ENTRY AGREEMENT

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

Recitals

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

THAT PRT OF OUTLOT B RAMSEY TOWN CENTER 2ND ADD LYG ELY OF FOL DESC LINE: COM AT NW COR OF SD OUTLOT, TH S 89 DEG 42 MIN 54 SEC E, ASSD BRG, ALG NLY LINE OF SD OUTLOT 607.10 FT TO POB OF SD LINE, TH S 247.47 TO SLY LINE OF SD OUTLOT & SD LINE THERE TERM, SUBJ TO EASE OF REC

Anoka County PID: 28-32-25-14-0094

To be platted and subdivided by the Buyer. See Appendix A.

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

C. As indicated in the Purchase Agreement between the City of Ramsey and Centra Homes LLC, dated February 13, 2018, Section 29, it is the intent of the parties to create and set forth a right to impose a penalty or a right of re-entry in favor of Seller in the event Buyer fails to satisfy the Conditions.

Agreement

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

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

    a. Buyer must obtain certificates of occupancy for the construction of fifteen (15) single family homes pursuant to the following schedule:

        Construction Deadline Schedule:
        Five (5) certificates of occupancy by October 1, 2019
        Five (5) certificates of occupancy by October 1, 2020
        Five (5) certificates of occupancy by October 1, 2021

3. Seller may impose a separate penalty of $5,000.00 against the Property if the certificate of occupancy is not obtained, for each of the 15 single family homes, pursuant to the deadline set forth above. The penalty is due upon written notice to Buyer from Seller of the failure to satisfy a contingency. In the event the penalty is not paid within 30 days of receipt of the notice, Seller may, but is not required to, certify the penalty to Anoka County as an assessment against the Property. Buyer waives any and all rights under Minnesota Statutes, chapter 429, and any other applicable law, including any right to notice of hearing and hearing, the right to object, and the right to appeal the assessment. Buyer further waives any requirements of the City Charter that may apply to said assessment.

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

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

CITY OF RAMSEY

By: _____
Sarah Strommen, Mayor

By: _____
Kurt Ulrich, City Administrator

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

_____
Notary Public

BUYER: Centra Homes, LLC, a Nevada Limited Liability Company.

By: _____
Dale Wills, President

This instrument was acknowledged before me on _____, 2018, by Dale Wills, President of Centra Homes, LLC.

_____
Notary Public

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

Appendix A: The Property

THAT PRT OF OUTLOT B RAMSEY TOWN CENTER 2ND ADD LYG ELY OF FOL DESC LINE: COM AT NW COR OF SD OUTLOT, TH S 89 DEG 42 MIN 54 SEC E, ASSD BRG, ALG NLY LINE OF SD OUTLOT 607.10 FT TO POB OF SD LINE, TH S 247.47 TO SLY LINE OF SD OUTLOT & SD LINE THERE TERM, SUBJ TO EASE OF REC

Anoka County PID: 28-32-25-14-0094

To be platted and subdivided by the Buyer as follows:

[insert lots from new plat]

.

FIRST AMENDMENT
TO
PURCHASE AGREEMENT

This is the First Amendment to the Purchase Agreement by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **Centra Homes LLC**, a Nevada Limited Liability Company ("Buyer"), dated February 13, 2018.

Recitals

1. The Buyer desires to confirm the Seller's preferred concept layout and the final sale price of the Property.

a. Buyer preferred concept layout: Layout #3 (Exhibit A)
b. Confirmed final sale price: $295,000

2. The Buyer and Seller both understand that confirming the Sale Price does not constitute official review or approval of the Buyer's project from the City; and does not provide any entitlements from the City to the Buyer.

3. The Buyer desires to change the title company.

a. The first sentence of item 4 is modified as follows:

"By February 20, 2018 Buyer must deposit the sum of $10,000 (the "Earnest Money") with ~~Commercial Partners Title Company 200 South 6th Street, #1300, Minneapolis, MN 55402~~ Land Title, INC. Company, 3927 Coon Rapids Blvd NW, Coon Rapids, MN 55433 ("Escrow Agent"), via wire transfer or delivery of a certified check payable to Escrow Agent.

Agreement

1. AMENDMENT APPROVAL. Seller hereby approves this Purchase Agreement amendment:
a. Confirming the final sale price of $295,000.
b. Changing the title company to Land Title, INC.

2. REMAINING TERMS. All other provisions of the Purchase Agreement, as amended, remain unchanged except to the extent inconsistent with the terms of this First Amendment. The terms used in this First Amendment have the same meaning as in the Purchase Agreement.

SELLER: The City of Ramsey, a Minnesota municipal corporation

By: _____ Dated: _____, 2018
Sarah Strommen, Mayor

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

BUYER: Centra Homes, LLC, a Nevada Limited Liability Company.

By: _____ Dated: _____, 2018
Dale Wills, President

Exhibit A

Preliminary Concept Site Layout, Layout #3



Economic Development Authority (EDA) **4. 5.**

Meeting Date: 04/12/2018

Submitted For: Patrick Brama, Administrative Services

By: Patrick Brama, Administrative Services

Title:

Authorize Staff to Complete Three Shovel Ready Certifications

Purpose/Background:

PURPOSE

Provide staff direction to complete shovel ready certifications on three sites within Ramsey.

- Authorize staff to coordinate/ manage work on behalf of private property owners.
- Authorize a not-to-exceed $25,000 budget from TIF #1.

BACKGROUND: *Shovel Ready*

The State of Minnesota development ready certification program (known as "DEED Shovel Ready" certifications) is a pro-active process/ effort that attempts to collect all information that would be needed by a developer/ investor to consider a project in Ramsey ahead of time. The intention of the process is to eliminate risk, unknowns, speed up the development process, and make Ramsey sites more competitive. More information can be found a http://mn.gov/deed/government/shovel-ready/program-overview/index.jsp.

BACKGROUND: *Proposed Sites*

Staff is proposing three sites that are of substantial size and are zoned industrial/ office/ commercial. Two of the three sites are owned by private parties. One site is owned by the City. The two private property owners are generally interested and supportive of the process, both are willing to pay for costs associated with their site, and both have asked for the City to coordinate/ direct the efforts/ application.

- **Bunker Lake Industrial Park,** north side, Hageman Holdings portion (62 acres). Estimated cost of shovel ready work: $0-$3,000. Most of the work is already completed.
- **#55, City Owned Property** within original business park, just south of Vision Ease Lens (9.3 acres). Estimated cost of shovel ready work: $10,000-$20,000. Major variable is if a Phase II ESA will be needed.
- **South Side of COR, PSD/ Diamonds** Site (42 acres). Estimated cost of shovel ready work 20K-30K. Major variable is if a Phase II ESA will be needed.

For details on each site, please see attached shovel ready data tables--specifically, see the last three sites.

Notification:

NA

Observations/Alternatives:

NA

Funding Source:

TIF District #1. This old TIF District has an available balance of about $1.07M. Nearly all of this balance is committed to improvements within the Bunker Lake Industrial Park. Some room exists within TIF District #1 to cover this 2018 shovel ready effort (up to $25K). NOTE: TIF District #1 was used for the 2016/ 2017 shovel ready certification efforts (123K).

Recommendation:

Staff recommends authorization of this work. For the city owned property, this effort is generally consistent with the City Council Strategic Plan and EDA Workplan, and past direction. For the non city owned properties, this appears to be a good way to partner with and support these property owners with very little/ no financial obligation from the city--outside of staff time.

Action:

Motion to recommend the City Council:

Authorize staff to coordinate/ manage the process of completing Minnesota DEED Shovel Ready Applications for the three separate properties identified within this case.

-and-

Authorize staff to utilize up to $25,000 from TIF District #1 for Minnesota DEED Shovel Ready Application costs.

Attachments

Shovel Ready Data Tables

Form Review

Inbox	Reviewed By	Date
Kathy Schmitz	Kathy Schmitz	03/09/2018 02:06 PM
Patrick Brama (Originator)	Patrick Brama	03/12/2018 08:09 PM
Kurt Ulrich	Kurt Ulrich	03/15/2018 03:19 PM
Patrick Brama (Originator)	Patrick Brama	04/05/2018 09:34 PM
Form Started By: Patrick Brama		Started On: 03/07/2018 07:43 PM
Final Approval Date: 04/05/2018		

Site #06

Former Municipal Center Site
Lot 25 Block 1 Harvest Estates
PID 23-32-25-41-0081
Size 6.41 acres
R1 Residential





Shovel Ready Status

1	MN Formal Shovel Ready Application	✓*	*Done, 2013. Was originally completed for a potential data center redevelopment. May be considered outdated.
2	Title Work	✓	Done, 2013.
3	ALTA Survey	✓	Done, 2013. Update probably not needed, original should suffice.
4	Public Utility Locations and Specs (water, sewer, storm)	✓	Done, 2013. Some changes have occurred. Utilities adjacent.
5	Private Utility Locations and Specs (elec, gas, tele).	✓	Done, 2013. Some changes have occurred. Utilities adjacent.
6	Geotechnical Soils Evaluation	✓*	Done, 2013. Some changes have occurred. Significant fill needed for Phase II.
7	Phase I ESA	✓	Done, 2013. Phase II was warranted.
8	Additional ESAs or Environmental Reports	✓*	*Done, 2013. Phase II ESA, Response Action Plan, Closure Letter, Hazardous Materials Survey were completed.
9	National Wetland Inventory and Flood Plain Maps		Do not have on file. Technically not part of MN Formal Shovel Ready application.
10	Site Photos and Site Specs	✓	Outdated, some changes have occurred. Updated probably not needed, original should suffice.
11	Community Profile	✓	Done, 2017.
12	Other Items Cut/ fill, topography, traffic counts, tree inventory, development fees status, subdivision required, public infrastructure status, concept maps, cost-shares, assessments, encumbrances, etc.	Site currently subject to a purchase agreement with GS Land. Closing is set for summer 2018. City still needs to decide how to deal with access to Nowthen. The City owns the land the current access point is located (from Nowthen). That access point is also the location of utility services that support this site. The City has talked about using this property as open space, for a small pocket park, or at a minimum a trail corridor for this neighborhood to get to Nowthen. City was to decide during entitlement process for this project. Staff believes this phase will require a significant amount of fill. Staff would note, if the developer doesn't close on phase II, they will need to construct a permanent cul-de-sac to serve their phase I development (currently a temp cul-de-sac in place today). This site was previously home to a municipal center campus. Was demolished in 2016-2017. Will need to re-route utility line.	

Site #08

Former Amoco Gas Station
Lot 1 Block 1 Rivers Bend Plaza
PID 25-32-25-43-0043
Size 1.01 acres
Commercial/ Retail





Shovel Ready Status

1	MN Formal Shovel Ready Application		Not completed. Sale price too small to justify the investment.
2	Title Work	✓*	*Done, 2011. Pervious owner has encumbrance.
3	ALTA Survey		Do not have on file. Can use old plat as starting point now. Staff should order this.
4	Public Utility Locations and Specs (water, sewer, storm)		Staff can flip this fairly quick if a user comes forward. Staff should order this. Utilities are nearby.
5	Private Utility Locations and Specs (elec, gas, tele).		Staff can flip this fairly quick if a user comes forward. Staff should order this. Utilities are nearby.
6	Geotechnical Soils Evaluation		Do not have on file. However, we do have other documents that should suffice.
7	Phase I ESA	✓*	*Done, 2001, technically only good for one year. Buyer will need to do this. Or, city to be pro-active.
8	Additional ESAs or Environmental Reports	✓*	*Done, 2001. Phase II ESA, Closure Letter, Hazardous Materials Survey were completed. Site has a history.
9	National Wetland Inventory and Flood Plain Maps		Never obtained. Technically not part of MN Formal Shovel Ready application.
10	Site Photos and Site Specs		Do not have on file.
11	Community Profile	✓	Done, 2017.
12	Other Items Cut/ fill, topography, traffic counts, tree inventory, development fees status, subdivision required, public infrastructure status, concept maps, cost-shares, assessments, encumbrances, etc.	Site was previously considered by the Dollar General and Sterling Trophy. In 2017, site lost south bound left-in access from Highway 47. Right in right out northbound access remains today. Site didn't go through formal shovel ready process due to the small size, and likely small sale price. The cost to complete all shovel ready documents can cost $10K-30K depending on the site. This site does have an encumbrance in favor of the previous owner. They have the right to "approve" the next user, and can stop people from certain excavation requests. This site is heavily documented with the MPCA, because of a previous contamination finding. MPCA staff believes the site should be usable for the next user, so long as they don't have a basement or disturb too much soils. Due to the limited access, nearby better sites, and the encumbrances, staff feels this site may be a challenge to sell.	

Site #11

167/47 Node, Water Tower Site
Unplatted
PID 11-32-25-43-0004
Size 14.22 acres (6.75)
Rural Residential





Shovel Ready Status

1	MN Formal Shovel Ready Application		Not completed. Sale price too small to justify the investment.
2	Title Work	✓	Done, 2011.
3	ALTA Survey		Do not have on file. Staff should order this.
4	Public Utility Locations and Specs (water, sewer, storm)		Do not have on file. No storm, water adjacent, no sewer. As-builts available.
5	Private Utility Locations and Specs (elec, gas, tele).		Do not have on file. Utilities adjacent. As-builts available.
6	Geotechnical Soils Evaluation		Do not have on file.
7	Phase I ESA		Do not have on file.
8	Additional ESAs or Environmental Reports		Do not have on file.
9	National Wetland Inventory and Flood Plain Maps		Do not have on file. Staff should order this. Technically not part of MN Formal Shovel Ready application.
10	Site Photos and Site Specs		Do not have on file.
11	Community Profile	✓	Done, 2017.
12	Other Items Cut/ fill, topography, traffic counts, tree inventory, development fees status, subdivision required, public infrastructure status, concept maps, cost-shares, assessments, encumbrances, etc.	This is the water tower site located SW of 167/47 node, and just north of Elmcrest Park. Site has irregular circumstances: (1) major gas line/ easement, (2) water tower, (3) need to realign quicksilver, (4) no sewer available today, (4) desire from golf course for major redevelopment project, (5) includes three odd shaped parcels, (6) much of site is likely not usable, (7) a major development may trigger need for a traffic analysis. May warrant pro-active platting to delineate wetlands, quicksilver, and water tower. Estimated sale price too small to justify investment in formal MN shovel ready app. Quicksilver is a major question mark. Not easy to sell in the foreseeable future, staff has received very little interest. More discussion needed, staff recommends completing various items.	

Site #13

Alpine/ Puma, Legacy Plat Payment
Outlot C Alpha Development
PID 20-32-25-31-0003
Size 4.1 acres
R1 Residential



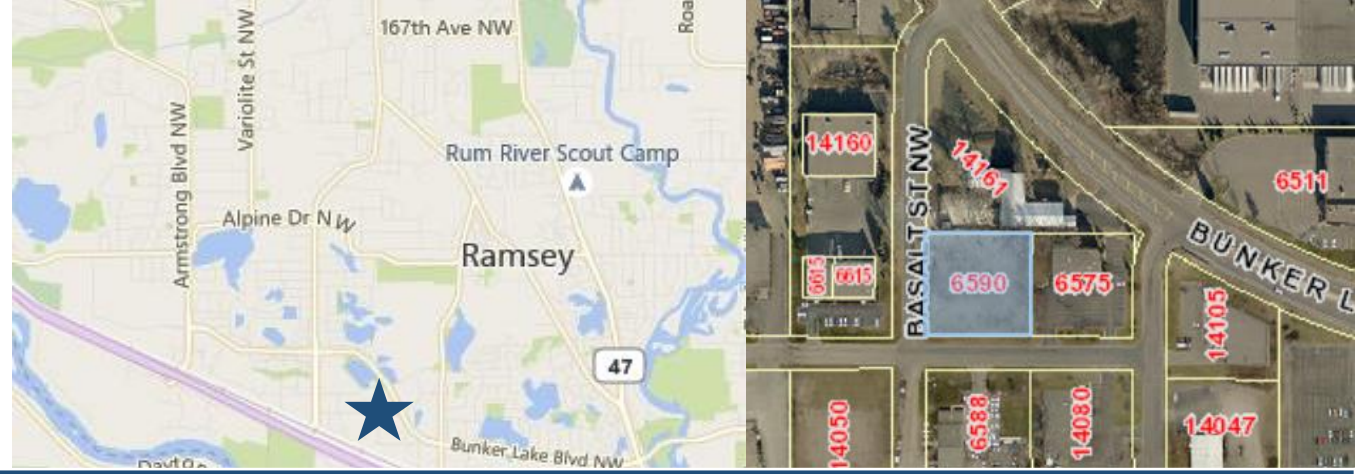


Shovel Ready Status

1	MN Formal Shovel Ready Application		Not completed. Sale price too small to justify the investment.
2	Title Work	✓	Done, 2011.
3	ALTA Survey		Do not have on file. Could use former plat for reference.
4	Public Utility Locations and Specs (water, sewer, storm)		Do not have on file. This item is changing. Utilities are nearby.
5	Private Utility Locations and Specs (elec, gas, tele).		Do not have on file. This item is changing. Utilities are nearby.
6	Geotechnical Soils Evaluation		Do not have on file.
7	Phase I ESA		Do not have on file.
8	Additional ESAs or Environmental Reports		Do not have on file.
9	National Wetland Inventory and Flood Plain Maps		Do not have on file. Technically not part of MN Formal Shovel Ready application.
10	Site Photos and Site Specs		Do not have on file.
11	Community Profile	✓	Done, 2017.
12	Other Items Cut/ fill, topography, traffic counts, tree inventory, development fees status, subdivision required, public infrastructure status, concept maps, cost-shares, assessments, encumbrances, etc.	This site will be split by the future realignment of Puma street. This site was obtained by the city as payment in lieu of park dedication fees for the formerly proposed legacy Christian academy campus. The original intent was not for the city to develop a park here. The original intent was for the city to sell this property, and direct the land proceeds to the city's park fund. One half of this site is under contract for purchase by Capstone Homes today, and is suspected to close in the summer of 2018. The other half is available for purchase. Considering the low land proceeds predicted for the second half of this site, staff doesn't think it's worth investing in the formal shovel ready process. This site is competitively situated and is expected to sell in the next two years.	

Site #28

6950 141st, Basalt/ Bunker Business Park
Unplatted
PID 27-32-25-44-0003
Size 0.95
Industrial



Shovel Ready Status

1	MN Formal Shovel Ready Application		Not completed. Sale price was too small to justify the investment.
2	Title Work	✓	Done, 2011.
3	ALTA Survey		Do not have on file. Could use former plat for reference.
4	Public Utility Locations and Specs (water, sewer, storm)		Do not have on file. Utilities are adjacent. As-builts are readily available.
5	Private Utility Locations and Specs (elec, gas, tele).		Do not have on file. Utilities are adjacent.
6	Geotechnical Soils Evaluation		Do not have on file.
7	Phase I ESA		Do not have on file.
8	Additional ESAs or Environmental Reports		Do not have on file.
9	National Wetland Inventory and Flood Plain Maps		Do not have on file. Technically not part of MN Formal Shovel Ready application.
10	Site Photos and Site Specs		Do not have on file.
11	Community Profile	✓	Done, 2017.
12	Other Items Cut/ fill, topography, traffic counts, tree inventory, development fees status, subdivision required, public infrastructure status, concept maps, cost-shares, assessments, encumbrances, etc.	This site is located within the city's existing business park. It has been considered by 24 Restore, All Seasons Garage Door, and two other users recently. The site is a perfect rectangle, and is adjacent to most utilities. This site does have a lot of trees, and may be a candidate for a pro-active tree inventory. This site does benefit from a regional stormwater connection. Although this site is small, it is perfect for a small/ cost-effective project (10K sf project for example). Due to the expected low land proceeds from a sale, staff didn't think this site justified the investment into a formal shovel ready application process. This site is competitively situated and is expected to sell in the next two years.	

Site #37 A&B

Former BA Cylinder Site, Former PW Campus
Multiple Parcels and ROW

PID 27-32-25-33-0006, 27-32-25-33-0017, 27-32-25-33-0009

Size variable, 6 to 9 acres
Industrial





Shovel Ready Status

1	MN Formal Shovel Ready Application	✓*	*All shovel ready info done. Obstacles exist, doesn't warrant formal MN app. WSB Shovel Ready report available.
2	Title Work	✓	Done, 2016.
3	ALTA Survey	✓	Done, 2016.
4	Public Utility Locations and Specs (water, sewer, storm)	✓	Done, 2016. Utilities are adjacent.
5	Private Utility Locations and Specs (elec, gas, tele).		Do not have on file. Utilities are adjacent.
6	Geotechnical Soils Evaluation	✓	Done, 2016.
7	Phase I ESA	✓	Done, 2017. Site has several findings.
8	Additional ESAs or Environmental Reports	✓	Phase II ESA (three rounds). Site has several findings. Enrolling into brownfields program.
9	National Wetland Inventory and Flood Plain Maps		Do not have on file. Staff should complete this. Technically not part of MN Formal Shovel Ready application.
10	Site Photos and Site Specs	✓	Done, 2016.
11	Community Profile	✓	Done, 2017.
12	Other Items Cut/ fill, topography, traffic counts, tree inventory, development fees status, subdivision required, public infrastructure status, concept maps, cost-shares, assessments, encumbrances, etc.	This site is located within the city's existing business park. It includes three parcels and ROW. About one half of the site is the former BA Cylinder site. About one half of the site was land previously earmarked for the city's future public works campus (no longer needed). This site has a large host of items that do not make it attractive/ practical for development in the near future: (1) Ramsey Blvd. RR Underpass will have a large effect on this parcel, including taking of land and easements, however the scope is unknown today, (2) the site has several documented contamination items that are currently being resolved by staff and the MPCA, but will take time, (3) the city's PW campus is still using a small portion of this site, (4) the sites proximity to rail make it competitive for its zoning.	

Site #40

Former Book Store Location

6710 Highway 10, Lot 4, Block 1, Riverside West

PID 34-32-25-13-0005

Size 1.23 Acres

Retail/ Commercial





Shovel Ready Status

1	MN Formal Shovel Ready Application		Not completed. Sale price too small to justify the investment.
2	Title Work	✓	Outdated, 2012. New title work should be ordered and examined for potential issues.
3	ALTA Survey		Do not have on file. Could use former plat for reference.
4	Public Utility Locations and Specs (water, sewer, storm)		Do not have on file. Utilities are nearby (sewer and water). Storm not available. As-builts available.
5	Private Utility Locations and Specs (elec, gas, tele).		Do not have on file. Utilities are nearby.
6	Geotechnical Soils Evaluation		Do not have on file.
7	Phase I ESA		Do not have on file.
8	Additional ESAs or Environmental Reports		Do not have on file.
9	National Wetland Inventory and Flood Plain Maps		Do not have on file. Technically not part of MN Formal Shovel Ready application.
10	Site Photos and Site Specs		Do not have on file.
11	Community Profile	✓	Done, 2017.
12	Other Items Cut/ fill, topography, traffic counts, tree inventory, development fees status, subdivision required, public infrastructure status, concept maps, cost-shares, assessments, encumbrances, etc.	This is the former adult bookstore site located on Highway 10. The city purchased this site to remove blight. This site has been considered by All Seasons Garage Door, Sterling Trophy, and several used car dealerships. This site has excellent visibility. Access today is good to Hwy 10 today, but will be cut off in the future, and will rely to the backage road. This site doesn't have access to a regional stormwater outlet—therefore will need to account for all storm water on site. At the time of purchase, it was informally indicated land proceeds from this site would be deposited within the EDA fund. This site is competitively situated and is expected to sell in the next two years.	

Site #42

The COR, retail pad sites near Armtrong
Lots 1, 2, and 3, COR TWO

PID 28-32-25-23-0012, 28-32-25-23-0013, 28-32-25-23-0011

Size variable, about 4 acres (3 parcels)
COR Retail





Shovel Ready Status

1	MN Formal Shovel Ready Application	✓*	*All shovel ready info done. Retail use doesn't warrant formal MN app. WSB Shovel Ready report available.
2	Title Work	✓	2013. New title work needed due to former PA and restrictive covenants.
3	ALTA Survey	✓	Done, 2016.
4	Public Utility Locations and Specs (water, sewer, storm)	✓	Done, 2016. Utilities are within site—pad ready.
5	Private Utility Locations and Specs (elec, gas, tele).	✓	Done, 2016. Utilities are adjacent.
6	Geotechnical Soils Evaluation	No*	Do not have on file. Larger adjacent COR retail parcel completed this item.
7	Phase I ESA	No*	Do not have on file. Larger adjacent COR retail parcel completed this item.
8	Additional ESAs or Environmental Reports	No*	Do not have on file. Larger adjacent COR retail parcel completed this item.
9	National Wetland Inventory and Flood Plain Maps		Do not have on file. Technically not part of MN Formal Shovel Ready application.
10	Site Photos and Site Specs		Do not have on file.
11	Community Profile	✓	Done, 2017.
12	Other Items Cut/ fill, topography, traffic counts, tree inventory, development fees status, subdivision required, public infrastructure status, concept maps, cost-shares, assessments, encumbrances, etc.	Located at Sunwood and Armstrong on the west end of The COR. These are the three "pad ready" retail sites formerly considered by SA, McDonald's, and a Liquor Store. To save dollars, staff did not formally enroll this parcel in the MN Shovel Ready Program. The larger, adjacent, mother parcel, which is also zoned COR retail, was enrolled in the MN Shovel Ready program. Although being pad ready is helpful in many ways, having pre-determined, pre-platted, pre-utility-stubbed sites, can create some challenges for end users (as they need to fit the fixed site specs). At this point, staff doesn't think that is an obstacle. There is a stormwater basin that needs to be addressed. Easements for, and maintenance of, internal infrastructure will need to be resolved in the future.	

Site #45

The COR, west of Armstrong
8020 147th and 8019 146th

PID 29-32-25-14-0009, 29-32-25-14-0010

Size variable, about 2 acres
COR Retail, Redevelopment Area





Shovel Ready Status

1	MN Formal Shovel Ready Application	✓*	*All shovel ready info done. Retail use doesn't warrant formal MN app. WSB Shovel Ready report available.
2	Title Work	✓	Done, 2016.
3	ALTA Survey	✓	Done, 2016.
4	Public Utility Locations and Specs (water, sewer, storm)	✓	Done, 2016. Utilities are adjacent.
5	Private Utility Locations and Specs (elec, gas, tele).	✓	Done, 2016. Utilities are adjacent.
6	Geotechnical Soils Evaluation	✓	Done, 2016.
7	Phase I ESA	✓	Done, 2016. Some items were identified.
8	Additional ESAs or Environmental Reports	✓	Phase II ESA done, 2016. Site appears to be usable following a RAP.
9	National Wetland Inventory and Flood Plain Maps		Do not have on file. Technically not part of MN Formal Shovel Ready application.
10	Site Photos and Site Specs	✓	Done, 2016.
11	Community Profile	✓	Done, 2017.
12	Other Items Cut/ fill, topography, traffic counts, tree inventory, development fees status, subdivision required, public infrastructure status, concept maps, cost-shares, assessments, encumbrances, etc.	May warrant pro-active platting process for the following reasons: (1) account for 147th ROW, (2) combine both parcels, (3) address remnant parcels/ cul-de-sac area to the south. Based on the Phase II ESA results, appears the site is usable. However, some precautions will need to be taken during construction of a new development—which will depend on what's being proposed—and the developer will be taking on a minor risk. This may or may not have an effect on the salability of this site. Because other comparable, nearby sites exist today, without any potential contamination concerns, this site may not be a buyer first choice. Staff has received very little interest in this site—if at all. This site may be well suited to combine with adjacent sites for a larger redevelopment project.	

Site #46

The COR, west of Armstrong Redevelopment Area

Outlot A, COR TWO

PID 28-32-25-22-0058

Size variable, about 30.76, could be 2-3 parcels

COR Retail, potentially flexible uses



Shovel Ready Status

1	MN Formal Shovel Ready Application	✓*	*All shovel ready info done. Retail use doesn't warrant formal MN app. WSB Shovel Ready report available.
2	Title Work	✓	Done, 2016.
3	ALTA Survey	✓	Done, 2016.
4	Public Utility Locations and Specs (water, sewer, storm)	✓	Done, 2016. Utilities are adjacent.
5	Private Utility Locations and Specs (elec, gas, tele).	✓	Done, 2016. Utilities are adjacent.
6	Geotechnical Soils Evaluation	✓	Done, 2016.
7	Phase I ESA	✓	Done, 2016.
8	Additional ESAs or Environmental Reports	✓	NA, Phase I was clean.
9	National Wetland Inventory and Flood Plain Maps		Do not have on file. Staff should complete this. Technically not part of MN Formal Shovel Ready application.
10	Site Photos and Site Specs	✓	Done, 2016.
11	Community Profile	✓	Done, 2017.
12	Other Items Cut/ fill, topography, traffic counts, tree inventory, development fees status, subdivision required, public infrastructure status, concept maps, cost-shares, assessments, encumbrances, etc.	Located in NW corner of The COR (SE corner of Bunker/ Armstrong). Today, site is roughly 30.76 acres in size. However, site will be split at least one time (by Ramsey Parkway). The northern lot will be about 22.5 acres and the southern site will be about 6 acres. At least two acres will be lost to ROW for Ramsey Parkway (maybe more for N/S road). Staff would like to confirm and/or delineate wetlands. Other important notes: (1) site will shoulder partial responsibility for certain infrastructure, (2) site will require relocation stormwater pond, (3) site will require significant fill, (4) site is a good candidate for a pro-active tree inventory, (5) site is a good candidate for a pro-active platting. Strong chance site will NOT sell for asking price. Zoning in this area appears to be flexible.	

Site #47

The COR, West of Transit Station
Outlot A & B, COR Stone Brook
PID 28-32-25-23-0018, 28-32-25-31-0023
Size: A 0.52, B 3.13 Acres
COR Retail





Shovel Ready Status

1	MN Formal Shovel Ready Application	✓*	*Not completed. Retail use not good candidate for the formal MN Shovel Ready program. Small sites.
2	Title Work	✓	Done, 2017.
3	ALTA Survey	✓	Done, 2017.
4	Public Utility Locations and Specs (water, sewer, storm)	✓	Done, 2017. Utilities adjacent.
5	Private Utility Locations and Specs (elec, gas, tele).	✓	Done, 2017. Utilities adjacent.
6	Geotechnical Soils Evaluation	No*	Do not have on file. Larger adjacent COR retail parcel completed this item.
7	Phase I ESA	No*	Do not have on file. Larger adjacent COR retail parcel completed this item.
8	Additional ESAs or Environmental Reports	No*	Do not have on file. Larger adjacent COR retail parcel completed this item.
9	National Wetland Inventory and Flood Plain Maps		Do not have on file. Technically not part of MN Formal Shovel Ready application.
10	Site Photos and Site Specs		Do not have on file.
11	Community Profile	✓	Done, 2017.
12	Other Items Cut/ fill, topography, traffic counts, tree inventory, development fees status, subdivision required, public infrastructure status, concept maps, cost-shares, assessments, encumbrances, etc.	This site was recently split by the Stone Brook Children's Academy project, and Yolite Street. To the west is a 3.13 acre parcel, and to the east a 0.52 acre parcel. The parcel to the east is in very good condition for development, although it is small—not much to note. The parcel to the west is also prime for development. However, there are a couple items to note: (1) fill will be needed on this site, (2) the public well/ easement will need to be addressed. This site does have very good visibility from Highway 10 (one of the only sites in the The COR). The City has been approached by several multi-family developers interested in this site—the city has affirmed they don't want a pure residential development on this site—but, may be open to a mixed use development.	

Site #48

The COR, NW of Transit Station

8 individual parcels plus various ROW

Size variable, about 23, could be 5-8 parcels

COR Retail and COR-1 Mixed





Shovel Ready Status

1	MN Formal Shovel Ready Application	✓*	*All shovel ready info done. Retail/ res. use doesn't warrant formal MN app. WSB Shovel Ready report available.
2	Title Work	✓	Done, 2016.
3	ALTA Survey	✓	Done, 2016.
4	Public Utility Locations and Specs (water, sewer, storm)	✓	Done, 2016. Utilities are adjacent.
5	Private Utility Locations and Specs (elec, gas, tele).	✓	Done, 2016. Utilities are adjacent.
6	Geotechnical Soils Evaluation	✓	Done, 2016.
7	Phase I ESA	✓	Done, 2016.
8	Additional ESAs or Environmental Reports	✓	NA, Phase I was clean.
9	National Wetland Inventory and Flood Plain Maps		Do not have on file. Staff should complete this. Technically not part of MN Formal Shovel Ready application.
10	Site Photos and Site Specs	✓	Done, 2016.
11	Community Profile	✓	Done, 2017.
12	Other Items Cut/ fill, topography, traffic counts, tree inventory, development fees status, subdivision required, public infrastructure status, concept maps, cost-shares, assessments, encumbrances, etc.	Site located in the heart of The COR. Site has lots of variables worth noting: (1) it has at least eight parcels toady and is a strong candidate for a pro-active platting process, (2) has lots of trees and is a strong candidate for a pro-active tree inventory, (3) will need significant fill, (4) will need significant public infrastructure improvements, (5) is wedged between two zoning districts and may need some clarifying, (5) may be a candidate for a parking ramp, (6) may need to clarify/ confirm the storm water situation, (7) is earmarked for the location of a community center, and (8) earmarked for the location of a park. This is site is desirable and attractive. Inland has a PA in place for a portion of this site (about 4.2 acres). Lot's of work is on the horizon for this site.	

Site #50

The COR, East Side Office/ Medical Park
Outlot A & B, COR Stone Brook
PID 28-32-25-41-0020

Size: 13.09 Acres (likely 9 usable)
COR Office Park





Shovel Ready Status

1	MN Formal Shovel Ready Application	✓	Done, 2017.
2	Title Work	✓	Done, 2016.
3	ALTA Survey	✓	Done, 2016.
4	Public Utility Locations and Specs (water, sewer, storm)	✓	Done, 2016. Utilities are adjacent.
5	Private Utility Locations and Specs (elec, gas, tele).	✓	Done, 2016. Utilities are adjacent.
6	Geotechnical Soils Evaluation	✓	Done, 2016.
7	Phase I ESA	✓	Done, 2016.
8	Additional ESAs or Environmental Reports	✓	NA, Phase I was clean.
9	National Wetland Inventory and Flood Plain Maps		Do not have on file. Staff should complete this. Technically not part of MN Formal Shovel Ready application.
10	Site Photos and Site Specs	✓	Done, 2016.
11	Community Profile	✓	Done, 2017.
12	Other Items Cut/ fill, topography, traffic counts, tree inventory, development fees status, subdivision required, public infrastructure status, concept maps, cost-shares, assessments, encumbrances, etc.	This site is located in the SE corner of The COR, near Casey's. Generally, this site is in a good positon. Items that will come up in the future: (1) payment/ construction of public infrastructure Peridot and Veterans and (2) effect of COR regional storm water infiltration basin.	

Site #51

The COR, NE Corner, Bunker/ Ramsey Blvd
Unplatted
PID 28-32-25-14-0094
Size 4.29 acres
COR Medium Density Residential





Shovel Ready Status

1	MN Formal Shovel Ready Application		Not completed. Sale price too small to justify the investment.
2	Title Work	✓	Done, 2011.
3	ALTA Survey		Do not have on file. Staff should order this.
4	Public Utility Locations and Specs (water, sewer, storm)		Do not have on file. Utilities adjacent. As-builts available.
5	Private Utility Locations and Specs (elec, gas, tele).		Do not have on file. Utilities adjacent. As-builts available.
6	Geotechnical Soils Evaluation		Do not have on file.
7	Phase I ESA		Do not have on file.
8	Additional ESAs or Environmental Reports		Do not have on file.
9	National Wetland Inventory and Flood Plain Maps		Do not have on file. Staff should order this. Technically not part of MN Formal Shovel Ready application.
10	Site Photos and Site Specs		Do not have on file.
11	Community Profile	✓	Done, 2017.
12	Other Items Cut/ fill, topography, traffic counts, tree inventory, development fees status, subdivision required, public infrastructure status, concept maps, cost-shares, assessments, encumbrances, etc.	This parcel is located in the NE corner of The COR and is guided for medium density residential (SW corner of Bunker/ Ramsey Blvd). This parcel may need some fill. Quality of product design will be important. No major comments regarding this site. Access will come internally (not from Bunker/ Ramsey). The city is actively negotiating a PA on this site right now.	

Site #BLIP, PSD

Multiple Parcels
Bunker Lake Industrial Park
PSD Owned Portion
Size about 45 acres
E3 Employment





Shovel Ready Status

1	MN Formal Shovel Ready Application	✓	Done, 2017.
2	Title Work	✓	Done, 2016.
3	ALTA Survey	✓	Done, 2016.
4	Public Utility Locations and Specs (water, sewer, storm)	✓	Done, 2016. Utilities are adjacent.
5	Private Utility Locations and Specs (elec, gas, tele).	✓	Done, 2016. Utilities are adjacent.
6	Geotechnical Soils Evaluation	✓	Done, 2016.
7	Phase I ESA	✓	Done, 2016.
8	Additional ESAs or Environmental Reports	✓	NA, Phase I was clean.
9	National Wetland Inventory and Flood Plain Maps		Do not have on file. Staff should complete this. Technically not part of MN Formal Shovel Ready application.
10	Site Photos and Site Specs	✓	Done, 2016.
11	Community Profile	✓	Done, 2017.
12	Other Items Cut/ fill, topography, traffic counts, tree inventory, development fees status, subdivision required, public infrastructure status, concept maps, cost-shares, assessments, encumbrances, etc.	This is the southern 45-acre portion of the new Ramsey business park. This portion of the business park is ready for development. No major concerns. This is not owned by the city—it's owned by PSD LLC.	

Site #Connexus

Remnant Connexus Energy Lot
Lot 1, Block 1, Bury Carlson Addition
PID 27-32-25-32-0008
Size, about 15 acres
Industrial





Shovel Ready Status

1	MN Formal Shovel Ready Application	**No, but***	*Staff would like to complete a formal MN Shovel Ready App.
2	Title Work		Do not have on file.
3	ALTA Survey		Do not have on file.
4	Public Utility Locations and Specs (water, sewer, storm)	✓	Utilities are adjacent, need to document.
5	Private Utility Locations and Specs (elec, gas, tele).	✓	Utilities are adjacent, need to document.
6	Geotechnical Soils Evaluation		Do not have on file.
7	Phase I ESA		Do not have on file.
8	Additional ESAs or Environmental Reports		Shouldn't be needed.
9	National Wetland Inventory and Flood Plain Maps		Do not have on file. Staff should complete this. Technically not part of MN Formal Shovel Ready application.
10	Site Photos and Site Specs		Do not have on file.
11	Community Profile	✓	Done, 2017.
12	Other Items Cut/ fill, topography, traffic counts, tree inventory, development fees status, subdivision required, public infrastructure status, concept maps, cost-shares, assessments, encumbrances, etc.	This site is located within the city's existing business park. This site is about 17.55 acres, about 15 acres is available. This site is owned by Connexus Energy, not the City of Ramsey. This site is in a great location, has great depth and size, is located adjacent to utilities, is a "nearly green-field " site, and is fairly flat. This is a very marketable/ desirable site—perhaps, the most desirable industrial site in Ramsey.	

Site #BLIP, Hageman

Multiple Parcels
Bunker Lake Industrial Park
PSD Owned Portion
Size about 45 acres
E3 Employment





Shovel Ready Status

1	MN Formal Shovel Ready Application	**No, but***	*Staff would like to complete a formal MN Shovel Ready App. Much information already completed.
2	Title Work		Do not have on file.
3	ALTA Survey	✓	Done, 2011.
4	Public Utility Locations and Specs (water, sewer, storm)	✓	Done, 2017. Utilities are adjacent.
5	Private Utility Locations and Specs (elec, gas, tele).	✓	Done, 2017. Utilities are adjacent.
6	Geotechnical Soils Evaluation	✓	Done, 2011.
7	Phase I ESA	✓	Done, 2011.
8	Additional ESAs or Environmental Reports		Shouldn't be needed.
9	National Wetland Inventory and Flood Plain Maps		Do not have on file. Staff should complete this. Technically not part of MN Formal Shovel Ready application.
10	Site Photos and Site Specs		Do not have on file. Staff should complete this.
11	Community Profile	✓	Done, 2017.
12	Other Items Cut/ fill, topography, traffic counts, tree inventory, development fees status, subdivision required, public infrastructure status, concept maps, cost-shares, assessments, encumbrances, etc.	This is the northern 62-acre portion of the new Ramsey business park. This portion of the business park is greenfield and is close to ready for development (not as ready as PSD). This is not owned by the city—it's owned by Hageman Holdings. Staff believes all previous work completed by Hageman Holdings needs to be verified/ updates may be needed. Some items staff thinks are worth noting is: (1) potential need for fill in some areas, (2) need to address storm water plan that was previously put in place, (3) Hageman Holdings doesn't want to sell small pieces of property (i.e. less than 10 acres), and (4) internal public infrastructure may or may not be needed—depending on the size of future users. This property fits well within the MN Shovel Ready program.	

Site #55

Former Bury Carlson Site
Lot 1, Block 1, Bury Carlson Addition
PID 27-32-25-34-0009
Size variable, about 9.3 acres
Industrial





Shovel Ready Status

1	MN Formal Shovel Ready Application	**No, but***	*Staff would like to complete a formal MN Shovel Ready App. Much information already completed.
2	Title Work	✓	Done, 2017.
3	ALTA Survey	✓	Done, 2017.
4	Public Utility Locations and Specs (water, sewer, storm)	✓	Done, 2017. Utilities are adjacent.
5	Private Utility Locations and Specs (elec, gas, tele).	✓	Done, 2017. Utilities are adjacent.
6	Geotechnical Soils Evaluation	✓	Done, 2017.
7	Phase I ESA		Do not have on file. Staff should complete this.
8	Additional ESAs or Environmental Reports		Do not have on file. Staff should complete this.
9	National Wetland Inventory and Flood Plain Maps		Do not have on file. Staff should complete this. Technically not part of MN Formal Shovel Ready application.
10	Site Photos and Site Specs		Do not have on file. Staff should complete this.
11	Community Profile	✓	Done, 2017.
12	Other Items Cut/ fill, topography, traffic counts, tree inventory, development fees status, subdivision required, public infrastructure status, concept maps, cost-shares, assessments, encumbrances, etc.	This site is located within the city's existing business park. This site is about 20 acres, and was purchased by the city from Bury Carlson with the intent to use if for a future public works campus. In 2015, the city completed a space needs analysis for the future PW campus and found that the northern 9.3 acres of this site available for sale/ development. Since 2016, the site has been locked up in two PAs. Staff thinks this site should be enrolled in the formal MN shovel ready program, that is should be proactively subdivided, that storm water needs to be addressed, and that access to the graveyard needs to be addressed. This site is very attractive for industrial users, and staff expects it to sell within the next few years.	

Site #COR South, PSD

Multiple Parcels
Commercial Area South of COR on Riverdale

Parcels: 28-32-25-34-0002, 28-32-25-43-0007, 28-32-25-34-0006

Size about 42 acres (35)
B2 Business





Shovel Ready Status

1	MN Formal Shovel Ready Application	**No, but***	*Staff would like to complete a formal MN Shovel Ready App.
2	Title Work		Do not have on file.
3	ALTA Survey		Do not have on file.
4	Public Utility Locations and Specs (water, sewer, storm)	✓	Utilities are adjacent, need to document.
5	Private Utility Locations and Specs (elec, gas, tele).	✓	Utilities are adjacent, need to document.
6	Geotechnical Soils Evaluation		Do not have on file.
7	Phase I ESA		Do not have on file.
8	Additional ESAs or Environmental Reports		Shouldn't be needed.
9	National Wetland Inventory and Flood Plain Maps		Do not have on file. Staff should complete this. Technically not part of MN Formal Shovel Ready application.
10	Site Photos and Site Specs		Do not have on file.
11	Community Profile	✓	Done, 2017.
12	Other Items Cut/ fill, topography, traffic counts, tree inventory, development fees status, subdivision required, public infrastructure status, concept maps, cost-shares, assessments, encumbrances, etc.	This is the roughly 42-acre piece of land located directly south of The COR, which could potentially be connected by skyway to The COR/ the Northstar. This site is zoned B2 which makes it available for retail and office type users. Do to the size and location of this site, staff would support working with PSD LLC to get this site shovel ready. If this site does develop into retail—it's the most ready to go, large sized, single owner, retail parcel in Ramsey; and it has great visibility from Highway 10.	

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

Economic Development Authority (EDA) **4. 6.**

Meeting Date: 04/12/2018

By: Tim Gladhill, Community Development

Title:

Review Draft Comprehensive Plan Update

Purpose/Background:

The purpose of this case is to review a draft of the Comprehensive Plan Update. Staff has completed an initial draft of all Chapters, but not all are complete and ready to publish for review. These documents are still in draft format. The focus has been organization and content. The document will be formatted into a final design prior to final approval.

Note: by consensus at their March 27 Regular Meeting, the City Council asked that the following changes be made to be more consistent with the City Council's Strategic Plan (3 Year Organizational Plan):

- Key Goals/Themes Amended as Follows:
  - A Balance of Rural Character and Urban Development
  - An Active Community
  - A Connected Community
  - Smart, Citizen-Focused Government
  - Financial Stability
- In order to keep focus on priority on Highway 10 and Future Mississippi River Crossing as well as concerns about true impact, remove tactic to consider a Rum River Crossing connecting to the City of Anoka/Andover. The Planning Commission would still like to keep some language about this topic in the plan.

Notification:

Notification is not required at this stage. The City has hosted a variety of public engagement opportunities in person and online over the past two (2) years.

Upcoming Meetings for Review

- April 9 Public Workshop
- May 3 Planning Commission
- May 22 City Council (authorize for distribution/comment)
- December 6 Planning Commission
- December 11 City Council (approve final draft for Metropolitan Council)
- Early 2019 Planning Commission and City Council (adopt Final Plan)

Observations/Alternatives:

Every ten (10) years, the City is required (as all metropolitan area communities are) to submit a Comprehensive Plan to the Metropolitan Council for review and approval. Regardless of the statutory requirements, there were a number of planning projects and updates that warranted updates to the City's long-range vision (20 years). The City has seen significant benefit in terms of securing outside funding and community consensus by having a clear vision for our community. This long-range planning also helps plan and prioritize for larger capital items such as transportation improvements, utilities, parks, trails, etc. With a limited amount of resources, it is important to plan and prioritize these important capital investments.

Please note that we are required to attach our existing Water Supply, Wastewater, and Surface Water Plans/Studies as appendices. These attachments noted by 'Appendix' are not part of the formal review. There is a DNR Water Supply Template that the City must complete as part of this update, and that is being reviewed as part of this process. This template was previously approved for distribution for comment by the City Council.

The only Chapter not published for review at this point is the Parks and Recreation Plan. A draft of this plan has been completed, and Staff is working on edits and formatting before sending for review.

The next major milestone is intended to send the draft document for adjacent community review, as required. Adjacent communities are allowed six (6) months to comment. In order to make the December 31, 2018 submittal deadline to the Metropolitan Council, the draft plan must be sent for comment by the end of May. The document will be able to be updated throughout this adjacent review period.

For more information on the update, visit www.cityoframsey.com/ramsey2040.

Funding Source:

This case is being handled as part of normal Staff duties. Assistance on various Chapters is provided by WSB Associates, Bolton and Menk, and LHB/Bruce Jacobson. Funding for these services is provided through the General Fund as part of Departmental Professional Services Budgets.

Additionally, the City received a $32,000 Planning Grant from the Metropolitan Council for aide in the completion of the update.

Recommendation:

No action is being requested. General feedback on the draft is appreciated.

Action:

No action is being requested. General feedback on the draft is appreciated.

Attachments

Vision
Community Profile
Land Use Plan
Transportation Plan
Economic Development Plan
Housing Plan
Natural Resources Plan
Critical Area Plan
Water Supply Plan
Septic Plan
Appendix: Sanitary Sewer Study

Appendix: Surface Water Management Plan

Appendix: Water Supply Study

Form Review

Inbox	Reviewed By	Date
Patrick Brama	Patrick Brama	04/06/2018 09:24 AM
Kurt Ulrich	Kurt Ulrich	04/06/2018 09:40 AM
Form Started By: Tim Gladhill		Started On: 04/06/2018 08:32 AM
Final Approval Date: 04/06/2018		

City of Ramsey 2040 Comprehensive Plan Update

Our Vision

Background on this Document

This document is a draft of the narrative to be used in the 2040 Comprehensive Plan Update. This is not a final version or actual layout. This document will be reviewed and revised multiple times. The City will try to add additional maps and figures to better tell the story of this vision.

Our Mission

It is our mission to work together to responsibly grow our community, and to provide quality, cost-effective, and efficient government services.

Our Vision

Ramsey will evolve through citizen-driven, collaborative processes that respect the balance and connectivity between its unique urban, rural, and natural environment for current and future generations.

Strategic Imperatives

1. A Balance of Rural Character and Urban Growth Balance
2. An Active Community (Parks, Recreation, and Open Space)
3. A Connected Community (Transportation)
4. A Positive Learning Environment

Core Values

These core values carry equal importance. They are not shown in a prioritized list.

- Encourage new pedestrian friendly neighborhoods and balanced transportation.
- Maintain landowner rights.
- Employ careful foresight that involves all citizens in decisions that affect their lives, property, and neighborhoods through collaborative public engagement.
- Nurture neighborhood and community interactions with flexibility to meet future needs without compromising the needs and interests of current residents.
- Develop and maintain a well-connected park and public space system for all ages.
- Attract and retain businesses that support the whole community.

DRAFT

Purpose of the Plan

Components of the Comprehensive Plan

The Land Use Plan serves as the foundation in a series of plans that guides the future of Ramsey. Policy decisions on how the community will change over the next twenty (20) years will have impacts on a variety of systems. This chapter sets the stage and tone for subsequent chapters. The Comprehensive Plan is a compilation of several chapters that are well integrated to form a vision for the community for the next twenty (20) years.

- Land Use
- Transportation
- Wastewater
- Surface Water
- Water Supply
- Parks and Trails
- Housing
- Resilience (Natural Resources)
- Economic Competitiveness
- Implementation (tying it all together in a plan of action)

Key Achievements of the Previous Plan

- Improved Public Engagement in Key Policy Decisions
- Secured the Ramsey Station on the Northstar Commuter Rail.
- Completed the Armstrong Interchange.
- Progressed on Completing The COR according to its Vision.

NOT FOR DRAFT/Topic List:

- Building in flexibility to respond to the market.
- Provide more regular updates.
- Explain the intent/purpose of this document. Ensure that it not intended to micro-manage the process.
- List out the process for amending the Comprehensive Plan.

DRAFT

City of Ramsey 2040 Comprehensive Plan Update

Community Profile

Background on this Document

This document is a draft of the narrative to be used in the 2040 Comprehensive Plan Update. This is not a final version or actual layout. This document will be reviewed and revised multiple times. The City will try to add additional maps and figures to better tell the story of this vision.

The Community

Located in the northwest Twin Cities Metro, the City of Ramsey boasts incredible outdoor recreation opportunities, a growing downtown in Ramsey COR, an impressive manufacturing sector, and a strong local government.

The City of Ramsey has experienced steady growth and development over the past 20 years. This trend is expected to continue as the City has over 1,000 acres of developable land in the COR located near U.S. Highway 10.

Our Neighborhoods

Ramsey's neighborhoods make up the fabric of our community and define the balance of Rural Character and Urban Development. Each neighborhood is uniquely connected to a variety of services.

Ramsey is a great place to live!

Ramsey boasts a robust recreation system, high-quality affordable housing, great jobs, and living wages.

Ramsey is a great place to locate a business!

Ramsey strives to provide high-quality, cost-effective government services while balancing a low tax rate. Ramsey.

DRAFT

City of RAMSEY

Snapshot of the City 2017

ABOUT OUR CITY

Population Trends[2]

1970	2,360
1980	10,093
1990	12,408
2000	18,510
2010	23,668
2020	26,400[3]

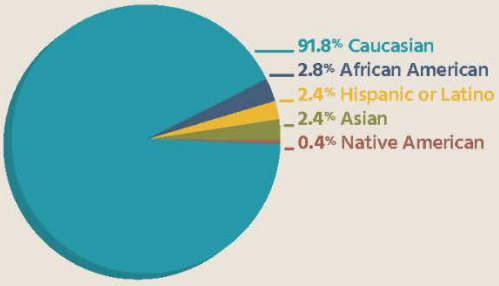
#1 Community priority is to protect the balance of rural character and new development[14]

#2 Second fastest growing city in Anoka County[1]

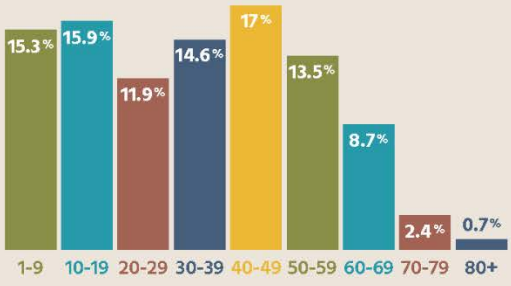


WHO WE ARE

Race and Ethnicity[4]



Population by Age[4]



Additional Demographics

49.7% Female[4]

50.3% Male[4]

34.9 Median age[4]

$86,794 Median household income[5]

4.5% Born outside of US[5]

7.6% Speak a language other than English at home[5]

City of RAMSEY

Snapshot of the City 2017

WHAT WE HAVE

5.6k Acres of undeveloped land[9]

8k Acres of developed land[9]

1k+ Acres of developable land[1]

15+% of land is protected wetland[10]

17+ Miles of shoreline[8]

50+ Miles of trail[7]

32 Parks[6]



HOW WE LIVE AND WORK

9,158 Total Number of Housing Units[4]

6,776 Single family detached

1,438 Townhome

37 Duplex, triple, quad

823 Multifamily (5 units or more)

84 Manufactured home

Septic vs. Sewer

4,000 Housing units on septic[13]

5,158 Housing units on sewer[13]

Employment

470 Places of work[11]

6,334 Number of jobs in Ramsey[12]

1. City of Ramsey Developers Document | 2. Decennial Census (1970, '80, '90, 2000, '10) | 3. Metropolitan Council Population, Households and Employment Forecast | 4. 2010 census
5. 2011 American Community Survey | 6. 2017 Ramsey New Residents Packet | 7. City of Ramsey Parks Department | 8. Google earth
9. Metropolitan Council Generalized Land Use Historical Data Set | 10. City of Ramsey Parks and Recreation webpage | 11. 2012 Economic Census
12. 2016 Quarterly Census of Employment and Wages – second quarter | 13. Rick Jarson, Ramsey Building Official | 14. City Comprehensive Plan Community Engagement

Forecasted Growth

Table 1: Forecasted Growth

	2016	2020	2030	2040
Households	8,973	9,500	11,500	13,500
Population	26,251	27,550	33,350	39,150
Employment	6,334	6,900	7,800	8,400

Ramsey acknowledges that these forecasts deviate from the approved 2040 forecasts for Ramsey. After careful consultation and analysis of recent growth trends, Ramsey requests these modifications to our 2040 Forecasts. For assistance in reviewing requested changes, the series of tables below are offered.

Requested Household Forecast Amendment

	2020	2030	2040
Published Forecast	9,400	11,300	13,000
Requested Amendment	9,600	11,500	13,500
Difference	+200	+200	+500

Requested Population Forecast Amendment

	2020	2030	2040
Published Forecast	26,400	30,700	34,700
Requested Amendment	27,550	33,350	39,150
Difference	+1,150	+2,650	+4,450

Requested Employment Forecast Amendment

	2020	2030	2040
Published Forecast	6,200	7,000	7,600
Requested Amendment	6,900	7,800	8,400
Difference	+700	+800	+800

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The People

Population

As of the 2010 US Census, the population of Ramsey was 18,510, and the most recent estimates from the 2015 American Community Survey (ACS) put the population at 25,362. The population has steadily increased since 1990. Although the number of households in the city has increased, the number of persons per household has decreased from 3.43 in 1990 to 2.95 in 2010. According to forecasts by the Metropolitan Council, the 2040 population is projected to nearly 40,000.

Figure 1: Historical and Future Population

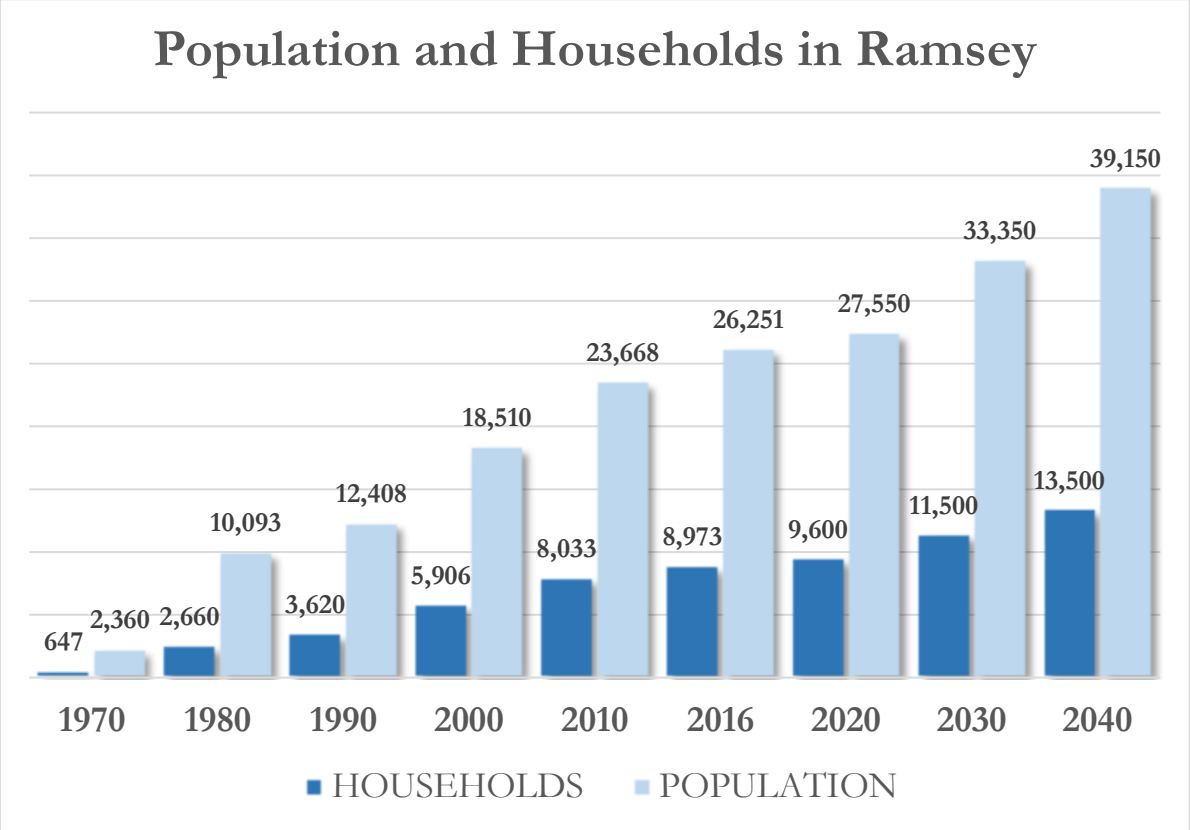
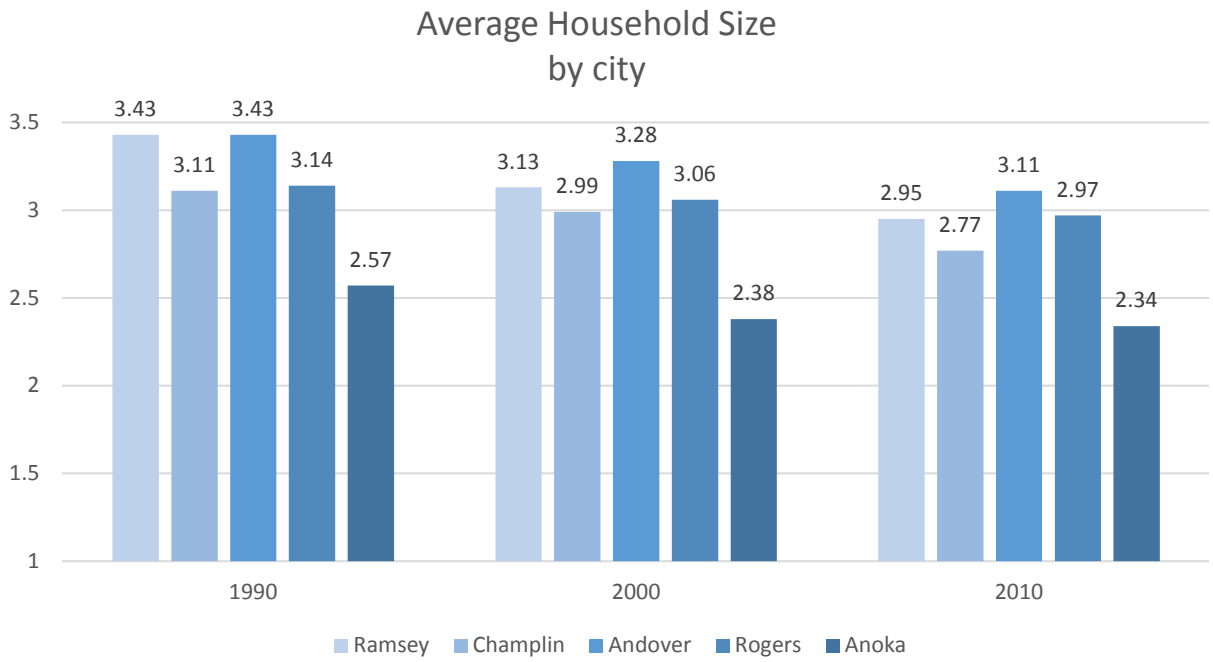


Figure 2: Average Household Size



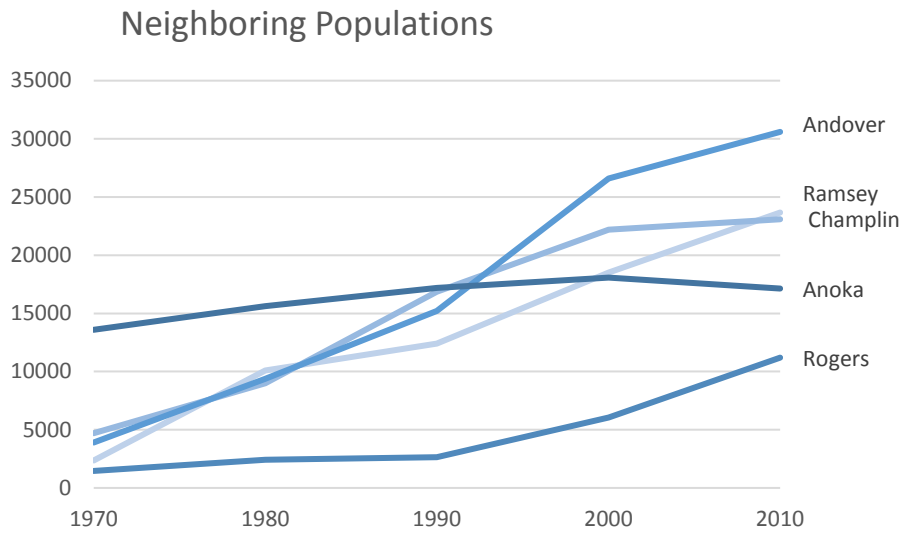
With the number of residents per household likely to continue to decline as the overall population of Ramsey ages, residential housing types will need to be accommodated through development of a variety of housing types including apartments and townhomes.

Ramsey's population experienced steady growth between 1990 and 2010, slowed from 2010 to 2015, and is projected by the Metropolitan Council to steadily increase yet again from 2020 to 2040.

As shown in Figure __-__Ramsey has been outpaced by only Andover in population growth since 1990 and has risen from to the second most populated City in the area.

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Figure 3: Population Comparison

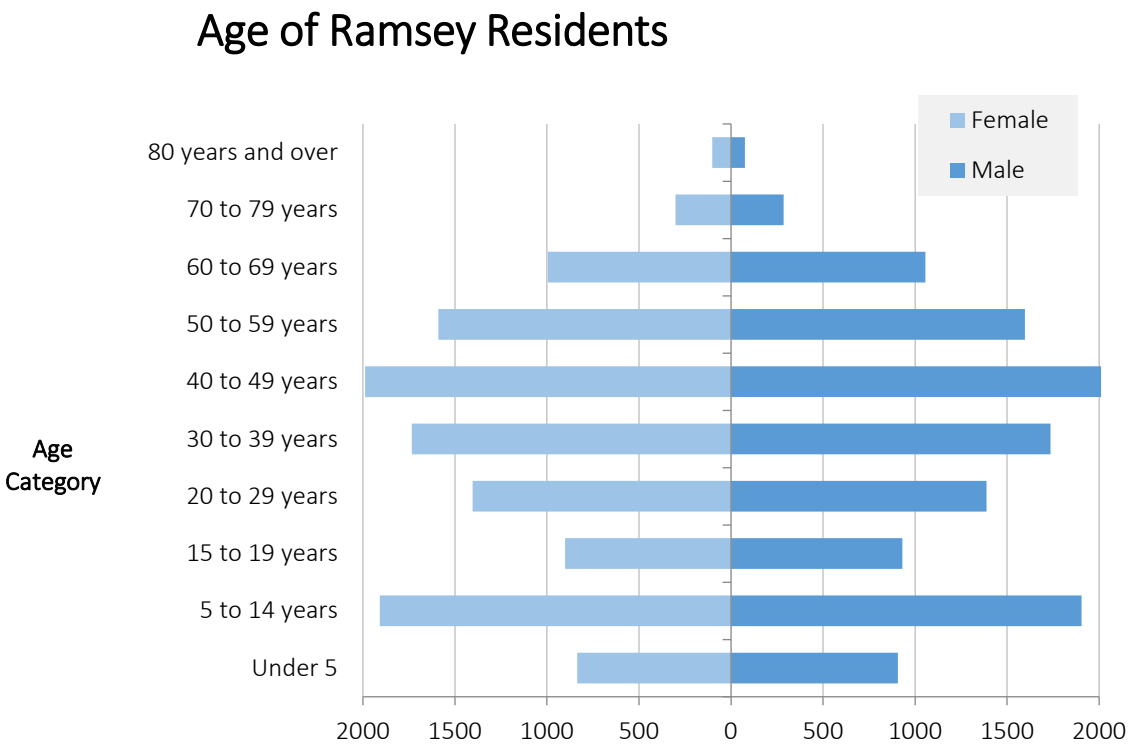


Age demographics

Consistent with most other communities across the region, Ramsey's population is aging. Figure __-__ shows that the largest segment of the population is in the 40-49 age range which is quite young compared to many other communities in the metropolitan region. It will be important for Ramsey to plan for alternative housing options for these residents as they age so that they can remain in the community. In addition, it will also remain important that Ramsey seek ways to be competitive in retaining younger residents as the data shows the second largest section of residents in the 5-14 age range.

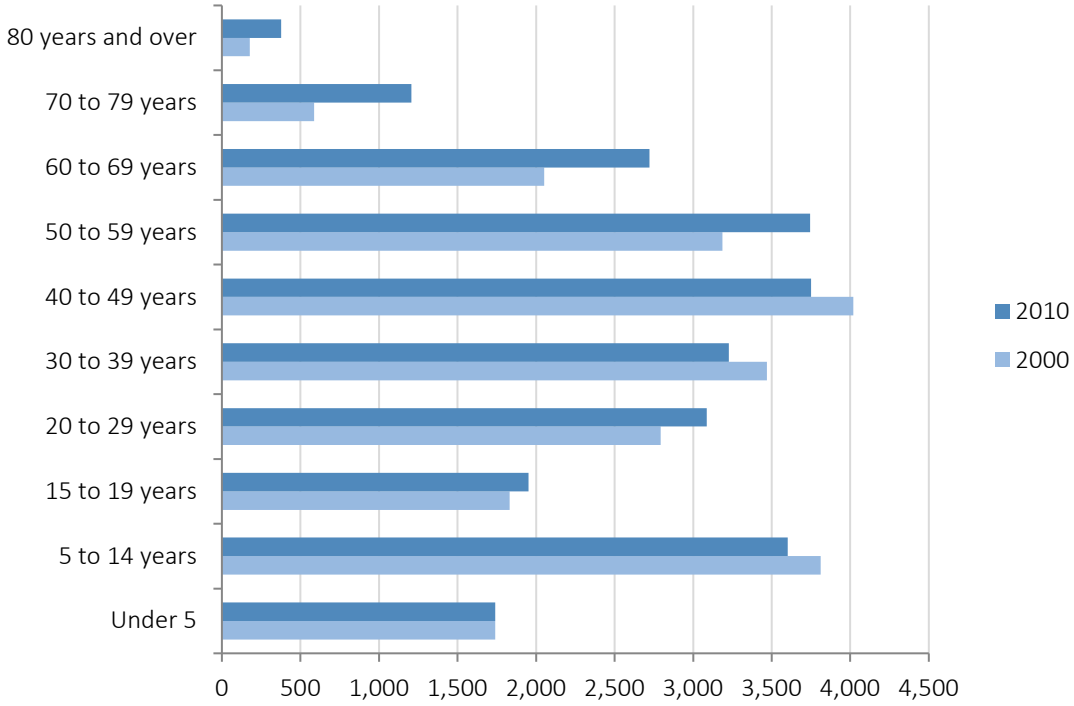
DRAFT

Figure 4: Age Distribution



Looking at the changes in age demographics from 2000 to 2010, the greatest gains were in the categories of "empty nester" adults, while there were losses in population amongst 30- to 50-year-olds. This age demographic profile helps explain Ramsey's key themes pertaining to schools, parks, and recreation.

Figure 5: Age Cohort

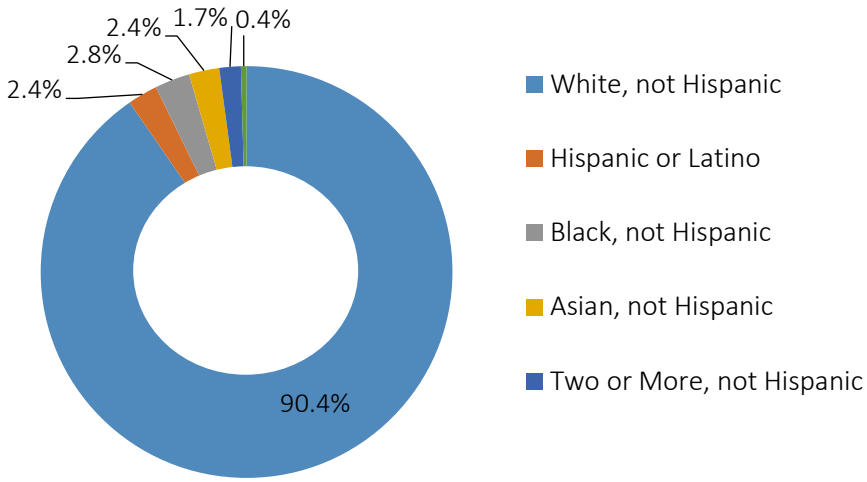


Race

At 90.4 percent, Ramsey residents are primarily white non-Hispanic individuals with the remaining 9.6% of residents being people of color. By comparison, the Twin Cities region is 24.6% residents of color, and Anoka County is 15.6% residents of color. As such, Ramsey is not diversifying at the same rate as Anoka County or the Twin Cities region. Regional trends indicate that in the Twin Cities metro area, residents of color will continue to comprise a greater share of our region's population, increasing from 24% in 2010 to 41% in 2040.

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Figure 6: Racial Demographics



The Neighborhoods

Housing Types

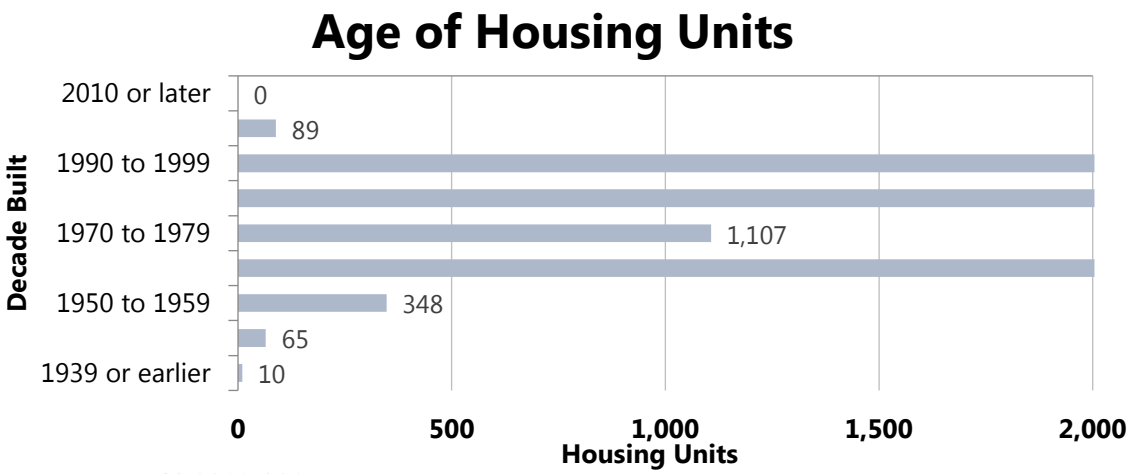
Housing is the predominant land use in Ramsey. Estimates from the Metropolitan Council indicate that there were 8,812 housing units in Ramsey in 2015. Around 75 percent of the housing units in Ramsey are single family detached homes with townhomes counting for an additional 15 percent of the total housing units.

Figure 7: Housing Type

Unit Type	Units	
Single Family Detached	6,692	75.9%
Multifamily (5 units or more)	680	7.7%
Townhomes	1403	15.9%
Duplex, triplex, quad	37	0.5%
Total:	**8,812**	100%

Source: Metropolitan Council Housing Stock Estimates (2015)

Figure 8: Age of Housing Stock

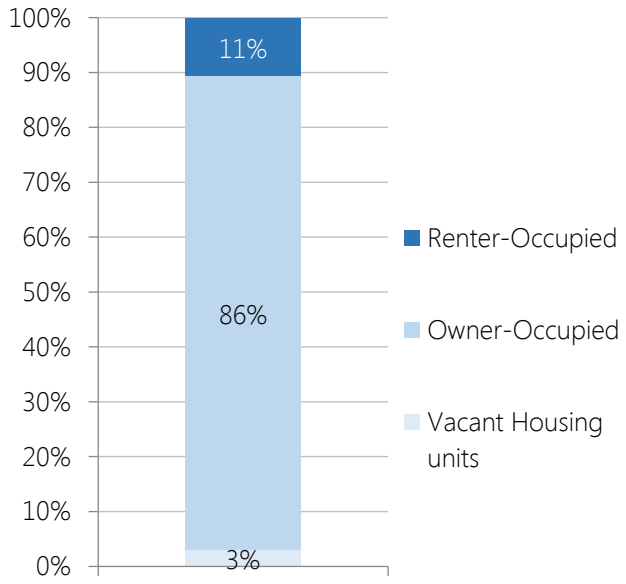


Data source: ACS 2011-2015

Housing Tenure

The City of Ramsey has a historically consistent foundation of owner-occupied housing which remains true today. Approximately 85 percent of Ramsey housing units are owner-occupied, and that percentage has remained largely the same since 1990. That percentage is higher than most of the cities surrounding Ramsey with the lowest percentage of owner-occupied housing of local communities being the City of Anoka at 52 percent.

Figure 9: Housing Tenure



The Economy

The Minnesota Department of Employment and Economic Development estimate approximately 6,150 jobs in the City of Ramsey in 2015. Average annual wages for 2015 are estimated at $46,637. A large reason for this average is likely due to the fact that manufacturing represents the largest employment industry in Ramsey at 34 percent, and these are typically living wage jobs. Anoka County as a whole has 16 percent devoted to Manufacturing.

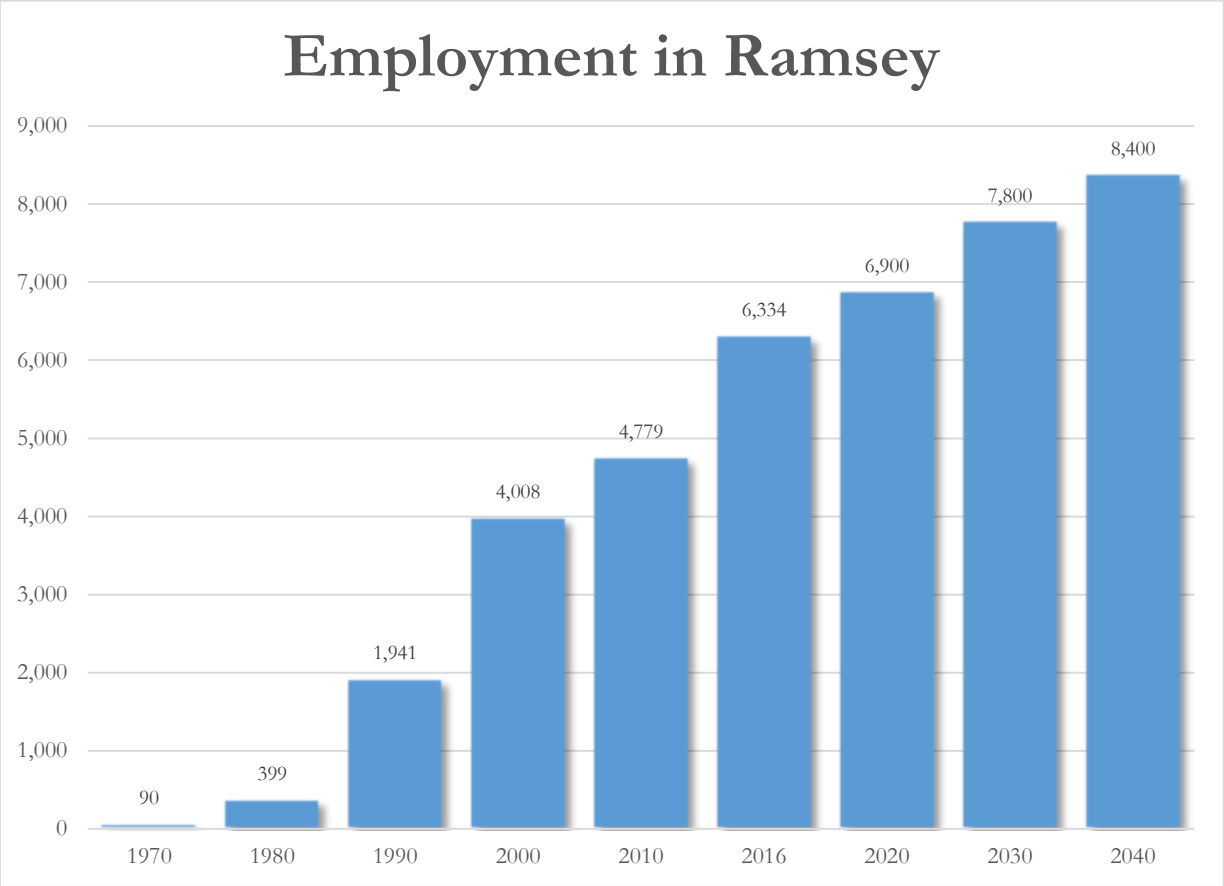
Figure 10: Jobs Located in Ramsey

Industry	Employment Total	Percentage
Retail Trade	554	9%
Health Care and Social Assistance	246	4%
Accommodation and Food Services	369	6%
Public Administration	185	3%
Manufacturing	2,091	34%
Other Services, Ex. Public Admin	308	5%
Educational Services	369	6%
Administrative and Waste Services	369	6%
Finance and Insurance	123	2%
Arts, Entertainment, and Recreation	123	2%
Information	62	1%
Wholesale Trade	308	5%
All Other Industries	1,046	17%
Total:	**6,150**	**100%**

The U.S. Highway 10 corridor is the commercial hub of Ramsey, running the length of the City. Ramsey faces the challenge of encouraging updates and redevelopment of its older and more outmoded buildings and businesses along U.S. Highway 10, while also developing greenfield properties within The COR and new business park east of Armstrong Boulevard.

Employment Forecasts

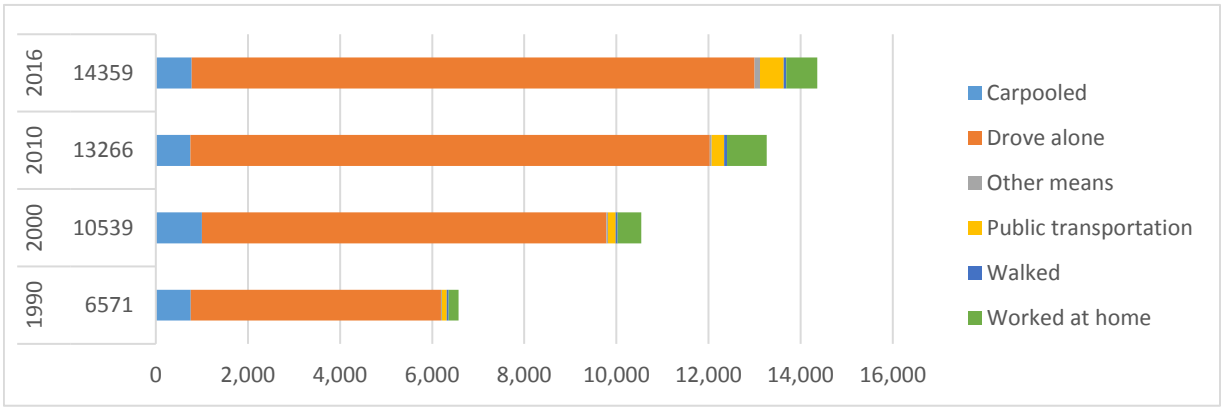
Figure 11: Employment Forecasts



Source: U.S. Census Decennial Survey, U.S. Census American Communities Survey, Metropolitan Council Forecasts

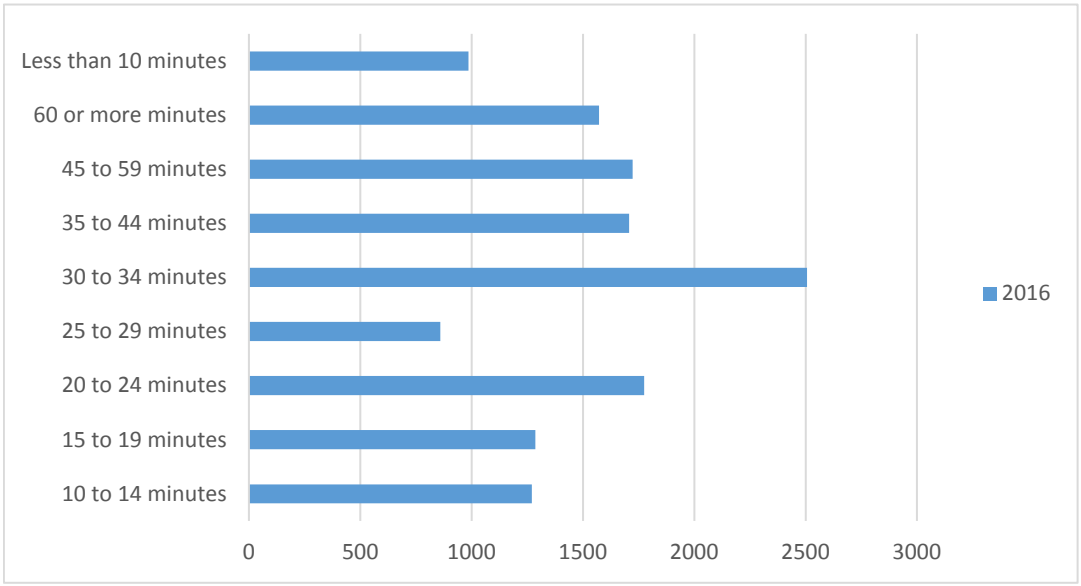
The Commute

Figure 12: Means of Commuting



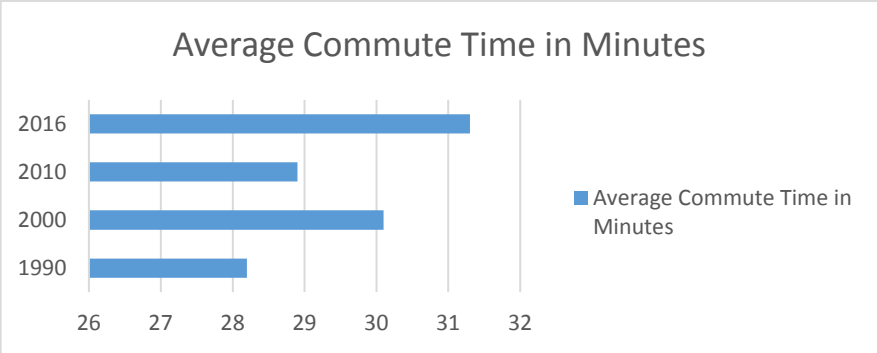
Source: U.S. Census American Communities Survey

Figure 13: Travel Time to Work



Source: U.S. Census American Communities Survey

Figure 14: Average Time to Work



Source: U.S. Census Decennial Census, U.S. Census American Communities Survey

Figure 15: Top Workplaces of Ramsey Residents

Workplace	Workers
Other	4,282
Minneapolis	1,722
Coon Rapids	1,062
Anoka	1,061
Ramsey	952
St. Paul	554
Plymouth	444
Brooklyn Park	433
Blaine	429
Fridley	425
Maple Grove	400

Figure 16: Top Residences of Ramsey Workers

Residence	Workers
Other	1,322
Ramsey	952
Coon Rapids	429
Andover	333
Anoka	280
Blaine	206
Nowthen	160
Brooklyn Park	145
Minneapolis	133
Oak Grove	121
Champlin	116

Proximity to jobs and commuting profiles are important to Ramsey's Transportation Goals and Economic Development Goals.

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City of Ramsey 2040 Comprehensive Plan Update

Land Use Plan

Background on this Document

This document is a draft of the narrative to be used in the 2040 Comprehensive Plan Update. This is not a final version or actual layout. This document will be reviewed and revised multiple times. The City will try to add additional maps and figures to better tell the story of this vision.

2030 Land Use Plan Accomplishments

The last plan was adopted in 2010. While a number of factors changed since the last plan was adopted, the City can celebrate a number of successes as it relates to our land use vision. Subsequent chapters of the 2040 Comprehensive Plan will celebrate their own successes.

- Created a collaborative development review process for land use plans and project review.
- Implemented meaningful density transition into projects that are located adjacent to existing residential neighborhoods.
- Protected Ramsey's rural character in many areas of the community, representing the largest land area category in the community.
- Responded to changing market conditions to provide a variety of housing types and prices.
- Concentrated more dense developments in or near The COR to protect the City's rural character, create walkability, and create a unique identity for the community.
- Re-assessed the effectiveness of rural reserve and rural preserve practices and policies.
- Implemented design standards for walkable streets into review practices.
- Mitigated City's financial risks associated by new developments by encouraging new development to focus near existing infrastructure.
- Developed incentives for The COR to enhance its marketability.
- Maintained high quality design standards in The COR.
- Planned for adequate retail and commercial services.
- Expanded employment and industrial opportunities by facilitating a new, private business park.
- Ensured new development protected natural resources, made trail connections, and blended in with surrounding development.
- Employed conservation subdivision practices aimed to protect existing neighborhoods and natural resources.
- Struck a balance between land use planning, policy development, natural resource protection, and private property rights.

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Goals and Strategies

The following represents goals and strategies for future land uses. Subsequent chapters will include their own goals and strategies that integrate with the above. Resources above and beyond current budget approvals are indicated in the 'Additional Resources' column.

Comprehensive Plan Strategic Imperatives

- A Balance of Rural Character and Urban Growth
- An Active Community (Parks, Recreation, and Open Space)
- A Connected Community (Transportation)
- A Positive Learning Environment

Land Use Strategic Initiatives

A Balance of Rural Character and Urban Growth

- Maintain and Expand the Rural Character of Ramsey.
- Balance vision with market forces.
- Ensure a sense of place (public art)

An Active Community

- Create a diverse and robust offering of recreation opportunities.
- Create a healthy community

A Connected Community

- Improve the safety and mobility of major corridors.

A Positive Learning Environment

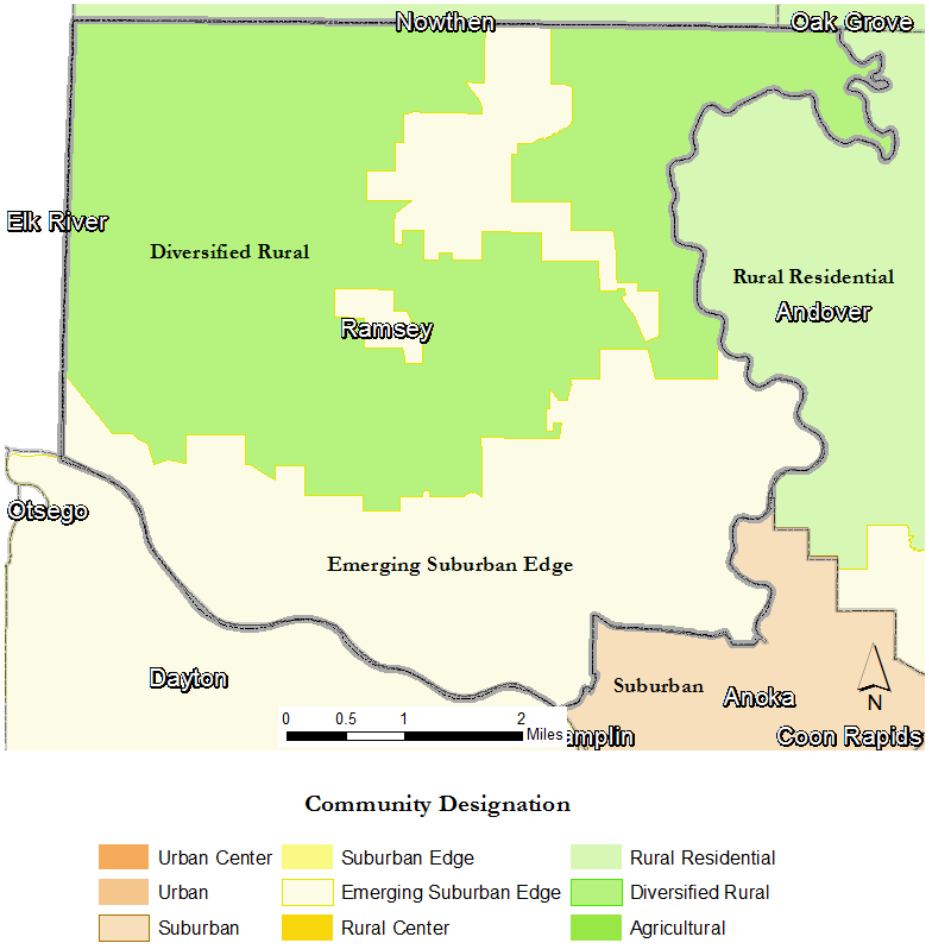
- Plan for future educational needs
- Ensure an Adequate Workforce for Business Community and Economic Development Goals

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Community Designation: Balancing Rural Character and Urban Growth

A primary theme from Ramsey public engagement and outreach efforts was the need to better plan for and communicate our vision for a balanced approach of rural preservation and urban growth. Ramsey supports continued urban growth in areas planned for growth, all while preserving some of the Rural Character that makes Ramsey unique. By guiding Ramsey in two categories, land use policies better reflect our overall vision.

Figure 1: Ramsey Community Designation



The Metropolitan Council uses community designations to group communities with similar characteristics in order to more effectively target its policies, similar to Ramsey's Future Land Use Categories and Zoning Districts. The Metropolitan Council uses these community designations to:

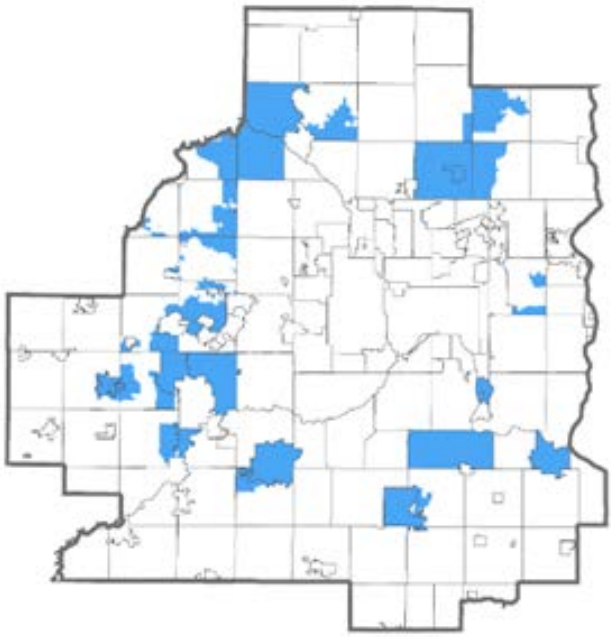
- Guide regional growth and development to areas that have urban infrastructure in place and the capacity to accommodate development and redevelopment.
- Establish land use expectations, including overall densities and development patterns, for different community designations.
- Outline the respective roles of the Metropolitan Council and Ramsey along with strategies for planning for forecasted growth.

Emerging Suburban Edge

An Emerging Suburban Edge Community is characterized as transitioning from rural to developed. It should be noted that although a portion of Ramsey certainly is transition in this manner, a significant portion of the community remains guided for larger-lot, single-family development on private well and septic along with goals to protect a significant amount of exceptional quality ecological resources.

The Emerging Suburban Edge includes cities, townships, and portions of both that are in the early stages of transitioning into urbanized levels of development. Strategically located between Suburban Edge and Rural communities, the Emerging Suburban Edge communities offer both connections to urban amenities and the proximity to open spaces that characterizes a rural lifestyle. Often, the cities and townships in the Emerging Suburban Edge are in more than one Community Designation. In the majority of Emerging Suburban Edge communities, less than 40% of the land has been developed.

Figure 2: Emerging Suburban Edge Communities



Communities in the Emerging Suburban Edge have a mix of residential, rural, and agricultural areas, often including lower-density single-family neighborhoods and small downtown service centers. The growth patterns in these communities demonstrate the challenges of changing from rural to suburban. New developments are typically built in a traditional suburban pattern, characterized by large curving streets, limited through-roadways, and auto-oriented street design. Emerging Suburban Edge communities have access to regional wastewater services (either municipally owned or regional services), access to the metropolitan highway system, and include existing or planned Regional Parks System facilities.

The Emerging Suburban Edge communities provide a variety of commercial activities along the main transportation corridors, and most encompass historic small downtowns with small town characteristics. These communities benefit from their proximity to more developed areas while retaining their local rural

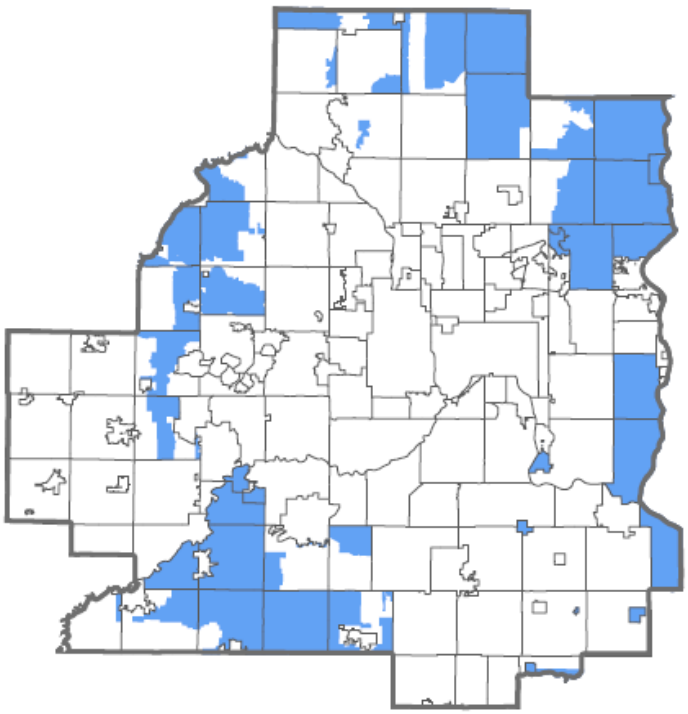
character and protecting natural resources. Commercial areas in the Emerging Suburban Edge tend to be individual large employers and smaller-scale commercial centers serving the local population.

Although these communities have some redevelopment potential in older areas such as historic downtown districts, the focus in the Emerging Suburban Edge is on greenfield development. Greenfields present opportunities to integrate natural resource preservation into site planning prior to development. Some of these communities have land available within their jurisdiction staged for future development, while others are expanding through orderly annexation agreements with neighboring townships. This mix of uses, availability of undeveloped land, and rich access to natural resources is a characteristic unique to Emerging Suburban Edge communities.

As of May 2014, the Metropolitan Council forecasts that the Emerging Suburban Edge area will add 201,000 residents, 93,000 households, and 58,000 jobs between 2010 and 2040. This represents growth of 66% in population, 87% in households, and 66% in employment over the three decades. Because most Emerging Suburban Edge communities also have areas designated as rural, these numbers are approximations. These numbers may change during the current comprehensive planning process, which will more precisely delineate how much community growth belongs inside the Metropolitan Urban Service Area.

Diversified Rural

Figure 3: Diversified Rural Communities



Diversified Rural communities are home to a variety of farm and non-farm land uses including very large-lot residential, clustered housing, hobby farms and agricultural uses. Located adjacent to the Emerging Suburban Edge of the Metropolitan Urban Service Area, the Diversified Rural Area protects rural land for rural lifestyles today and potential urbanized levels of development sometime after 2040.

Large areas of high-quality natural resources are located in these communities with some of these natural areas protected in state lands and regional parks, like Carlos Avery Wildlife Management Area in Anoka County and Carver Park Reserve in Carver County.

While these communities contain a mix of uses, large portions of communities in the Diversified Rural area contain prime agricultural soils, located primarily in Scott and Washington counties. Although these communities are not designated Agricultural communities, the Council supports the preservation of agricultural land in these areas.

Agricultural uses in Diversified Rural communities benefit from their proximity to the Metropolitan Urban Service Area and Rural Centers, but face challenges to their long-term continued use, including incompatible uses developing nearby and increased development pressures.

The Council discourages urbanized levels of residential development in Diversified Rural communities to avoid the premature demand for expansion of metropolitan systems and other urban public services.

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Forecasted Growth

Table 1: Forecasted Growth

	2016	2020	2030	2040
Households	8,973	9,500	11,500	13,500
Population	26,251	27,550	33,350	39,150
Employment	6,334	6,900	7,800	8,400

Ramsey acknowledges that these forecasts deviate from the approved 2040 forecasts for Ramsey. After careful consultation and analysis of recent growth trends, Ramsey requests these modifications to our 2040 Forecasts. For assistance in reviewing requested changes, the series of tables below are offered.

Requested Household Forecast Amendment

	2020	2030	2040
Published Forecast	9,400	11,300	13,000
Requested Amendment	9,600	11,500	13,500
Difference	+200	+200	+500

Requested Population Forecast Amendment

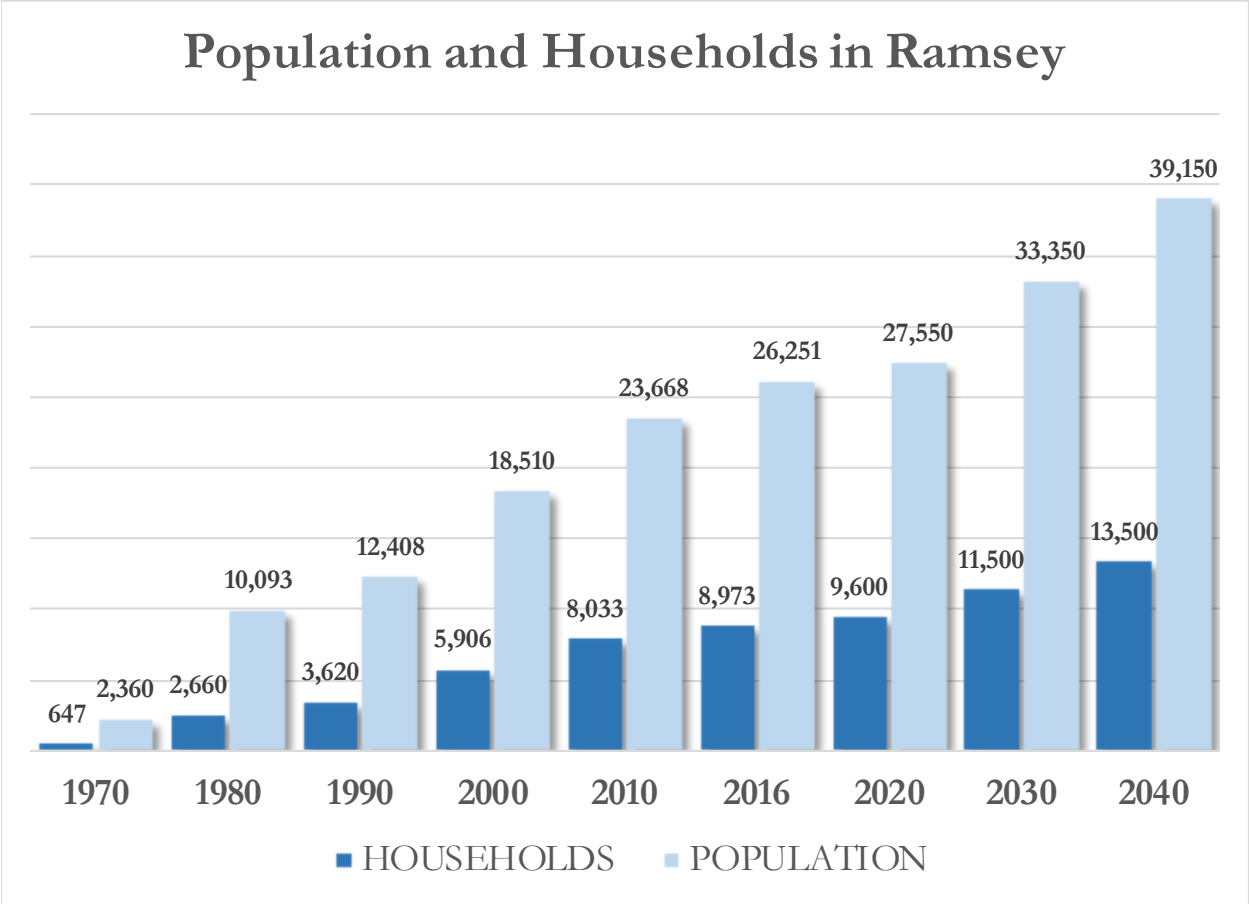
	2020	2030	2040
Published Forecast	26,400	30,700	34,700
Requested Amendment	27,550	33,350	39,150
Difference	+1,150	+2,650	+4,450

Requested Employment Forecast Amendment

	2020	2030	2040
Published Forecast	6,200	7,000	7,600
Requested Amendment	6,900	7,800	8,400
Difference	+700	+800	+800

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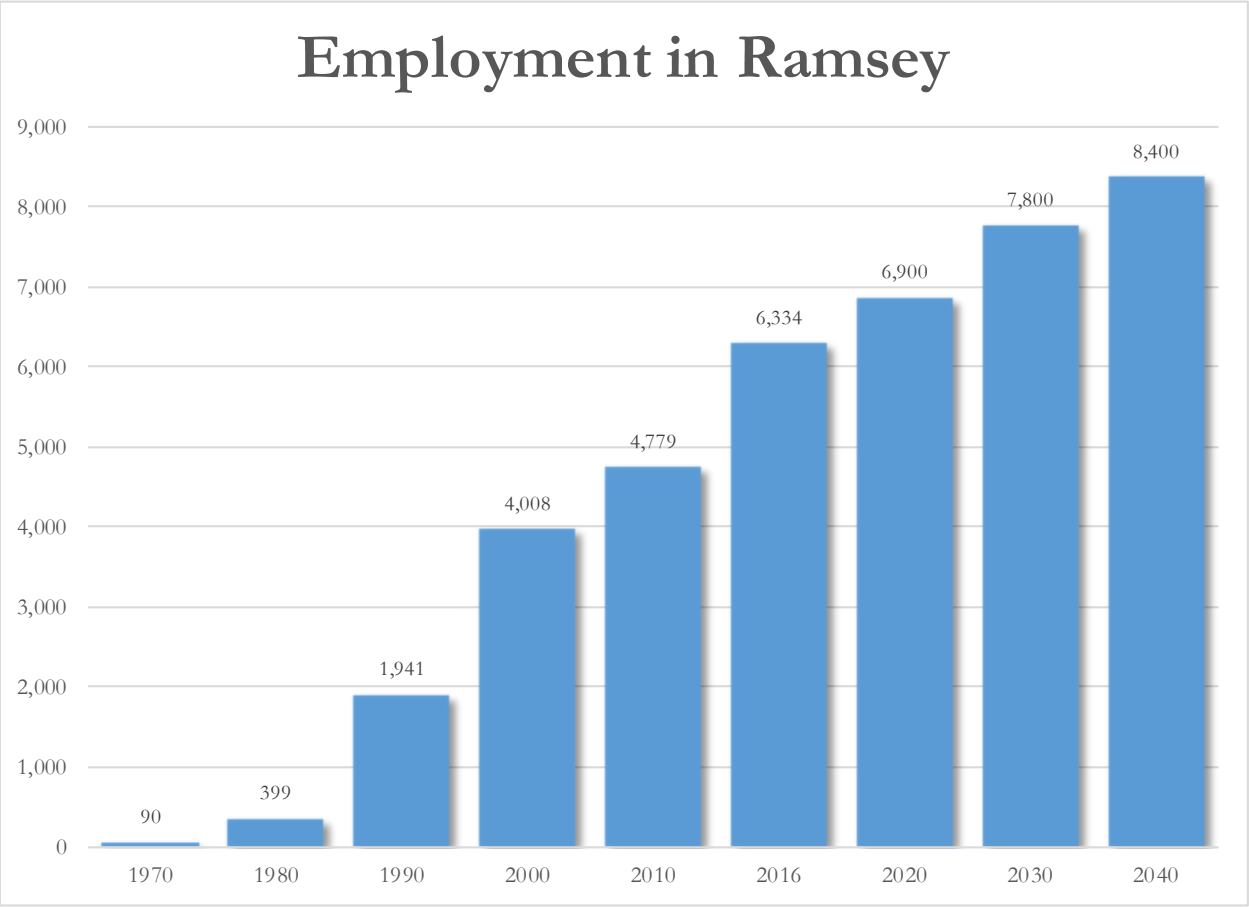
Figure 4: Forecasted Household and Population Growth



Planned Intensity of Employment

Ramsey plans for forecasting future employment growth by a metric of 45% building coverage of a parcel.

Figure 5: Forecasted Employment Growth



Existing Land Uses

Figure 6: Existing Land Use Map

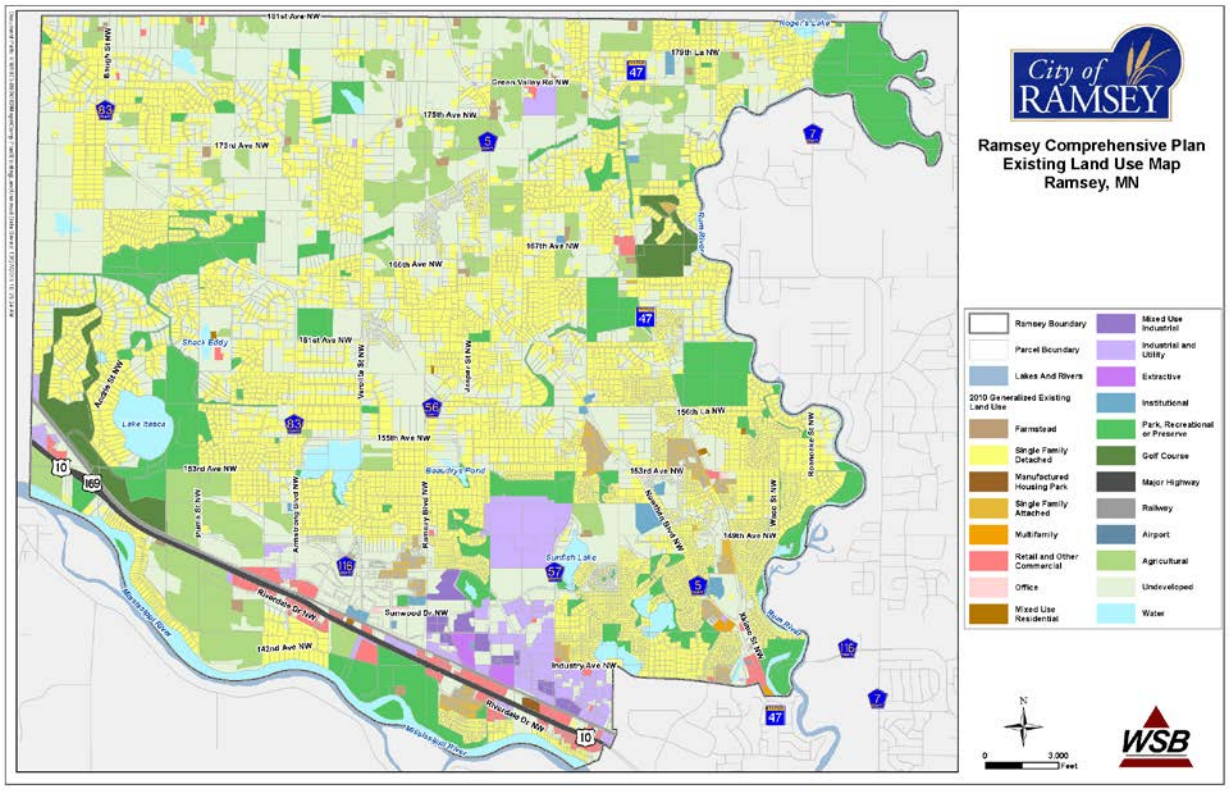


Table 2: Existing Land Use Categories

Year	Land Use	Acres	Percentage of Total
2010	Agriculture	1,659	9 %
2010	Airport	0	0 %
2010	Extractive	40	0 %
2010	Farmstead	65	0 %
2010	Golf Course	332	2 %
2010	Industrial and Utility	561	3 %
2010	Institutional	92	0 %
2010	Major Highway	144	1 %
2010	Manufactured Housing Park	7	0 %
2010	Mixed Use Industrial	107	1 %
2010	Mixed Use Residential	8	0 %
2010	Multifamily	12	0 %
2010	Office	14	0 %
2010	Open Water	753	4 %
2010	Park, Recreational or Preserve	1,960	10 %
2010	Railway	67	0 %
2010	Retail and Other Commercial	254	1 %
2010	Single Family Attached	227	1 %
2010	Single Family Detached	6,837	36 %
2010	Undeveloped Land	5,957	31 %

Note: over 8,000 acres of Ramsey is already developed.

Future Land Uses

Figure 7: Future Land Use Map

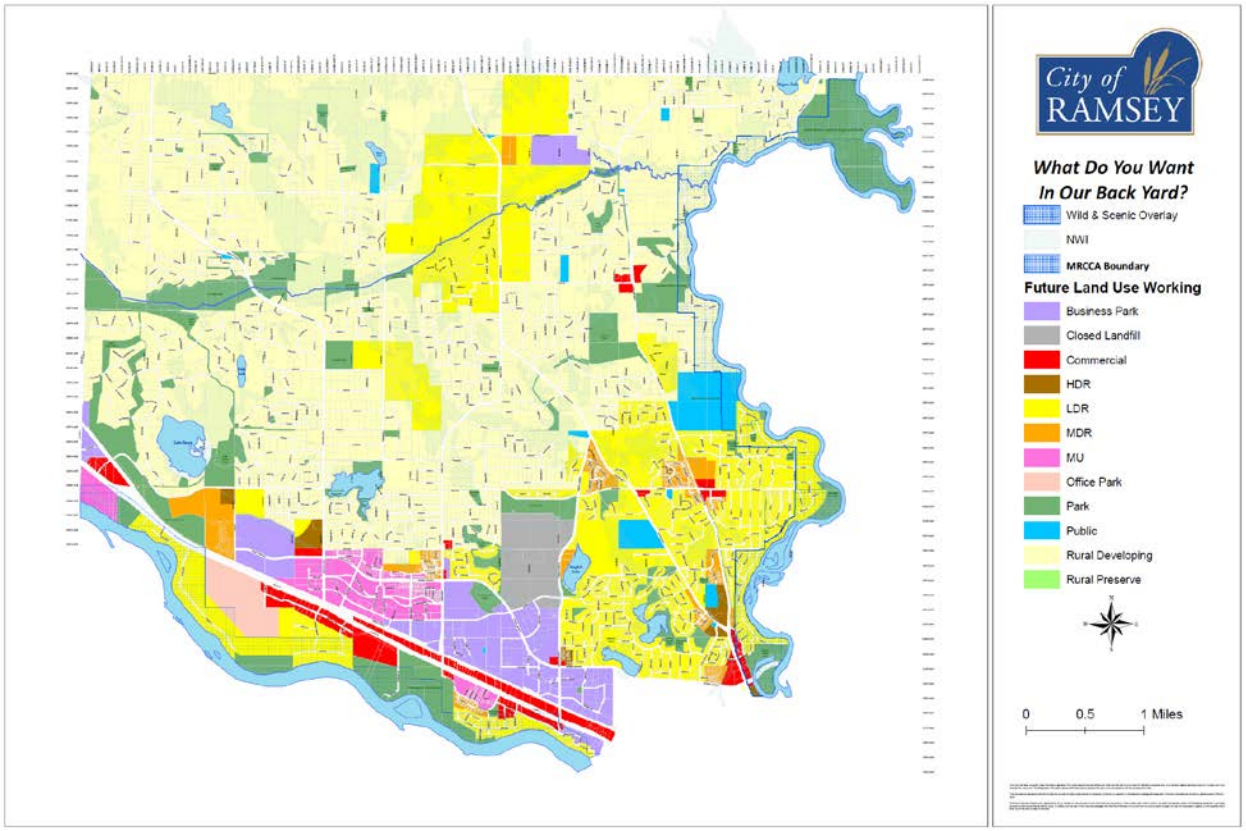


Table 3: Future Land Use Categories

To be tabulated later	

Future Land Use Descriptions

Lakes and Rivers

Low Density Residential

Areas guided Low Density Residential must have urban services before development can take place. These areas will average three (3) units per acre and contain single family, detached dwellings.

Where Low Density Residential is directly adjacent to areas guided Rural Developing that contain 2.5 acre lots, strategies for density transitioning will be employed. This means that while an area of Low Density Residential may average three (3) units per acre, those lots directly adjacent to 2.5 acre lots will be closer in size to 2.5 acres in order to provide an effective transition that maintains the existing character of the neighborhood. Screening methods, such as landscaping must also be employed to transition between very low density areas and urban lots.

Medium Density Residential

These areas are within the MUSA and intended to receive medium density housing including lower density multi-family housing and higher density single-family housing. Average density will be six (6) units per acre. Medium density detached single-family is becoming an increasingly popular development pattern for Ramsey.

High Density Residential

These areas are within the MUSA and intended to accommodate multi-family housing such as townhomes and apartment buildings. Average density will be ten (10) units per acre.

Business Park

Areas guided Business Park are reserved for office and industrial development.

Commercial

Areas guided Commercial may include a range of neighborhood and community commercial/retail development.

Mixed Use

Mixed Use areas may include a combination of residential, commercial, light industrial, open space, and a transit hub.

Public/Quasi-Public

This category generally includes city offices, public works facilities, churches, schools, other non-profit or government facilities, and bridges/major rights-of-way.

Park

Parks, trails and open space include the City Park and trail system, golf courses, regional parks, wetlands, and the greenway. Lands in this category are intended to preserve the natural resource base and provide an adequate supply of active and passive recreational lands in Ramsey.

Closed Landfill

The risk to public health and safety associated with the closed landfill in Ramsey is mitigated by implementing land-use controls that minimize public exposure to landfill hazards and protect the state's response action equipment. In other words, future use of land at and around closed landfills needs to be planned carefully and responsibly. The purpose, then, for preparing a Closed Landfill Use Plan (CLUP) for each landfill is to protect the integrity of the landfill's remediation and monitoring systems, protect human health and public

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safety at each landfill, and accommodate local government needs and desires for land use at the qualified facility with consideration for health and safety requirements.

Metropolitan Council Approved Master Plans

The Metropolitan Council has approved Master Plans for Rum River Central Regional Park and Mississippi West Regional Park (future). These Master Plan Boundaries are reflected in the Future Land Use Map and within the Parks and Recreation Plan.

Figure 8: Master Plan Boundaries

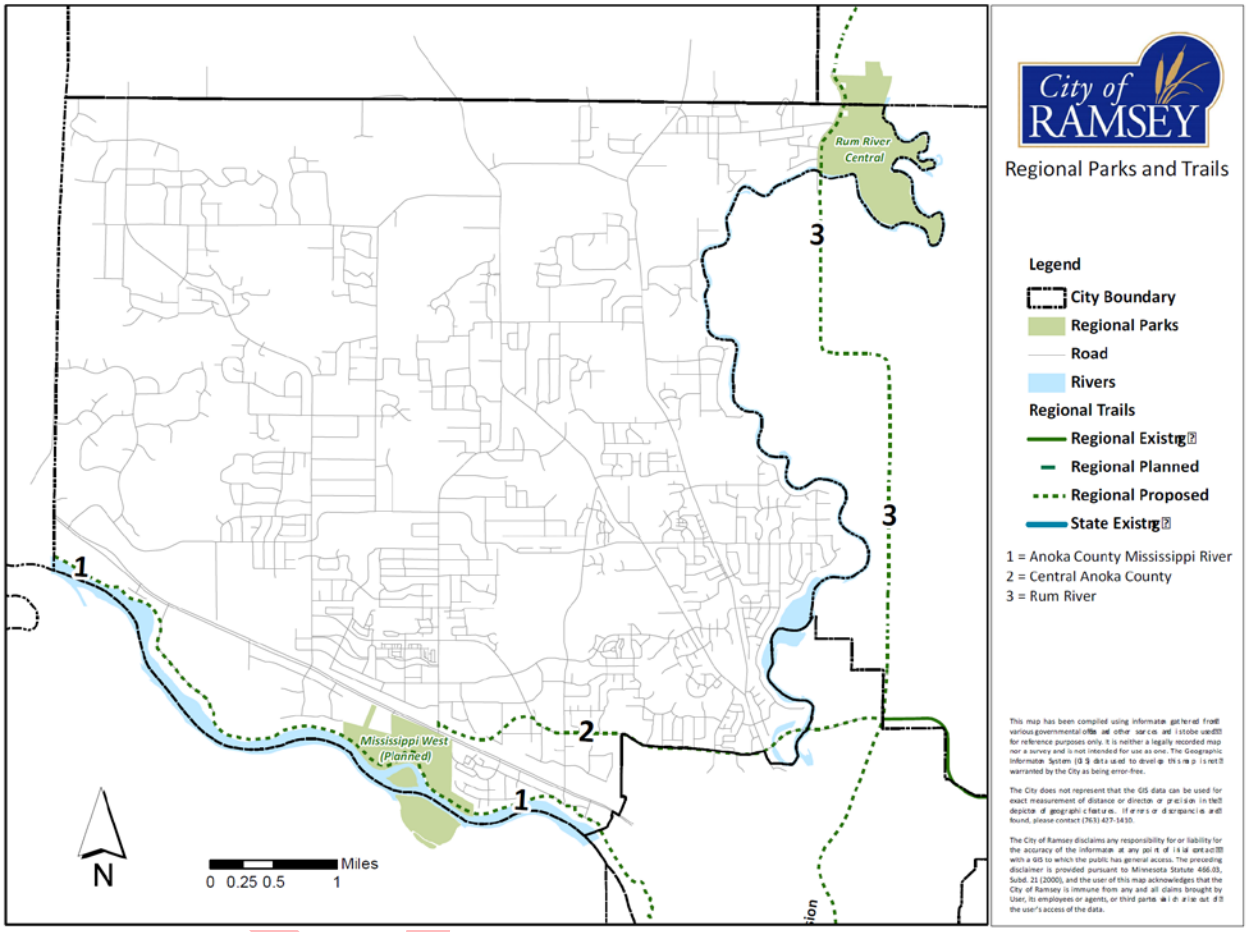


Figure 9: Local Parks

Local Park Map

Figure 10: Circle of Ramsey

Circle of Ramsey Map

Figure 11: Natural Resources

Natural Resource Inventory Map

Expected Density of Future Development

Figure 12: Expected Growth Areas (this map will be updated for better readability]

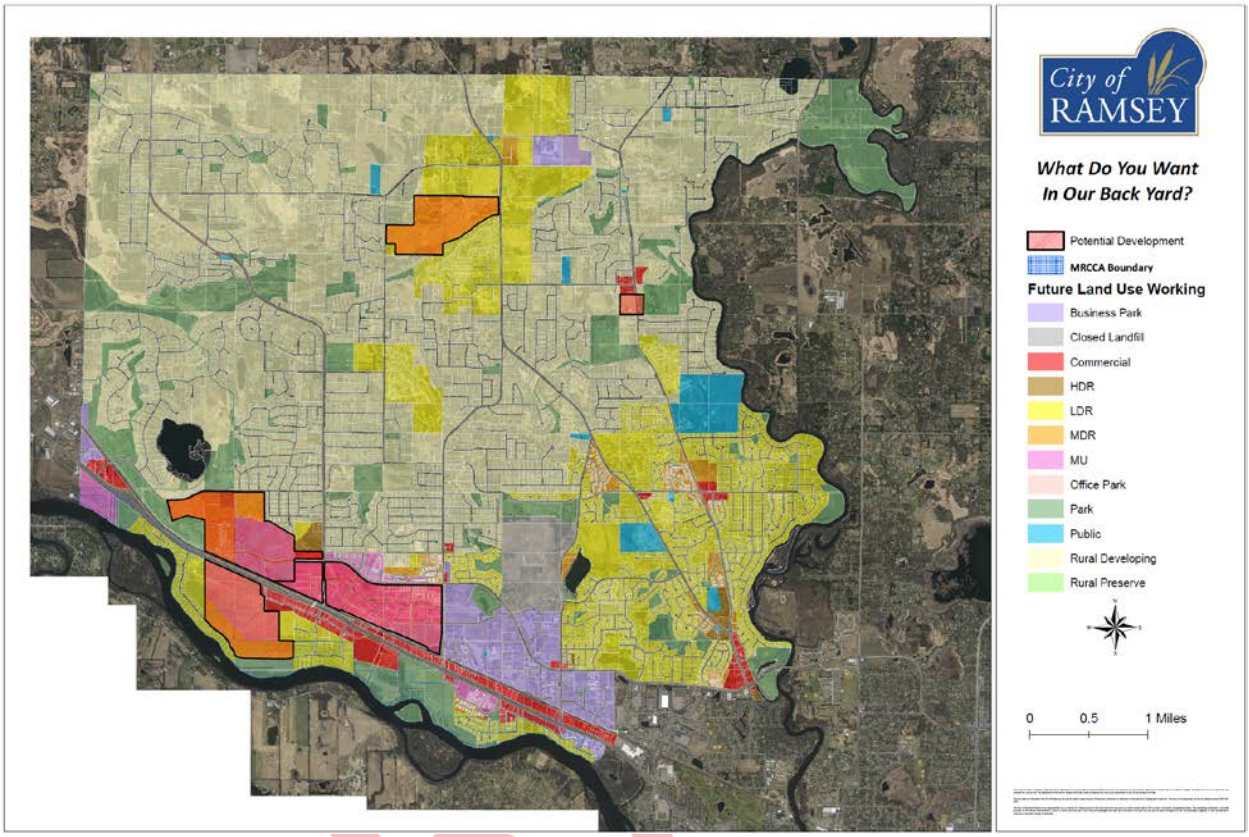


Table 4: Planned Density Ranges

	Minimum Density	Maximum Density	Average Density
Low Density Residential	2	4	3
Medium Density Residential	3	7	6
High Density Residential	7	15	10

Affordable Housing Allocation

The City participates in the Livable Communities Program of the Metropolitan Council, which provides access to a number of funding opportunities. As part of said participation, the City plans for an allocation of affordable housing. The City has confirmed that the Future Land Use Map/Plan is acceptable for anticipated affordable housing need.

The Comprehensive Plan Steering Committee should add some messaging here about what is defined as affordable housing, what is the need, and what is the benefit.

Affordable Housing Need	
At or Below 30% AMI	292
31% to 50% AMI	167
51% to 80% AMI	40
Total Units	499

AMI = Area Median Income

Staged Development Plan

Ramsey will need to complete this section on the final draft. The City needs further policy direction on the underlying assumptions before preparing a staging plan for future development. Future Development and supporting infrastructure shall be forecasted in the following periods.

- 2020
- 2030
- 2040

Planned Density

Table 5: Density Table

Land Use Category	Minimum Density	Maximum Density	Average Density
Rural Developing		0.4 units/acre	
Low Density Residential	2.5 units/acre	4 units/acre	3 units/acre
Medium Density Residential	3 units/acre	7 units/acre	6 units/acre
High Density Residential	7 units/acre	15 units/acre	12 units/acre
The COR – Low Density	4 units/acre	15 units/acre	4 units/acre
The COR – Medium Density	5 units/acre	15 units/acre	12 units/acre
The COR – High Density	15 units/acre	75 units/acre	20 units/acre

Table 6: Mixed Use Densities

Land Use Category	% Residential	% Commercial	% Office	Residential Density Range
Mixed Use	50%	25%	25%	10-15 units/acre

Staged Development and Redevelopment

Development and Redevelopment is likely to focus on the following areas.

- Armstrong West/COR West
  - Bunker Lake Industrial Park
  - Future Business Park
  - Riverstone
- Mississippi West
  - Pearson Agricultural Area
  - Riverside Farms
- Rum River Retail Node
  - Rum River Hills
  - Retail Node Revitalization
- The COR
- Trott Brook

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Armstrong West/COR West

Armstrong West is a planning area generally north of Highway 10 and west of Armstrong Boulevard. This area is approximately 350 acres and is current a mix of agricultural land, vacant land, and industrial land. Planned future land uses include a retail redevelopment area of the current industrial park, business park, low density residential, medium density residential, high density residential, and rural developing. Development is expected to commence in 2018. Full build out is expected in the next ten (10) to fifteen (15) years.

Mississippi West

Mississippi West is a planning area generally south of Highway 10 between Armstrong Boulevard and Bowers Drive. This area is predominantly agricultural.

Planned land use within this area is predominantly low density residential, with an area of natural resource protection along the Mississippi River. Development of this area is likely ten (10) to fifteen (years) in the future due to availability of infrastructure (2015 to 2025 timeframe).

Connexus Energy is planning a nineteen (19) acre solar farm within this planning district in 2018.

This area is also the location of a potential extension of Armstrong Boulevard to serve as a future river crossing to the City of Dayton. This improvement is not currently in official regional planning documents and is likely at least twenty (20) years away, if not longer. The cities of Dayton and Ramsey choose to plan for this long-term improvements to protect the necessary corridor.

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Rum River Retail Node/Rum River Hills

The Rum River Retail Node is a 1970s area rural commercial node. This node has shown evidence of blight and vacancy, with some recent renovations of existing structures. The City has excess land for sale, remnant from the construction of Water Tower #3. Rum River Hills Golf Course desires redevelop a portion of their property (two holes only) and reconfigure the two (2) holes displaced by redevelopment.

Background

The retail node located at 167th Avenue and Trunk Highway 47 has been a topic of discussion with City Councils and EDA boards for several years ("167/47 Node"). The 167/47 Node has struggled to become economically viable for some time, is experiencing high vacancy rates, an increase of blighted building conditions and escalating crime.

Goal

To improve and/or remove blight from properties-of-concern and encourage sustainable market-driven redevelopment of the 167/47 Node that will benefit the entire City of Ramsey.

Vision

A mixture of residential and retail uses. Residential users may include single family residential, townhomes, or senior living units as directed by the market. Retail will include a market driven neighborhood commercial node. Redevelopment of the 167/47 Node should include a connection to Elmcrest Park and/or nearby trails where feasible.

Rum River Hills Redevelopment Plan

Figure 13: Rum River Hills Redevelopment Plan

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The COR

The COR is a 320-acre master-planned community located adjacent to the Northstar Commuter Rail – Ramsey Station (The COR plus surrounding developable area is over 400 acres). Together with adjacent developed and developable area, there are approximately 400 acres of development of a mix of uses. Goals for this development include an identity for the community, a destination for retail to support the local community, walkability, and supportive of commuter-rail transit.

As an implementation strategy of this Comprehensive Plan Update, Ramsey will be updating the land use plans for The COR. To frame said update, the vision of the COR is as follows.

The COR will serve as a City Center primarily to bring people of Ramsey together that embraces natural market opportunities. The COR will also attract energy from the surrounding region. It will be a unique destination, technology-accessible, and serve as a gathering place. It will feature unique architecture stressing historical feel and function.

The COR is approximately 50% complete, and is likely to experience substantial completion in the next ten (10) years. Ramsey is updating this plan as a separate planning document known as The COR Development Plan Update.

Table 7: Development Progress in The COR

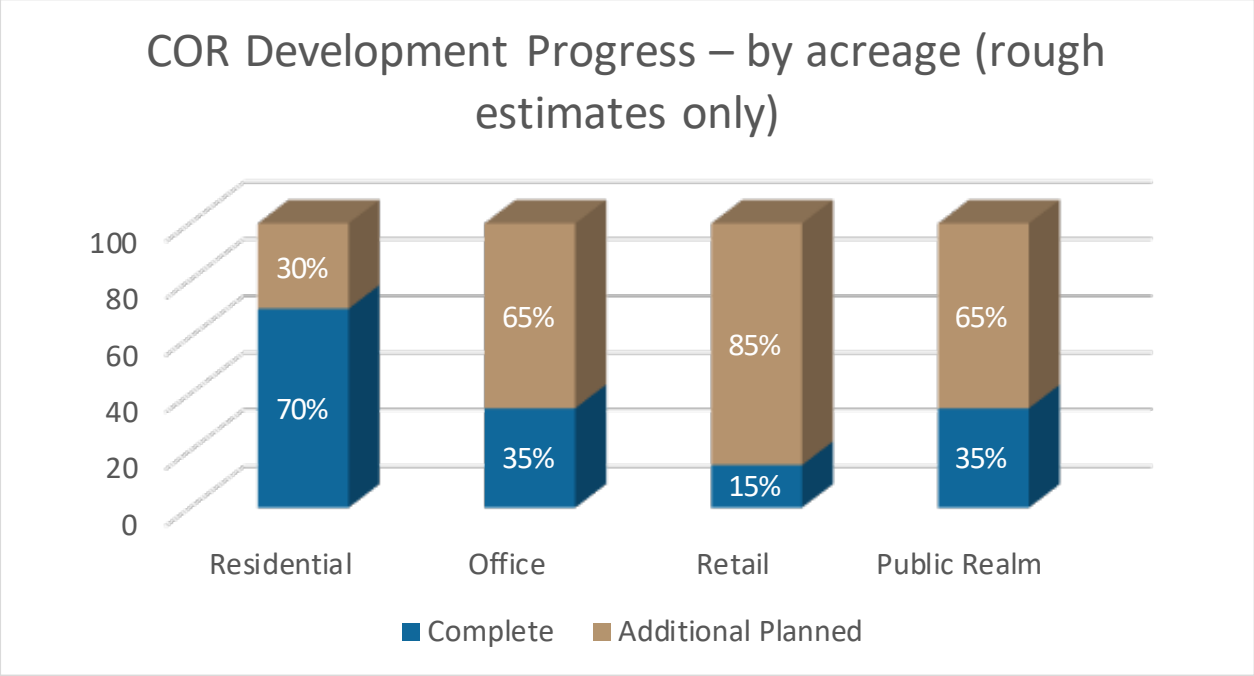
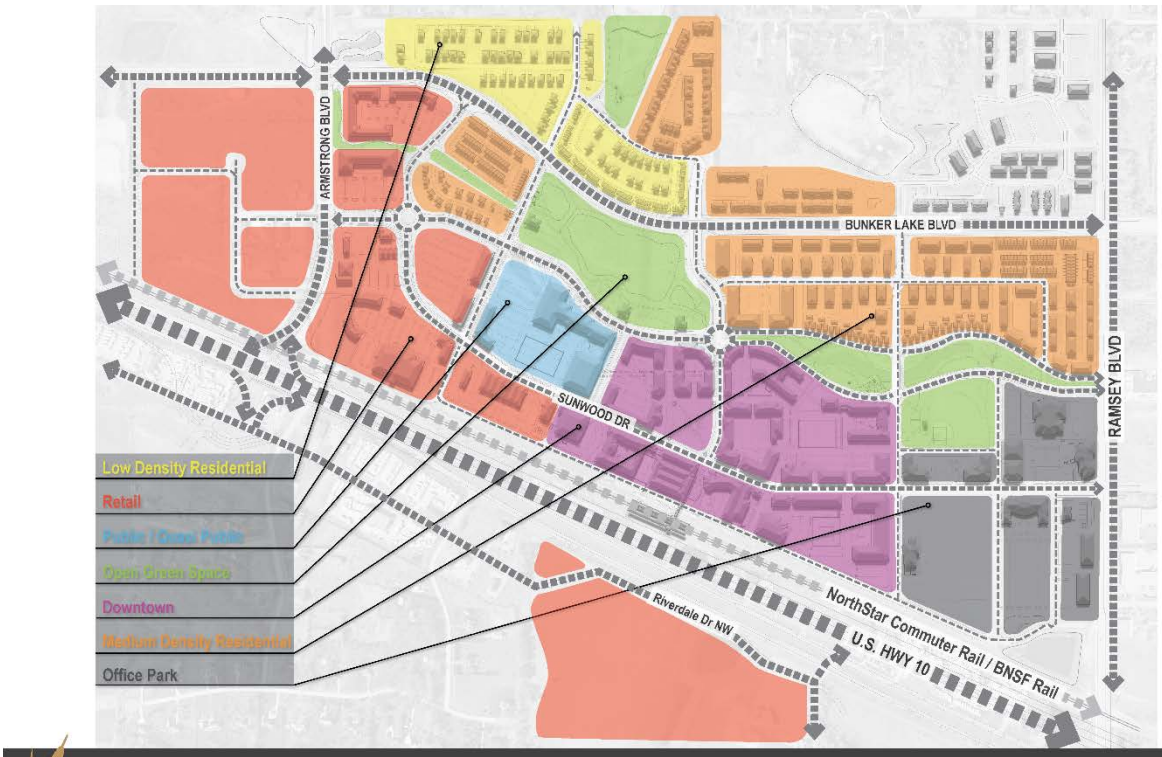


Figure 14: Land Use Plan for The COR


ARMSTRONG BLVD
BUNKER LAKE BLVD
RAMSEY BLVD
SUNWOOD DR
Riverdale Dr NW
NorthStar Commuter Rail / BNSF Rail
U.S. HWY 10
Low Density Residential
Retail
Public / Semi-Public
Open Green Space
Downtown
Medium Density Residential
Office Park
The COR Land Use
City of RAMSEY
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Trott Brook

A significant area for future development of primarily Low Density Residential uses is planned for north of Trott Brook. Trott Brook is a significant ecological resource for the City to protect, and also serves as an important recreational corridor. This development area will represent the first area in the community north of Trott Brook to receive municipal services (water and sanitary sewer).

Immediately adjacent to this area is the site of a planned second elementary school operated by Anoka Hennepin School District #11.

Natural Resources

Ramsey has established a number of land use goals focused on natural resources.

- Enhanced Protection of Natural Resources
- Enhanced Recreation Opportunities in Natural Resource Areas
- Clean Water and Clean Air
- Reduced Waste Stream in Landfills

These goals are defined within the Natural Resources Plan

There are no known aggregate resources within the community.

Special Resources Plan

Ramsey has two (2) special resources within the community.

1. Mississippi River Corridor Critical Area
2. Old Town Hall

Figure 15: Special Resources

To be added later.

Mississippi River Corridor Critical Area

The Minnesota Department of Natural Resources has adopted new rules for the Mississippi River Corridor Critical Area. Ramsey is awaiting guidance from the DNR before updating our Comprehensive Plan for this section. The City will prepare this plan as a separate chapter.

Old Town Hall

The former Ramsey Township Town Hall is the only structure within Ramsey on the National Historic Database. Ramsey is working with the Anoka County Historical Society to develop a long-term plan for this facility.

Other Opportunities

The City has partnered with the University of Minnesota through its Resilient Communities Project (RCP). One of these projects is evaluating other cultural and historical resources that may exist within the community.

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Mississippi River Corridor Critical Area

Portions of Ramsey are located within the Mississippi River Corridor Critical Area (MRCCA). Ramsey acknowledges the requirement to update MRCCA Plans based on new State of Minnesota Rules. Said Plan Amendment will be added to this document either as a section within this Chapter or as a separate chapter of the Comprehensive Plan.

Land Use Implementation

The Metropolitan Council's Regional Development Framework, ThriveMSP 2040, outlines roles for the Metropolitan Council and Ramsey for land use policy. Specific to land use policy, the Metropolitan Council has set a goal for the region to achieve Orderly and Efficient Land Use.

Ramsey Role	Metropolitan Council Role
• Plan and stage development for forecasted growth through 2040 and beyond at overall average net densities of at least 3-5 dwelling units per acre in the community. Target higher intensity developments in areas with better access to regional sewer and transportation infrastructure, connections to local commercial activity centers, transit facilities, and recreational amenities. • Ensure the efficient use of land when planning for and approving new developments and redevelopment projects.	• Support local efforts and policies to plan for growth that efficiently uses transportation and transit infrastructure and regional services. • Promote land use patterns with clear distinctions between urban and rural areas to protect natural resources and land for agricultural viability. • Provide technical assistance to communities on land use strategies and staged development to inform the local comprehensive planning process. • Partner with local communities to improve land use patterns to reduce the generation of carbon emissions.

Action	Priority	Timeframe
Amend Official Zoning Map	Required	June 1, 2019
Amend Zoning Code	Required	December 31, 2019
Update The COR Development Plan	Immediate	December 31, 2018

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Land Use Implementation Plan

Imperative #1: A Balance of Rural Character and Urban Growth

Initiative #1.1: Maintain and Expand the Rural Character of Ramsey

Tactic	Priority	Responsible Party	Resources
LU 1 Update Community Designation to Include Diversified Rural for Non-Urban Service Areas	Immediate Term	Community Development	Normal Staff Duties
LU 2 Establish a Policy for Urban Service Boundary Extensions	Immediate Term	Community Development	Normal Staff Duties
Update the Density Transitioning Ordinance	Immediate Term	Community Development	Normal Staff Duties

Initiative #1.2: Balance Land Use Vision with Market Realities

Tactic	Priority	Responsible Party	Resources
LU 3 Complete the Development Plan Update for The COR	Immediate Term	Community Development	Normal Staff Duties
LU 4 Create a Neighborhood Plan for Green Valley Greenhouse Area	Immediate Term	Community Development	$25,000
LU 5 Create a Neighborhood Plan for Mississippi West Neighborhood	Long Term	Community Development	$25,000
LU 6 Create a Neighborhood Plan for the Rum River Hills Neighborhood	Opportunity Driven	Community Development	$25,000
Complete a Comprehensive Plan Amendment/Refresh Prior to Completion of the Regional Development Framework	Long Term	Community Development	$25,000

Initiative #1.3: Ensure a Sense of Place

Tactic	Priority	Responsible Party	Resources
LU 7 Create a Public Art Plan	Long Term	Parks and Recreation	$25,000
LU 8 Complete the Community Identity and Streetscape Plan	Immediate Term	Community Development	$7,500 (already approved)

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Imperative#2: An Active Community

Initiative #2.1: Create a Diverse and Robust Offering of Recreation Opportunities

Tactic	Priority	Responsible Party	Resources
LU 9 Complete the Master Park and Recreation Plan	Immediate Term	Parks and Recreation	$50,000 (already approved)

Initiative #2.2: Ensure a Healthy Community

Tactic	Priority	Responsible Party	Resources
LU 10 Ensure all Comprehensive Plan Chapters are reviewed through the lens of Healthy Communities	Long Term	Community Development	Normal Staff Duties

Imperative #3: A Connected Community

Initiative #3.1: Improve the Safety and Mobility of Major Corridors

Tactic	Priority	Responsible Party	Resources
LU 11 Create a Corridor Plan for Highway 10	Immediate Term	Community Development and Engineering	$500,000
LU 12 Update Corridor Plan for Highway 47	Immediate Term	Community Development and Engineering	$75,000
LU 13 Create a Corridor Plan for Highway 5	Immediate Term	Engineering	$50,000
LU 14 Create a Corridor Plan for Green Valley Road	Long Term	Engineering	$50,000
LU 15 Create a Corridor Plan for Mississippi River Crossing	Opportunity Driven	Engineering	$250,000

Imperative #4: A Positive Learning Environment

Initiative #4.1: Plan for Future Educational Needs

Tactic	Priority	Responsible Party	Resources
LU 16 Advocate for a new Middle School and third Elementary School	Opportunity Driven	Administration	Normal Staff Duties
Encourage Updates to District Boundaries to	Long Term	Administration	Normal Staff Duties

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reflect neighborhood boundaries			

Initiative #4.2: Ensure an Adequate Workforce for Business Community and Economic Development Goals

Tactic	Priority	Responsible Party	Resources
LU 17 Create a Workforce Development Plan	Immediate Term	Economic Development	Normal Staff Duties

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Chapter X: Transportation

Introduction

The transportation system in Ramsey generally operates well today. The city's multimodal transportation system includes facilities for vehicles, freight, walking, bicycling and transit. Facilities are operated by a number of agencies, including the City of Ramsey, Anoka County, the Minnesota Department of Transportation (MnDOT), Metro Transit, and the Burlington Northern Santa Fe (BNSF) Railway.

This transportation chapter has been prepared in compliance with State of Minnesota Statutes and applicable Metropolitan Council guidelines. As part of this Plan, the city has reviewed existing and future conditions for each mode and identified safety, operations, and network improvements that will be important to address over the 2040 planning horizon. The city has also developed goals and strategies to preserve and improve the transportation system.

This transportation plan includes the following information:

1. Summary of Regional Strategies
2. Existing Roadway System
3. 2040 Traffic Forecasts and Roadway Network Planning
4. Existing and Planned Non-Motorized Transportation Network
5. Freight Network
6. Transit
7. Aviation
8. Goals and Multimodal Strategies
9. Proposed Short and Long Range Roadway Projects
10. Public Comments
11. Conclusion and Next Steps

Transportation Glossary

CIP: Capital Improvement Plan – five year plan for capital investments in the transportation system and in other capital assets owned by the city (equipment, buildings, etc.).

CR: County Road – county-owned roadway that does not receive State funding.

Critical Crash Rate: Statistical indicator of a safety problem at a location. If crash rates at a location are above the critical crash rate, it indicates that the location has a crash rate that is statistically significant compared to similar roadways.

CSAH: County State Aid Highway – county-owned roadway that receives State Aid funding.

MnDOT: Minnesota Department of Transportation.

RBTN: Regional Bicycle Transportation Network – existing and planned regional bicycle network established by the Metropolitan Council.

TH: Trunk Highway – State highway owned and operated by MnDOT.

TPP: Transportation Policy Plan – Regional transportation plan for the Twin Cities metropolitan region, developed by the Metropolitan Council.

1. Summary of Regional Strategies

This Plan has been prepared to be consistent with the regional transportation strategies outlined in the Metropolitan Council 2040 Transportation Policy Plan (TPP). Similar to this Plan, the TPP evaluates the existing transportation system, identifies transportation challenges to the region, and sets regional goals, objectives, and priorities to meet the transportation needs of current residents while accommodating the region's anticipated growth. The TPP also guides local agencies in coordinating land use and transportation and establishes regional performance measures and targets.

The TPP is guided by the following goals:

- **Transportation system stewardship:** Sustainable investments in the transportation system are protected by strategically preserving, maintaining, and operating system assets.
- **Safety and Security:** The regional transportation system is safe and secure for all users.
- **Access to Destinations:** People and businesses prosper by using a reliable, affordable, and efficient multimodal transportation system that connects them to destinations throughout the region and beyond.
- **Competitive Economy:** The regional transportation system supports the economic competitiveness, vitality, and prosperity of the region and State.
- **Healthy Environment:** The regional transportation system advances equity and contributes to communities' livability and sustainability while protecting the natural, cultural, and developed environments.
- **Leveraging Transportation Investment to Guide Land Use:** The region leverages transportation investments to guide land use and development patterns that advance the regional vision of stewardship, prosperity, livability, equity, and sustainability.

Funding is a key constraint that is acknowledged in the TPP. Current transportation revenue will not meet the region's transportation needs through 2040. As a result, the TPP includes two long-term investment scenarios: a fiscally-constrained scenario that identifies projects anticipated to be funded based on current revenue projections, and an increased revenue scenario that identifies project priorities should additional transportation funding become available.

Under the current revenue scenario, the TPP is focused on operations and maintenance of the existing transportation system. Investments in highway mobility and access are limited to those projects that address multiple TPP goals and objectives. The increased revenue scenario would allow additional investments in operations and maintenance, as well as regional mobility, access, safety, and bicycle/pedestrian improvements. However, congestion cannot be greatly reduced under even the increased revenue scenario. Under both scenarios, proposed investments are focused on areas of the metro with the greatest existing and future challenges and anticipated growth.

The Metropolitan Council classifies Ramsey under the Emerging Suburban Edge Community Designation. Based on *Thrive MSP 2040*, Emerging Suburban Edge areas are expected to plan for forecasted population and household growth at average densities of at least three to five units per acre for new development and redevelopment. These communities are also expected to target opportunities for more intensive development near regional transit investments.

2. Existing Roadway System

The sections below provide information about the existing roadway system in Ramsey, including existing number of lanes, existing roadway jurisdiction, existing functional classification, existing traffic, existing safety, and access management. This chapter also includes summary recommendations from recent plans and corridor studies.

2.1. Functional Classification

The functional classification system groups roadways into classes based on roadway function and purpose. Functional classification is based on both transportation and land use characteristics, including roadway speeds, access to adjacent land, connection to important land uses, and the length of trips taken on the roadway.

The **functional classification system** organizes a roadway and street network that distributes traffic from local neighborhood streets to collector roadways, then to minor arterials and ultimately the principal arterial system. Roads are placed into categories based on the degree to which they provide access to adjacent land and mobility for through traffic. Functional classification gives an indication of the relative hierarchy of roadways in the transportation network.

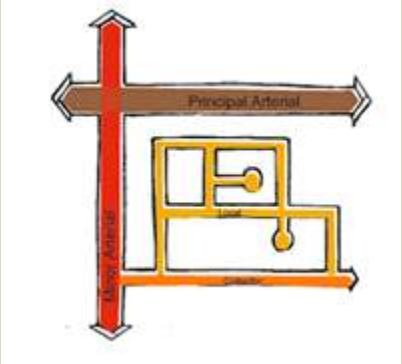
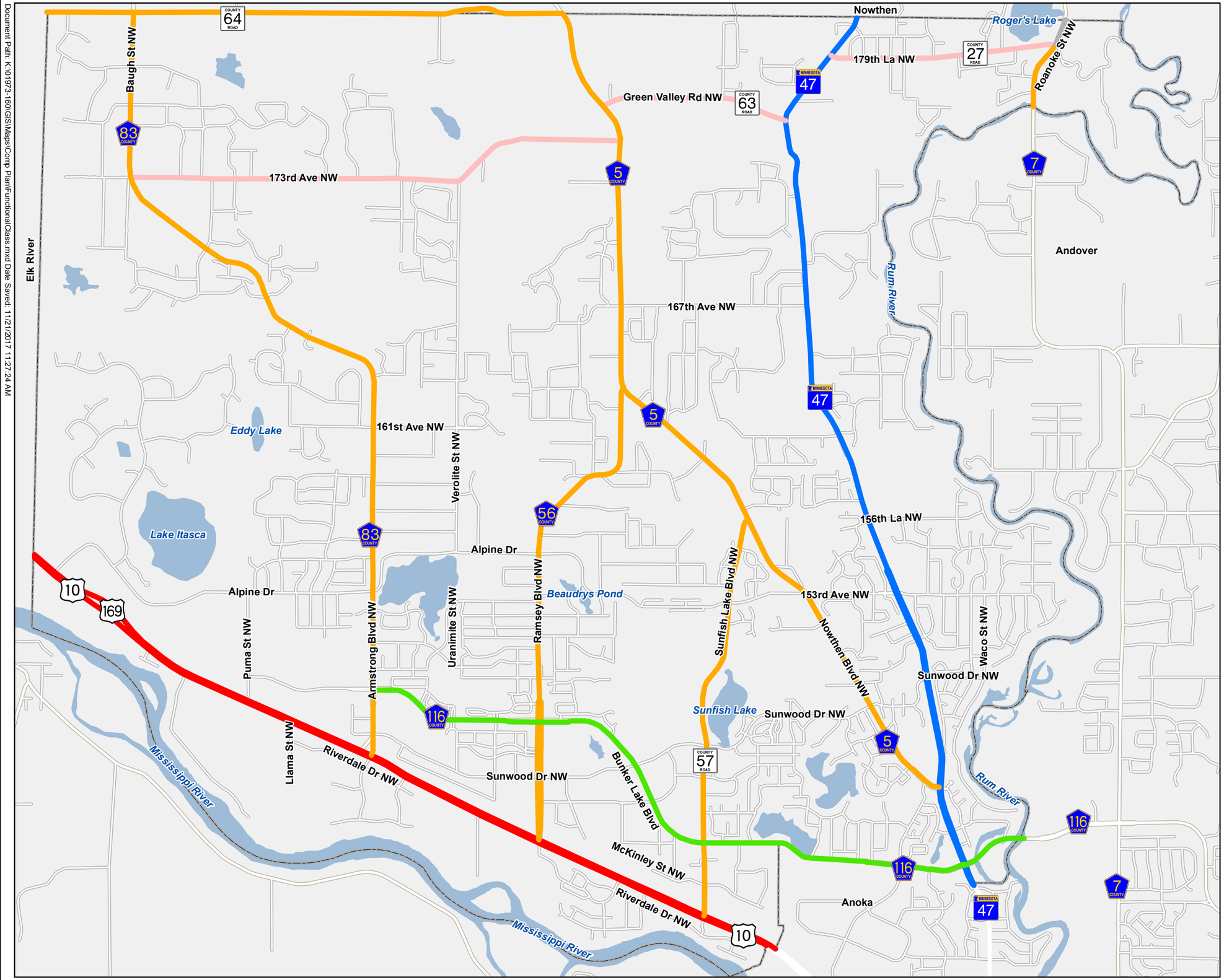


Image: MnDOT

Four classes of roadways are included in the seven-county metropolitan area functional classification system: principal arterials, minor arterials, collector streets, and local streets. **Figure 1** shows the existing functional classification of each road in the City of Ramsey and **Figure 2** shows the existing roadway jurisdiction. The following sections describe each functional class in greater detail and indicate which roadways fall into each classification.

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Ramsey Comprehensive Plan
Figure 1: Existing Functional Classification
Ramsey, MN

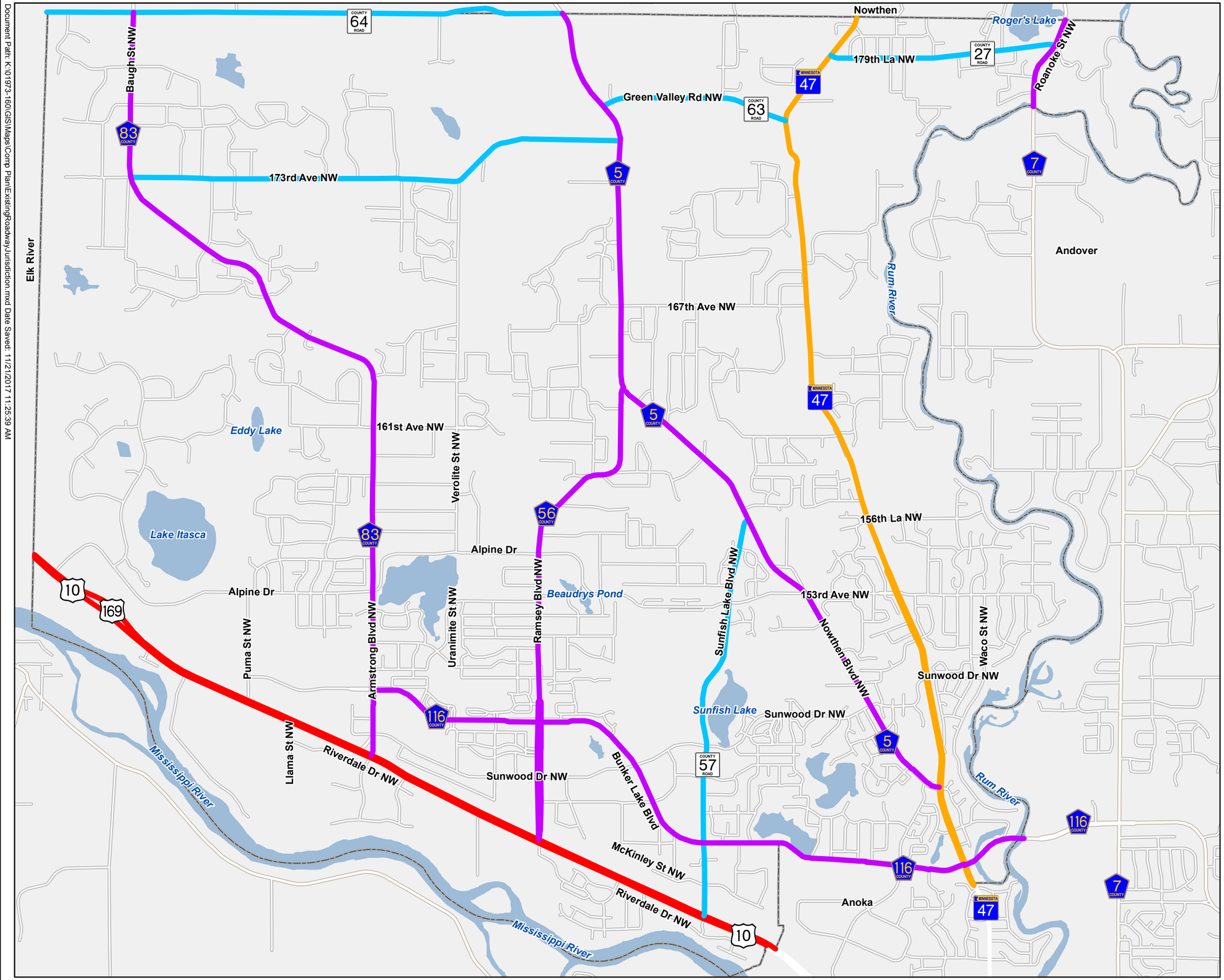
Functional Classification

- Principal Arterial
- A Minor Reliever
- A Minor Expander
- A Minor Connector
- Other Arterial
- Major Collector
- Ramsey Boundary

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Ramsey Comprehensive Plan
Figure 2: Existing Roadway Jurisdiction
Ramsey, MN

Existing Roadway Jurisdiction

- US Highways
- State Highways
- County Roads
- County State Aid Highway
- Ramsey Boundary

N

0 3,000 Feet

2.1.1. Principal Arterials

Principal arterials are roadways that provide the greatest level of mobility and access control. Within the metropolitan area, the great majority of principal arterials are under MnDOT jurisdiction. Principal arterials are typically Interstate highways or other state or US freeways or expressways. These facilities are intended to serve trips greater than eight miles and express transit trips. Spacing of principal arterials varies within developing areas of the metropolitan area. Typically these facilities are spaced between two and six miles apart. These facilities connect regional business and commercial concentrations, transportation terminals, and large institutions within the metropolitan area. Principal arterials also connect to other cities, regions, and states outside of the metropolitan area.

Principal arterials are intended to maintain average speeds of 40 mph during peak traffic periods. To maintain mobility and speeds on principal arterials, land access and transportation system connections are limited. There is little to no direct land access from principal arterials. Intersections are limited to interstate freeways, other principal arterials, and "A" Minor arterials. Access points are typically grade-separated or controlled with a signal and are spaced one to two miles apart.

One existing principal arterial is located within Ramsey. US Highway (US) 169/US Highway 10 crosses the southern portion of the city in a northwest-southeast direction parallel to the Mississippi River. US 169 and US 10 join in the City of Elk River to the west of Ramsey and diverge again in the City of Anoka, just east of Ramsey. US 169 connects northern Minnesota with the Twin Cities metropolitan area, Mankato, and areas further south. US 10 provides a connection between the western portion of the state and the Twin Cities metropolitan area and Wisconsin. These roadways are also trunk highways (THs) on the MnDOT system, and these combined highways in Ramsey are hereafter referred to as "US 10" in this Plan. The 2040 Transportation Policy Plan does not propose any additional principal arterials within the city.

2.1.2. Minor Arterials

Minor arterials maintain a focus on mobility, but provide more land access than principal arterials. Within Ramsey, all minor arterials are under the jurisdiction of MnDOT or Anoka County. Minor arterials are intended to serve trips of four to eight miles in length. Within developing areas of the metro, these facilities are spaced between one and two miles apart. Minor arterials connect cities and towns within the region and link to regional business and commercial concentrations. Access points along minor arterials are generally at-grade and typically controlled with signals or stop signs.

During peak traffic, minor arterials in developing areas are intended to maintain 30 mph average speeds. As a result, transportation system connections are limited to interstate freeways, other principal arterials, other minor arterials, collectors, and some local streets. Land access is limited to concentrations of commercial and industrial land uses. The Metropolitan Council has established a system of "A" Minor and "B" Minor arterials. "A" Minor arterials are eligible for federal funding administered by the Metropolitan Council.

The Metropolitan Council has further split "A" Minor arterials into four types, described below:

- Relievers: Arterials located parallel to congested principal arterials. The purpose of "A" Minor Relievers is to provide additional capacity in congested corridors.
- Augmenters: Arterials that supplement the principal arterials system within urban centers and urban communities.
- Expanders: Arterials that supplement principal arterials in less-densely developed areas of the metro area.
- Connectors: Arterials that provide connections between rural towns and connect rural areas with the principal arterial system.

There are seven "A" Minor Expanders, one "A" Minor Reliever, and one "A" Minor Connector within the city:

"A" Minor Expanders:

- Anoka County State Aid Highway (CSAH) 5 (Nowthen Boulevard)
- CSAH 7 (Rum River Boulevard) south of 179th Lane
- CSAH 22 (181st Avenue)
- CSAH 56 (Ramsey Boulevard)
- CSAH/County Road 57 (Sunfish Lake Boulevard)
- County Road 64 (181st Avenue)
- CSAH 83 (Armstrong Boulevard/Baugh Street)

"A" Minor Reliever:

- CSAH 116 (Bunker Lake Boulevard)

"A" Minor Connector:

- Trunk Highway (TH) 47 (St. Francis Boulevard)

"B" Minor arterials have a similar focus on mobility above land access. These roadways connect major traffic generators in the region. "B" Minor arterials are not eligible for federal funding. "B" Minor arterials within the city include the following:

- CSAH 7 (Rum River Boulevard) north of 179th Lane

An additional B minor arterial connecting CSAH 5 with TH 47 in the northern section of the city is identified as a planned arterial in the 2040 Transportation Policy Plan.

2.1.3. Major and Minor Collectors

Major and minor collector roadways provide linkages to larger developments and community amenities. They generally do not link communities to one another. Collector roadways generally favor access to the system over mobility, but try to balance the two competing needs. Collector roadways are generally lower speed than the principal or minor arterial routes. Collector roadways are often owned and operated by cities, although counties operate some of

these facilities. Within Ramsey, two collector roadways are owned and operated by the city, and Anoka County operates two. Collectors are intended to serve trips of one to four miles in length. Collectors link minor arterials, other collectors, and local streets.

Major collectors typically serve higher density residential areas and concentrations of commercial and industrial land uses. These facilities tend to serve longer trips than minor collectors. Major collectors within the city include the following:

- 173rd Avenue Northwest
- 175th Avenue Northwest
- County Road 63 (Green Valley Road)
- County Road 27 (179th Lane Northwest)

There are no minor collectors within the city, and the 2040 Transportation Policy Plan does not propose any additional collector roadways within the city.

2.1.4. Local Roadways

The primary function of local roadways is land access. Local roadways connect individual land parcels with other local roadways and collectors. Trips on local roadways are typically under two miles. Speeds on local roadways are typically low. Longer trips are facilitated by local roadway connections to the collector and arterial systems. Local roadways are under the jurisdiction of the City of Ramsey. Local roadways are all roadways that are not arterials or collectors.

2.1.5. Planned Functional Classification

Aside from new proposed roadways, no functional classification changes are currently recommended in the city.

A note on transportation plan strategies:

Throughout this Plan, locations associated with numbered mode-specific strategies are identified on corresponding maps. These strategies are listed and described in further detail in **Table 8.**

2.2. Existing Roadway Capacity and Safety

Roadway capacity and roadway safety are two key indicators of how well the roadway system is meeting the city's transportation needs. The sections below provide information to better understand capacity and safety issues within Ramsey.

2.2.1. Existing Roadway Capacity

A roadway's capacity indicates how many vehicles may use a roadway before it experiences congestion. Capacity is largely dependent upon the number of lanes. **Table 1** below lists planning-level thresholds that indicate a roadway's capacity. Additional variation (more or less capacity) on an individual segment is influenced by a number of factors including: amount of access, type of access, peak hour percent of traffic, directional split of traffic, truck percent, opportunities to pass, and amount of turning traffic, the availability of dedicated turn lanes, parking availability, intersection spacing, signal timing and a variety of other factors.

Table 1: Planning-level Urban Roadway Capacities

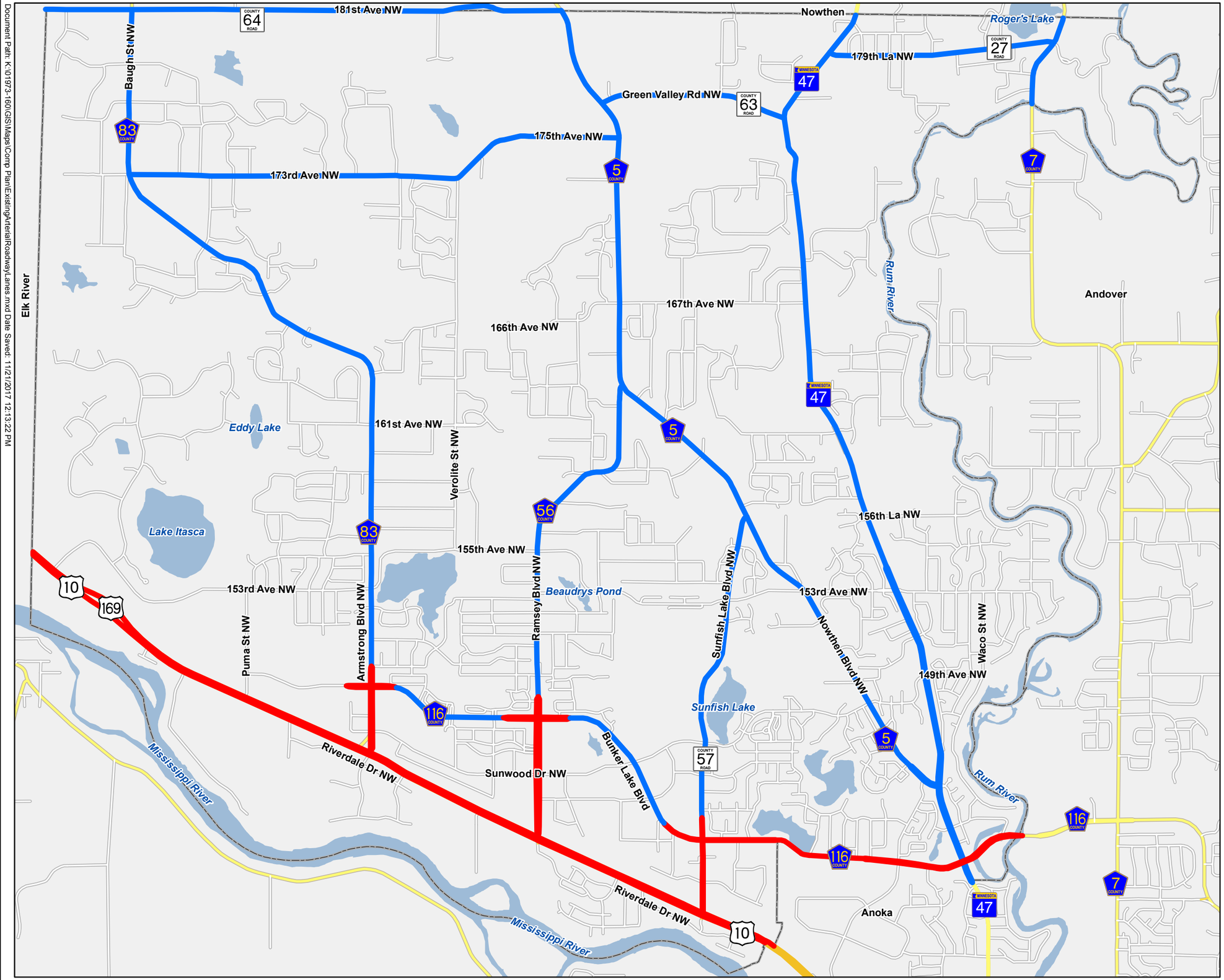
Facility Type		Daily Two-way Volume	
		Lower Threshold	Higher Threshold
Arterials	Two-lane Undivided	10,000	12,000
	Two-lane Divided or Three-lane Divided	15,000	17,000
	Four-lane Undivided	18,000	22,000
	Four-lane Divided or Five-lane Undivided	28,000	32,000
Freeways	Four-lane Freeway	60,000	80,000
	Six-lane Freeway	90,000	120,000
	Eight-lane Freeway or Higher	Calculated on a segment-by-segment basis	

2.2.2. Existing Capacity Problems on Arterial Roads

At the planning level, capacity problems are identified by comparing the existing number of lanes with current traffic volumes. **Table 2** and **Figure 3** illustrate the existing number of lanes on collector and arterial roadways within the city. **Figure 4** illustrates existing traffic volumes on Principal Arterial, A-Minor Arterials and other significant roadways within the city.

As shown in the table, US 10 has four lanes throughout the city, as do portions of CSAH 56 (Ramsey Boulevard), CSAH 57 (Sunfish Lake Boulevard), CSAH 83 (Armstrong Boulevard), and CSAH 116 (Bunker Lake Boulevard). All other arterial roadways have two lanes. Most of the arterials in Ramsey currently exhibit traffic volumes below or within the range of the planning level capacity thresholds shown in **Table 1**; however, existing volumes on TH 47 (St. Francis Boulevard) exceed these thresholds in the southeastern area of the city. This indicates that this roadway may be experiencing some levels of congestion during peak travel periods.

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City of RAMSEY

Ramsey Comprehensive Plan
Figure 3: Existing Collector/Arterial Roadway Lanes
Ramsey, MN

Ramsey Boundary

Existing Roadway Lanes

4 Lanes

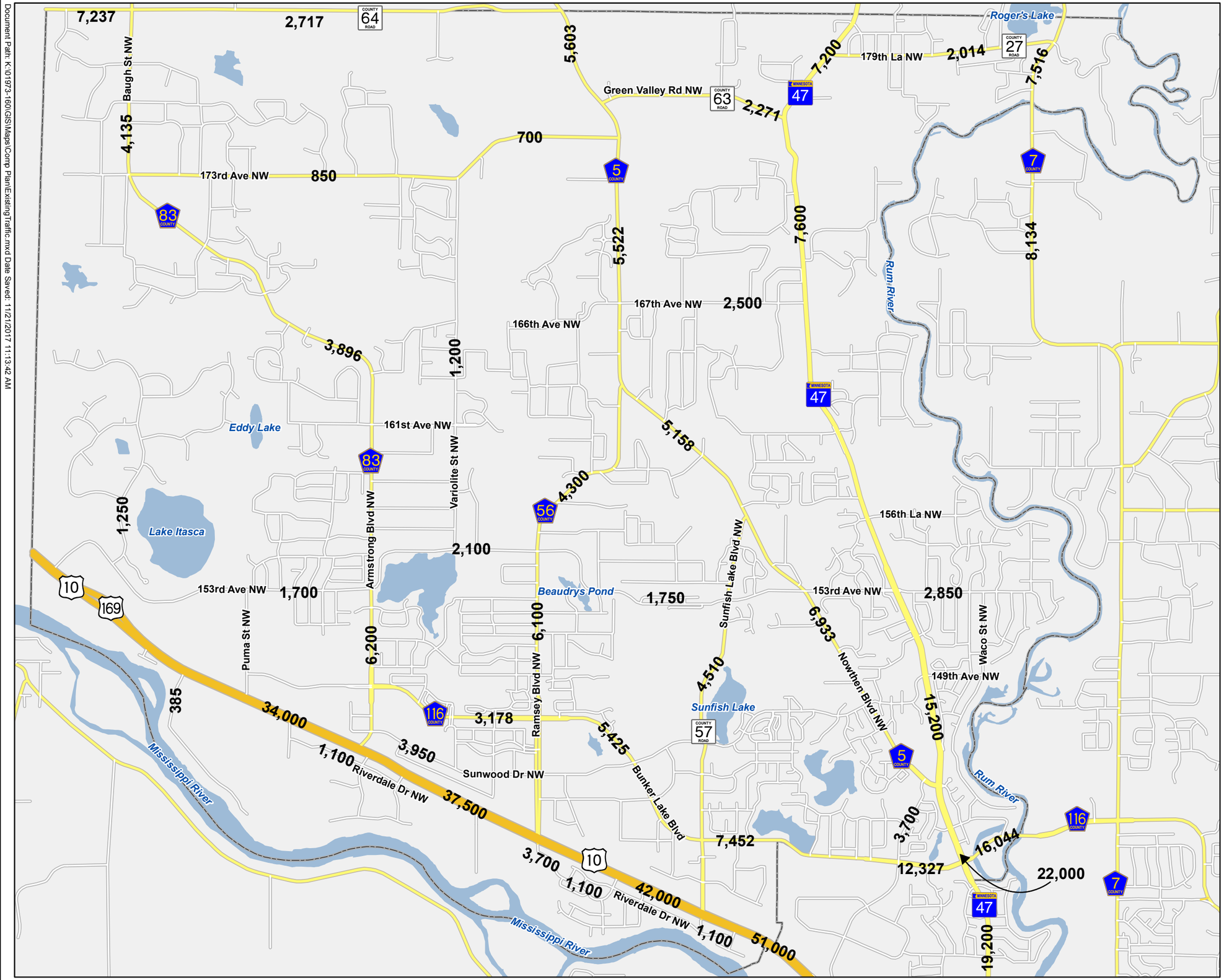
2 Lanes

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Ramsey Comprehensive Plan
Figure 4: Existing Traffic Volumes
Ramsey, MN

XXX- Existing AADT (2012-2015)

AADT- Average Annual Daily Traffic From MnDOT Website

Table 2: Existing number of lanes on arterial roads

Functional Classification	Roadway Name	Location	Number of Lanes
Principal Arterial	US 10	Ramsey-Elk River border to Ramsey-Anoka border	4
"A" Minor Expander	CSAH 5 (Nowthen Boulevard)	TH 47 to Ramsey-Nowthen border	2
	CSAH 7 (Rum River Boulevard)	Ramsey-Andover border to 179th Lane	2
	CSAH 22 (181st Avenue)	Ramsey-Elk River border to CSAH 83	2
	CSAH 56 (Ramsey Boulevard)	US 10 to CSAH 5	2–4
	CSAH/County Road 57 (Sunfish Lake Boulevard)	US 10 to CSAH 5	2–4
	County Road 64 (181st Avenue)	CSAH 83 to CSAH 5	2
	CSAH 83 (Armstrong Boulevard/Baugh Street)	US 10 to Ramsey-Nowthen border	2–4
"A" Minor Reliever	CSAH 116 (Bunker Lake Boulevard)	CSAH 83 to Ramsey-Anoka border	2–4
"A" Minor Connector	TH 47 (St. Francis Boulevard)	Ramsey-Anoka border to Ramsey-Nowthen border	2
"B" Minor	CSAH 7	179th Lane to Ramsey-Oak Grove border	2

2.2.3. Existing Safety and Operational Issues

There are a number of intersection locations within Ramsey where safety, geometric, or operational issues have been identified for motorists and pedestrians. These locations include:

- Armstrong Boulevard (CSAH 83) and Alpine Drive
- Armstrong Boulevard (CSAH 83) and 161st Avenue
- Ramsey Boulevard (CSAH 56) and Alpine Drive

- Ramsey Boulevard (CSAH 56) and Nowthen Boulevard (CSAH 5)
- Nowthen Boulevard (CSAH 5) and Sunfish Lake Boulevard (CSAH 57)
- Nowthen Boulevard (CSAH 5) and 167th Avenue
- Nowthen Boulevard (CSAH 5) and 175th Avenue
- Nowthen Boulevard (CSAH 5) and Green Valley Road



2.3. Access Management

The purpose of access management is to provide adequate access to adjacent land development while maintaining acceptable and safe traffic flow on higher level roadways. Access management consists of carefully controlling the spacing and design of public street intersections and private access points to the public roadway system. Because they are designed for higher speed, longer distance trips, arterials generally have restricted access, while local streets can accommodate much greater access. Collector roadways fall in between arterials and local roadways regarding the amount of access that is permitted.

The agency with jurisdiction over a roadway sets access management guidelines. Access to US 10 must meet MnDOT access management guidelines. See **Tables 3.1** and **3.2** for MnDOT Access Management Guidelines.

Anoka County has established access management guidelines for county roadways, as displayed in **Table 4**.

MnDOT Access Management Manual

Table 3.1 – Summary of Recommended Street Spacing for IRCs

Category	Area or Facility Type	Typical Functional Class	Public Street Spacing		Signal Spacing
			Primary Full-Movement Intersection	Secondary Intersection	
1	**High Priority Interregional Corridors & Interstate System (IRCs)**				
1F	Interstate Freeway	Principal Arterials	Interchange Access Only		⊘
1AF	Non-Interstate Freeway		Interchange Access Only (see Section 3.2.7 for interim spacing)		See Section 3.2.5 for Signalization on Interregional Corridors
1A	Rural		1 mile	1/2 mile	
1B	Urban/Urbanizing		1/2 mile	1/4 mile	
1C	Urban Core		300-660 feet dependent upon block length		
2	**Medium Priority Interregional Corridors**				
2AF	Non-Interstate Freeway	Principal Arterials	Interchange Access Only (See Section 3.2.7 for interim spacing)		See Section 3.2.5 for Signalization on Interregional Corridors
2A	Rural		1 mile	1/2 mile	
2B	Urban/Urbanizing		1/2 mile	1/4 mile	
2C	Urban Core		300-660 feet, dependent upon block length		¼ mile
3	**Regional Corridors**				
3AF	Non-Interstate Freeway	Principal and Minor Arterials	Interchange Access Only (see Section 3.2.7 for interim spacing)		Interim
3A	Rural		1 mile	1/2 mile	See Section 3.2.5
3B	Urban/Urbanizing		1/2 mile	1/4 mile	1/2 mile
3C	Urban Core		300-660 feet, dependent upon block length		1/4 mile

Table 3.2 – Summary of Recommended Street Spacing for Non-IRCs

Category	Area or Facility Type	Typical Functional Class	Public Street Spacing		Signal Spacing
			Primary Full-Movement Intersection	Secondary Intersection	
4	**Principal Arterials in the Twin Cities Metropolitan Area and Primary Regional Trade Centers (Non-IRCs)**				
4AF	Non-Interstate Freeway	Principal Arterials	Interchange Access Only (see Section 3.2.7 for interim spacing)		Interim
4A	Rural		1 mile	1/2 mile	See Section 3.2.5
4B	Urban/Urbanizing		1/2 mile	1/4 mile	1/2 mile
4C	Urban Core		300-660 feet dependent upon block length		1/4 mile
5	**Minor Arterials**				
5A	Rural	Minor Arterials	1/2 mile	1/4 mile	See Section 3.2.5
5B	Urban/Urbanizing		1/4 mile	1/8 mile	1/4 mile
5C	Urban Core		300-660 feet, dependent upon block length		1/4 mile
6	**Collectors**				
6A	Rural	Collectors	1/2 mile	1/4 mile	See Section 3.2.5
6B	Urban/Urbanizing		1/8 mile	Not Applicable	1/4 mile
6C	Urban Core		300-660 feet, dependent upon block length		1/8 mile
7	**Specific Area Access Management Plans**				
7	All	All	By adopted plan		

Table 4: Anoka County Access Spacing Guidelines

Roadway Type	Route Speed (miles per hour)	Intersection Spacing		Signal Spacing	Private Access
		Full Movement Intersection	Conditional Secondary Intersection		
Principal Arterial	50 – 55	1 mi.	1/2 mi.	1 mi.	Subject to conditions for all roadway types and speeds
	40 – 45	1/2 mi.	1/4 mi.	1/2 mi.	
	< 40	1/8 mi.	300 – 660 ft.	1/4 mi.	
Arterial Expressway	50 – 55	1 mi.	1/2 mi.	1 mi.	
Minor Arterial	50 – 55	1/2 mi.	1/4 mi.	1/2 mi.	
	40 – 45	1/4 mi.	1/8 mi.	1/4 mi.	
	< 40	1/8 mi.	300 – 660 ft.	1/4 mi.	
Collector and Local	50 – 55	1/2 mi.	1/4 mi.	1/2 mi.	
	40 – 45	1/8 mi.	NA	1/4 mi.	
	< 40	1/8 mi.	300 – 660 ft.	1/8 mi.	
Specific Access Plan	By adopted plan/agreement/covenant on land				

2.4. Recommendations from Recent Plans and Studies

A number of recent planning efforts have been completed that identify potential improvements to the City of Ramsey's transportation system. This section describes these studies and summarizes their recommendations.

2.4.1. Highway 10 Access Planning Study

In 2014, MnDOT completed the Highway 10 Access Planning Study to identify safety and mobility along the US 10 corridor between the Anoka/Sherburne County line and the Rum River. Specifically, the purpose of the study was to identify high-benefit improvements that are fiscally responsible so that improvements can be funded, programmed, and implemented incrementally. The study area was divided into subareas and concepts were developed and evaluated, and recommendations for individual projects were broken into immediate priority, short-term priority projects, mid-term priority projects, and opportunity/development/safety-driven projects. The recommended projects specific to the City of Ramsey include the following:

- Immediate Priority projects
    - Construct North Frontage Road from Sunfish Lake Boulevard to Anoka Technical College
    - Construct North Frontage Road from Ramsey Boulevard to Sunfish Lake Boulevard
    - Construct South Frontage Road from Traprock Street to Ramsey Boulevard
- Short-Term Priority projects
    - Extend Riverdale Drive east of Tungsten Street (two alignment options)
- Mid-Term Priority projects
    - Grade separation at Sunfish Lake Boulevard – Highway 10 flyover with access or overpass with right-turn access
    - Grade separation at Ramsey Boulevard – Highway 10 flyover with access or overpass with right-turn access
- Opportunity/Development/Safety Driven Priority projects
    - Purchase ROW north of US 10 and west of Ramsey Boulevard
    - Extend Civic Center Drive to Ramsey Boulevard
    - Railroad grade separation at Sunfish Lake Boulevard
    - Railroad grade separation at Ramsey Blvd
    - Extend 156th Street from Jarvis Street to Alpine Drive
    - Construct a Reduced Conflict U-Turn (RCUT) intersection at US 10 and Alpine Drive
    - Construct a Reduced Conflict U-Turn (RCUT) intersection at US 10 and Bowers Drive
    - Extend Riverdale Drive from Bowers Drive to Llama Street

2.4.2. Mississippi Skyway Preliminary Engineering Report

In 2014, the City of Ramsey completed the Mississippi Skyway Preliminary Engineering Report to identify potential alignments for a new pedestrian bridge crossing of US 10 near Riverdale Drive. This study also produced a preliminary analysis of alternative profiles and aesthetic

design options, along with impacts associated with various alternatives. This study recommended an open air bridge with a helix approach ramp located just south of Riverdale Drive. A preferred bridge concept was also identified, with a prefabricated steel truss including dual modified bowstring arches.

3. Future Roadway System

This section addresses future roadway improvement needs and roadway design guidelines.

3.1. Roadway Capacity – Traffic Forecasting

To determine future roadway capacity needs, year 2040 traffic forecasts were prepared using the Metropolitan Council travel demand model. The 2040 projections were compared against the assumed 2040 roadway network to see where roadway segment capacity deficiencies may result. The 2040 roadway network assumed for this analysis is the same as the current roadway network, as the City and County Capital Improvement Plans (CIPs) do not include any projects that add significant capacity to the roadway network.

While the travel demand model is a valuable tool for identifying future traffic based on the proposed land use impacts, it is not meant for use in detailed traffic operations studies. For a more accurate representation of the transportation impacts from specific developments, detailed traffic studies should be conducted to determine the operational impacts on adjacent roadways and intersections.

A central concept of travel demand forecasting is the use of Transportation Analysis Zones (TAZs). Each forecast study area, in this case, the City of Ramsey, is divided into a series of TAZs. Each TAZ has population, employment, and household data that is used by the model to assign trips to the various network roadways. **Figure 5** displays Metropolitan Council TAZs within Ramsey.

The results of the Ramsey modeling process are summarized in **Figure 6**, which displays Metropolitan Council 2040 projected average daily traffic volumes compared to the existing (2012–2015) traffic volumes.

Tables 5a and **5b** provide a summary of existing and forecasted demographic growth by TAZ for Ramsey through the year 2040. The Ramsey population is forecasted to reach slightly over X,XXX by the year 2040, with households and employment increasing by XXX and XXX respectively. Allocated demographic growth and associated land use was generally located in the XXXXXX and XXXXXXX portions of the community. High density residential was also generally allocated to the southern portion of the city, with commercial and multi-optional development areas also generally identified within the southern portion of the city, consistent with the Center of Ramsey (COR) land use plan. For more information about the demographic allocation and associated land use forecast, please refer to the Ramsey Land Use Plan in Chapter X of the Ramsey Comprehensive Plan.

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City of RAMSEY

Ramsey Comprehensive Plan
Figure 5: Transportation Analysis Zones
Ramsey, MN

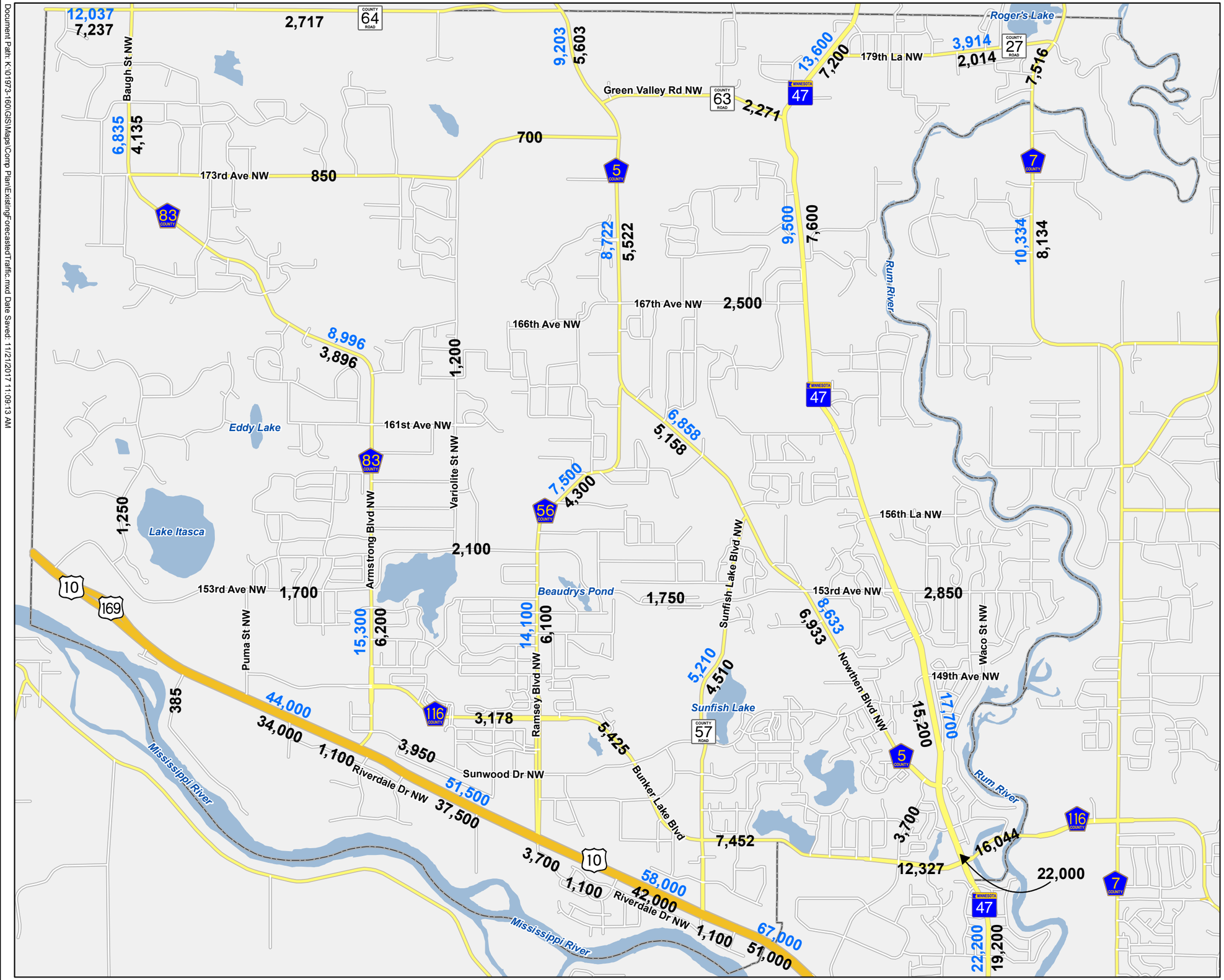
Ramsey Boundary
Traffic Analysis Zone (TAZ)

N

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Ramsey Comprehensive Plan
Figure 6: Existing Traffic Volumes & Adjusted Met Council Forecast
Ramsey, MN

XXX- Existing AADT (2012-2015)

XXX- Met Council Adjusted 2040 AADT

AADT- Average Annual Daily Traffic From MnDOT Website

AADT- Average Annual Daily Traffic Forecast from Met Council

NOTES:

* Adjusted forecast applies MET Council travel model growth to known existing volumes.

* Forecast is based on capacity constraint of existing roadway lanes: No improvements assumed.

N

0 3,000 Feet

Table 5a: Metropolitan Council Current TAZ Data – City of Ramsey (Raw Data – Unadjusted)

Table 5b: Ramsey 2040 Land Use Plan TAZ Growth Allocation

3.2. 2040 Future Roadway Capacity Improvement Needs

To identify the need for potential future capacity improvements, Metropolitan Council 2040 forecasts were compared to planning-level roadway capacities for Principal and A-Minor Arterial Roadways. Planning-level roadway capacities used for this analysis are illustrated in **Table 6** below. Based on this comparison, most roadways in the city have adequate capacity to accommodate forecasted Metropolitan Council 2040 travel volumes with little to minimal congestion. These roadways are expected to function well through the 2040 planning horizon.

Table 6: Planning-Level Roadway Capacity

Facility Type		Daily Two-way Volume	
		Lower Threshold	Higher Threshold
Arterials	Two-lane Undivided	10,000	12,000
	Two-lane Divided or Three-lane Undivided	15,000	17,000
	Four-lane Undivided	18,000	22,000
	Four-lane Divided or Five-lane Undivided	28,000	32,000
Freeways	Four-lane Freeway	60,000	80,000
	Six-lane Freeway	90,000	120,000
	Eight-lane Freeway or Higher	Calculated on a segment-by-segment basis	

Based on these planning level roadway capacities, portions of TH 47, US 10, Armstrong Boulevard (CSAH 83), and Ramsey Boulevard (CSAH 56) are expected to exceed capacity in 2040. TH 47 is currently a rural two-lane roadway with a planning-level capacity of 10,000–12,000 and a forecasted 2040 volume of 9,500–22,200. US 10 is a four-lane divided roadway with a planning-level capacity of 28,000–32,000 and a forecasted 2040 volume of 44,000–67,000. Armstrong Boulevard (CSAH 83) and Ramsey Boulevard (CSAH 56) each vary between two and four lanes within Ramsey, but each roadway includes a segment where the forecasted 2040 volume would surpass the associated planning-level capacity for a two-lane undivided roadway of 10,000–12,000 (15,300 for Armstrong Boulevard and 14,100 for Ramsey Boulevard). Accordingly, motorists will likely experience some congestion along these roadways during the 2040 planning horizon.

4. Existing and Planned Non-Motorized Transportation Network

This section addresses network needs for walking and bicycling within Ramsey. This section also addresses the needs of people using wheelchairs and assistive mobility devices such as mobility scooters, as they are considered pedestrians.

Enhancing the non-motorized elements of the Ramsey transportation system is a key goal in terms of improving transportation sustainability in the city and in the region. This approach gives residents an alternative to driving, supports transportation options for people who do not have consistent access to a personal vehicle, and encourages healthy activities and lifestyles.

This section includes information on the existing non-motorized transportation network within Ramsey, connections to land use planning, the planned local non-motorized transportation network, and the planned regional non-motorized transportation network. This section also includes recommendations for intersection improvements and design best practices.

4.1. Existing Non-Motorized Transportation Network

The non-motorized transportation network in Ramsey is comprised of sidewalks, on-street bicycle lanes/shoulders, local multi-use trail, and regional trail. As shown in **Figure 7**, there is existing sidewalk on many of the streets in the COR and on some residential streets in other areas of the city. There are also approximately 38 miles of city trails, which are largely paved with asphalt and primarily adjacent to roadways, connecting parks, schools, and other destinations within the city.

Additionally, there are two regional multi-use trails located in the City of Ramsey. The Central Anoka Regional Trail is an existing Anoka County regional trail that, when complete, will be 26 miles long, beginning at the Mississippi West Regional Park in Ramsey and ending at the Anoka-Washington County line. The completed portions of the trail within Ramsey are located along Bunker Lake Boulevard and Ramsey Boulevard. A route for the Mississippi River Regional Trail (which is also part of a national bikeway) crosses the southern portion of the city using a combination of on-street and off-street facilities.

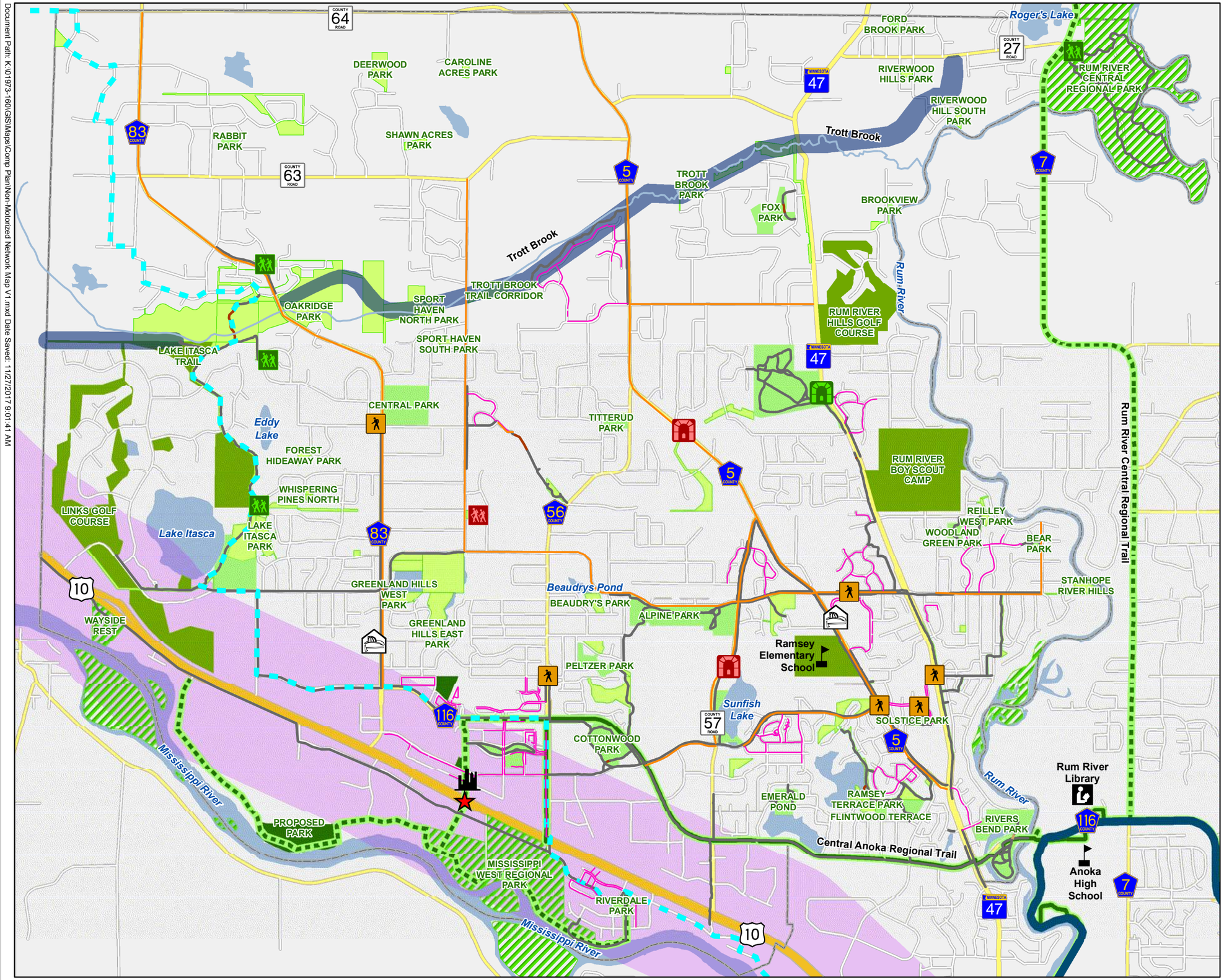
4.2. Connections to Land Use Planning

Ramsey has development patterns largely consistent with its designation as an Emerging Suburban Edge community. In many areas of the city, existing residential development is lower in density compared with many urban and suburban areas, reflecting a community that has developed relatively recently. As a result, most commercial land uses are separated from largely single-family residential land uses. This means that people walking and bicycling must cover greater distances to reach commercial areas from their homes. In these areas of the city, development patterns are likely better suited to bicycling than walking for transportation for most trips due to the distance between residential and commercial areas of the city. However, the COR area demonstrates existing and planned land use patterns that are more similar to urban or suburban areas, including transit facilities and a mix of land uses at higher densities,

along with a more regular street grid. In this area, development patterns are better-suited to bicycling and walking.

The city's land use planning and coordination with developers can help improve opportunities for walking and bicycling for transportation. The city can continue to encourage mixed-use development that situates residents within a short walk of commercial destinations. The city can also work with developers to construct sidewalks and trails within developments. Additionally, the city can require pedestrian and bicycle connections in areas where the roadway network does not connect, such as cul-de-sac connector trails that provide shortcuts for people walking and bicycling.

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Ramsey Comprehensive Plan
Figure 7: Non-Motorized Transportation Network
Ramsey, MN

- Ramsey Boundary

Regional Bicycle Transportation Network Alignment
- Tier 2 Alignment

Regional Bicycle Transportation Network Corridor
- Tier 1 Priority Corridor
- Mississippi River Trail Route

Regional Trails
- Existing
- Planned
- Trott Brook Trail Corridor

City Trails
- Asphalt (37.52 miles)
- Tunnel (0.05 miles)
- Wooden Walkway (0.48 miles)
- Proposed Pedestrian Crossing (Grade Separation)
- On Street Bike Lanes
- Sidewalks

Parks and Open Space
- Parks
- Open Space/Trail Corridor
- Proposed Park
- Quasi-Public
- Regional
- Proposed Trailhead
- City Hall
- Fire Station
- Existing Trailheads
- Crosswalks
- Proposed Underpass
- Existing Underpass

0 3,000 Feet

N

WSB

4.3. Planned Local Non-Motorized Transportation Network

The city's planned local non-motorized transportation network includes sidewalk, paved multi-use trails, and on-street bicycle lanes or shoulders. The existing and proposed network is shown in **Figure 7**. When the network is complete, it will provide safe, convenient linkages between residential areas and commercial, institutional, and recreational areas within the city. This includes filling existing network gaps and adding facilities adjacent to developing areas. The planned network also includes completion of the Trott Brook Trail Corridor, which would generally follow Trott Brook from the city's border with Elk River to Rum River Regional Park. The network will improve options for people to walk and bicycle for transportation within the city, and facilitate regional connections (described in greater detail in the following section).

The planned non-motorized transportation network also includes construction of the planned Mississippi Skyway, a bicycle and pedestrian bridge that would cross US 10, providing a dedicated crossing between the COR and Mississippi West Regional Park for non-motorized users. While the project is being led by the City of Ramsey and is important in providing a local connection between the COR and the Mississippi River area, the Mississippi Skyway would be a key regional connection, likely becoming part of the Central Anoka Regional Trail and providing a key connection to the Mississippi River Regional Trail (MRRT).

4.4. Planned Regional Non-Motorized Transportation Network

The Metropolitan Council 2040 TPP encourages the use of bicycles as a mode of transportation and establishes a Regional Bicycle Transportation Network (RBTN) to establish an integrated network of on-street bikeways and off-road trails that complement each other to improve conditions for bicycle transportation at the regional level. The RBTN identifies Tier 1 and Tier 2 alignments where existing regional or other trails exist or where a specific alignment has been identified. The RBTN also identifies Tier 1 and Tier 2 corridors where specific alignments have not yet been defined.

Within Ramsey, the RBTN identifies one Tier 1 RBTN corridor. The corridor follows the alignment of US 10 west–east along the Mississippi River and the southern border of the city. This corridor substantially contains completed or planned off-street segments of the MRRT. In 2017, a segment of the MRRT was constructed within the US 10 right of way between Mississippi West Regional Park and the city's border with Elk River. The county's planned ultimate alignment for MRRT will include a segment closer to the river. The timing for construction of this portion of the MRRT is dependent on the pace of development in the area and available funding. The city proposes the ultimate MRRT alignment as the RBTN alignment.

The Rum River Regional Trail is a planned Anoka County trail that, when completed, would be 20 miles long stretching north to south through the county along the east side of the Rum River. A short segment of this trail is planned to pass through the City of Ramsey along CSAH 7 and connecting to Rum River Central Regional Park in the northeastern portion of the city. Anoka County also plans to complete the Central Anoka Regional Trail through the city, completing existing gaps in the trail. The city and county plan to realign Central Anoka Regional Trail to pass through the COR and over the Mississippi Skyway. This would provide an off-road connection to Mississippi West Regional Park.

The existing and proposed regional network is shown in **Figure 7**.

4.5. Roadway Crossing Improvements for Bicycling and Walking

Through public outreach, a number of intersections and other locations throughout the city have been identified for potential improvements based on safety issues for crossing pedestrians and bicyclists. In these locations, potential improvements could be made by adding or improving pavement markings or signals, constructing traffic calming elements, shortening crossing distances, and/or providing pedestrian refuges. In most cases, addition of these features would be evaluated and conducted as opportunities arise. For example, crossing improvements would be considered in concert with adjacent roadway improvements or as development/redevelopment occurs in an area.

4.6. Non-Motorized Transportation Design Considerations

Design dimensions for sidewalks are recommended to be five-feet or wider, with a minimum of a four-foot-wide boulevard between the sidewalk and the curb. Increased separation improves pedestrian comfort and provides space for street signs and snow storage.

Design considerations for bicycle facilities are somewhat more complicated due to the hierarchy of facility types. In order of their ability to provide a comfortable bicycling environment from largest improvement to smallest, facilities include: off-street facilities, protected bikeways, buffered bicycle lanes, conventional bicycle lanes, bicycle boulevards, and wide paved shoulders. **Figure 8** shows examples of these facility types.

Multi-use trails are recommended to be a minimum of eight-feet wide. Regional trails are recommended to be a minimum of ten-feet wide due to higher use and the design requirements to comply with federal funding. Trails must have a two-foot wide clear zone on either side to reduce hazards for bicyclists and provide a recovery zone if a bicyclist leaves the edge of the trail. The clear zone can be paved or turf surface. No signs, furnishings, trees, or other obstructions can be in the clear zone.

Paved shoulders should be a minimum of four-feet wide if intended for bicycle and pedestrian use. Four-foot wide shoulders are adequate on streets with traffic volumes below 1,000 vehicles per day. Six- to eight-foot shoulders are recommended when traffic volumes exceed 1,000 vehicles per day. A wider shoulder improves pedestrian and bicyclist safety and comfort when vehicle traffic speeds and volumes are higher.

As non-motorized facilities are planned and designed, the city should consult additional planning and design resources, including:

- Minnesota's Best Practices for Pedestrian/Bicycle Safety, MnDOT
- Bikeway Facility Design Manual, MnDOT
- Minnesota Manual on Uniform Traffic Control Devices, MnDOT
- NACTO Urban Bikeway Design Guide, Second Edition, National Association of City Transportation Officials

- Guide for the Development of Bicycle Facilities, American Association of State Highway and Transportation Officials
- Guide for the Planning, Design, and Operation of Pedestrian Facilities, American Association of State Highway and Transportation Officials
- Complete Streets Implementation Resource Guide for Minnesota Local Agencies, MnDOT
- Public Rights of Way Accessibility Guidelines (PROWAG), US Access Board

A Complete Streets approach to planning and implementing non-motorized facilities, as described in the MnDOT Complete Streets Implementation Resource Guide, can provide a helpful framework for creating a community-supported, safe, comfortable, and convenient transportation network that serves all modes. A Complete Streets policy or process is intended to provide design guidance and implementation clarity, allowing the community and project designers to advance individual projects in a collaborative and cost-efficient manner.

Accessibility is a very important consideration for non-motorized design. All new pedestrian and bicycle facilities must meet the ADA accessibility guidelines established in PROWAG. The guidelines in PROWAG address the design needs of people with physical and/or visual impairments. Accessibility will become increasingly important over the next 20 years due to demographic changes. Baby boomers are aging and the population over age 65 is increasing. People over 65 are more likely to have physical and/or visual impairments that affect their ability to get around.



Off-street Facility
Source: www.pedbikeimages.org / Laura Sandt



Conventional Bicycle Lane
Source: www.pedbikeimages.org / Jennifer Compos



Protected Bikeway
Source: NACTO Urban Bikeway Design Guide



Bicycle Boulevard
Source: NACTO Urban Bikeway Design Guide



Buffered Bicycle Lane
Source: www.pedbikeimages.org / Lyubov Zuyeva



Wide Paved Shoulder
Source: www.pedbikeimages.org / Laura Sandt

Figure 8:
Example Bicycle Facilities
Ramsey Transportation Plan
Ramsey, MN

5. Freight

Freight transportation in Ramsey is primarily served by one rail line and arterial roadways. **Figure 9** shows the city's freight system and potential freight generators. A Burlington Northern Santa Fe (BNSF) rail line passes through the southern portion of the city, adjacent to TH 10.

There are no large freight traffic generators or intermodal facilities within the city. Most truck and rail traffic is passing through Ramsey on trips to, from, and through the Twin Cities. Freight traffic generators within Ramsey are located along the BNSF rail line and TH 10. Freight generators include concentrations of industrial and commercial land uses along the TH 10 corridor.

Figure 9 also shows Heavy Commercial Average Annual Daily Traffic (HCAADT) within the City of Ramsey. TH 10 carries the greatest number of heavy commercial vehicles (1,600 vehicles per day). TH 47 also carries a substantial amount of heavy commercial traffic within the city. The 2017 Regional Truck Highway Corridor study identifies TH 10 as a Tier 2 Corridor on the regional freight network.

As of January 2015, the BNSF rail line carries approximately 54 trains per day. The Metropolitan Council 2040 TPP notes that freight rail traffic has increased substantially since 2010. Throughout the region, freight rail traffic is expected to increase, especially as the regional population continues to grow.

With the recent construction of a grade separation at Armstrong Boulevard, there are three remaining locations in the city where the BNSF rail line crosses public roadways at grade: Alpine Drive, Ramsey Boulevard, and Sunfish Lake Boulevard. Each of these crossings is controlled by flashing lights and gates. The Ramsey Boulevard crossing includes sidewalk and the Sunfish Lake Boulevard crossing includes multi-use trail.

The Metropolitan Council 2040 TPP acknowledges several freight challenges that impact the city and the region. As mentioned above, freight traffic is expected to increase and place pressure on the region's highway and rail systems. East-west traffic on the BNSF lines has increased in recent years in part due to growth in the Bakken oil fields of North Dakota and Montana. Safety is also an increasing concern, particularly rail safety as related to Bakken crude oil being transported through the region on the BNSF lines. The volume of rail traffic has therefore raised concerns about compatibility between freight traffic and adjacent land uses. While land use adjacent to the city's primary freight routes is generally compatible with these uses (industrial, commercial, etc.), there are several areas of existing and planned multi-family residential housing or mixed use that lie adjacent to the rail lines, particularly in the COR area.

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City of RAMSEY

Ramsey Comprehensive Plan
Figure 9: Freight Facilities and HCADT
Ramsey, MN

Potential Freight Generators

- Business District
- Employment District
- Railroads
- XXXX — Heavy Commercial Average Daily Traffic (HCADT) Sources: MnDOT (2012), Counts and estimates (2017)

N

0 3,000 Feet

WSB

181st Ave NW
Nowthen
Roger's Lake
Baugh St NW
179th La NW
730
Green Valley Rd NW
175th Ave NW
173rd Ave NW
272
Elk River
270
770
Rum River
Andover
167th Ave NW
166th Ave NW
840
Eddy Lake
161st Ave NW
Verolite St NW
Lake Itasca
155th Ave NW
156th La NW
153rd Ave NW
Beaudrys Pond
Puma St NW
Armstrong Blvd NW
Ramsey Blvd NW
216
Sunfish Lake Blvd NW
281
Nowthen Blvd NW
Waco St NW
149th Ave NW
305
1600
1300
1500
Riverdale Dr NW
248
Sunfish Lake
Bunker Lake Blvd
Sunwood Dr NW
Mississippi River
Anoka
390

6. Transit

Ramsey is located within the Transit Capital Levy District as shown in the Metropolitan Council 2040 TPP. The TPP further classifies the metropolitan area into transit markets based on demographic and urban design factors. Ramsey is located in Market Area IV. Market Area IV generally supports public dial-a-ride services and can support beak-period express bus services if a sufficient concentration of commuters likely to use transit service is located along a corridor. However, with the presence of the Northstar transitway, Ramsey has a unique level of transit service for a city in Market Area IV.

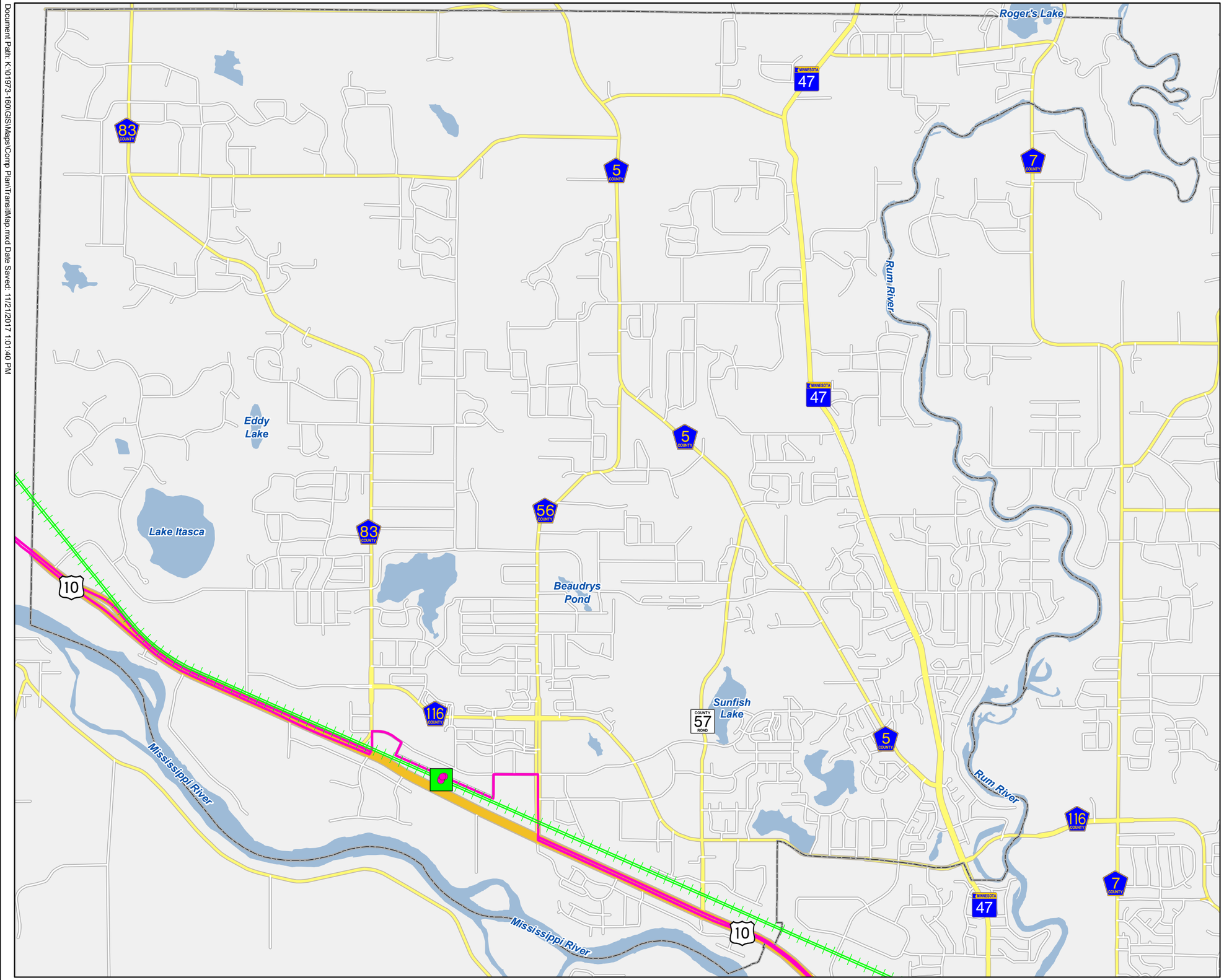
The Northstar transitway is a commuter rail line that runs six daily round trips between Big Lake and downtown Minneapolis, with stations in Elk River, Ramsey, Anoka, Coon Rapids, and Fridley. It uses the BNSF rail corridor, and the Ramsey station is located within the COR area, supporting transit-oriented development and providing an alternative for Ramsey residents commuting to Minneapolis. The station includes a park-and-ride lot with 350 free parking spaces as well as ticket machines, seating, and covered and enclosed waiting areas. The Northstar Link also provides commuter bus service to Ramsey on Fridays. Transit facilities in Ramsey are shown on **Figure 10**.

In addition to the fixed-route transit options, the city is also served by Anoka County Transit Link, a dial-a-ride service for the general public. Transit Link provides connections to destinations within Anoka County. Transit Link also connects to regular route transit for trips within the metro area, including outside of Anoka. Ramsey residents also have opportunities to participate in the Metro Vanpool program. This program provides financial assistance for vanpools to serve areas with limited regular-route transit service.

The TPP's transit investment plan does not show any additional regional transitway investments planned for Ramsey in the current revenue scenario. The city is interested in exploring the feasibility of future bus service between Ramsey Station and Anoka Technical College. Following additional growth in the COR, demand may be sufficient in the future to provide this service. There is also interest in partnering with Anoka Commuter Solutions in the future to provide circulator-type service between the city and Anoka and Coon Rapids, connecting the Northstar station and the COR with employment areas in neighboring communities.



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Ramsey Comprehensive Plan
Figure 10: Transit Facilities
Ramsey, MN

- Northstar Commuter Rail
- Northstar Station
- Northstar Link (Fridays Only)
- Northstar Link Bus Stop
- Ramsey Boundary

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0 3,000 Feet

7. Aviation

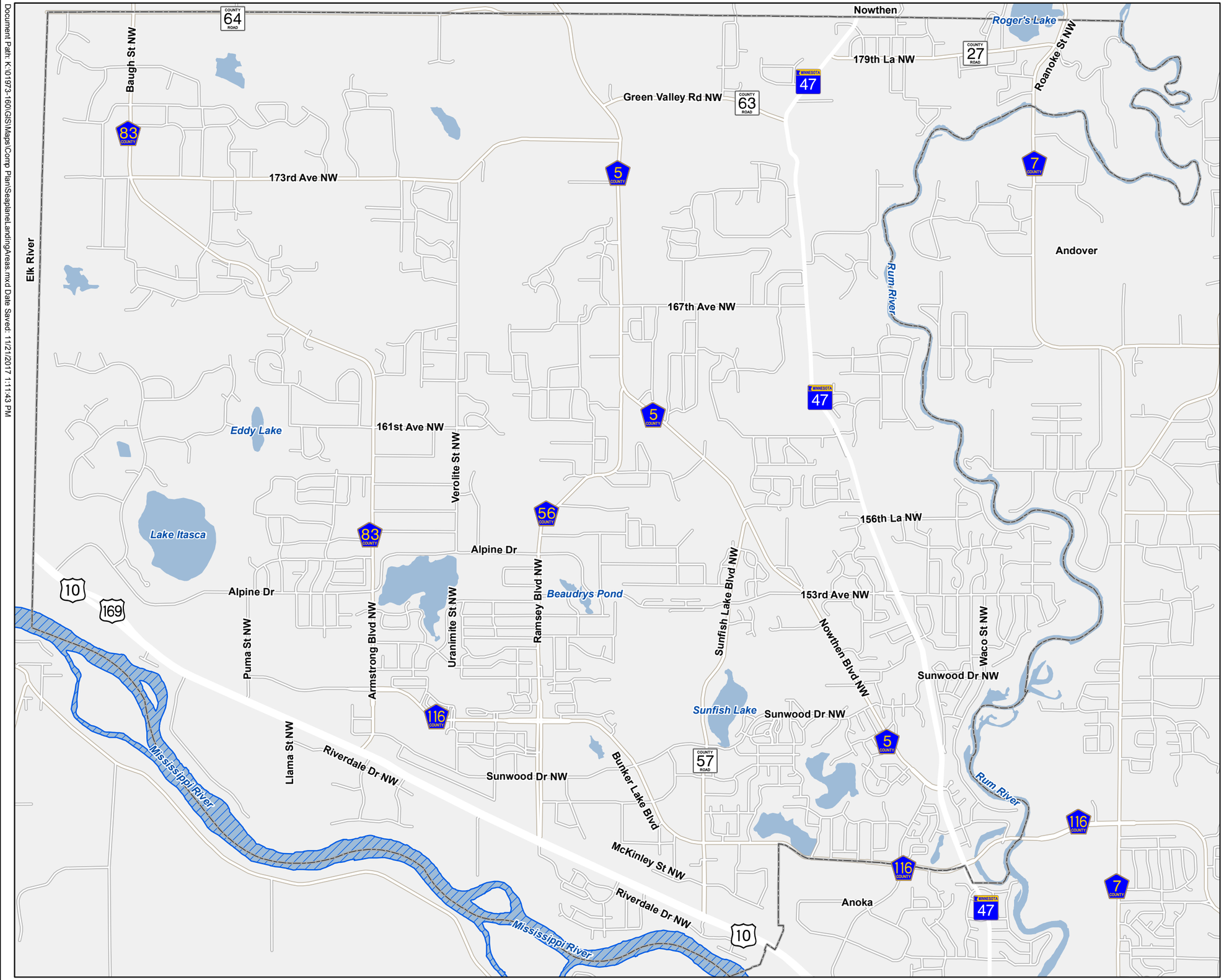
There are currently no existing or planned aviation facilities within Ramsey. However, the city is responsible for airspace protection in order to reduce hazards to air travel within the region. The closest airport is the Anoka County-Blaine Airport, approximately 10 miles southeast of Ramsey.

Due to the distance to the nearest airport, there are no radio beacons or other air navigation aids located in off-airport locations in Ramsey. The city is not within an area of influence, and is therefore not subject to associated land use restrictions.

Any person or organization who intends to sponsor the construction or alteration of a structure affecting navigable airspace as defined in Federal Regulation Title 14; Part 77 needs to inform the Federal Aviation Agency (FAA) of the project. This notification is accomplished through the completion and submittal to FAA of Form 7460-1, Notice of Proposed Construction or Alteration. In Ramsey, this requirement applies to any construction or alteration exceeding 200 feet above ground level. The city's zoning code also requires the zoning administrator to provide notification to MnDOT when an applicant proposes construction or alteration of a structure that would exceed 200 feet.

There are currently no heliports in Ramsey or any known plans to construct one. As shown on **Figure 11**, the Mississippi River within the city is identified by MnDOT as an authorized landing site for seaplanes.

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Ramsey Comprehensive Plan
Figure 11: Surface Waters Allowed for Seaplane Use
Ramsey, MN

8. Goals and Multimodal Strategies

This Plan, and the city's actions over the next 20 years, will be guided by the following transportation goals, objectives, and strategies.

8.1. Goals and Objectives

Table 7 below displays the goals and of the Ramsey Transportation Plan. These goals represent the city's overall vision for transportation over the next 20 years. The strategies listed in the following section provide guidance that the city can use to reach the transportation objectives.

Table 7: Transportation Plan Goals and Objectives [placeholder for Goals and Objectives]

Goals	Objectives
1. Facilitate efficient movement of people within and through the city	1.1. Improve local roadway system connectivity to county roadways and state highways.
	1.2. Provide safe and efficient routes for emergency and public safety vehicles.
	1.3. Provide adequate capacity to relieve congestion.
	1.4. Encourage sound access management.
	1.5. Preserve necessary rights-of-way for the 20-year planning horizon and beyond.
2. Facilitate efficient movements of goods within and through the city	2.1. Maintain a safe and effective network of roadways for freight movement.
	2.2. Coordinate with MnDOT and Anoka County to proactively address freight safety.
3. Provide a transportation system that is integrated with land use and development	3.1. Coordinate transportation system investments with the City of Ramsey Land Use Plan.
	3.2. Connect land use districts and provide safe access to major activity areas.
	3.3. Design, construct, and maintain roadways that fit the character of the adjacent land use (rural vs. urban development areas).
	3.4. Require private residential streets be designed to city standards.
4. Improve transportation safety for all users and modes of transportation	4.1. Implement safety improvements to address high crash locations.
	4.2. Proactively address bicycle and pedestrian safety concerns along roadways and at crossings.

	4.3. Bring sidewalks, trails, and intersections into compliance with ADA.
	4.4. Support traffic calming and design to minimize speed on minor city collectors and local roadways.
5. Develop a safe and convenient multimodal transportation system	5.1. Invest in multi-modal transportation solutions including bicycle and pedestrian infrastructure.
	5.2 Consider a "complete streets" approach to designing and constructing roadways in high pedestrian and bicycle traffic corridors.
	5.2. Preserve adequate right of way for sidewalk and trail construction.
6. Conserve and enhance environmental resources	6.1. Support investments in bicycle, pedestrian, and transit infrastructure to reduce environmental impacts of transportation.
	6.2. Manage storm water effectively and minimize the construction of new impervious surfaces.
	6.3. Support native plant landscapes along roadways.
	6.4. Design new roadways to preserve natural features.
7. Maintain the Existing Transportation System	7.1. Regularly assess transportation maintenance needs and include roadway, trail pavement, and other transportation infrastructure maintenance in the City of Ramsey Capital Improvement Program.

8.2. Multimodal Strategies

The multimodal strategies listed in this section are specific, actionable steps that the city can take in support of the goals of this Plan. These strategies are based upon existing and future transportation needs as described in detail in the previous sections of this Plan.

Each strategy is tied to one or multiple goals; however, not all goals are associated with a specific strategy. In these cases, the city's goals apply across individual projects, and the city will identify opportunities to achieve them throughout its existing project and policy development processes. **Table 8** on the following pages describes each strategy, notes which goal(s) is/are related to each strategy [placeholder for Table 8 goals column], and identifies the lead agency for the strategy. **Figures 12–13** following the tables illustrate the location-specific strategies geographically.

Table 8: Transportation Implementation Strategies

Location	Type of Improvement	Strategy	Map Reference	Lead Agency(ies)	Goal(s)
CR 63/TH 47/179th Avenue NW (CR 27 from CSAH 83 to Roanoke Street NW	Corridor Study	Conduct a multimodal safety/operations corridor study to evaluate potential elimination of intersection jog at Green Valley Road NW/County Road 5/175th Avenue NW. Also evaluate overall safety operations along entire corridor to evaluate speed, shoulder adequacy, signing, bicycling and pedestrian safety, traffic enforcement etc.	Figure 12	Anoka County/ City of Ramsey	
East/West Collector between CR 63 (Green Valley Road) and Bunker Lake Boulevard (CSAH 116)	Corridor Study	Conduct a multimodal corridor feasibility study to evaluate purpose and need and potential alignment alternatives for a new east/west collector roadway connecting Armstrong Boulevard (CSAH 83) to TH 47.	Figure 12	City of Ramsey	
Rum River Crossing	River Crossing Study	Conduct a feasibility study to evaluate purpose and need and potential alignment alternatives for a new Rum River bridge crossing connecting the City of Ramsey to the City of Andover somewhere between CR 27 and Bunker Lake Boulevard (CSAH 116)	Figure 12	City of Ramsey/ City of Andover	

Location	Type of Improvement	Strategy	Map Reference	Lead Agency(ies)	Goal(s)
Mississippi River Crossing	River Crossing Study	Conduct a feasibility study to evaluate purpose and need and potential alignment alternatives for a new Mississippi River crossing connecting the City of Ramsey to the City of Dayton	Figure 12	City of Ramsey/ City of Dayton/ Anoka County/ Hennepin County	
Bunker Lake Boulevard (CSAH 116) and Puma Street NW from Alpine Drive to CSAH 7	Corridor Study	Conduct a multimodal corridor study to evaluate safety, operations, and capacity deficiencies. As part of this study, the segment between Ramsey Boulevard (CSAH 56) and Sunfish Lake Boulevard (CSAH 57) should specifically be considered for a four-lane divided expansion and signals at Sunwood Drive NW	Figure 12	Anoka County/ City of Ramsey	
Armstrong Boulevard (CSAH 83) from Sunwood Drive to 161st Avenue NW	Corridor Study	Conduct a multimodal corridor study to evaluate safety, operations, and capacity deficiencies. As part of this study, a four-way stop or other intersection control options should be considered at Alpine Drive and updates/enhancements to the pedestrian crossing and associated signage will be considered at 161st Avenue NW.	Figure 12	Anoka County/ City of Ramsey	

Location	Type of Improvement	Strategy	Map Reference	Lead Agency(ies)	Goal(s)
TH 47 from north city limits to south city limits	Corridor Study	Conduct a multimodal corridor study to evaluate safety, operations, and capacity deficiencies.	Figure 12	MnDOT/ City of Ramsey	
TH 10/Ramsey Boulevard (CSAH 56)	Interchange and Railroad Grade Separation	Construct full access grade-separated interchange including railroad grade separation of BNSF mainline railroad per Highway 10 Access Planning Study Report (September 2014) and Metropolitan Council Principal Arteria Intersection Conversion Study (January 2017) – "low priority" in Metropolitan Council Study	Figure 12	MnDOT/ City of Ramsey/ Anoka County	
TH 10/ Sunfish Lake Boulevard (CSAH 57)	Interchange and Railroad Grade Separation	Construct full access grade-separated interchange including railroad grade separation of BNSF mainline railroad per Highway 10 Access Planning Study Report (September 2014) and Metropolitan Council Principal Arterial Intersection Conversion Study (January 2017) – "high priority" in Metropolitan Council Study	Figure 12	MnDOT/ City of Ramsey/ Anoka County	

Location	Type of Improvement	Strategy	Map Reference	Lead Agency(ies)	Goal(s)
TH 10	Frontage Roads	Construct north and south frontage roads through the City of Ramsey consistent with the Highway 10 Access Planning Study Report (September 2014)	Figure 12	City of Ramsey/ MnDOT/ Anoka County	
Alpine Drive and Armstrong Boulevard (CSAH 83)	Intersection Control	Explore need for intersection control and/or geometric improvements	Figure 12	City of Ramsey	
Sunfish Lake Blvd/157th Lane and Nowthen Boulevard	Safety/ Operations	Evaluate intersection for potential left-turn lane or other geometric improvements	Figure 12	City of Ramsey	
Bunker Lake Boulevard (CSAH 116)	Freight – Intelligent Transportation Systems (ITS)	Evaluate feasibility of installing advanced warning system to notify drivers of approaching trains along BNSF mainline to allow drivers time to consider alternate routes	Figure 12	Anoka County/City of Ramsey	
TH 10/Tungsten Street NW	Freight – Truck Ingress and Egress	Coordinate with MnDOT to explore solution to truck ingress/egress	Figure 12	City of Ramsey/MnDOT	

Location	Type of Improvement	Strategy	Map Reference	Lead Agency(ies)	Goal(s)
Ramsey Northstar Station	Transit Improvement	Consider long-term improvement of circulator shuttle bus service by Anoka Commute Solutions between Anoka businesses and the Ramsey Northstar Station	Figure 13	Anoka County/ Metro Transit	
Ramsey Northstar Station	Transit Improvement	Consider long-term improvement of adding shuttle bus service between Anoka Techncial College and the Ramsey Northstar Station	Figure 13	Anoka County/ Metro Transit	
COR Area	Transit-Oriented Development	Continue to implement urban design and land use policies (including the Design Framework for the COR) supportive of transit use within the COR area, including compacted, mixed use development patterns and convenient multimodal connections to Ramsey Northstar Station	Figure 13	City of Ramsey	
TH 10/Ramsey Northstar Station	Bicycle and Pedestrian Bridge	Construct Trunk Highway 10 pedestrian bridge extension of existing Ramsey Northstar Station pedestrian bridge between Ramsey Boulevard (CSAH 56) and Armstrong Boulevard (CSAH 83) consistent with the Mississippi Skyway Preliminary Engineering Report (December 2014)	Figure 13	City of Ramsey/MnDOT	

Location	Type of Improvement	Strategy	Map Reference	Lead Agency(ies)	Goal(s)
Rum River Regional Trail Corridor	Bicycle and Pedestrian Improvements	Construct trail between Ramsey–Anoka border and Ramsey–Oak Grove border as opportunities arise	Figure 13	Anoka County	
Mississippi River Regional Trail Corridor	Bicycle and Pedestrian Improvements	Construct final trail alignment along river as opportunities arise. Designate as Tier 1 RBTN alignment.	Figure 13	Anoka County/ City of Ramsey	
Central Anoka Regional Trail Corridor	Bicycle and Pedestrian Improvements	Realign regional trail along Bunker Lake Blvd. and E. Town Center Dr. through COR and over Mississippi Skyway to Mississippi West Regional Park	Figure 13	Anoka County	
Various Locations	Bicycle and Pedestrian Improvements	Sidewalks shall be installed with any street reconstruction project occurring within the City's urban service area		City of Ramsey	

Location	Type of Improvement	Strategy	Map Reference	Lead Agency(ies)	Goal(s)
Various Locations	Bicycle and Pedestrian Improvements	Continue to proactively pursue opportunities to make off-road multiuse trails and on-road bicycle lane and wide shoulder network connections to existing trails, schools, parks, commercial nodes, and residential areas		City of Ramsey	
Various Locations	Bicycle and Pedestrian Safety	Evaluate intersections for potential safety improvements such as intersection controls, crosswalks, etc.		City of Ramsey	
Various locations	Bicycle and Pedestrian Maintenance	Continue to monitor and maintain bicycle and pedestrian facilities to provide safe and convenient conditions for users		City of Ramsey/ Anoka County	

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Ramsey Comprehensive Plan
Figure 12: Roadway and Freight Strategies
Ramsey, MN

Additional east-west connection between Green Valley Rd. and Bunker Lake Blvd.

Possible Rum River Crossing

Truck Ingress and Egress at Tungsten

Eagle Brook Impacts on Tungsten

- Intersection Realignment
- Potential Intersection Improvements
- Existing Interchange
- Proposed Interchange
- Proposed Railroad Grade Separation
- Proposed RCUT Intersection
- Possible River Crossing (Long Term)
- Potential Capacity & Safety Improvements
- Proposed Connection
- Proposed Frontage Road
- Ramsey Boundary
- Parcel Boundary

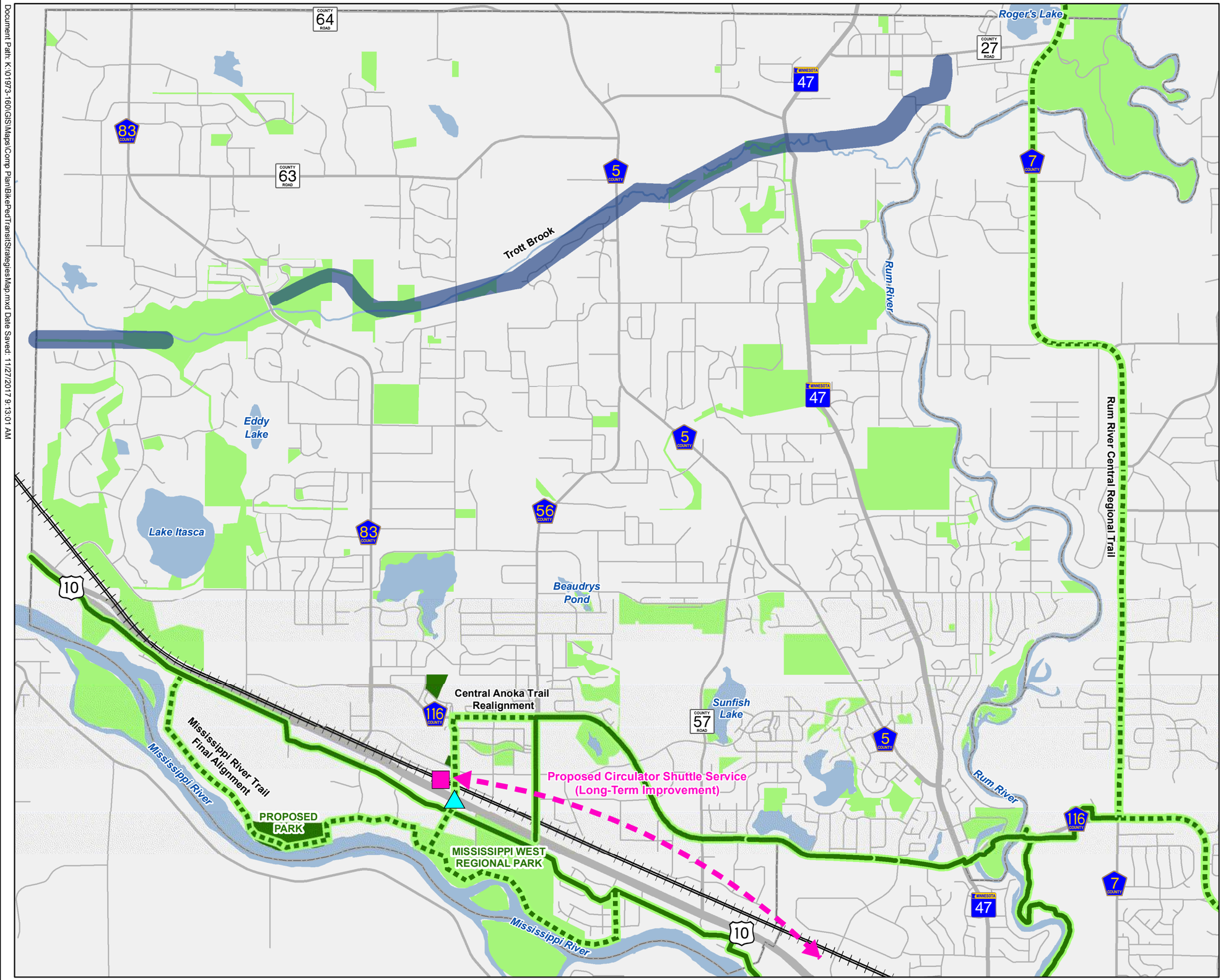
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City of RAMSEY

Ramsey Comprehensive Plan
Figure 13: Proposed Non-Motorized and Transit Strategies
Ramsey, MN



- Northstar Commuter Rail
- Northstar Station
- Proposed Pedestrian Overpass

Regional Trails

- Existing
- Planned
- Trott Brook Trail Corridor
- Existing Parks and Open Space
- Proposed Park
- Ramsey Boundary

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9. Proposed Short and Long Range Roadway Projects

The sections below identify proposed short and long range roadway projects identified in the city's CIP and based on the proposed land use and redevelopment activities described in previous sections of this Plan. This section does not include information on proposed projects from the Metropolitan Council 2040 TPP, as the TPP does not include any planned improvements to principal arterials in Ramsey (aside from the completed interchange at TH 10 and Armstrong Boulevard (CSAH 83). No additional interchanges, MnPASS lanes, dedicated busways, or bus-only shoulders are proposed in the Current Revenue Scenario of the 2040 TPP.

9.1.1. Proposed Projects from CIPs

The city's CIP identifies a number of roadway projects. These projects are primarily reconstruction and overlay projects intended to improve and maintain the roadway surface. However, there are also several projects that will extend or expand the operational capacity of the roadway network within the COR area, including improvements along Zeolite Street and Bunker Lake Boulevard. A number of projects identified in the Highway 10 Access Planning Study are also included in the CIP, including extension of Riverdale Drive, construction of a BNSF railroad underpass on Ramsey Boulevard, construction of north and south frontage roads along TH 10. Other road improvement projects included in the CIP include projects for striping, lighting, and landscaping.

There are also a number of non-motorized transportation projects identified in the city's CIP. These include completion of the off-road Mississippi River Regional Trail within the city, construction of a trail connection to McKinley Street in the City of Anoka, a number of other high-priority trail connections, and a pedestrian underpass at Alpine Drive.

9.1.2. Proposed Projects based on Land Use and Development

Transportation needs in the city will shift as development occurs. Narrow rural roadways may no longer be suitable in certain areas. Additionally, there may be areas where development occurs and requires new connecting roadways to ensure that roadways and intersections can accommodate additional traffic volumes. Similarly, areas with new development may require non-motorized transportation facilities to provide safe access to the transportation system for pedestrians and bicyclists. Consideration of roadway modifications, intersection traffic control improvements, and non-motorized facilities will continue as individual proposals for development move forward.

10. Public Comments

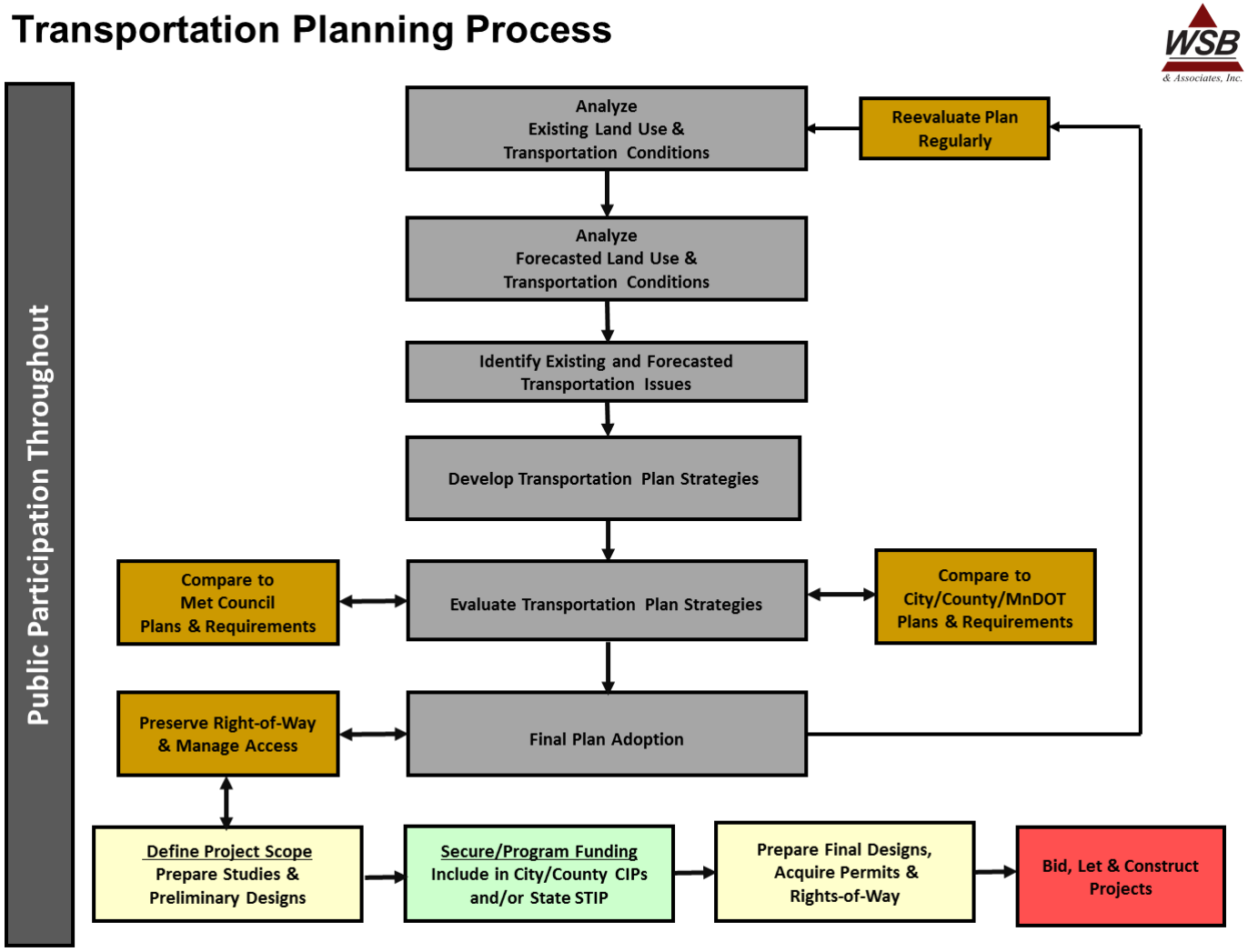
The city held a workshop to gather public input on the transportation plan. At this workshop, members of the public identified issues and opportunities related to transportation as well was parks, trails, and recreation. A wide range of topics was raised, including roadway speeds, pedestrian safety, congestion, enforcement of speeding/stop signs, general support for trails, support for additional river crossings, and a request for a new east/west road connection in the community. These comments were compiled and used to inform the strategies identified in **Table 8**.

11. Conclusion and Next Steps

The purpose of this Transportation Plan is to set a multimodal transportation vision for the City of Ramsey through the year 2040. Goals and specific strategies have been identified collaboratively by the city, Anoka County, MnDOT, and members of the public within the framework of Metropolitan Council requirements. The vision and associated strategies outlined in this Plan were established by considering existing and forecasted conditions, City of Ramsey priorities, regional travel patterns and a variety of other factors.

As the owners of the transportation network in Ramsey (i.e. City of Ramsey, Anoka County, MnDOT, Metro Transit, and the BNSF railway) advance their respective Capital Improvement Programs (CIPs), this Plan is intended to serve as an important resource and reference in establishing priorities and advancing transportation projects for implementation. Advancing these projects from a planning to implementation phase will require collaborative discussions among facility owners, adjacent communities, the Metropolitan Council, residents and others to conduct traffic studies, finalize designs, preserve rights-of-way, obtain environmental clearances and leverage necessary financial resources. **Figure 14** on the following page outlines the entire planning and project development process required for transportation projects from concept plans to construction implementation.

Figure 14
Transportation Planning Process



City of Ramsey 2040 Comprehensive Plan Update

Economic Development Plan

Background on this Document

This document is a draft of the narrative to be used in the 2040 Comprehensive Plan Update. This is not a final version or actual layout. This document will be reviewed and revised multiple times. The City will try to add additional maps and figures to better tell the story of this vision.

Ramsey's Long Range Imperatives

Four key themes have emerged as part of this Comprehensive Plan Update that transcend each section our Vision. Each Initiative, Tactic, and Policy should relate to one of these four Imperatives.

1. Rural Character and Urban Growth Balance
2. An Active Community (Parks, Recreation, and Open Space)
3. A Connected Community (Transportation)
4. A Positive Learning Environment



Economic Development Initiatives

1. Maintain and Expand our Employment Base
2. Increase and Construct Retail Options for Residents and Businesses
3. Improve Highway 10
4. Complete Built-Out of The COR according to the approved Development Plan.

5. Improve the Image of Ramsey and its Neighborhoods, Business Districts, and Key Corridors
6. Create a Robust Offering of Recreational Opportunities that benefit Businesses.









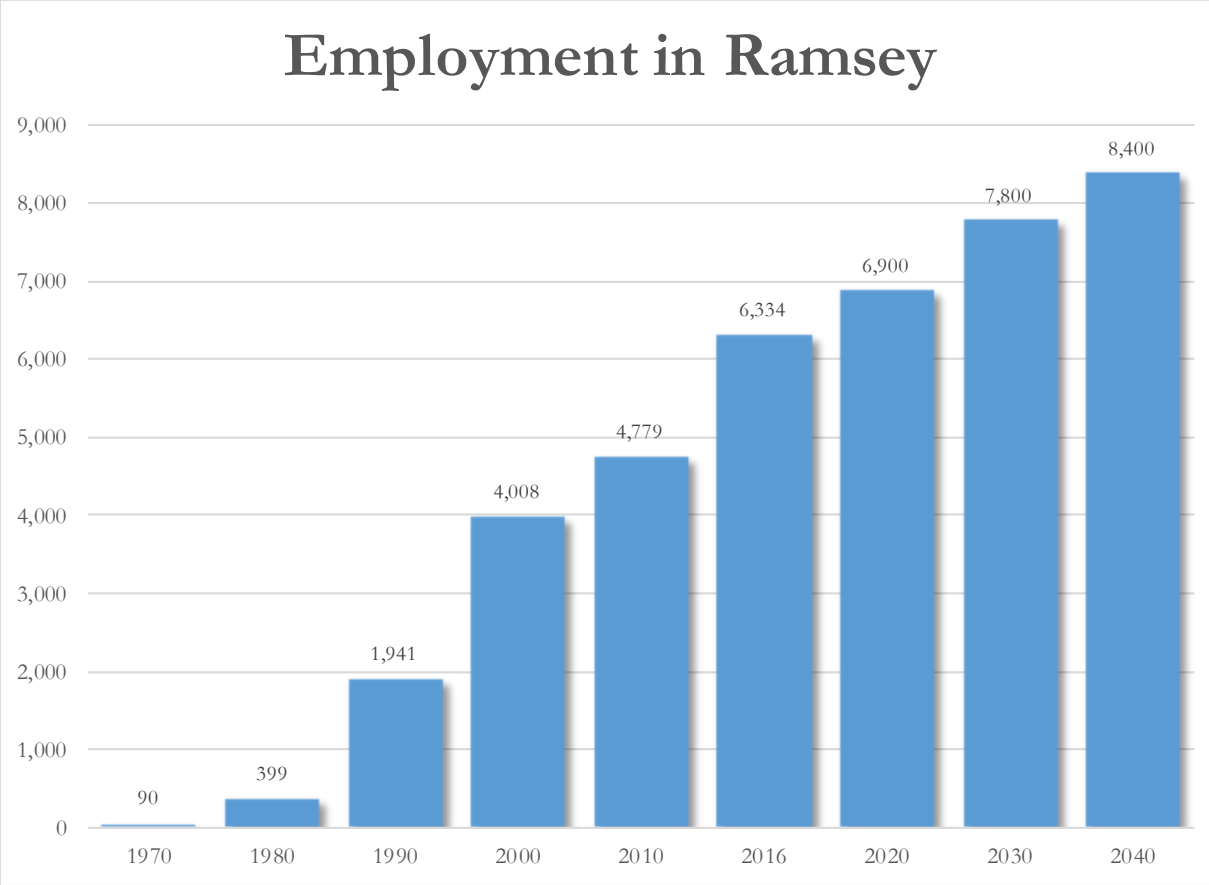




Economic Development Outlook

Ramsey has an estimated employment base of 6,334 employees working in Ramsey and approximately 634 acres of industrial land.

Figure 1: Employment Forecasts



Source: U.S. Census Decennial Survey, U.S. Census American Communities Survey, Metropolitan Council Forecasts

Industrial Development

Existing Industrial Conditions

Ramsey/Anoka Industrial Park.

Ramsey's existing industrial park area borders another large industrial park in the City of Anoka. Highlights of the combined industrial park area are below.

- Approximately 1,000 acres
- Approximately 15,000 jobs
- Hundreds of businesses, with a high concentration of manufacturing

Future Industrial Opportunities

Employment growth is expected to continue to grow through 2040. The current estimated employment within Ramsey is 6,334 jobs. The number is expected to grow 8,100 jobs in the year 2040.

Ramsey has been fortunate to be extremely successful in both greenfield development and redevelopment. Ramsey's supply of industrial land guided by the 2030 Comprehensive Plan is extremely low. In response, Ramsey amended its 2030 Comprehensive Plan to guide an additional 115 acres for future employment growth.

Highlights of existing employment growth opportunities include, but are not limited to the following.

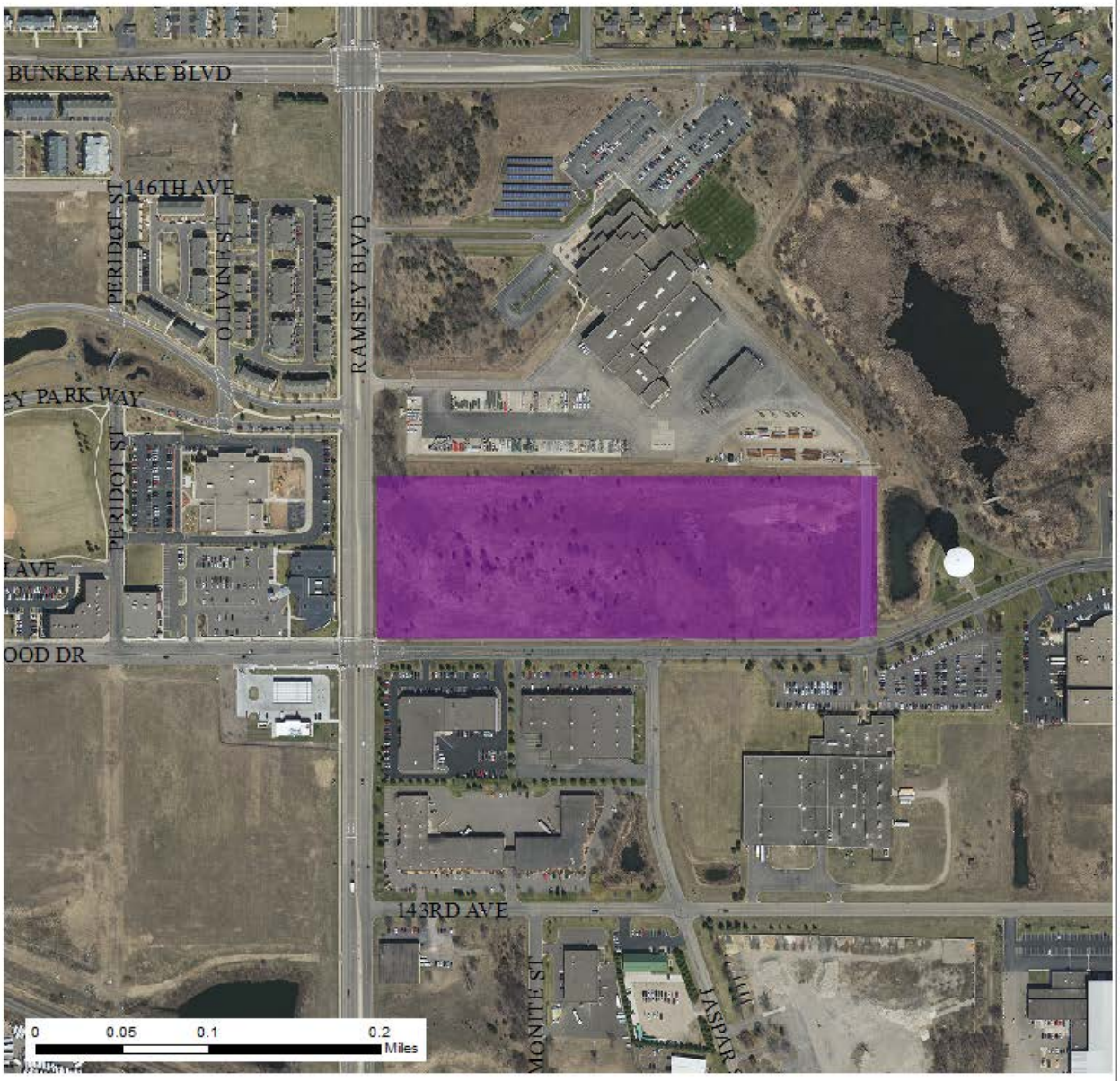
- AEC Energy Park (15 Acres)
- Bunker Lake Industrial Park (140 Acres)
- Highway 10 Business Park (150 Acres)
- Jaspar Industrial Park (9 Acres)



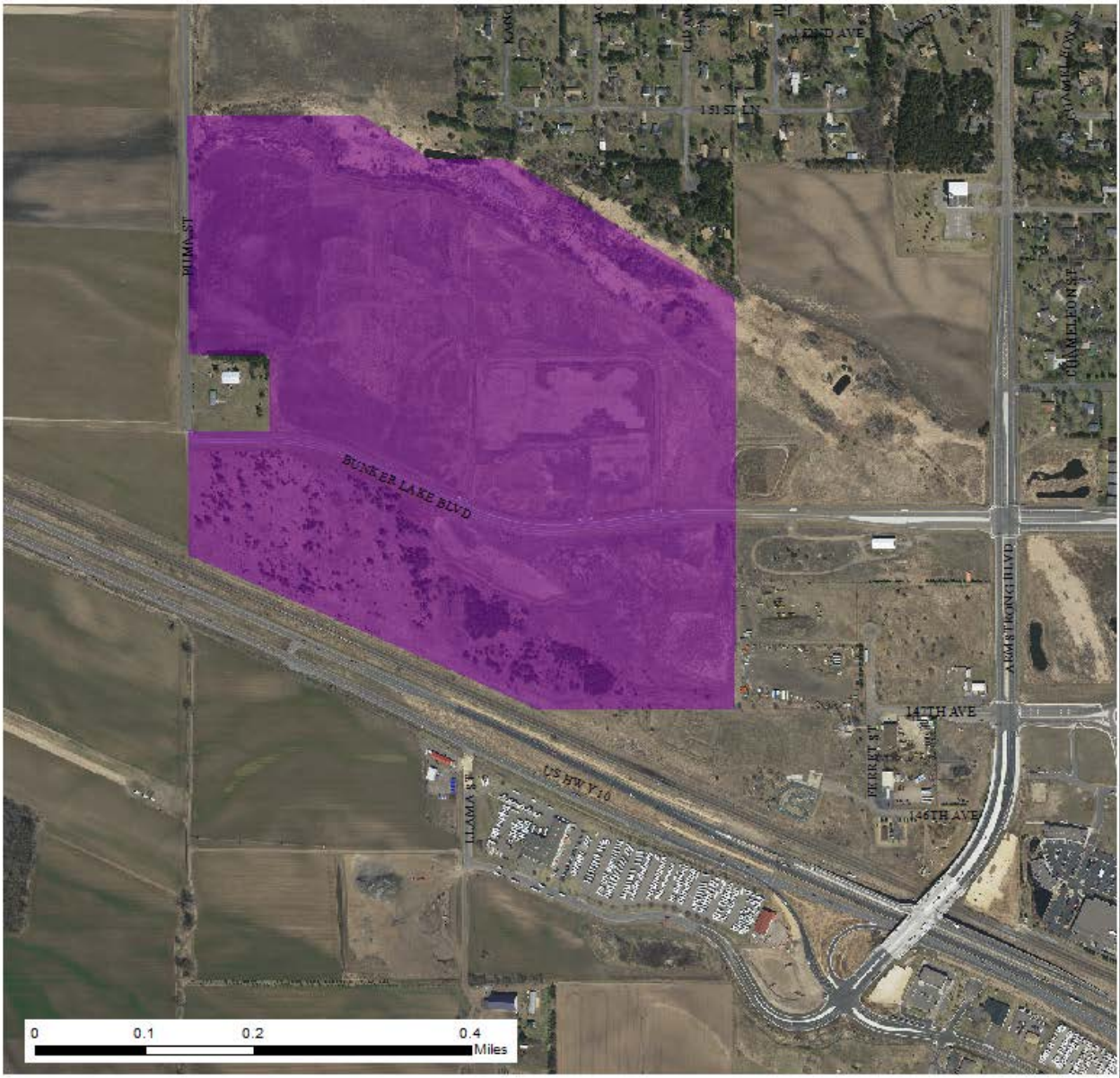


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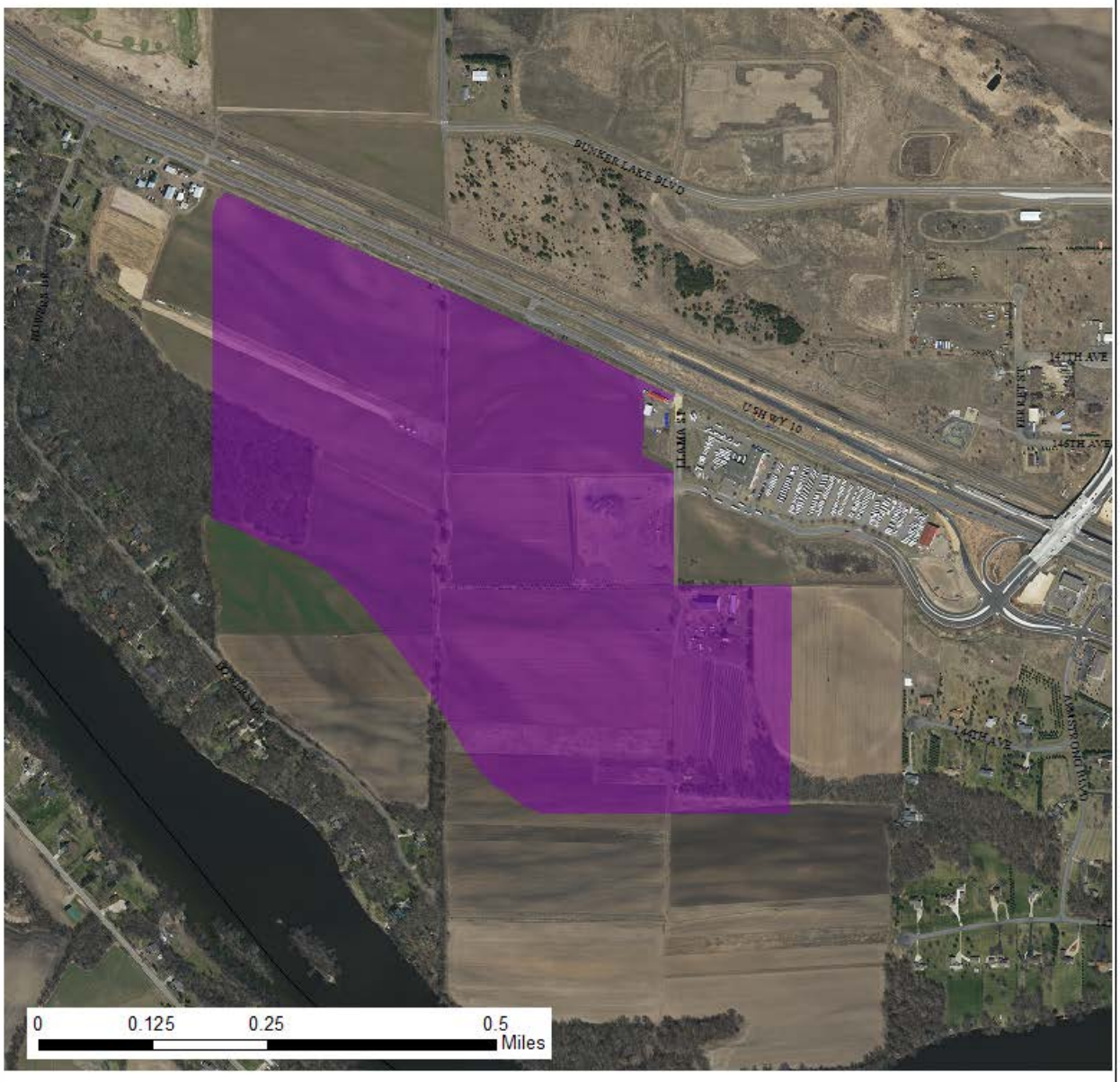
Future Industrial Opportunities



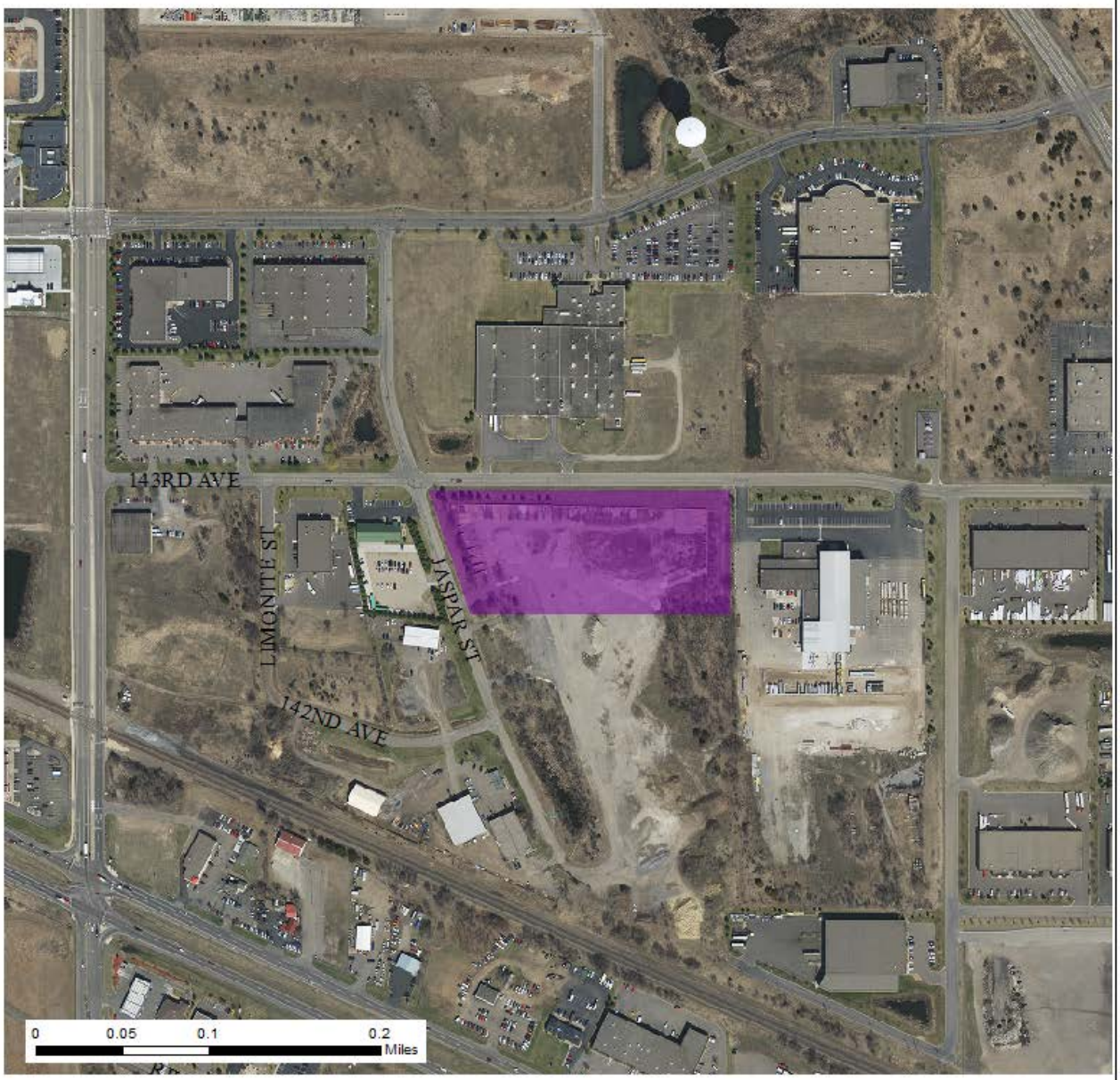
Future Industrial Opportunities



Future Industrial Opportunities



Future Industrial Opportunities



Retail Development

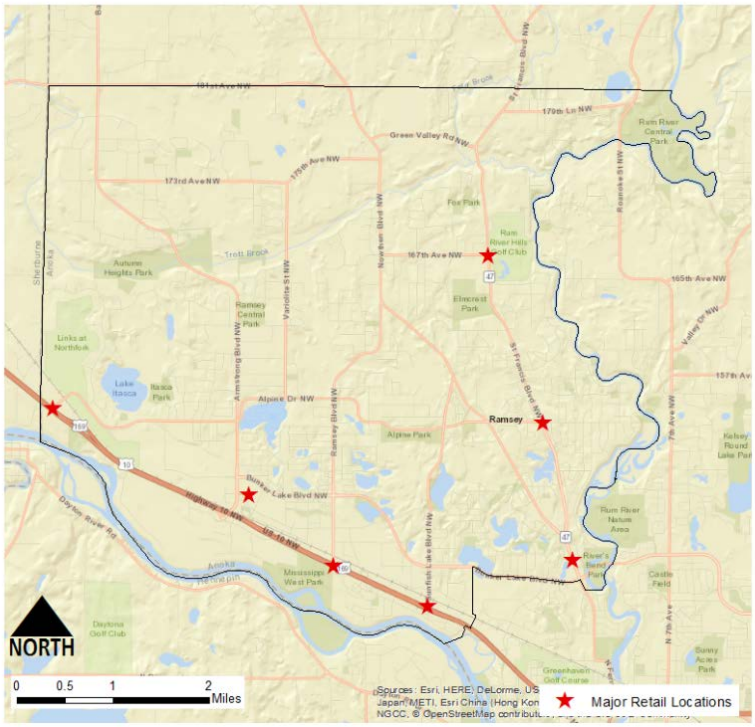
Existing Retail

Primary retail nodes are indicated on the map below. The City has approximately 125 acres of developable land available for development of new retail opportunities.

Market Conditions in Ramsey

Ramsey's Market Area for retail growth has a positive outlook, but is constrained by several factors. While the Mississippi River and Rum River are some of Ramsey's primary assets, they do constrain Ramsey's Retail Market Area, as these physical barriers restrict access for many in close proximity.

Retail Opportunities





Future Retail Opportunities

The COR

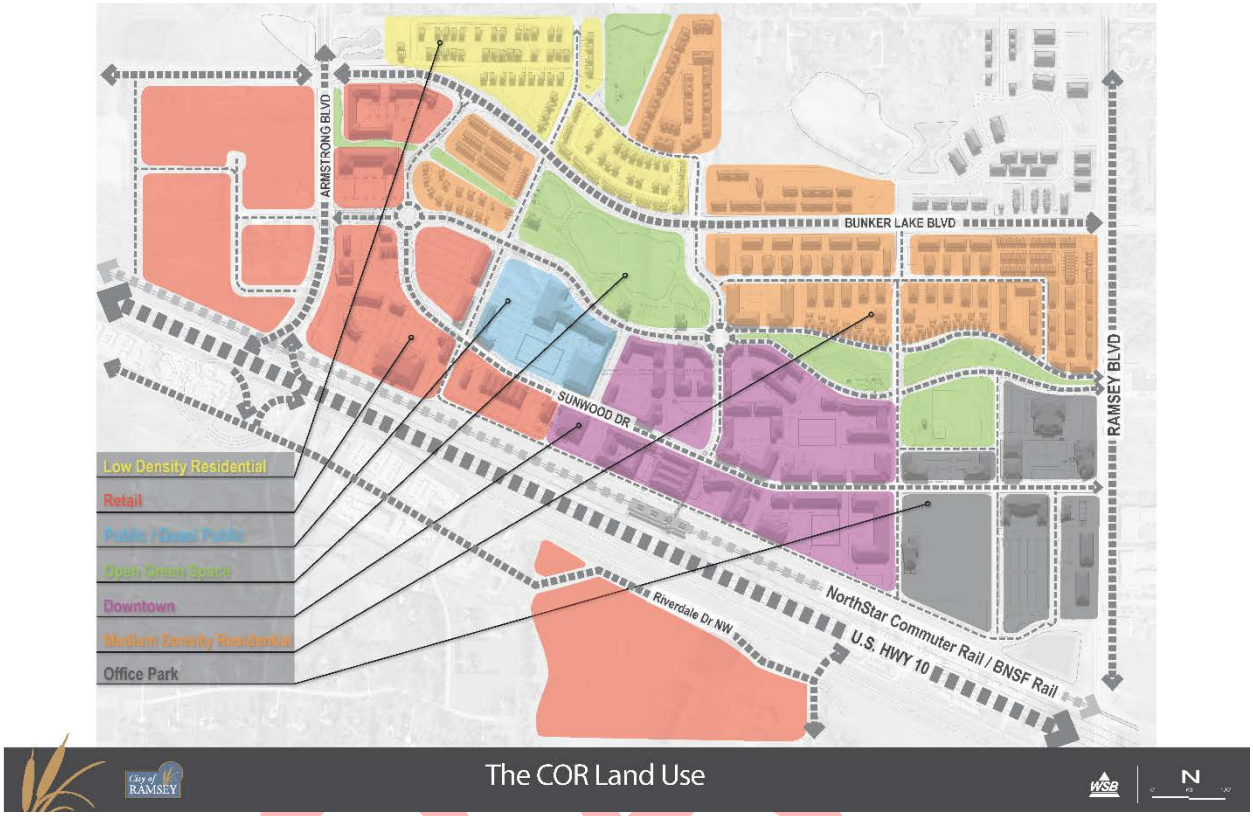
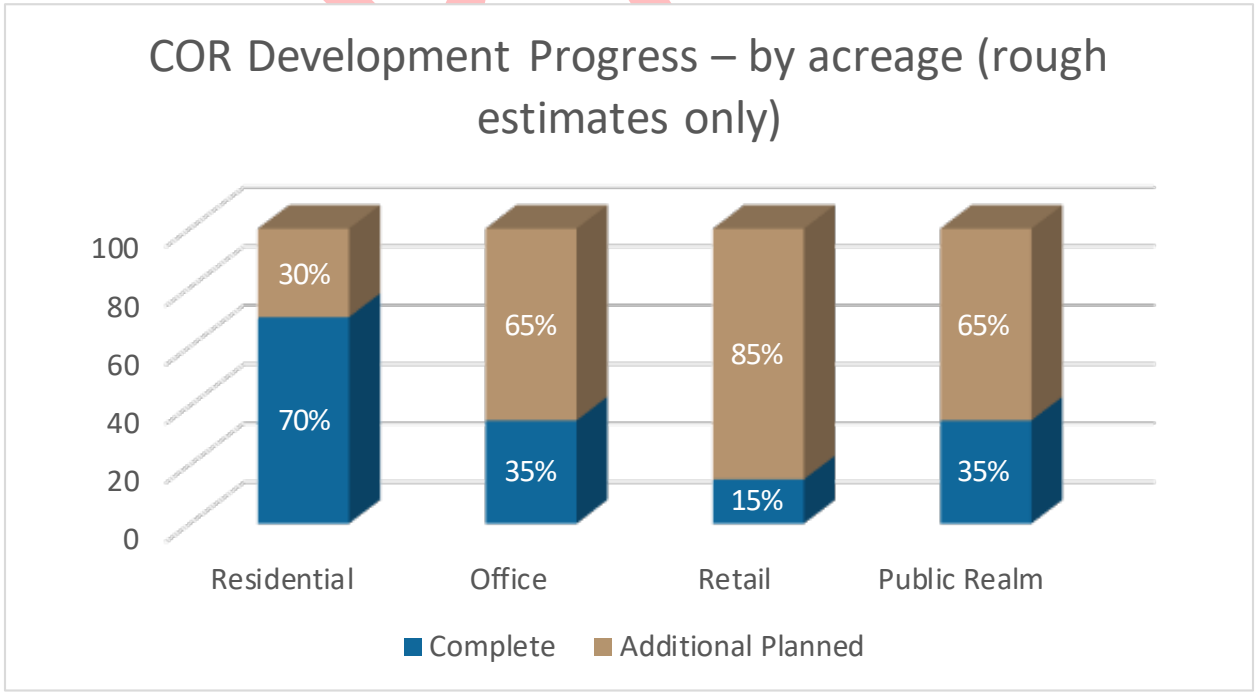


Table 1: Planned Growth in The COR



Rum River Hills (167th Avenue/TH 47 Retail Node)

The Rum River Hills Neighborhood is anchored by a small retail node at the intersection of 167th Avenue and Saint Francis Boulevard (T.H. 47). For a number of years, Ramsey has analyzed how to best revitalize this node that has experienced a high rate of vacancy and blight. This node has seen some private reinvestment in recent years. The Rum River Hills Golf Course has also expressed an interest in redeveloping a small portion of their land for residential development.

Rum River Hills Neighborhood Goal

To improve and/or remove blight from the retail node and encourage sustainable market-driven redevelopment that will benefit the entire City of Ramsey.

Rum River Hills Neighborhood Vision

Ramsey's vision for the neighborhood is a mixture of residential and retail uses. Residential users may include single family residential, townhomes, or senior living units as directed by the market. Retail will include a market driven neighborhood commercial node. Redevelopment should include a connection to Elmcrest Park and/or nearby trails where feasible.

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Final Draft Note:

A series of 'Site Profile Maps' will be added here. These 'Site Profile Maps' are similar to the individual site maps in the Industrial section of this Chapter.

- The COR
- South of Highway 10/South of Rail Station
- Highway 10 Corridor
- Bunker Lake Boulevard/TH 47
- Alpine Drive/TH 47
- 167th Avenue/TH 47
- Anoka Border – Highway 10
- Elk River Border – Highway 10

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Economic Development Tools

The City of Ramsey has a number of financial tools available for economic development projects. Below is an overview of the most commonly used economic development tools.

GAP FINANCING:

The City's RLF and the DEED MIF programs are used to fill the financial "gap" of a particular project. A financial gap occurs when private financing and/or owner equity cannot fund an entire project. Commonly, these programs are used to purchase equipment; however, other eligible uses exist. Interest rates and terms are negotiable.

DEED JOB CREATION FUND:

DEED assistance to projects that have capital investment and provide well-paying jobs. Program would allow for a company to receive a 5% rebate on capital expenditures (construction costs, materials etc.) up to $500,000. In addition, this program allows for up to $500,000 in job creation rebates based upon jobs created and their salary levels.

PROPERTY TAX PROGRAMS:

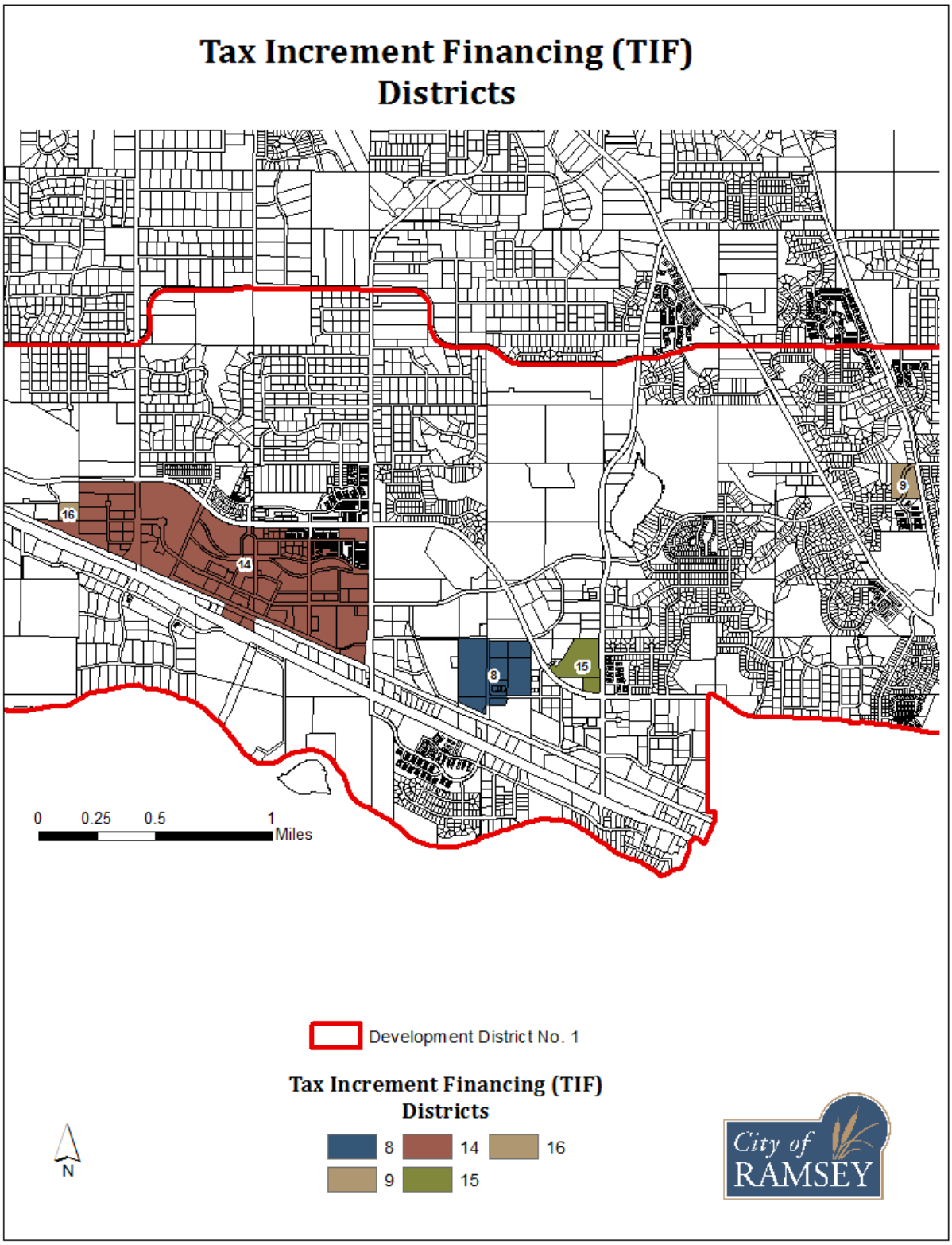
Tax abatement and TIF are local tax programs typically used for public infrastructure or land acquisition costs. In general, both programs work by capturing property taxes generated by a particular parcel then dedicating said tax revenue for a specific project cost.

Eligibility for financing tools based on the merit of an individual project, compliance with specific program requirements and in many cases approval from the Ramsey EDA and City Council. The City of Ramsey targets quality projects with high quality job growth. Typically, projects require owner equity and/or private financing. Most programs require specific job creation goals and annual reporting.

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Tax Increment Financing

Figure 2: Tax Increment Financing District



Economic Development Implementation

The Metropolitan Council's Regional Development Framework, ThriveMSP 2040, outlines roles for the Metropolitan Council and Ramsey for land use policy. Specific to land use policy, the Metropolitan Council has set a goal for the region to achieve Economic Competitiveness.

Ramsey Role	Metropolitan Council Role
• Consider how local efforts to focus economic development strategies along existing commercial centers (historic downtowns or commercial corridors) can contribute to the region's overall economic competitiveness through enhanced integration of local and regional planning efforts. • Protect sites for highway-, river- and rail-dependent manufacturing and freight transportation needs from incompatible uses and identify local land supply and transportation needs for effective use of those sites. • Identify important multimodal intersections, alternative freight routes, key intersections, and other existing opportunities that may contribute to local and regional economic competitiveness.	• Invest in regional amenities and services, including transit, regional parks and trails, and bikeways to support the Emerging Suburban Edge area as an attractive place to locate and do business. • Promote local planning around key intersections, regional infrastructure, and business needs. • Support the development of workforce housing to provide nearby housing options for employees of local employers. • Convene interested partners to further strategies towards increasing regional competitiveness and include discussion of how Emerging Suburban Edge communities can contribute to the region's overall economic growth.

Economic Development Tactics

- Maintain and Expand our Employment Base
  - Continue our Business Retention and Expansion Efforts.
  - Build Out the Bunker Lake Industrial Base.
  - Plan for the Highway 10 Business Park (next Business Park after Bunker Lake Industrial Park).
  - Make sites shovel ready.
  - Provide incentives to achieve our economic development goals.
  - Be flexible with zoning.
- Increase Retail Options for Residents and Businesses
  - Continue and Expand Current Marketing and Recruitment Efforts for New Retailers.
  - Improve Access and Visibility for Retailers from Key Corridors.
  - Consider free land and incentives.
  - Directly recruit businesses.
  - Execute a marketing campaign to draw businesses.
  - Coordinate with existing efforts (Anoka County, DEED, Chambers of Commerce, etc.)
- Improve Highway 10
  - Establish a Stakeholder Group for Highway 10.
  - Improve Traffic Conditions (Complete Highway 10 Traffic Plan).
  - Create a sustainable funding plan for right-of-way acquisition and construction.

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    - Remove Blight and Public Nuisances (Complete Highway 10 Land Use Plan).
- Complete Built-Out of The COR according to the approved Development Plan.
    - Complete the Development Plan Update.
    - Continue Current Recruitment Efforts.
- Improve the Image of Ramsey and its Neighborhoods, Business Districts, and Key Corridors
    - Improve signage.
    - Grade separate rail crossings to eliminate physical barriers.
    - Remove Blight and Public Nuisances at the Rum River Hills Node.
    - Remove Blight and Public Nuisances at the Highway 47 Corridor.
    - Improve Relationships Communitywide to Remove Blight and Public Nuisances.
- Create a Robust Offering of Recreational Opportunities that benefit Businesses.

Ongoing Policies

- Organization should be business-friendly (City Council, Advisory Boards, Staff)

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City of Ramsey 2040 Comprehensive Plan Update

Housing Plan

Background on this Document

This document is a draft of the narrative to be used in the 2040 Comprehensive Plan Update. This is not a final version or actual layout. This document will be reviewed and revised multiple times. The City will try to add additional maps and figures to better tell the story of this vision.

Our Mission

It is our mission to work together to responsibly grow our community, and to provide quality, cost-effective, and efficient government services.

Our Vision

Ramsey will evolve through citizen-driven, collaborative processes that respect the balance and connectivity between its unique urban, rural, and natural environment for current and future generations.

Imperatives

- A Balance of Rural Character and Urban Growth
- A Connected Community
- An Active Community
- A Positive Learning Environment

What We Heard

Through the City of Ramsey's Open Houses, Workshops, and updates to the Planning Commission and City Council regarding the 2040 Comprehensive Plan Update, as well as working directly with the Housing Committee, the City of Ramsey has created the following vision statement:

> "We envision a community with a variety of housing options, with options for residents of all socioeconomic statuses, races, income levels, preferences, and ages. We envision a community where residents can age in place, but also one where young families want to live. Our community provides homes with rural character, homes for those who prefer a more urban environment, and amenities for homeowners and renters."

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Imperative: A Balance of Rural Character and Urban Growth

Initiative 1: Rehabilitate and Improve Housing Stock to Preserve Rural Character and Enhance Existing Neighborhoods

Initiative 2: Provide Sufficient Housing Options for all Types of Residents; Provide Lifecycle Housing Options

Initiative 3: Promote Development that Preserves the Natural Environment and Respects Residential Health

Initiative 4: Support Affordable Housing Development

Imperative: A Connected Community

Initiative 1: Ensure that discrimination does not occur against persons seeking housing in Ramsey based on age, religion, race, ethnic origin, sexual preference, gender, status with regard to public assistance, marital or familial status, or disability.

Initiative 2: Ensure that individuals of similar income levels have equal access to Minnesota Housing programs, regardless of race, color, creed, religion, national origin, sex, marital status, status with regard to public assistance, disability, familial status, gender identity, or sexual orientation.

Imperative: An Active Community

Initiative 1: Plan for multi-family and senior residential developments near transit, bicycle routes, trails, sidewalks, etc. in order to reduce building footprints, energy consumption, and reliance on automobiles.

Initiative 2: Ensure new development projects support an active lifestyle.

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Existing Housing Supply

The following tables and figures represent the current context of the City of Ramsey. The data for the following tables, graphics, and narratives were provided by the Metropolitan Council or the American Community Survey 2016 5-Year Estimates. The City of Ramsey had approximately 8,776 units in 2016, as estimated by the American Community Survey 2016 5-Year Estimates. The Metropolitan Council estimated a slightly higher number for housing units in Ramsey – 8,896.

Total Housing Units

According to the American Community Survey (ACS) 2016 5-Year Estimates, the City of Ramsey has 8,776 units. The majority of these, 97 percent, are occupied housing units. Total housing vacancy was approximately 2.6% in 2016. This low vacancy rates shows a demand for existing housing units. Due to movement in and out of units, housing vacancy cannot reach zero percent. 2.6% vacancy is an extremely healthy vacancy rate for the City of Ramsey and is on par with other cities in the region.

Table 2:

Unit Type	**Total Units**
Occupied Housing Units	8,544
Vacant Housing Units	232
Total Housing Units	8,776

Source: ACS 2016 Estimates

Total Existing Affordable Housing Units

Affordable housing is based upon the Area Median Income (AMI) of the region. Half of those in the region earn more than the AMI, and half earn less than the AMI. Housing policies for affordable housing are based upon income thresholds related to this AMI.

In the Twin Cities Metropolitan Region, the U.S. Department of Housing and Urban Development (HUD) has defined the following affordability levels for a family of four.

Table 3:

Affordability Level	**Number of Units**
Affordable at 30% AMI	128
Affordable from 31 – 50% AMI	990
Affordable from 51 – 80% AMI	5,606
Total Affordable Units	6,724

Source: Metropolitan Council Existing Housing Assessment, total housing units 8,896

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Owner vs. Renter Occupied Housing Units

The majority of Ramsey units, around 87%, are owner-occupied housing units. In these owner-occupied housing units, the average household size is approximately 3.01. Renter-occupied housing units are approximately 11% of the total housing units in Ramsey. These renter-occupied housing units have an average household size of approximately 2.58. On average, gross rent in 2016 was $1,313 per month.

Table 1:

Unit Type	**Number of Units**
Renter-Occupied Housing Units	951
Owner-Occupied Housing Units	7,593
Vacant Housing Units	232
Total Housing Units	**8,776**

Source: ACS 2016 Estimates

Unit Type	**Vacancy Rate**
Owned Housing Units	1.5%
Rental Housing Units	0.3%

Source: ACS 2016 Estimates

Housing Types

The vast majority of Ramsey residents, over 80%, live in single family detached housing. While only 4 percent of residents live within multi-family housing, over half of those that do live in a building with 20 or more units. Very few residents live in multi-family buildings with less than 20 units.

Table 5:

Housing Type	**Number of Units**	**Percent of Total**
Single Family Housing Units	**8,462**	**96%**
1-unit, detached	7,169	82%
1-unit, attached	1,293	15%
Multi-Family Housing Units	**314**	**4%**
2 units	0	-
3 to 4 units	13	<1%
5 to 9 units	47	<1%
10 to 20 units	7	<1%
20 or more units	174	2%
Mobile home units	73	<1%
Total Housing Units	**8,776**	

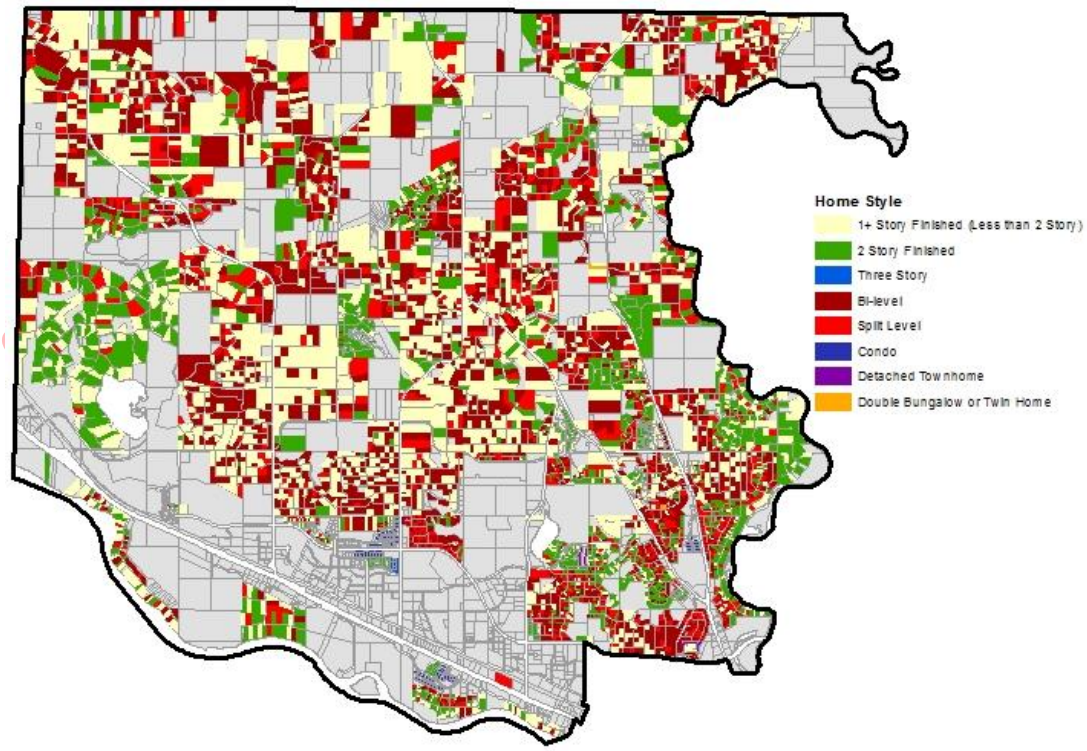
Source: ACS 2016 Estimates

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Single Family Housing Type	Count
One Story +, Less than 2 Story	2,205
2 Story	2,249
3 Story	43
Bi-Level	2,343
Split Level	1,156
Condo	580
Detached Townhome	56
Double Bungalow or Twin Home	3
No Data	576
Total	**8,635**

Source: Metropolitan Council GIS data, 2016

According to the Metropolitan Council data from 2016, the vast majority of homes in Ramsey are detached single family homes – bi-level, one story, or two story. Very few homes in Ramsey are double bungalow, twin homes, or three story homes. The map shows the geographic breakdown of these housing types. Almost all three story homes are near The COR, while one and two story homes are scattered throughout the City.

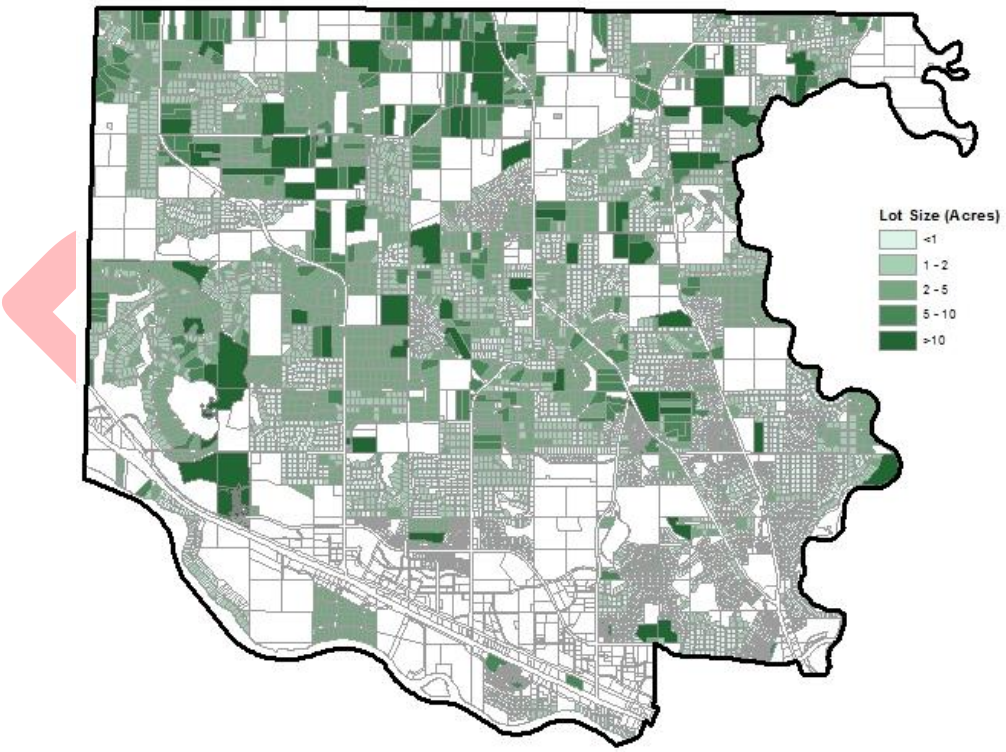


Lot Sizes

Of the residential lots with one unit (detached townhomes, single family homes, etc.), the majority are on lots less than one acre according to 2016 Metropolitan Council data. The map below shows the geographic distribution of different sized single-family residential lots. The larger lots are generally not near The COR, but are instead in the west, north, and northeast portions of the City. Lots in residential subdivisions are generally less than 5 acres, and usually less than 2 acres. Lot sizes tend to increase in the northern portion of the City, and are smaller in the central and southern portions of the City. This shift in lot size reflects the shift from rural character in the north into a more urban growth pattern in the central and southern parts of the City.

Lot Size	**Count**
Less than 1 acre	6,456
1 acre – 2 acre	1,417
2 acre – 5 acre	1,037
5 acre – 10 acre	181
10 acres or greater	111
Total	**9,202**

Source: Metropolitan Council GIS data, 2016



Publicly Subsidized Housing Units

Table 6:

Housing Type	Number of Units
Senior Housing	0
Housing for People with Disabilities	0
All other Publicly Subsidized Units	102
Total Publicly Subsidized Housing Units	102

Source: Metropolitan Council Existing Housing Assessment and HousingLink Streams Data, total housing units 8,896

Information on Publicly Subsidized Units:

The Seasons

Funding: LIHTC 9% Tax Credit
7436-7600 147th Cir NW
Year Built: 2013
Total Units: 50
Affordable Units: 49

Affordability by Bedroom
2 BR: 22
3 BR: 27

Affordability by AMI
60%: 49

Funding Dates & Programs
First known closing: 07/01/2013
Most recent closing: 07/01/2013
Earliest expiration: 07/01/2043
Last Activity: New construction

MHFA: Housing Tax Credits 9%
Close Date: 07/01/2013
Est. Expiration: 07/01/2043

Property Identifiers
HousingLink 10893
MHFA D7574
HUDLIHTC MNA2013019

Sunwood Village

Funding: Other
7550 Sunwood Dr NW
Year Built: 2016
Total Units: 47
Affordable Units: 47

Affordability by Bedroom
1 BR: 9
2 BR: 26
3 BR: 12

Affordability by AMI
30%: 4
50%: 43

Property Identifiers
HousingLink 10924
MHFA D7721

Funding Dates & Programs
First known closing: 09/24/2015
Most recent closing: 12/21/2016
Earliest expiration: 01/01/2017
Last Activity: New construction

County: County
Close Date: 12/21/2016
Expiration: 03/01/2047

MHFA: LHIA
Close Date: 12/21/2016
Expiration: 03/01/2047

MHFA: LMIR
Expiration: 03/01/2047
Close Date: 12/21/2016

MHFA: Bonds
Close Date: 12/21/2016
Expiration: 03/01/2047

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Sunwood Townhomes

Funding: LIHTC 9% Tax Credit
5350 – 5444 Sunwood Dr NW*

Year Built:	2003
Total Units:	34
Affordable Units:	27

Affordability by Bedroom

1 BR:	2
2 BR:	12
3 BR:	12
4 BR:	1

Affordability by AMI

60%:	49

Property Identifiers

HousingLink	4521
MHFA	D2743
TC9:	D2743, MNA2002095

*Some addresses within City of Anoka
Source: HousingLink – Streams Search, data through 12/31/2016

Funding Dates & Programs

First known closing:	07/01/2002
Most recent closing:	07/01/2003
Earliest expiration:	05/16/2023
Last Activity:	New construction

County: County

Close Date:	05/16/2003
Est. Expiration:	05/16/2023

MHFA: LHIA

Close Date:	05/16/2003
Est. Expiration:	05/16/2023

MHFA: ARIF

Close Date:	05/16/2003
Est. Expiration:	05/16/2023

MHFA: Housing Tax Credits 9%

Close Date:	07/01/2002
Est. Expiration:	07/01/2021

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Housing Cost Burden

According to the Metropolitan Council in 2018, 1,537 households in Ramsey are cost-burdened. Being cost-burdened is defined as spending more than 30% of your annual income on housing costs. Being cost-burdened by housing costs affects lower income residents at a higher rate than higher income residents.

In 2016, the ACS data showed that of those households making less than $35,000 annually (which is almost one third of Ramsey households), around 22% of those households spend more than 30% of their annual income on housing costs. The percent of households who spend more than 30% of their annual income on housing costs is much higher for lower income residents. Households that make more than $75,000 per year rarely pay more than 30% of their income to housing costs – less than 2%.

Approximately 17% of all households in Ramsey are cost-burdened to some extent.

Table 7:

Income Levels	Number of Households	Percent of Total
< 30% AMI	354	4%
31 – 50% AMI	438	5%
51 – 80% AMI	745	8%
Total	1,537	17%

Source: Metropolitan Council Existing Housing Assessment, total housing units 8,896

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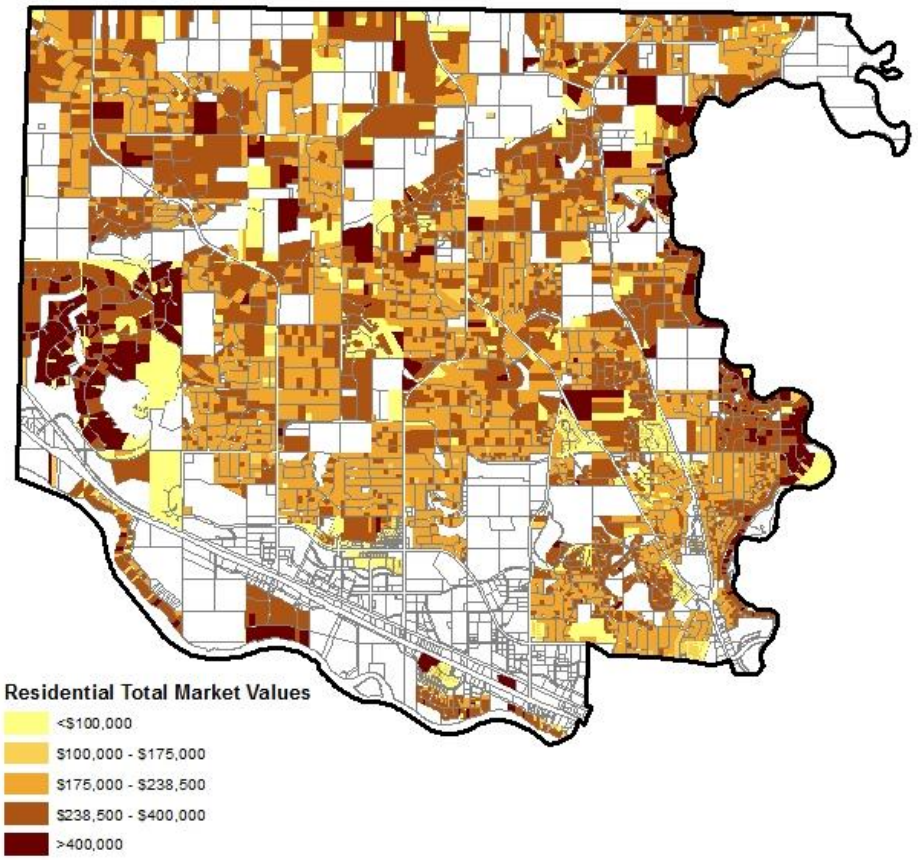
Assessed Values of Owner-Occupied Housing Units

Values above and below $238,500 are shown in the figure below. $238,500 represents the affordable purchase prize for a housing unit in 2015 for those at 80% of AMI. 2015 AMI was $86,600 for a family of four in the Minneapolis-Saint Paul-Bloomington Metropolitan Area. The median value for a home in Ramsey was approximately $210,200 in 2016.

Table 8:

Assessed Value	Number	Percent of Total
Less than $50,000	329	4%
$50,000 - $99,999	141	2%
$100,000 - $149,999	851	11%
$150,000 - $199,999	2,109	28%
$200,000 - $299,999	2,965	39%
$300,000 - $499,999	1,067	14%
$500,000 - $999,999	131	2%
$1,000,000 or more	0	-
Total Units:	7,593	
Median Value:	$210,200	

Source: ACS 2016 Estimates



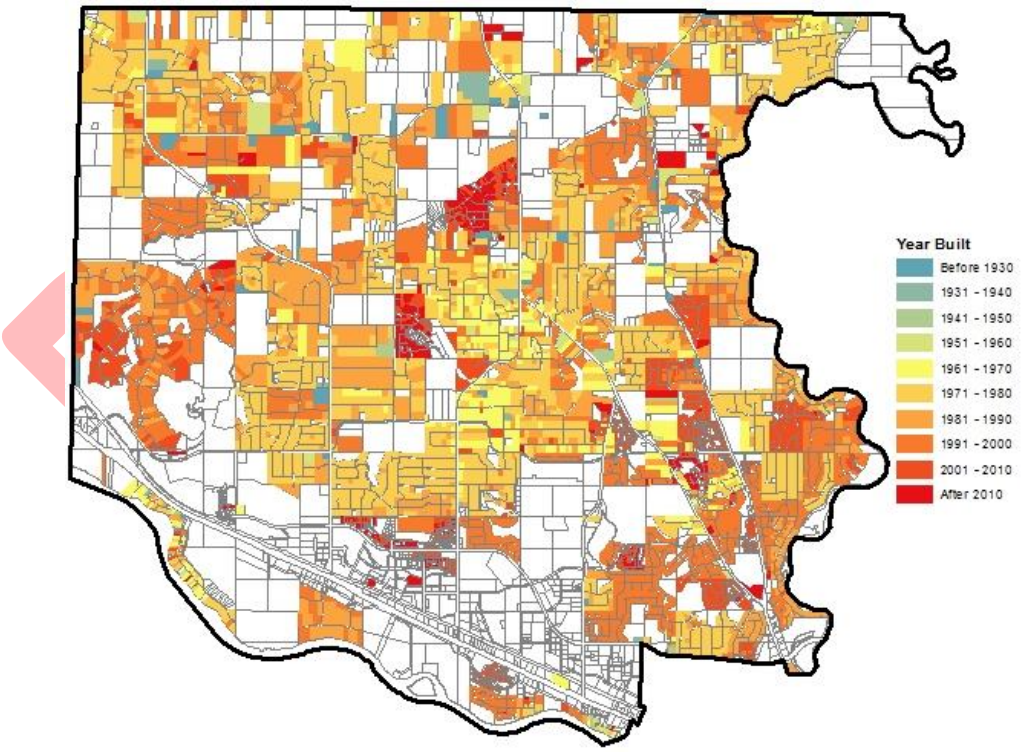
Housing Age (Single Family Homes)

The majority of single family homes were built between 1970 and 2009. Less than 10% of all single family homes in Ramsey were built outside this time period.

Table 5:

Year Built	Number of Houses	Percent of Total
Before 1939	53	<1%
1940s	16	<1%
1950s	56	<1%
1960s	375	4%
1970s	2,017	23%
1980s	1,322	15%
1990s	2,381	27%
2000s	2,397	27%
2010 to 2013	134	2%
2013 or Later	23	<1%
Total Housing Units	**8,776**	

Source: ACS 2016 Estimates



Summary of Existing Housing

Within Ramsey, most of the homes are owner-occupied, and rentals are approximately 11% of the total housing units. Ramsey has a healthy vacancy rate, less than 3%, showing the high demand for housing units within Ramsey.

Approximately 96% of all housing units in Ramsey are single family homes, both attached and detached. Only 4% of all housing units are multi-family units. Likely, future housing growth will be single family in the northern portions of the City, which represent and maintain Ramsey's rural character. Areas near The COR represent areas where multi-family housing is more likely to occur in the future, this area represents the urban, transit-oriented growth around the Northstar Commuter Rail Station.

The Future Land Use Map and Development Maps show future areas that are likely to change in land uses. There are areas in the northern half of the City that will likely accommodate future single family housing development projects.

17% of all Ramsey households are cost-burdened, and the percent of lower income residents who are cost-burdened (spending more than 30% of their income on housing) is much higher than higher income residents. Creating and maintaining affordable housing options is a key priority for the City of Ramsey, in order to support these residents.

In summary, the existing housing assessment shows that there are residents who could use assistance from the City in order to reduce their housing costs. One route to reduce the number of cost-burdened residents is to provide additional housing options, including affordable housing options, across the City. The existing housing assessment also shows that housing in Ramsey is sought-after. There is a low vacancy rate, and a low rental rate, which means that those who want to move to Ramsey likely have to buy a single family home in order to move to the community. In order to provide options for all types of residents, at all stages of life, different housing options, including multi-family options and single family rentals, the City should support these types of projects.

Most of the homes in Ramsey were built in 1970 or after, with very few built after 2010. Many of these homes will likely need reinvestment in coming years, such as putting in a new roof, updating well and septic, or upgrading the interior finishes in the home. The City could consider options to providing incentives for homeowners to make these improvements.

Land Supply

The Future Land Use Map guides the future land uses for the entire City of Ramsey. The areas designated low density, medium density, and high density residential are sufficient to absorb the City's necessary growth in housing and affordable housing allocations. The mass of the affordable housing allocation will likely be in The COR area, which provides flexibility and density bonuses for projects near the Northstar Commuter Rail Station.

With the City of Ramsey's knowledge of the area and land that is likely to develop, or projects that have been started on vacant land, the City does not expect to have any issues meeting the projected growth or affordable housing allocation.

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Existing Housing Programs

Anoka County Programs

When we would use these: The City of Ramsey cannot actively maintain or manage these programs; however, they are important to note as the City of Ramsey actively supports these programs and will lend their support to maintaining these programs in any way possible. Additionally, these tools are included in this section to provide additional resources for residents, and potential residents, of the City.

1. **Anoka County Community Action Program (ACCAP) for Affordable Housing**

Affordable Housing is a partnership between ACCAP and Anoka County Corrections to construct affordable housing in Anoka County. The goal of the program is to build two new homes each year using inmate labor to reduce construction costs making homeownership for eligible buyers very affordable. These homes are available to buyers who have completed the Home Ownership Program offered by ACCAP.

2. **Anoka County – Housing & Redevelopment Authority**

Anoka County Housing and Redevelopment Authority (ACHRA) was created in December 1994 and is responsible for the administration of federal, state, and Anoka County programs. They provide housing and redevelopment services to many communities in Anoka County, including Ramsey.

3. **Anoka County – Senior Housing**

Anoka County owns four properties, managed by Great Lakes Management Company, with market rate rental units for residents 55 years and older.

4. **Anoka County – MN Housing Rehabilitation Loan Program (MNRLP)**

Owner-occupied properties in Anoka County that are either single-family detached home, townhome, duplex, or condominium, or manufactured homes that are taxed as real or personal property can apply for eligible improvements including: Roof, furnace/boiler, insulation, radon mitigation, lead paint hazards, siding, handrails, plumbing, smoke/CO detectors, well and septic systems, electrical wiring, windows/doors. Applicants must meet the income requirements based on household size and other borrower requirements.

Regional Programs

Livable Communities Demonstration Account – Metropolitan Council Grant Fund

1. The Livable Communities Demonstration Account (LCDA) funds innovative projects that efficiently link housing, jobs, services, and transit.

   When we would use this: The City of Ramsey is actively seeking projects that align with the mission of the LCDA. Due to the funding schedule and timeline, partners in these types of applications must be able to wait approximately 6 months from application to award letters. Because of this timeline, City-initiated projects, affordable housing projects (likely for those less than 50% AMI), and senior living projects are likely the prime candidates for this program.

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2. Section 8 Housing

Section 8 programs for Anoka County are administered by the Metropolitan Housing and Redevelopment Authority (HRA), located in Saint Paul, MN.

When we would use this: The City of Ramsey attempts to support affordable housing projects that utilize the Section 8 Program by writing letters of support in their applications. In addition, the City of Ramsey will advocate for continuing this program to ensure its continuity.

3. Home Energy Loan Program

Center for Energy and Environment (CEE) offers low-interest home energy loans for homeowners to make improvements to their homes. Examples of eligible projects include: heating system upgrades, central air conditioning, light fixtures, window and exterior door replacement, attic air sealing and insulation, wall insulation and heater, and geothermal and heat pumps. Loans are typically from $1,000 - $2,000 dollars. There is no maximum income limit for these loans.

When we would use this: The City of Ramsey does not manage this program, but they do support this program. The City has resources available to residents of all income levels, and is able to point residents to Center for Energy and the Environment for additional information on which they are not experts (such as insulating attics). Specially, the City is able to direct residents whose homes have code enforcement issues to this type of program to help increase the safety, value, and appearance of the home. Because these loans do not have income limits, these are options for all residents, developers, and others throughout the City. This type of program supports small upgrades to homes that long-term increase cost savings and environmental savings. This program not only represents the City of Ramey's commitment to maintaining existing properties, but also our commitment to environmentally sensitive housing and design.

Statewide Programs

When we would use this:

1. Minnesota Housing – Coordinated Entry

Coordinated Entry is a HUD initiative to those who may be at-risk of losing their housing, or who are homeless. The Coordinated Entry initiative supports people in connecting their housing needs with the appropriate resources. Anoka County has a separate resource line to assist residents.

When we would use this: The City of Ramsey does not maintain this program, but does believe this program is an important tool they are able to point residents towards. The City of Ramsey provides a connection to this resource for residents who are at risk, or afraid of, losing their housing. They can also direct homeless individuals towards this program. The City of Ramsey will continue to support this program as they believe it is an important part of supporting their residents and maintaining their mission of equity.

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2. Minnesota Housing – Start Up Program

This first-time homebuyer program is meant to promote affordable interest rates and help homeowners better tackle their down payments and closing costs. Qualified first-time homebuyers must have a credit score of at least 640, they must meet certain income limits and must be able to obtain a mortgage from a lender. Borrowers must also attend a homebuyer education course.

In order to be eligible for this program, residents must be first-time homebuyers, have a credit score of at least 640, and meet the income requirements.

When we would use this: The City of Ramsey does not maintain this program, but believes it to be a great opportunity for potential homebuyers. Because so much of the City has naturally-occurring affordable housing, the City expects to see first time homebuyers purchasing properties in Ramsey. This type of program is an excellent tool to point those types of residents towards. Additionally, this type of program supports low-income individuals, and supports the City of Ramsey's goal and mission to provide lifecycle housing options and affordable housing options.

3. Minnesota Housing - Step Up

This is a loan can be used for home purchase or to help homeowners refinance. The loan is meant to promote affordable interest rates in the state of Minnesota. The monthly payment portion of this Minnesota Housing program is available to help buyers afford closing costs and the down payment of a home purchase. The loan allows borrowers to reduce or eliminate mortgage insurance costs. Qualified borrowers need to have a credit score of at least 640, they must meet program income limits and in some cases, borrowers must attend homebuyer education courses.

Summary:

- Loan can be used for home purchase or refinancing.
- Must have a credit score of at least 640.
- Must meet income limits.

When we would use this: The City of Ramsey does not maintain this program.

4. Minnesota Housing - Deferred Payment Loan

This loan is meant for first-time homebuyers to help ease the cost of home ownership. There are two loan options, a deferred payment loan and a plus loan. The deferred payment loan starts at $5,000 and up to $7,500. The maximum for the plus loan is higher, up to $10,000 for those borrowers who fit target criteria. Minimum credit score for qualified borrowers is 640. The borrowers must also attend a homebuyer education course. The loan term is equal to the first mortgage and has 0% interest - the loan is repaid when the property is sold, no longer the homestead of the homeowners, or the loan is refinanced.

Summary:

- Must be first-time homebuyers
- Two loan options — can borrow from $5,000 to $10,000
- Minimum credit score of 640

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5. Minnesota Housing - Monthly Payment Loan

This program is designed to help Minnesota homebuyers afford the costs of purchasing a home. Minnesota Housing has a monthly payment loan to help with 5% of the purchase price or $5,000, whichever is greater, to be put towards closing costs and the down payment. Borrowers need to get a Minnesota Housing first mortgage loan as well, which is either a Start Up (first-time homebuyers), Step Up (refinancing), or MCC (mortgage credit certificate). The ten-year loan term comes with monthly payments with an interest rate equal to first mortgage rate. Qualified borrowers need a minimum 640 credit score and must meet program income limits. Borrowers also need to attend a homebuyer education course.

Summary:

- Loan towards closing costs and home down payment
- Ten-year loan term with monthly payments
- Minimum 640 credit score
- Qualified borrowers must attend homebuyer education course

When we would use this: The City of Ramsey does not maintain this program.

6. Minnesota Housing - Mortgage Credit Certificate

This program was designed to help Minnesota homeowners better afford their mortgages. This Mortgage Credit Certificate allows homeowners to claim 35% of their mortgage interest paid every year as a federal income tax credit — this can provide households with up to $2,000 in tax savings. This certificate can used in conjunction with a Minnesota Housing mortgage, as well as the Monthly Payment Loan which helps with the home down payment and closing costs. This program is geared towards first-time homebuyers (not owned a home in at least three years and not displaced by divorce). The certificate has many qualifications like: borrowers must qualify for a mortgage on a house, meet the income limits of the program, plan to have the property as their primary residence and hold a federal income tax liability. In order to be eligible for this program, residents must be first-time homebuyers, qualify for a home mortgage, and meet the income restrictions

When we would use this: The City of Ramsey does not maintain this program.

7. Minnesota GreenStar Certification

In order to be eligible for this program, residents must be first-time homebuyers, qualify for a home mortgage, and meet the income restrictions

When we would use this: The City of Ramsey does not maintain this program.

8. Weatherization Program

The Weatherization Assistance Program through the Minnesota Department of Commerce provides free home energy upgrades to income-eligible homeowners and renters. The goal of this program is to allow homeowners to save energy and ensure their homes are healthy and safe. Weatherization services include: exterior wall and attic insulation, air leakage reduction, furnace, boiler, and hot water heater repair or replacement, and can help decrease energy costs by 30% annually. The 2017 income limit for a household of 4 to be eligible for this program was an annual income of $49,200.

When we would use this: The City of Ramsey does not maintain this program.

9. Low Income Energy Assistance Program

The Low Income Energy Assistance Program (EAP) helps pay for heating costs and furnace repairs for low-income households. In order to be eligible, households must be at or below 50% AMI for the state. This program is eligible to homeowners and renters. Services may include: payment of energy bills, education on safe energy use, repair or replacement of broken heating systems, and help with utility disconnections or fuel deliveries. The 2017 income limit for a household of 4 to be eligible for this program is $48,077.

When we would use this: The City of Ramsey does not maintain this program, but believes it to be a great opportunity for potential homebuyers. Because so much of the City has naturally-occurring affordable housing, the City expects to see first time homebuyers purchasing properties in Ramsey. This type of program is an excellent tool to point those types of residents towards. Additionally, this type of program supports low-income individuals, and supports the City of Ramsey's goal and mission to provide lifecycle housing options and affordable housing options.

When we would use this: The City of Ramsey does not maintain this program.

Federal Programs

When we would use this: Federal program are managed by the Federal Government; however, they are noted in this section of the Comprehensive Plan Update to provide additional information to residents seeking guidance or specific tools to increase homeownership. The City of Ramsey is supportive of these types of programs and will guide residents towards these programs in order to increase homeownership rates within the City, and provide opportunities for residents who many not have the option to purchase a home without these types of programs, specifically low-income residents and people of color. These programs have income limits, and therefore would be helpful for residents with lower incomes.

1. FHA Loans

Federal Housing Administration (FHA) loans typically have lower interest rates and smaller down payments than other loans. They also have low closing costs and are typically available to first-time homebuyers and those who are trying to make their homes more energy efficient (FHA Energy-Efficient Mortgage).

2. FHA Down Payment Assistance

Federal Housing Administration (FHA) loans typically have lower interest rates and smaller down payments than other loans. They also have low closing costs and are typically available to first-time homebuyers and those who are trying to make their homes more energy efficient (FHA Energy-Efficient Mortgage).

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Other Tools

10. Public-Private Partnerships

The City of Ramsey is actively creating relationships with local businesses, developers, and potential partners. The Economic Development Department works diligently to find opportunities for public-private partnerships, when private dollars can assist a public project with a mutually beneficial outcome.

When we would use this: Public-private partnerships work best when the City and the partner have similar goals and desired outcomes for a project. Potential projects that the City is actively looking at are new park spaces around affordable housing projects, a new parking ramp near affordable, multi-family housing, park spaces, and The COR, as well as roadway improvements. For new single-family housing development projects proposed through the PUD process, the City will attempt to suggest the cost-sharing of public amenities and improvements to adjacent spaces – such as parks, trails, open spaces, roadway improvements, or pedestrian crossings.

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Projected Housing Need

Ramsey's population is anticipated to steadily increase through 2040. In order to accommodate the future growth, there will need to be additional housing units within Ramsey. A variety of housing types will need to be provided in order to house residents of all income levels, stages of life, and housing preferences. For instance, young families may prefer single family homes or townhomes, while seniors may prefer a denser living environment near The COR.

By 2040, the City of Ramsey will need to provide almost 4,000 additional housing units for almost 8,000 additional residents. Population and housing projections through 2040 are shown below.

	2010	2020	2030	2040
Population	23,668	26,400	30,700	34,700
Households	8,033	9,400	11,300	13,000

Source: Metropolitan Council

Affordable Housing Allocation

The City participates in the Livable Communities Program of the Metropolitan Council, which provides access to a number of funding opportunities. As part of said participation, the City plans for an allocation of affordable housing. The total need for affordable housing in the region from 2021 – 2030 is 37,900 units. In order to reach this total need, the City of Ramsey will need to provide an additional 499 units by 2030. The breakdown of unit types is shown below.

Affordable housing is defined by different affordability levels depending on tenant income. Affordability levels for necessary affordable housing in Ramsey is shown at three different levels below. 292 units will be required for those who make less than 30% Area Median Income (AMI). In 2015, annual income for those in this type of housing would need to be less than $25,980 as the 2015 AMI was $86,600 for a family of four in the region.

The need for affordable housing is shown below. As the City of Ramsey meets its affordable housing need, less Ramsey residents will experience a housing cost-burden. These residents, many of whom are members of the workforce in Ramsey and surrounding communities, can reside in our community without fear of homelessness.

Table 8:

Affordability Level	Number of Units
At or Below 30% AMI	292
31% to 50% AMI	167
51% to 80% AMI	40
Total Units	499

Source: Metropolitan Council Existing Housing Assessment, total housing units 8,896

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Imperative: A Balance of Rural Character and Urban Growth

Initiative 1: Rehabilitate and Improve Housing Stock to Preserve Rural Character and Enhance Existing Neighborhoods

Tactic	Priority	Responsible Party	Resources
Provide Incentive-Based Approaches for Individual Improvements to Private Properties	Immediate	Community Development	
Eliminate blighting influences such as unkempt yards, glaring lights, unscreened storage, noise, inappropriate vehicle storage, etc.	Immediate	Community Development	
Create a policy allowing accessory dwelling units (ADUs) on single family lots in order to maintain rural character while increasing lifecycle housing options and increasing affordability levels	Immediate	Community Development	
Identify and remove substandard housing units that are economically unfeasible to rehabilitate	Long-term	Community Development	
Create a simple webpage that allows residents to anonymously voice code enforcement concerns	Immediate	Community Development	
Create relationships with neighborhood leaders and Community Development Staff	Long-term	Community Development	

Initiative 2: Provide Sufficient Housing Options for all Types of Residents; Provide Lifecycle Housing Options

Tactic	Priority	Responsible Party	Resources
Complete housing needs assessment and analysis	Immediate	Community Development	$15,000

Initiative 3: Promote Development that Preserves the Natural Environment and Respects Residential Health

Tactic	Priority	Responsible Party	Resources
Promote improvements to existing housing that meet or exceed energy efficiency standards and implement sustainable design features	Opportunity Driven	Community Development	

Initiative 4: Support Affordable Housing Development

Tactic	Priority	Responsible Party	Resources
Monitor the City's housing supply to ensure quality, low-income options	Immediate	Community Development	

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Imperative: A Connected Community

Initiative 1: Ensure that discrimination does not occur against persons seeking housing in Ramsey based on age, religion, race, ethnic origin, sexual preference, gender, status with regard to public assistance, marital or familial status, or disability.

Tactic	Priority	Responsible Party	Resources
Create Fair Housing Policy for City	Immediate	Community Development	
Provide resources to Ramsey residents, and those looking to become Ramsey residents, regarding Fair Housing policies at the state and local level	Opportunity Driven	Community Development	
Direct developers to the Affirmative Marketing Toolkit from the Fair Housing MN Resource Guide to make it easier for providers to meet federal requirements for planning fair housing	Opportunity Driven	Community Development	

Initiative 2: Ensure that individuals of similar income levels have equal access to Minnesota Housing programs, regardless of race, color, creed, religion, national origin, sex, marital status, status with regard to public assistance, disability, familial status, gender identity, or sexual orientation.

Tactic	Priority	Responsible Party	Resources
Direct developers to the Affirmative Marketing Toolkit from the Fair Housing MN Resource Guide to make it easier for providers to meet federal requirements for planning fair housing	Opportunity Driven	Community Development	
Direct those seeking assistance with housing programs to Minnesota Housing programs	Opportunity Driven	Community Development	

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Imperative: An Active Community

Initiative 1: Plan for multi-family and senior residential developments near transit, bicycle routes, trails, sidewalks, etc. in order to reduce building footprints, energy consumption, and reliance on automobiles.

Tactic	Priority	Responsible Party	Resources
Allow flexibility in regulations for multi-family or senior housing projects near Northstar Commuter Rail Station	Opportunity Driven	Community Development	
Create and maintain a policy that allows for density bonuses for new projects in The COR that provide additional public amenities, such as open space dedication or affordable housing, in exchange for densities greater than the Zoning Ordinance typically would allow	Immediate	Community Development	

Initiative 2: Ensure new development projects support an active lifestyle.

Tactic	Priority	Responsible Party	Resources
Continue to require internal trails and sidewalks on adjacent roads for new residential development projects	Opportunity Driven	Community Development	
Continue to require sidewalks on adjacent roads for all non-residential development projects	Opportunity Driven	Community Development	
Encourage new non-residential development projects to include bike racks, bike storage, and locker rooms for bicycle commuting employees	Opportunity Driven	Community Development	
Encourage new residential development projects to include items such as bike racks, bike storage, workout centers, and showers	Opportunity Driven	Community Development	

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Policies

- Provide Incentive-Based Approaches for Individual Improvements to Private Properties
- Monitor the City's housing supply to ensure quality, low-income options
- Create Eliminate blighting influences such as unkempt yards, glaring lights, unscreened storage, noise, inappropriate vehicle storage, etc.
- Require environmentally-sensitive site planning, green building design, and indoor environmental quality best practices. Continue to require stormwater management, strict wetland setbacks, tree preservation standards, and environmental review on development projects.

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City of Ramsey 2040 Comprehensive Plan Update

Natural Resources Plan

Background on this Document

This document is a draft of the narrative to be used in the 2040 Comprehensive Plan Update. This is not a final version or actual layout. This document will be reviewed and revised multiple times. The City will try to add additional maps and figures to better tell the story of this vision.

Add existing background info from current Comp Plan here.

Our Vision

Ramsey will evolve through citizen-driven, collaborative processes that respect the balance and connectivity between its unique urban, rural, and natural environment for current and future generations.

Goals and Strategies

The following represents goals and strategies for the management of natural resources. Subsequent chapters will include their own goals and strategies that integrate with the above. Resources above and beyond current budget approvals are indicated in the 'Additional Resources' column.

Comprehensive Plan Strategic Imperatives

- A Balance of Rural Character and Urban Grown
- An Active Community (Parks, Recreation, and Open Space)
- A Connected Community (Transportation)
- A Positive Learning Environment

Initiatives for the Natural Resources Plan

A Balance of Rural Character and Urban Growth

- Ensure sustainability of food supply and food web
- Maintain and enhance the public community forest (boulevard tree program)
- Reduce erosion along both the Mississippi and Rum Rivers
- Preserve significant ecological resources through conservation design.
- Improve Sustainability and Resilience

An Active Community

- Improve recreation opportunities along the City's Priority Greenway Plan
- Improve water quality of Mississippi River

A Connected Community

- Improve connections to significant ecological resources

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A Positive Learning Environment

- Improve awareness for groundwater planning
- Improve awareness for solid waste reduction

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2030 Plan Accomplishments

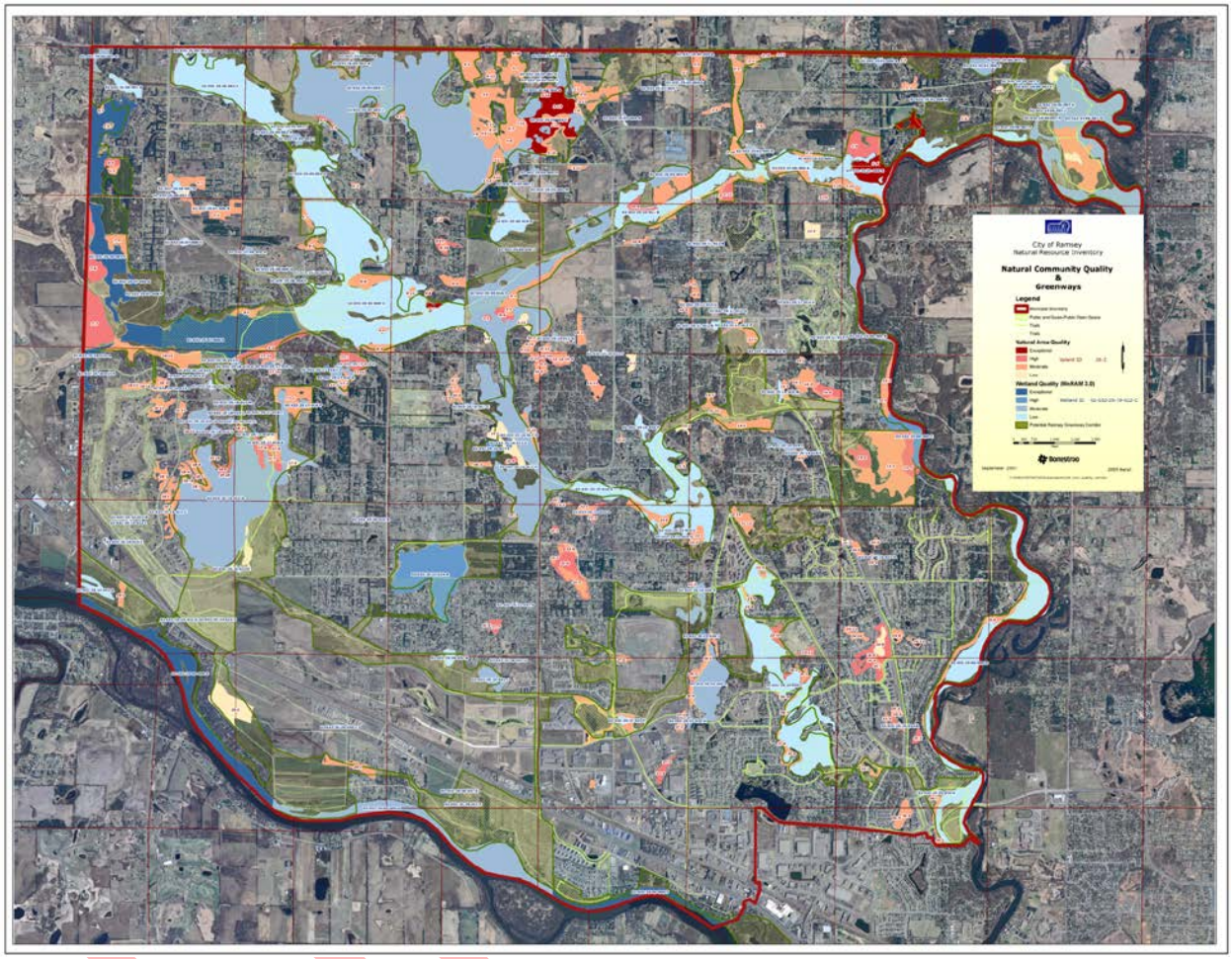
Before looking forward to what Ramsey will strive to accomplish within the timeframe of this Comprehensive Plan, it is always good to pause and look back to what it was able to accomplish over during the course of the 2030 Comprehensive Plan. The last plan was adopted in 2010. While a number of factors have changed since the adoption of the last plan, the City can celebrate a number of successes as it relates to natural resources. Subsequent chapters of the 2040 Comprehensive Plan will celebrate their own successes.

- Relied on the Natural Resources Inventory (NRI) to inform recommendations on subdivision design and areas of focused protection/preservation where feasible.
- Purchased two (2) Weed Wrenches to assist property owners with managing and eradicating certain invasive species, specifically Buckthorn.
- Protected Ramsey's rural character in many areas of the community, representing the largest land area category in the community.
- Mitigated City's financial risks associated by new developments by encouraging new development to focus near existing infrastructure.
- Ensured new development protected natural resources, made trail connections, and blended in with surrounding development.
- Employed conservation subdivision practices intended to protect existing neighborhoods and natural resources.
- Struck a balance between land use planning, policy development, natural resource protection, and private property rights.
- Refined the Tree Preservation Ordinance to establish a reforestation standard and proactively began working with developers to establish street trees rather than just front yard trees.
- Encouraged stormwater management systems/plans that incorporate rain harvesting techniques (reducing the demand on and use of groundwater for irrigation) and rain gardens (to promote infiltration and groundwater recharge).
- Employed new strategies to help residents recycle additional materials and divert more materials from landfills.
- Implemented an organics recycling drop-off program for residents.
- Secured grant funds to establish a 'mini-arboretum' of tree species native to Minnesota in North Commons.
- Continued to maintain the Tree City USA designation (twenty-five [25] years and counting).
- Updated the Floodplain Ordinance and adopted new Flood Insurance Rate Maps to remain compliant with the National Flood Insurance Program.
- Adopted an Emerald Ash Borer (EAB) Management Plan.

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Existing Natural Resources

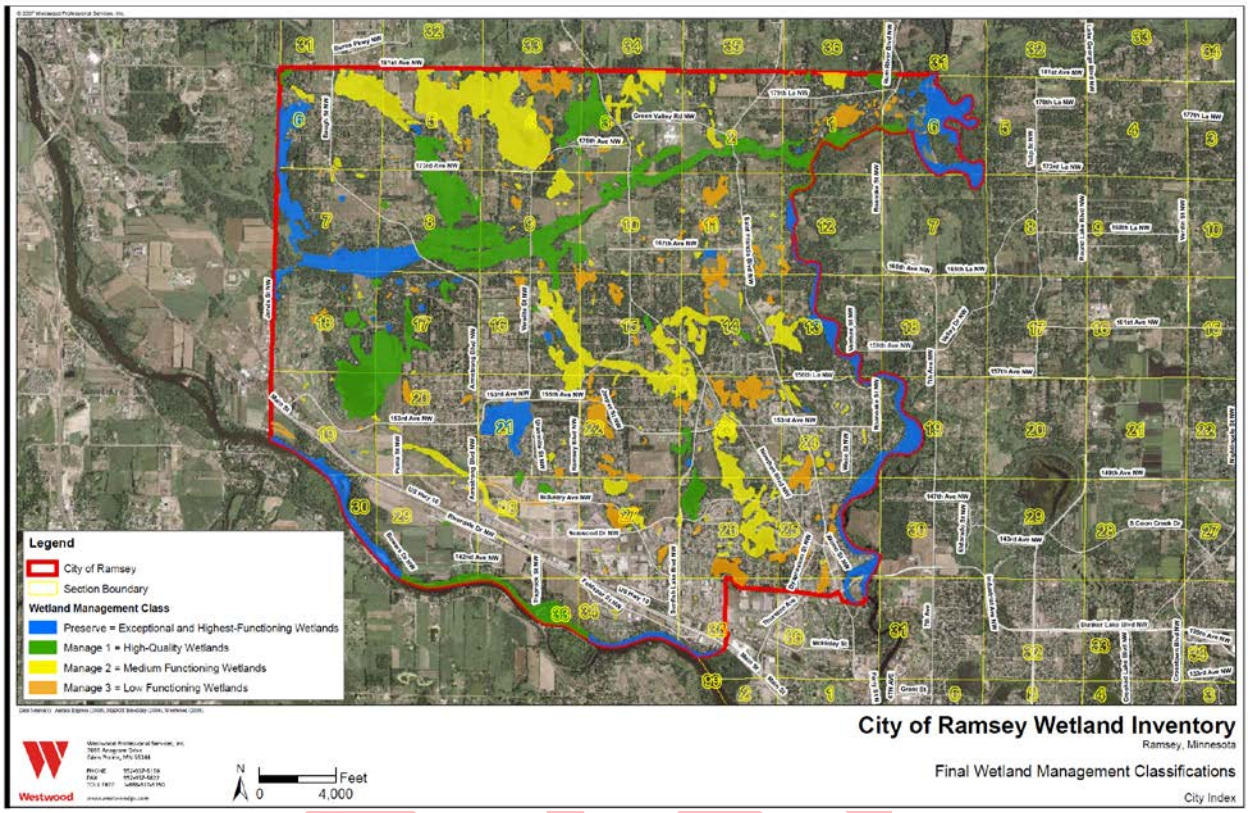
Existing Natural Resource Quality



The City's Natural Resources Inventory (NRI), which was completed in 2007, is relied upon to help inform good land use policy as it relates to stewardship of our natural resources. While wetlands are generally protected from modification by both state and federal regulations, that is not the case with high value upland areas. The NRI therefore provides a good baseline of data that helps inform Ramsey's review of proposed developments. The NRI also assists in identifying areas that may warrant greater protection from development and/or may be suitable candidate(s) for enhancement or expansion.

As part of the NRI, potential greenway corridors were identified. Thus, in addition to providing insight to the potential presence of higher value natural areas, the NRI can also be utilized as a reference and guide for critical corridor connections. As Ramsey continues to experience development pressures, the NRI will eventually need to be 'recalibrated' to ensure that it is still a meaningful and reliable data source.

Existing Wetland Quality



In 2006, Ramsey completed a Wetland Inventory utilizing the Minnesota Routine Assessment Method (MnRAM) to accompany a now repealed wetland buffer ordinance. While the wetland buffer standards are no longer codified, the Wetland Inventory is still relied upon to understand what, if any, impacts proposed development may have, especially regarding wetlands classified as high and exceptional.

Natural Resource Initiatives and Pilot Projects

Ramsey has completed a number of natural resource initiatives and pilot projects in recent years. Key programs include, but are not limited to the following.

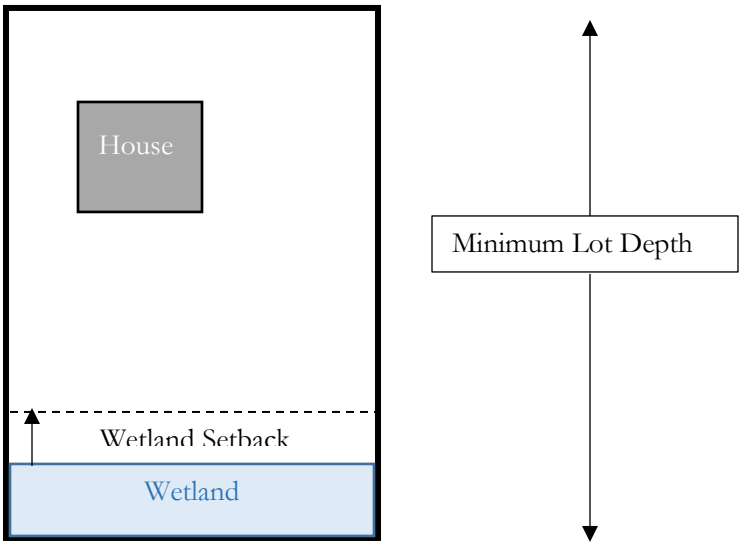
- Buildable Area Standards
- Pollinator Friendly Habitat
- Shoreline Protection

Buildable Area Standards

In 2016, the City adopted new standards related to lot depth as well as instituted a wetland setback. The purpose of both of these standards was to ensure that newly created lots would actually have sufficient buildable and usable area to accommodate typical homeowner additions, such as a deck, small shed, a yard to play in, etc. Too often, homeowners attempting to make improvements to their property were discovering that there was not sufficient space to accommodate a new deck, a detached accessory building, or even to establish what they viewed as a usable backyard. This was creating a lot of frustration on their part and was also resulting in code violations as well. By implementing these new standards, it not only assured that each newly created lot would have buildable and/or usable space beyond the footprint of their home, but also

helped to protect wetlands both from being filled in as well as from a water quality stand point (more filtration of runoff before entering the wetland).

Figure 1: Buildable Area and Wetland Setback Example



Pollinator Friendly Habitat

The City desires to encourage more pollinator friendly habitat for a multitude of reasons. First and foremost, Ramsey desires to ensure the sustainability of food supply and the food web, which relies heavily on pollinators. By promoting pollinator friendly practices and initiatives, the City not only helps foster the concept of local food through opportunities such as a local farmer's market, but also encourages the protection, restoration, and/or establishment of pollinator habitat.

Broadly speaking, pollinator habitat generally consists of native plants, shrubs and trees. Native species are generally more drought tolerant and require fewer inputs, such as water (irrigation) and chemicals (fertilizers and herbicides). Thus, by establishing more pollinator friendly habitat, the demand on groundwater for irrigation purposes should decrease. Furthermore, the reduced need for chemical applications should lower the potential of groundwater and/or surface water contamination from inappropriate application of these products on the landscape.

Protecting, restoring, and/or establishing pollinator habitat also creates habitat for a variety of wildlife. Where feasible, conglomerations of pollinator friendly landscapes can become the basis for wildlife corridors and potentially even a greenway corridor. Even small patches, such as a backyard butterfly garden, of pollinator friendly habitat can be beneficial for many pollinators whose populations are declining as habitat loss continues to incease.

Mayors for Monarchs

The City has taken the Mayors for Monarchs Pledge to affirm its support not only for the iconic monarch butterfly, but also for pollinators in general, whose habitat continues to be fragmented and/or destroyed.

Figure 2: Mayors for Monarchs Background

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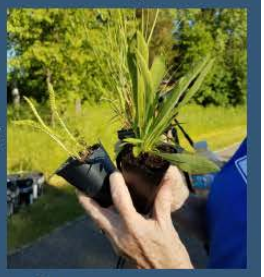
Mayors for Monarchs

Many people may not realize that Monarch butterflies play an important role in pollinating various plants, including many of our food crops. But their population has declined by more than 90% in the last two decades. That is why it is important to create special habitats for these pollinators in our yards and gardens. Recently, the City of Ramsey adopted a resolution to support pollinator initiatives throughout our community.



Ramsey Mayor, Sarah Strommen, launched the initiative by signing the Mayors for Monarchs Pledge to support Monarch butterflies in our community by implementing efforts to create, restore, and protect pollinator habitat and encouraging our citizens to do the same in their own backyards. The Mayors for Monarchs Pledge Signing event took place on June 6, 2017 at the Lake Itasca Trailhead in Ramsey.

At the pledge signing event Mayor Strommen designated a new "Monarch Trail" along the Lake Itasca Trail corridor. Together with the U.S. Fish and Wildlife Service, the City of Ramsey will be restoring six and a half acres of land along this trail to a natural habitat designed to support Monarch butterflies and other important pollinators.



Students from Youth First Community of Promise were there to jump-start the project by planting a small section of native plant plugs at this event, which was representative of the larger-scale planting that will happen this fall.

Fourth grade students from Ramsey Elementary also contributed to the event by creating 150 colorful butterflies, which served as the backdrop for this event and will also be on display in the Ramsey City Hall in honor of National Pollinator Week, June 19 - 25, 2017.

If you are interested in learning more about the Monarch butterfly, be sure to check out Ramsey Parks & Recreation's Monarch Lab on July 25. Visit www.cityoframsey.com/ParkEvents for more information on how to register.

City of RAMSEY

Lake Itasca Monarch Trail

In the summer of 2017, the City designated a portion of the Lake Itasca Trail as a Monarch Trail. This was in conjunction with the Mayor's Monarch Pledge proclamation. The Monarch Trail includes roughly seven (7) acres of land on both sides of an existing, well used trail segment along Lake Itasca. A ceremonial planting of a mixture of plugs was completed in the summer of 2017. Site preparations occurred over the following fall, winter and spring seasons. This included a prescribed burn to eliminate non-native and undesirable vegetation (forbs/grasses) and removal of red cedar and Siberian elms within approximately 100 feet of the trail. The site was then seeded with species favored by monarch butterflies and other pollinators. This project converted fallow land into a native, pollinator friendly landscape that abuts a heavily used walking/biking trail in the community. Thus, it not only created new habitat but also did so in a location that would is highly visible to the community.

Figure 3: Lake Itasca Monarch Trail

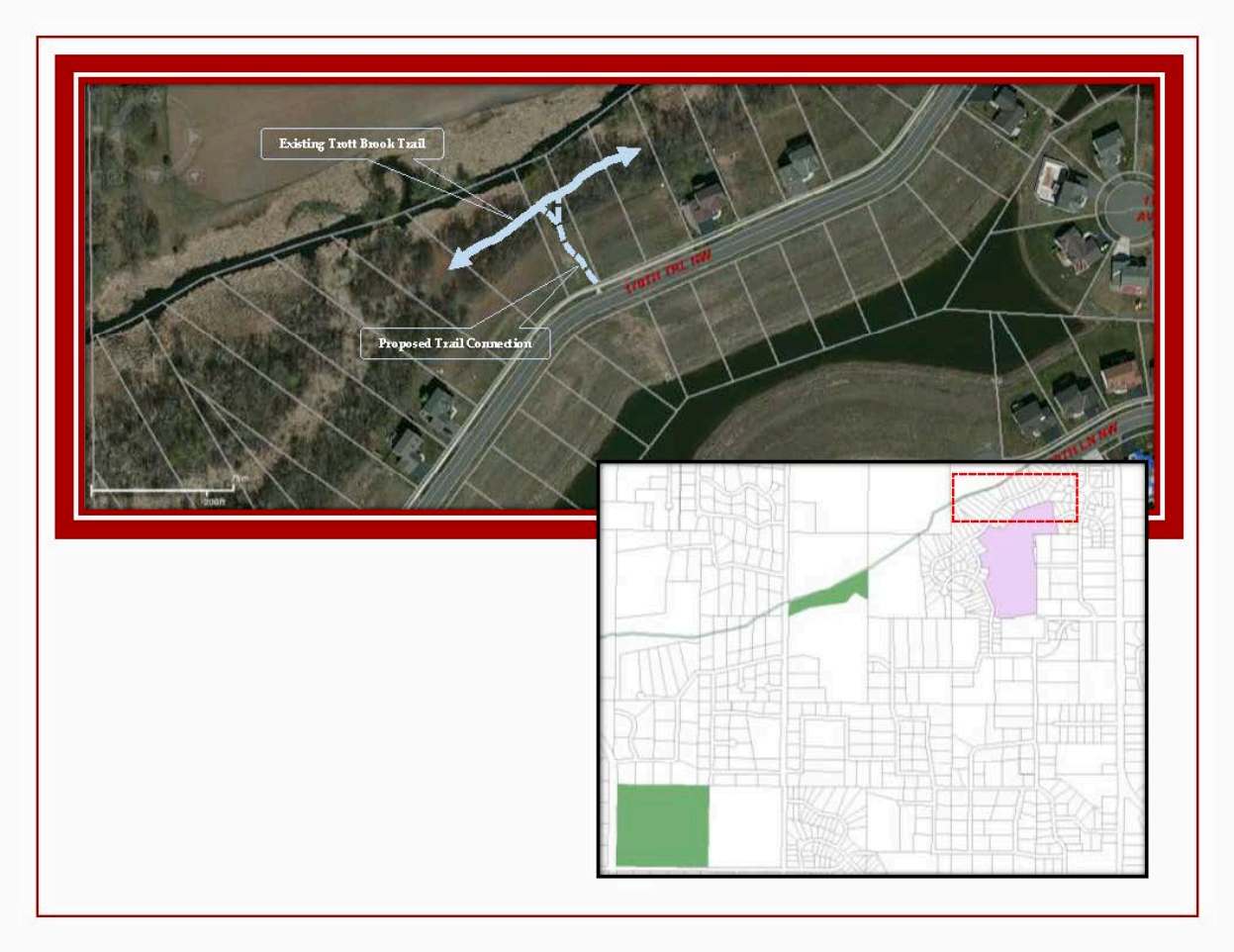
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Brookfield Trail Connection

In 2016, Ramsey identified an opportunity to create a new trail connection to the Trott Brook Trail, a very popular walking/biking trail that parallels Trott Brook. There were multiple facets to this project that, in concert, would improve mobility, create pollinator friendly habitat, promote infiltration and improve water quality. The new trail segment provided a 'mid-block' connection to the existing Trott Brook Trail. Since the existing pedestrian ramp was at the low spot in the road, an opportunity existed to incorporate a rain garden

into this project to promote infiltration and groundwater recharge while also improving the water quality of a large stormwater pond that serves as a 'water feature amenity' for this neighborhood also. Finally, rather than installing a typically turfgrass landscape that would require irrigation and regular, routine maintenance (mowing), a native, pollinator friendly landscape was established on both sides of the trail. This creates not only additional habitat for pollinators, but also will result in year round interest and variability in the viewshed.



Shoreline Protection

The Mississippi River and Rum River experience significant erosion that poses a threat to individual properties and water quality as well. The Anoka Conservation District completed an inventory of the Mississippi River shoreline in December of 2015 to assess the severity of erosion. While a formal shoreline erosion inventory has not been completed on the Rum River, the Lower Rum River Watershed Management Organization (LRRWMO), along with City Staff, do conduct annual inspections to identify potential erosion concerns (as well as potential violations of the Wild and Scenic River Overlay District).

One of the primary impetuses for the formal inventory of the Mississippi River shoreline was to identify the most problematic properties and to use that data to solicit funding assistance.

Acceptable Shoreline Stabilization Techniques

There are a number of potential acceptable stabilization techniques that can be employed. While Ramsey would look for guidance from other, more technically specialized agencies, such as the Anoka Conservation District, some potentially acceptable techniques may include:

- Vegetation
- Natural Barriers
- Rip Rap
- Wing Dams
- Other

Oftentimes, a combination of techniques may be necessary. However, each site likely will have specific conditions or circumstances that will, at least in part, determine which method(s) will be most effective.

New Preservation Efforts

Moving forward, Ramsey desires to enhance efforts in two (2) main categories.

1. Groundwater Supply Preservation
2. Solid Waste Reduction
3. Access to Solar
4. Alternative Energy
5. Greenway Planning
6. Water Quality
7. Public Realm Landscaping

Groundwater Supply Preservation

Ramsey desires to protect the quantity and quality of our groundwater supply and aquifers. The City will accomplish this goal with two (2) broad strategies.

1. Programs, Incentives, and Rebates
2. Educational Initiatives

Solid Waste Reduction

Ramsey contracts with a single hauler for curbside service for single-family residential . This not only helps with participation rates and education, but also helps reduce the number of trucks traversing local streets (less wear and tear and likely reduces air pollutants as well). The curbside program provides collection of recyclables on an every other week (EOW) schedule. Ramsey is divided into an east side and west side for collection purposes, generally along Sunfish Lake Blvd and Nowthen Blvd (with all residential properties south of Highway 10 being considered west).

In 2014, State Statute 115A.551 (Recycling) was amending to specify that by December 31, 2030, each metropolitan county will have a goal to recycle seventy-five percent (75%), by weight, of the total solid waste generated. Furthermore, it states that counties will develop or require political subdivisions within the county to develop and implement programs, practices, and/or methods designed to achieve this goal.

In recognition of this aggressive goal, Ramsey has created new and/or additional opportunities for residents to properly dispose of recyclable materials. This includes expanding the list of acceptable materials collected during Ramsey's Recycling Day events, which now accepts carpet, carpet padding, textiles, motor oil, oil filters, and antifreeze. Additionally, Ramsey has added a third Recycling Day (summer) event to provide an

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additional opportunity for residents to properly dispose of materials generally not accepted through the curbside program.

After review of a recent metropolitan waste sort (completed for Hennepin County in 2016), it is clear that organic materials represent the largest component remaining in trash. This represents a potential opportunity to boost Ramsey's recycling tonnage, which led the city to implement an organics recycling drop-off program.



Ramsey is providing 'starter kits' at no cost to encourage residents to participate in this program. There are carts located at the Public Works Campus for participants to drop off their organics. Ramsey is continuing to explore various options to expand and improve the organics program. This could include a larger scale drop-off site and/or a curbside program is yet another attempt to increase the amount of material diverted from the trash to the recycling stream.



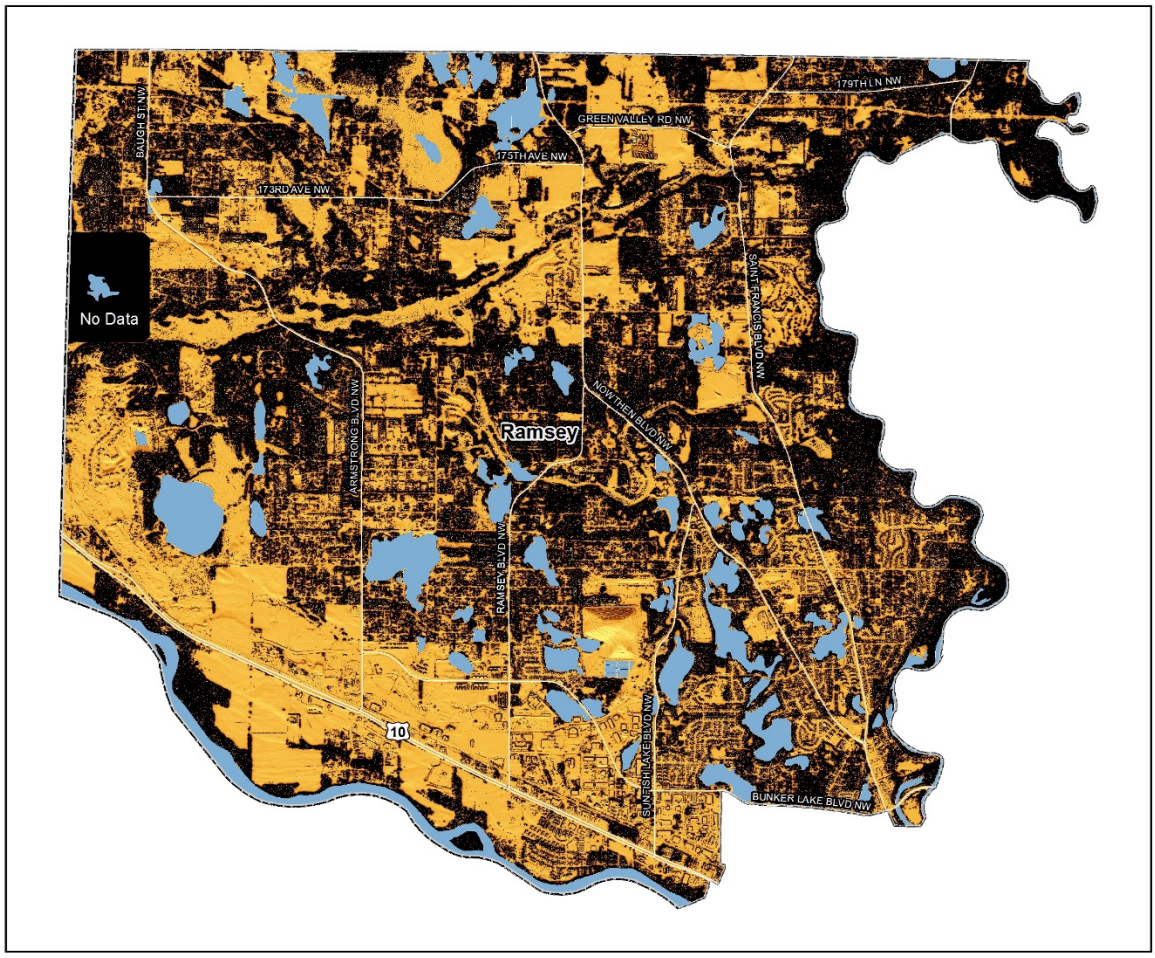
The greatest opportunity to realize significant gains in recycling, however, will likely come from the commercial sector. While Ramsey's recycling program is focused on the residential sector, primarily based on how the program is funded (Select Committee on Recycling and the Environment, aka SCORE), Anoka County does work with the commercial sector. They have partnered with Minnesota Waste Wise to conduct waste audits for interested commercial entities and guidance on how to increase recycling and reduce waste (and possibly costs too). Ramsey supports this work and will continue to explore opportunities to educate and assist the commercial sector with waste reduction measures where feasible.

Access to Solar

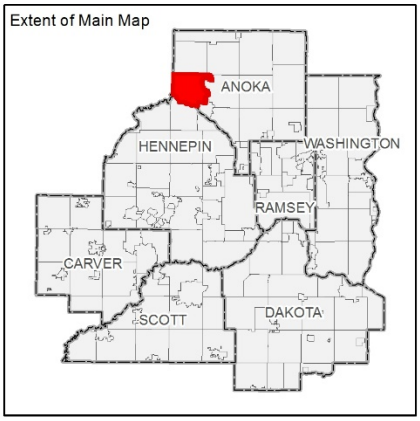
In the mid-2010s, Ramsey amended its Zoning Code to permit both ground mounted and building mounted solar arrays as an accessory use in any zoning district. This created the possibility for both the residential and commercial/industrial sectors to lawfully install solar energy systems if they so desired. In 2017, Ramsey amended its Zoning Code again to identify solar energy systems as a principal use with the issuance of a Conditional Use Permit within the Public/Quasi-Public zoning district.

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Gross Solar Potential
City of Ramsey, Anoka County



1/5/2017



0 0.5 1 2 3 4
Miles

Gross Solar Potential
(Watt-hours per Year)

High : 1266356

Low : 900001

Solar Potential under 900,000 watt-hours per year

County Boundaries

City and Township Boundaries

Wetlands and Open Water Features

Source: University of Minnesota U-Spatial Statewide Solar Raster.

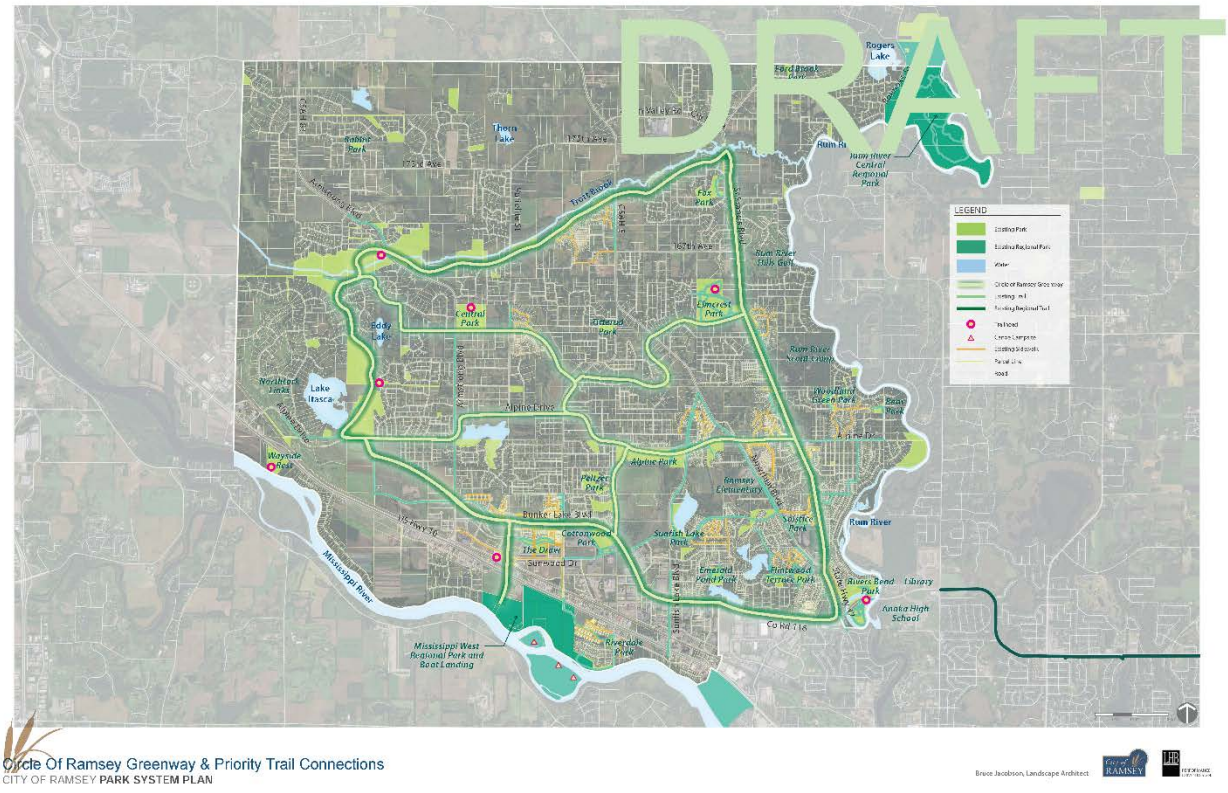
Alternative Energy

Ramsey recognizes the growing field of renewable energy sources and has taken steps over the past decade to include provisions in the Zoning Code that govern their installation. In addition to solar energy systems (as addressed above), Ramsey also permits, under certain conditions, Wind Energy Conversion Systems (WECS) and Ground Source Heat Pumps. Ramsey will continue to monitor the evolution of alternative energies and, where appropriate and supported by the community, will contemplate zoning amendments to avoid unintentionally prohibiting their installation.

Greenway Planning

Ramsey has developed a robust system of parks and trails. Trail connectivity is a key metric of success for our community. Ramsey desires to continue our tradition of prudent trail planning, connecting important recreational and ecological resources. In order prioritize limited resources to accomplish this goal, Ramsey has prioritized important trail connections around the 'Circle of Ramsey' connecting our system of Community Parks.

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Circle Of Ramsey Greenway & Priority Trail Connections
CITY OF RAMSEY **PARK SYSTEM PLAN**

Bruce Jacobson, Landscape Architect

Water Quality

Chlorides (de-icing salts) are a growing concern, not only in Ramsey but across the state, due to their likely impact on water quality. Ramsey is committed to exploring opportunities to reduce the quantities of de-icing salts used on roadways as long as it does not negatively impact safety. Options that could be considered or further investigated include an outright reduction in salt applied to roadways and parking lots, installation of pervious pavement and/or pervious concrete roads, alternative road surfaces (e.g. 'solar' roads that aid in melting snow), etc.

Public Realm Landscaping

Ramsey is committed to growing its boulevard/street tree program. A well designed urban forest addresses several of the key imperatives that were identified throughout the public engagement process. Boulevard trees aid with reducing stormwater runoff (improved water quality and increased infiltration). As Ramsey continues to develop, it will inevitably result in a greater number of vehicles on the roads. Boulevard trees will help filter out pollutants and other particulates from the air while also having a traffic calming effect. Boulevard trees also add economic and aesthetic value to neighborhoods and commercial districts.

University of Minnesota Resilient Communities Project

During the 2017-2018 Academic School Year, Ramsey partnered with the University of Minnesota's Resilient Communities Project (RCP) to advance resilience planning and goals. A summary of the projects evaluated during the academic year is found below. Project reports are available upon requests. Many of the recommendations from the RCP partnership are integrated into this document's goals and implementation strategies.



RESILIENT COMMUNITIES PROJECT

What is the Resilient Communities Project?

The Resilient Communities Project (RCP) is a cross disciplinary program at the University of Minnesota whose mission is to connect communities in Minnesota with University faculty and students to advance local sustainability and resilience through collaborative, course-based projects. Ultimately, RCP strives to

- build local capacity to address community sustainability and resilience issues
- train students to be future sustainability practitioners in their fields
- produce case studies, tool kits, and other resources that advance sustainability and resilience practice at the community scale

How does RCP work?

Each academic year, RCP selects a partner community (typically a city, county, or tribal government) through a competitive process. RCP collaborates with the selected community to identify between 5 and 30 projects— based on community identified environmental, social, and economic issues and needs—that will advance local sustainability and resilience. Then, RCP serves as a matchmaker, strategically connecting the community's projects with existing U of MN courses that can provide appropriate research or technical assistance.

Staff and stakeholders from our partner communities work closely with faculty and students to provide local knowledge and deeper insight into the issues, ensuring the work students undertake is relevant to the community context. Outcomes from each University course are documented in a final report and presentation at the conclusion of the semester. Project results are shared with the community, and disseminated through RCP's website for use by other communities.

What are the benefits to students of collaborating with RCP?

- Efficient access to high-quality and well-organized community projects
- Experience applying your knowledge and skills to real-world issues
- Opportunities to build your resume or portfolio for future job interviews
- Potential to meaningfully advance local sustainability and resilience
- Local and regional visibility and recognition for your work
- Opportunities to network with local government and industry professionals

For more information:

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Resilient Communities Project
UNIVERSITY OF MINNESOTA
Driven to Discover℠



RCP–RAMSEY PROJECTS, 2017–2018

City of RAMSEY

For the 2017–2018 academic year, RCP is collaborating with the City of Ramsey on 20 projects that will engage dozens of U of MN courses and hundreds of students to provide information, ideas, and new perspectives on locally identified sustainability and resilience issues.

Community Identity and Engagement

Every Voice Matters
Resident Engagement and Volunteerism Plan

A Gathering Place for Community
Community Center Plan

Sustaining Our Legacy
Historic Town Hall Plan

Creating Community Identify
Branding and Marketing Plan

Land Use and Transportation

Highway 10: A Community and Regional Focal Point
U.S. Highway 10 Corridor Plan

Connecting Ramsey
City-Wide Greenway Plan

A Gathering Within: An Attraction Beyond
The CDR Development Plan Update

Paying for Future Infrastructure Needs
Development Fee Study

Environmental Stewardship

Integrating Resources into Our Future
Natural Resources Management and Outreach Plan

Preventing Flood Damage and Disaster
Floodplain Communications Plan

Reduce Waste, Reuse Resources
Organics Recycling Plan

Clean Water, Clean Soil
Septic System Communications Plan

Will the Faucet Turn On?
Water Conservation Toolkit

Restoring Our Edge
Mississippi Shoreline Plan

Housing and Economic Development

Encouraging Small Business Growth and Expansion
Business Incubator Plan

Creating Housing Opportunities for All Generations
Housing Plan

Creating Destination
Retail Market Analysis

Administration

Protecting Our Investments
Asset Management Plan

Sustaining Our Team
Employee Development Plan

Employee Benefits for the Next Generation
Employee Benefits Plan

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RCP is a program of the University of Minnesota's Center for Urban and Regional Affairs (CURA).

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Printed on recycled and recyclable paper with at least 10 percent postconsumer waste material.

Natural Resources Implementation

Imperative #1: A Balance of Rural Character and Urban Growth

Initiative #1.1: Ensure sustainability of food supply and food web

Tactic	Priority	Responsible Party	Resources
Promote pollinator friendly landscape practices	Immediate	Community Development	

Initiative #1.2: Maintain and enhance the community forest

Tactic	Priority	Responsible Party	Resources
Develop a boulevard tree program	Long Term	Community Development	

Initiative #1.3: Reduce erosion along shorelines

Tactic	Priority	Responsible Party	Resources
Create a Shoreline Protection Plan for the Mississippi River	Immediate	Community Development	
Create a Shoreline Protection Plan for the Rum River	Immediate	Community Development	

Initiative #1.4: Preserve significant ecological resources during development

Tactic	Priority	Responsible Party	Resources
Create a Conservation Subdivision Design Policy	Long Term	Community Development	
Create an Overlay District for Trott Brook	Long Term	Community Development	
Implement the Mississippi River Corridor Critical Areal Plan	Immediate	Community Development	

Initiative #1.5: Improve Sustainability and Resilience

Tactic	Priority	Responsible Party	Resources
Create a Community Resiliency Plan	Long Term	Community Development	TBD

Imperative#2: An Active Community

Initiative #2.1: Improve recreation opportunities along the City's Priority Greenway Plan

Tactic	Priority	Responsible Party	Resources
Complete the Priority Greenway Plan	Immediate	Parks and Recreation	

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Imperative #3: A Connected Community

Initiative #3.1: Improve connections to significant ecological resources

Tactic	Priority	Responsible Party	Resources
Inventory potential access points to significant ecological resources	Long Term	Community Development	

Imperative #4: A Positive Learning Environment

Initiative #4.1: Improve awareness for groundwater planning

Tactic	Priority	Responsible Party	Resources
Create an Outreach Plan for groundwater planning	Long Term	Community Development	

Initiative #4.2: Improve awareness for solid waste reduction

Tactic	Priority	Responsible Party	Resources
Create an Outreach Plan for Organics Recycling	Long Term	Community Development	

Relationship to Regional Planning

The Metropolitan Council's Regional Development Framework, ThriveMSP 2040, outlines roles for the Metropolitan Council and Ramsey for land use policy. Specific to land use policy, the Metropolitan Council has set a goal for the region to achieve Orderly and Efficient Land Use.

Ramsey Role - Natural Resource Protection	Metropolitan Council Role – Natural Resource Protection
• Include goals, priorities, and natural resource conservation strategies in the local comprehensive plan to protect and enhance natural resources identified in regional and local natural resource inventories. • Conserve, protect, and interconnect open space to enhance livability, recreational opportunities and habitats. • Adopt and implement ordinances for the conservation and restoration of natural resources within the community. • Work with regional partners and regional park implementing agencies to identify, plan for, and acquire natural areas and resources prime for preservation and protection. • Plan for aggregate resource extraction where viable deposits remain accessible, as required by the Metropolitan Land Planning Act.	• Integrate natural resource protection strategies into metropolitan system plans for infrastructure investments. • Collaborate with local, regional, and state partners to expand the Regional Parks System, as appropriate, to conserve, maintain, and connect natural resources identified as of high quality or of regional importance, consistent with the 2040 Regional Parks Policy Plan. • Collaborate and convene with state, regional, and local partners to protect, maintain, and enhance natural resources protection. • Maintain an up-to-date regional Natural Resources Inventory and Assessment in partnership with the Department of Natural Resources.

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• Complete local natural resources inventories, prioritize areas to protect, and integrate natural resources conservation into local ordinances. • Conserve natural resources and protect vital natural areas when designing and constructing local infrastructure and planning land use patterns. • Encourage site planning that incorporates natural areas as part of site development and redevelopment.	• Provide technical assistance and tools for natural resources protection, conservation, and restoration. • Promote the implementation of best management practices for habitat restoration and natural resource conservation.
Ramsey Role – Water Sustainability • Incorporate best management practices for stormwater management in planning processes and implement best management practices with development and redevelopment to control and treat stormwater. • Integrate water sustainability and protection of groundwater recharge areas into local plans. Consider how development, irrigation, reductions in infiltration and inflow, and increased surface runoff impact groundwater recharge and consider conservation strategies and best management practices to mitigate these impacts. • Adopt and implement best management practices for protection of natural resources, the quality and quantity of our water resources, and the preservation of water supply. • Explore alternative water supply sources to ensure adequate water resources beyond 2040. • Collaborate and convene with state, regional, and local partners to protect, maintain, and enhance natural resources protection and the protection of the quality and quantity of the region's water resources and water supply. • Prepare and implement local water supply plans and source water (wellhead) protection ordinances, consistent with Minnesota Rules part 4720, in all communities with municipal water supply. • Plan land use patterns that facilitate groundwater recharge and reuse, and	Metropolitan Council Role – Water Sustainability • Collaborate and convene with state, regional, and local partners to protect, maintain, and enhance natural resources protection and the protection of the quality and quantity of the region's water resources and water supply. • Work to maintain and improve the quality and availability of the region's water resources to support habitat and ecosystem health while providing for recreational opportunities, all of which are critical elements of our region's quality of life. • Update regional plans for water supply and pursue environmentally sound and cooperative water reuse practices, conservation initiatives, joint planning, and implementation efforts to maximize surface water infiltration to recharge groundwater supplies. • Support economic growth and development by promoting the wise use of water through a sustainable balance of surface and groundwater use, conservation, reuse, aquifer recharge and other practices. • Provide efficient and high-quality regional wastewater infrastructure and services. • Pursue wastewater reuse where economically feasible as a means to promote sustainable water resources. • Reduce the excess flow of clear water into the regional wastewater collection system (inflow and infiltration) to protect capacity for future growth. • Require proper management of subsurface treatment systems, consistent with Minn. Rules Chapters 7080-7083, to minimize

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reduce per capita water use to protect the region's water supply. • Plan for sustainable water supply options and groundwater recharge areas to promote development in accordance with natural resources protection and efficient use of land. • Partner with other water supply providers to explore options to reduce dependence on groundwater. • Prepare and implement local surface water plans as required by Minnesota Rules Chapter 8410, the Metropolitan Land Planning Act, and the 2040 Water Resources Policy Plan. • Reduce the excess flow of clear water into the local wastewater collection system (inflow and infiltration). Participate in inflow / infiltration grant programs as available. • Incorporate current MPCA regulations (Minn. Rules Chapters 7080-7083) as part of a program for managing subsurface sewage treatment systems (SSTS) in the comprehensive plan and local ordinances, and implement the standards in issuing permits. Describe the conditions under which the installation of SSTS will be permitted and the areas not suitable for public or private systems. • Adopt and enforce ordinances related to stormwater management and erosion control. • Adopt and implement best management practices for abating, preventing, and reducing point and nonpoint source pollution. • Develop and adopt critical area plans and ordinances consistent with Executive Order 79-19 and Critical Area Program rules in all communities with affected lands in the Mississippi River Critical Area Corridor. • Integrate drinking water source protection into local land use decisions, particularly in Drinking Water Supply Management Areas. • Develop programs that encourage stormwater management, treatment, and infiltration.	impacts on surface water, groundwater, and public health. • Assure adequate and high quality groundwater and surface water supplies to protect public health and support economic growth and development by promoting the wise use of water through a sustainable balance of surface water and groundwater use, conservation, reuse, aquifer recharge, and other practices. • Review watershed management plans in coordination with the Board of Water and Soil Resources. • Review local water plans in partnership with the watershed organizations that approve the local water plans. • Support implementation of volume reduction techniques such as infiltration or filtration for stormwater management. • Promote the implementation of best management practices for stormwater management. • Collaborate with the Minnesota Department of Natural Resources (DNR) to provide technical assistance to local governments in implementing the Mississippi River Critical Area Program, and coordinate with the DNR in review of those plans and ordinances.
Ramsey Role – Resilience	Metropolitan Council Role – Resilience

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- Identify local measures that would result in reductions in water use, energy consumption, and greenhouse gas emissions.
- Identify local mitigation and adaptation strategies and infrastructure resiliency plans to protect against potential negative impacts to local economies, local resources, and infrastructure systems that result from more frequent or severe weather events.
- Implement compact development patterns and create more connected places to reduce auto-dependency and related generation of greenhouse gas emissions.
- Address climate change mitigation and adaptation in locally meaningful ways in the local comprehensive plan.
- Identify local measures that would result in reductions in water use, energy consumption, and emission of greenhouse gases.
- Ensure that local comprehensive plans and ordinances protect and enable the development of solar resources, as required by the Metropolitan Land Planning Act, and consider the use of other alternative energy sources as part of the planning process.
- Consider the development or use of community solar gardens (CSGs) by public and private entities to enable fuller and more economic use of the community's solar resource, including participating as subscribers, assisting in marketing community solar garden opportunities for economic development, and providing sites for gardens to be developed.
- Identify local measures to address impacts to local economies, local resources, and infrastructure systems as a result of more frequent or severe weather events.
- Identify local initiatives as cost-saving measures that may, as a result, lower energy consumption, reduce the generation of greenhouse gas emissions, preserve water supply, reduce municipal waste, or increase participation in recycling programs.
- Participate in programs that evaluate and share city practices and provide technical

- Substantially reduce energy consumption at Council facilities, improve the efficiency of the Council's vehicle fleets including Metro Transit buses, and provide information to the public and partners to lead by example.
- With regional infrastructure, planning, and operations, increase efforts to reduce water use and energy consumption.
- Identify and address potential vulnerabilities in regional systems as a result of increased frequency and severity of storms and heat waves. Maintain dikes, emergency generators, and response plans for Council facilities facing extreme weather.
- Use the Council's investments and planning authorities to contribute toward meeting statutory goals for reductions in the generation of regional greenhouse gas emissions.
- Convene regional discussions about goals for climate change mitigation and adaptation.
- Encourage the preparation of adaptation, mitigation, and resiliency responses to climate change as part of the comprehensive plan update.
- Develop, collect, and disseminate information about climate change, including energy and climate data, GreenStep Cities best practices, and the next generation of the Regional Indicators data.
- Work with the State of Minnesota on a greenhouse gas emissions inventory that informs regional discussion on emissions reduction.
- Provide technical assistance and toolkit resources to communities in integrating climate change mitigation and adaptation strategies as part of local comprehensive plans.
- Develop and strengthen partnerships with experts in climate change to better assist and inform local communities on how best to evaluate and develop local climate changes strategies.
- Encourage communities to participate in regional programs which support efforts to

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support, such as the GreenStep Cities program and the Regional Indicators Initiative.	inform, plan for, mitigate, adapt, and respond to climate change issues of local significance such as water conservation, stormwater infrastructure adaptation, greenhouse gas reduction, use of alternative energy sources, infrastructure planning, and hazard mitigation planning. • Provide technical references and resources for communities seeking to mitigate and adapt to climate change in their own facilities and in their communities. Examples of these resources include stormwater, wastewater, and water supply management practices, and transit and land use planning. • Provide, or collaborate with partners to provide, technical references, and resources for communities seeking to mitigate and adapt to climate change, in their own facilities and in their communities, including, but not limited to, stormwater, wastewater, and water supply management practices,

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Introduction

Designated by Governor's Executive Order in the 1970s, the Mississippi River Corridor Critical Area (MRCCA) is a land corridor along the Mississippi River in the Twin Cities Metropolitan Area governed by special land planning requirements and land development regulations. These regulations, which are implemented through local MRCCA plans and ordinances, protect and preserve the natural, scenic, recreational, and transportation resources of this section of the Mississippi River. The MRCCA comprises 72 miles of river and 54,000 acres of surrounding land in 30 local jurisdictions.

Ramsey adopted its first Critical Area Plan in 1980. Ramsey adopted its first Critical Area Ordinance in 1985, and has processed several amendments since that date.

Ramsey has ensured that plan preparation has included extensive public engagement. In 2013, Ramsey hosted a series of public workshops on the topic, and maintains a contact database. In addition, Ramsey's overall Comprehensive Plan Update has included the most extensive public engagement process Ramsey has hosted for any of its Comprehensive Plan Updates.

Goals for the Critical Area

- Improve water quality.
- Reduce shoreline erosion.
- Improve access to the river.
- Protect significant ecological areas.

Initiatives for the Critical Area

Improve Water Quality

Initiatives designed to advance the improvement of water quality.

- Reduce the amount of sediment entering the river.
- Reduce the amount of phosphorus entering the river.

Reduce Shoreline Erosion

- Reduce the amount of erosion of upland area.

Improve Access to River

- Provide guidance to private owners on creating private access points.
- Encourage utilization of existing public spaces to access and view the river.
- Prioritize areas of additional acquisition to improve public access to the river.

Protect Significant Ecological Resources

- Encourage the protection of significant tree canopy coverage.
- Encourage the protection of ecologically significant vegetation.
- Encourage the establishment of pollinator friendly landscaping.

Mississippi River Corridor Critical Area Districts

River Neighborhood

The river neighborhood district is characterized by primarily residential neighborhoods that are riparian or readily visible from the river or that abut riparian parkland. The district includes parks and open space, limited commercial development, marinas, and related land uses.

The river neighborhood district must be managed to maintain the character of the river corridor within the context of existing residential and related neighborhood development, and to protect and enhance habitat, parks and open space, public river corridor views, and scenic, natural, and historic areas. Minimizing erosion and the flow of untreated storm water into the river and enhancing habitat and shoreline habitat vegetation are priorities in the district.

Rural Open Space

The rural and open space district is characterized by rural and low-density development patterns and land uses, and includes land that is riparian or visible from the river, as well as large, undeveloped tracts of high ecological and scenic value, floodplain, and undeveloped islands. Many primary conservation areas exist in the district.

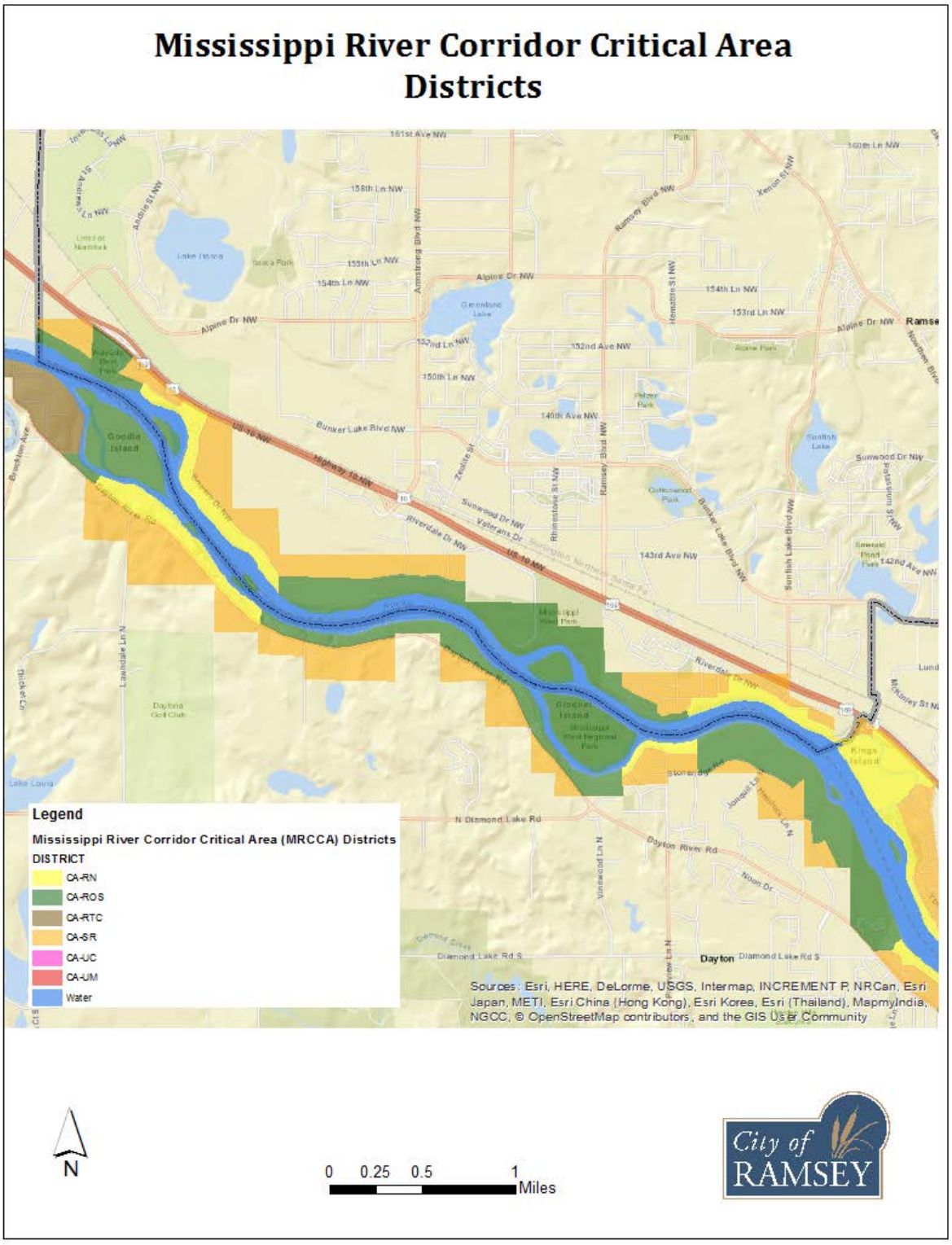
The rural open space district must be managed to sustain and restore the rural and natural character of the corridor and to protect and enhance habitat, parks and open space, public river corridor views, and scenic, natural, and historic areas.

Separated From River

The separated from river district is characterized by its physical and visual distance from the Mississippi River. The district includes land separated from the river by distance, topography, development, or a transportation corridor. The land in this district is not readily visible from the Mississippi River.

The CA-SR district provides flexibility in managing development without negatively affecting the key resources and features of the river corridor. Minimizing negative impacts to primary conservation areas and minimizing erosion and flow of untreated storm water into the Mississippi River are priorities in the district.

Figure 1: Mississippi River Corridor Critical Area Districts



Primary Conservation Areas

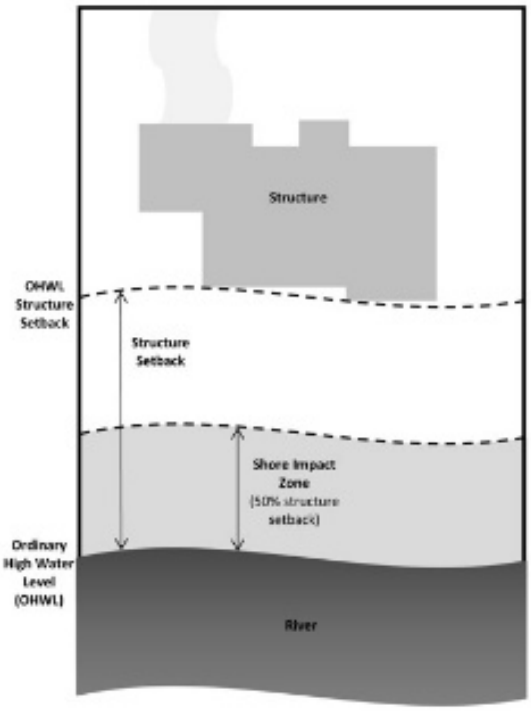
"Primary conservation areas" means key resources and features, including shore impact zones, bluff impact zones, floodplains, wetlands, gorges, areas of confluence with tributaries, natural drainage routes, unstable soils and bedrock, native plant communities, cultural and historic properties, significant existing vegetative stands, tree canopies, and other resources identified in local government plans.

General Overview and Description

Generalized maps of the Primary Conservation Areas below are included in the text below. Larger, more detailed maps are included as an appendix. Detailed maps will be available upon request.

Shore Impact Zones

"Shore impact zone" means land located between the ordinary high water level of public waters and a line parallel to it at a setback of 50 percent of the required structure setback or, for areas in agricultural use, 50 feet landward of the ordinary high water level.



Floodplains and Wetlands

"Floodplain" means the areas adjoining a watercourse which has been or hereafter may be covered by the regional flood.

Confluence with Key Tributaries

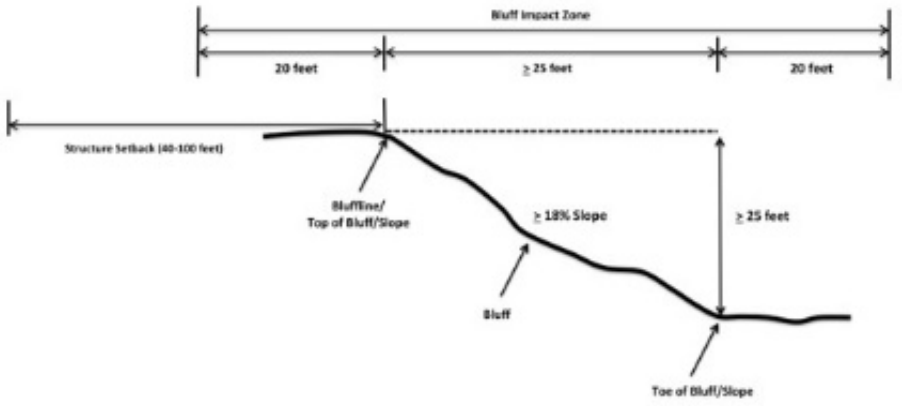
There are no confluences with key tributaries within Ramsey.

Natural Drainage Areas

The Critical Area Plan includes mapping of natural drainage areas that impact the Mississippi River.

Bluff Impact Zone

"Bluff impact zone" means the bluff and land within 20 feet of the bluff.



Native Plant Communities and Significant Existing Vegetative Stands

"Native plant community" means a plant community that has been identified as part of the Minnesota biological survey or biological survey issued or adopted by a local, state, or federal agency.

Cultural & Historic Properties

Historic property" means an archaeological site, standing structure, site, district, or other property that is:

A. listed in the National Register of Historic Places or the State Register of Historic Places or locally designated as a historic site under Minnesota Statutes, chapter 471;
B. determined to meet the criteria for eligibility to the National Register of Historic Places or the State Register of Historic Places; or
C. an unplatted cemetery that falls under the provisions of Minnesota Statutes, chapter 307, in consultation with the Office of the State Archeologist.

One area of cultural and historic significance is located in the corridor. It does not meet the definition above. The location of the first settlement in Ramsey is located within the corridor, originally known as Itasca Village. There are no remaining structures or assets from this original settlement.

Gorges

There are no gorges located in Ramsey.

Unstable Soils and Bedrock

There is significant areas of shoreline erosion located along Ramsey's Mississippi River Shoreline. This erosion is documented through a 2016 Anoka Conservation District Survey. The results of said survey are incorporated into this document by reference. Ramsey will be utilizing this information for education, outreach, and funding purposes to restore priority areas from further erosion.

Figure 2: Shore Impact Zone Map

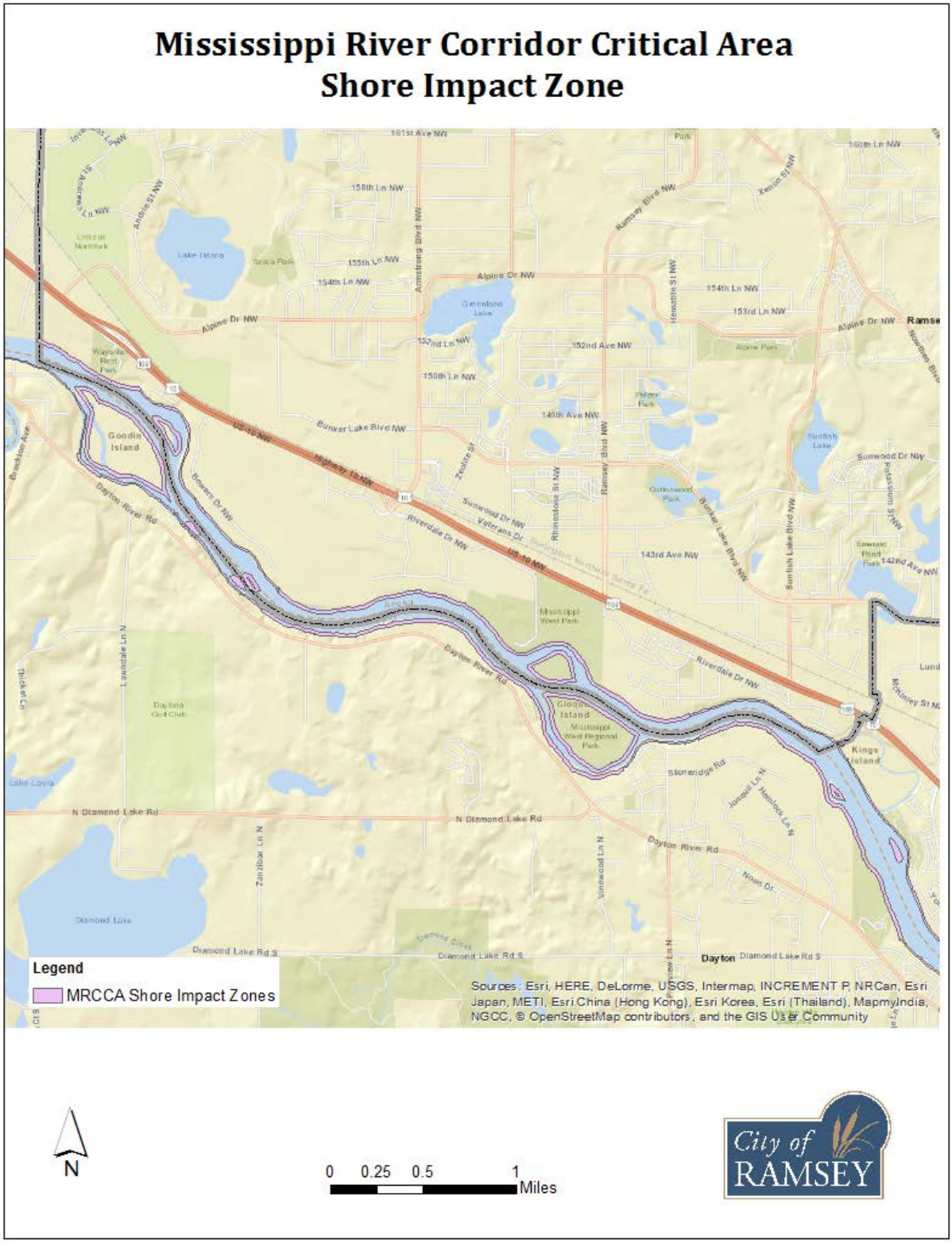


Figure 3: Floodplains and Wetlands

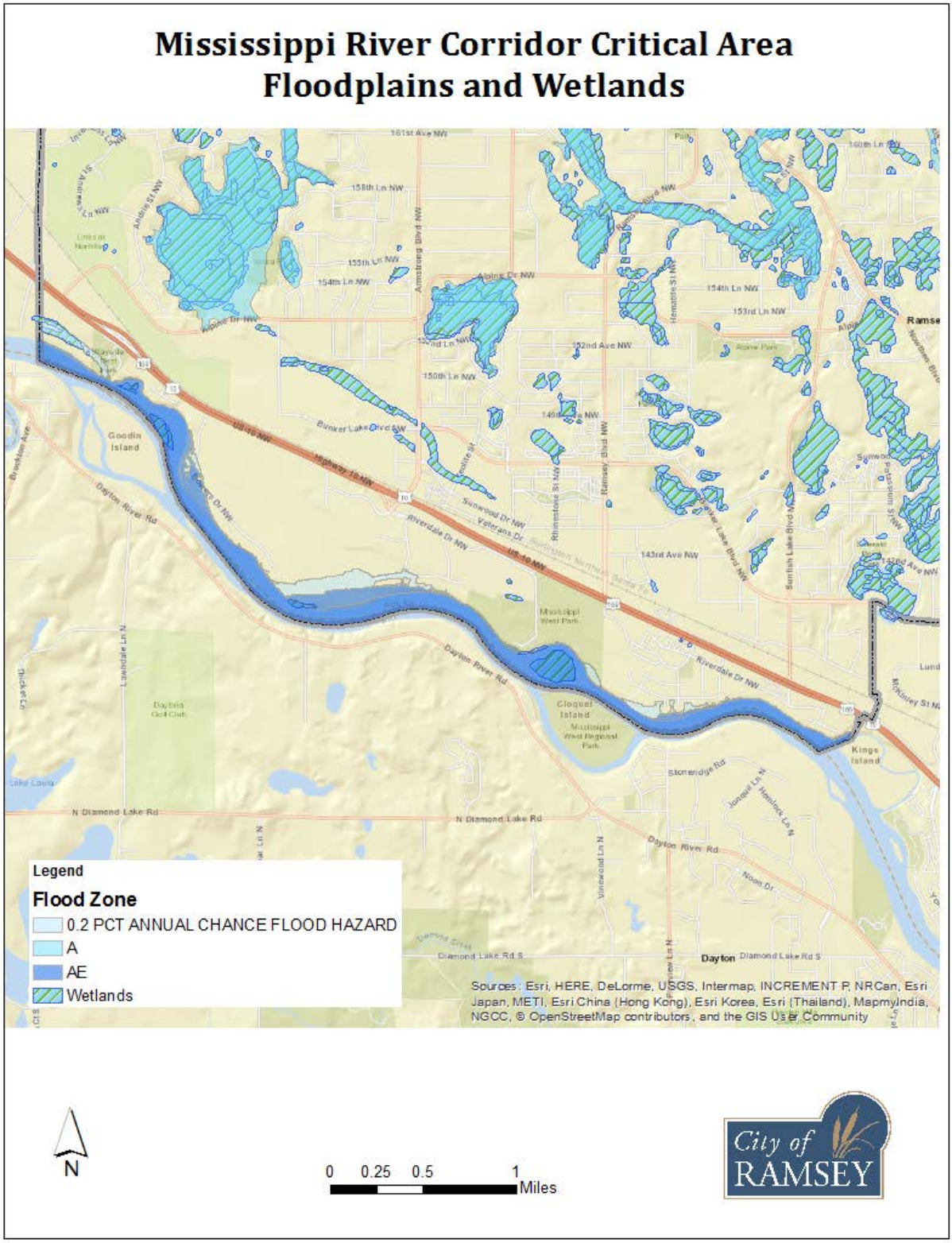


Figure 4: Confluence with Key Tributaries

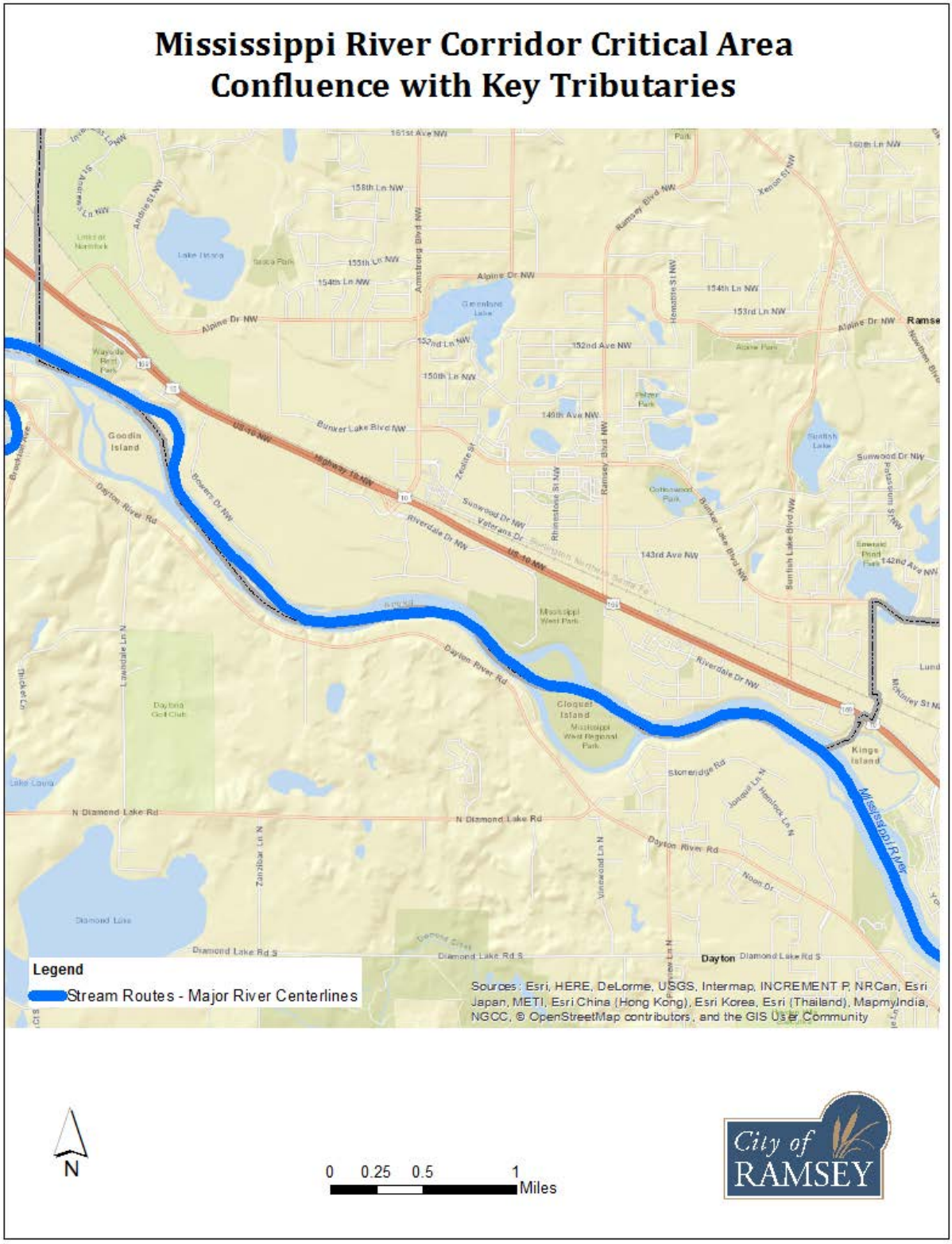


Figure 5: Natural Drainage Areas

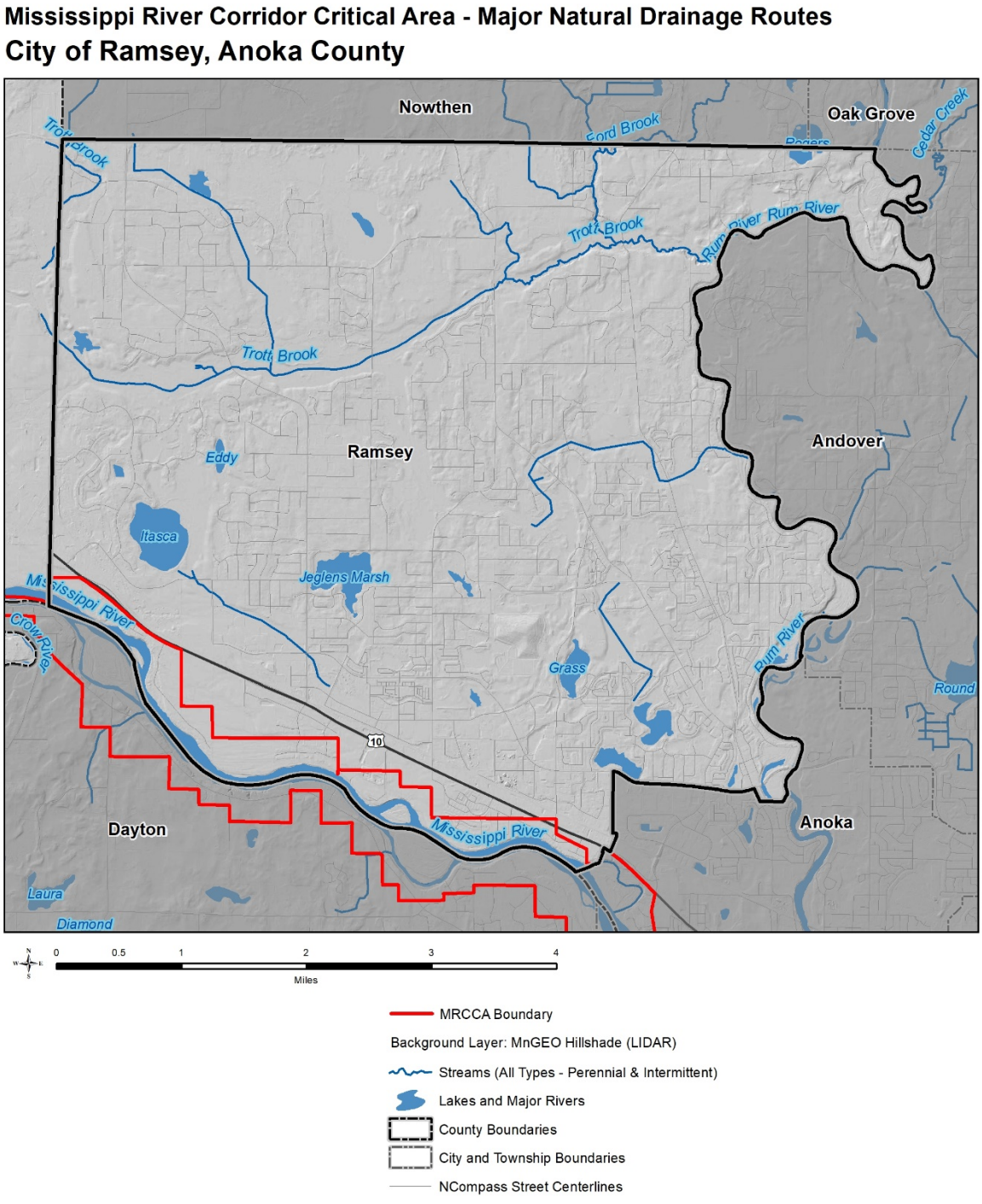


Figure 6: Bluffs and Bluff Impact Zones

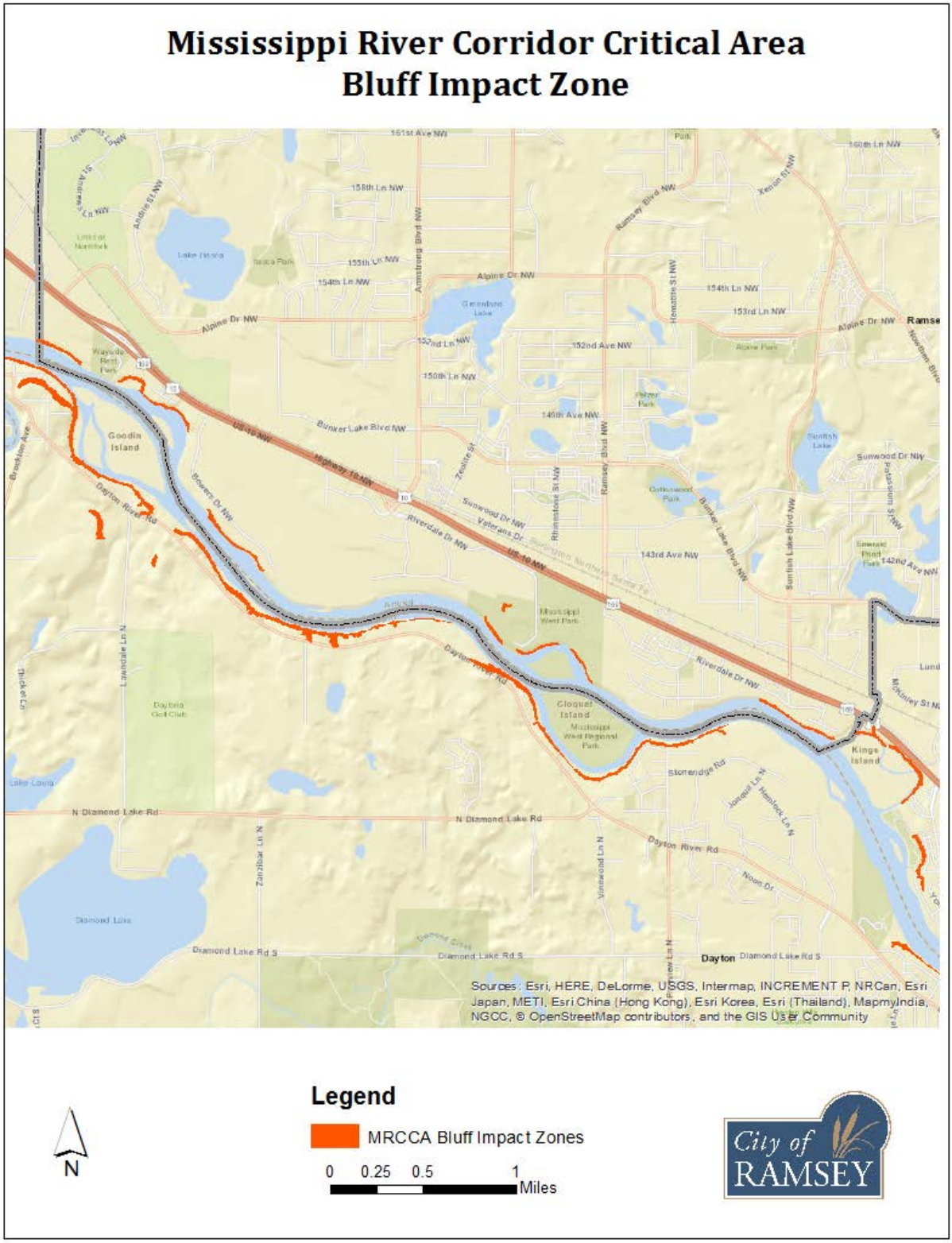
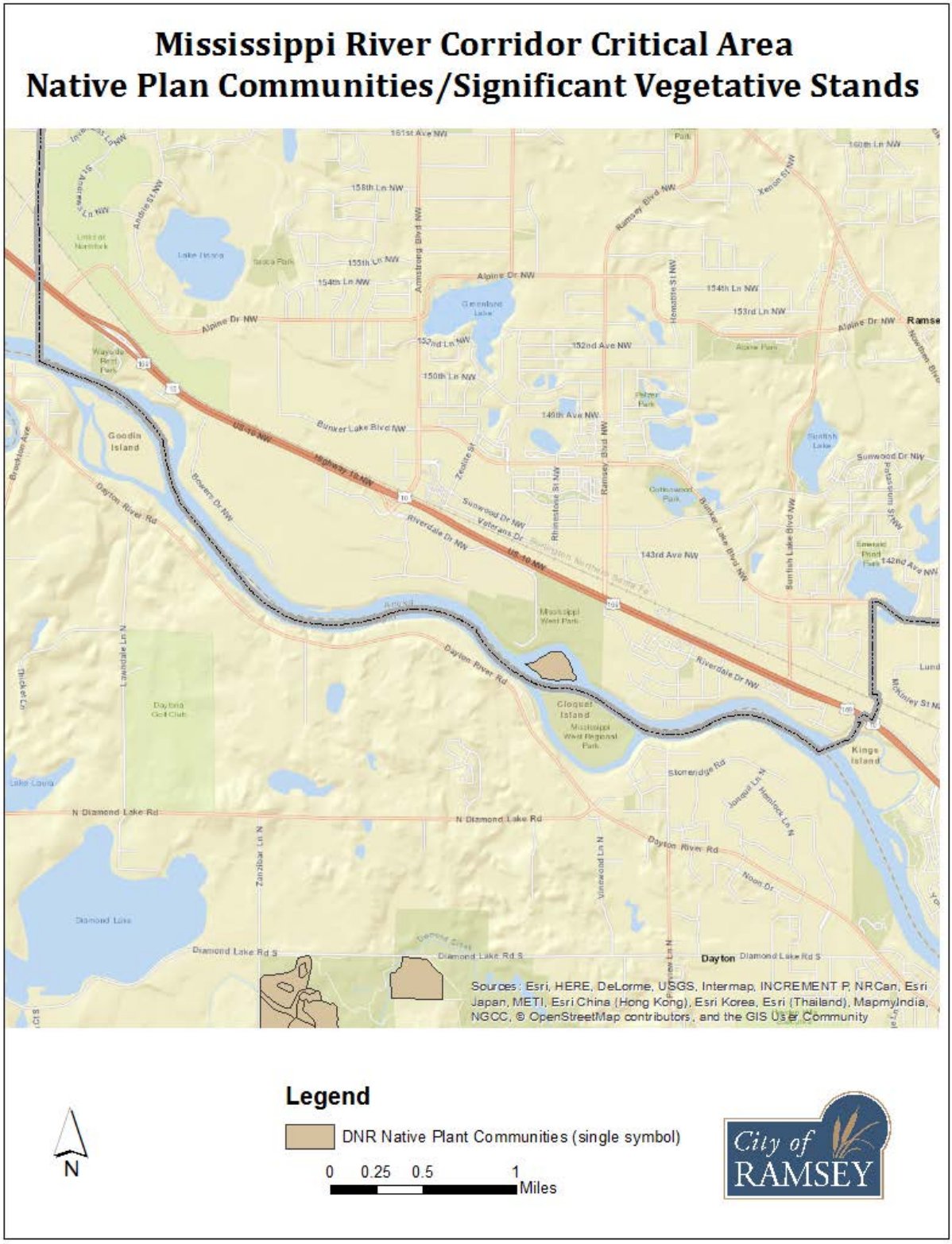


Figure 7: Native Plan Communities & Significant Existing Vegetative Stands



Public River Corridor Views

General Overview

Views Toward River from Public Places

Views Toward Bluffs from River

Rivlyn Neighborhood







Other Important Views

Priorities for Restoration

Ramsey's priority for restoration within the Corridor is protecting the Corridor from significant erosion as identified by the 2017 Anoka Conservation District Mississippi River Shoreline Inventory for Ramsey.

Figure 8: Vegetation Restoration Priorities

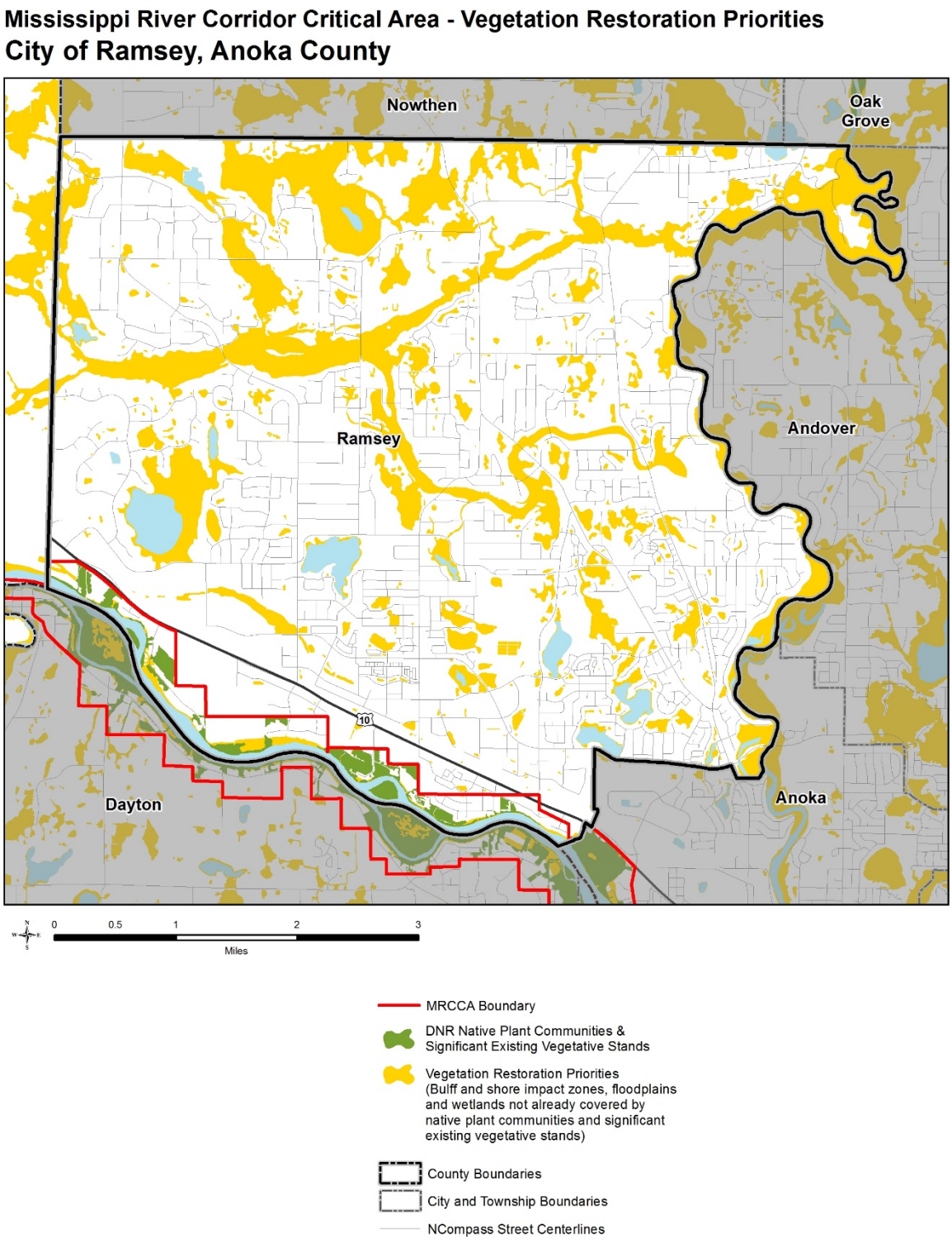
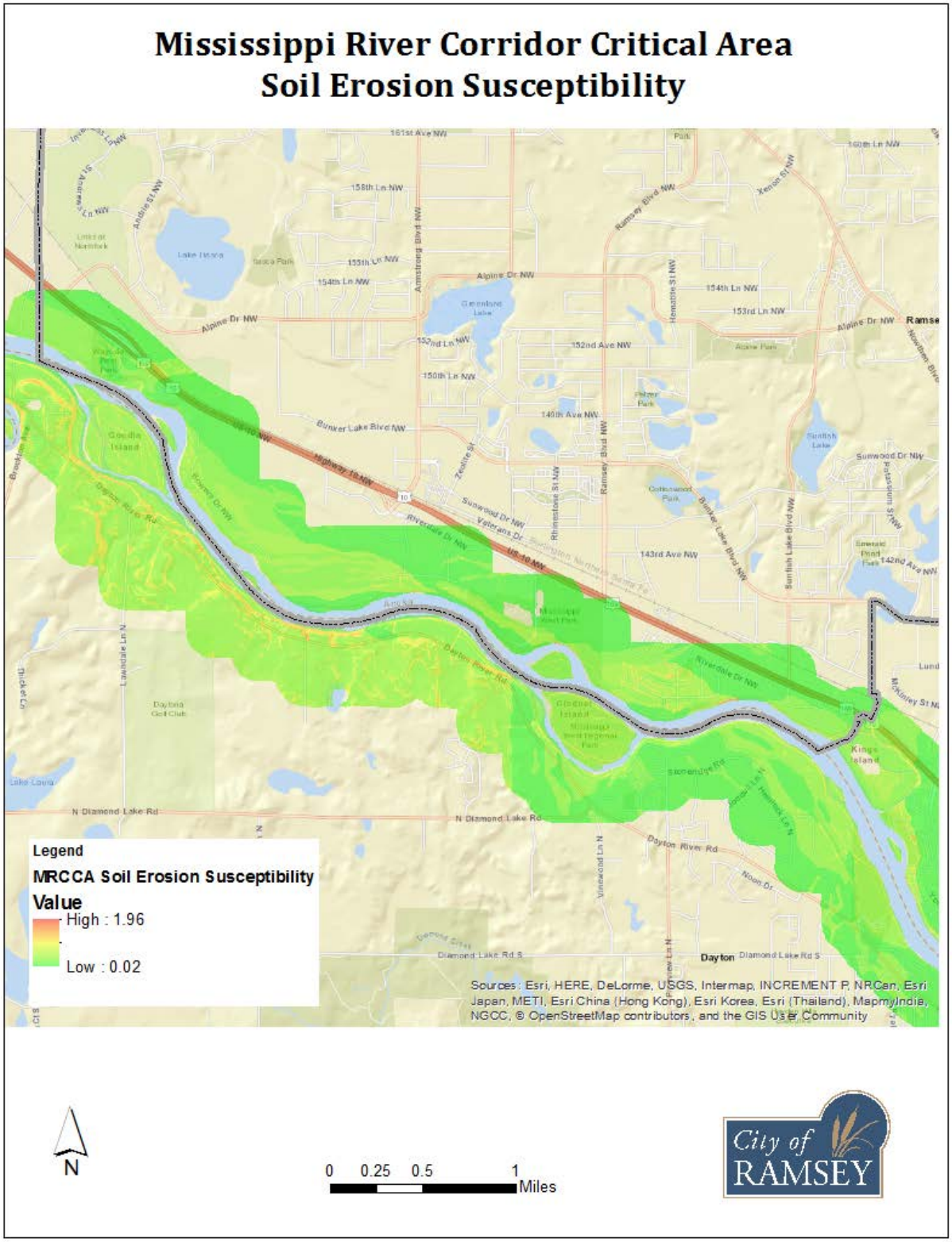


Figure 9: Soil Erosion Susceptibility



Surface Water Uses

Water-Oriented Uses

Open Space & Recreational Facilities

Existing Recreation Facilities

The Mississippi River Trail and Riverdale Park are currently located within the Corridor.

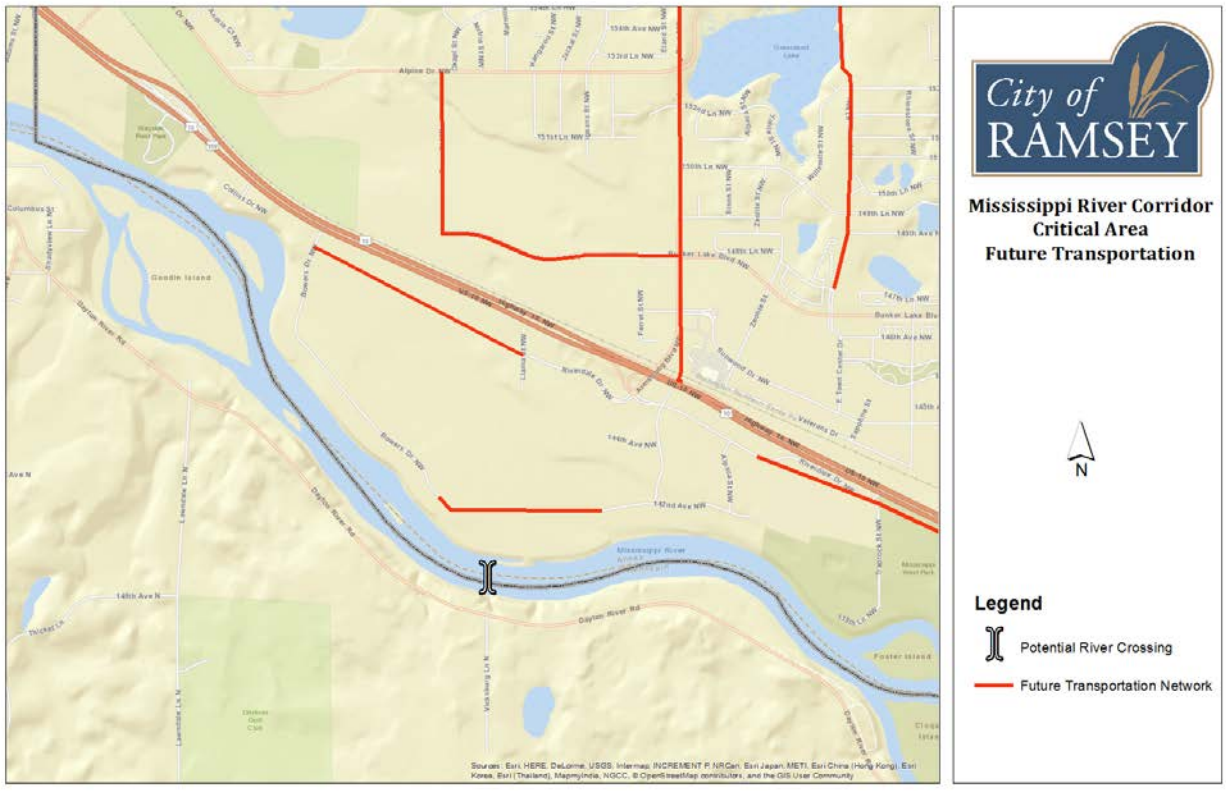
Future Recreation Facilities

The future Mississippi West Regional Park is located within the Corridor. In addition, the future alignment of Central Anoka County Regional Trail connect to the Corridor. A future component of the Central Anoka County Regional Trail is a grade-separated pedestrian crossing over the BNSF/Northstar Commuter Rail Corridor and U.S. Highway 10, known as the Mississippi Skyway.

Transportation & Public Utilities

An existing Connexus Energy Electric Transmission Line current crosses the Mississippi River connecting Ramsey and Dayton. Ramsey continues to plan for a future River Crossing between Ramsey and Dayton.

Figure 10: Mississippi River Bridge/Crossing



Policies

General

Districts/Land Use

Ramsey will implement the policies of the Critical Area by adopting the new districts within our Zoning Code.

Primary Conservation Areas

Public River Corridor Views

Restoration Priorities

Surface Water Uses

Ramsey will continue to support Anoka County's operation of a Boat Launch along Traprock Street.

Water-Oriented Use

Open Space & Recreation Facilities

Ramsey will continue to support planning and implementation for Mississippi West. Ramsey will continue to own and maintain Riverdale Park. Ramsey will continue to plan for a new municipal park along the Mississippi River between the Alpaca Estates and Bowers neighborhoods.

Transportation & Public Utilities

Ramsey will continue to support future planning for the future Mississippi River Crossing to the City of Dayton in Hennepin County.

Ramsey will continue to support Connexus Energy's electric transmission line across the Mississippi River to the City of Dayton.

Implementation

ACTION	TIMEFRAME
Ordinance/City Code Updates	
Amend MRCCA Overlay District (City Code)	2019
Amend Zoning Map	2019
Ordinance/City Code Administration	
Establish General Land Use Review Procedures	2019
Develop Administrative Procedures for Shoreline Stabilization	2019
Actively communicate with other communities to protect views they have identified in your community that are valuable, and vice versa.	2019
Establish a vegetation permitting process that includes permit review procedures to ensure consideration of restoration priorities identified in this plan in permit issuance, as well as standard conditions requiring vegetation restoration for those priority areas.	2020
Establish process for evaluating priorities for natural vegetation restoration, erosion prevention and bank and slope stabilization, or other restoration priorities identified in this plan in CUP, variances and subdivision/PUD processes.	2020
Develop visual analysis approach for CUPs for additional height in the RTC and UM districts (if applicable), as well as for proposed PUDs and variances.	2020
Develop a system for reviewing, tracking, and monitoring open space required as part of the subdivision process.	2020

ACTION	TIMEFRAME
Education and Outreach	
Create Informational Packet	2019
Develop a Communications Plan	2019
Create New MRCCA Webpage	2019
Create Signage Package for Public Places	2020
Capital Improvements	
Update Capital Improvement Program to Reflect MRCCA Plan Update	2019
Include Transportation Corridors Within MRCCA in CIP	2019
Land Acquisition	
Create Land Acquisition Plan for Select Parcels	2020
Additional Initiatives	
Adopt Surface Water Regulations	2019
Conduct Additional Research	??
Coordinate Jurisdictional Planning Efforts	??
Conduct Master Planning Efforts	??
Conduct Corridor Planning Efforts	??

Submittal to DNR and Metropolitan Council Incorporating DNR comments

City of Ramsey Local Water Supply Plan
Third Generation for 2016-2018

Formerly called Water Emergency & Water Conservation Plan



Cover photo by Molly Shodeen



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DEPARTMENT OF NATURAL RESOURCES – DIVISION OF ECOLOGICAL AND WATER RESOURCES AND METROPOLITAN COUNCIL

INTRODUCTION TO WATER SUPPLY PLANS (WSP)

Who needs to complete a Water Supply Plan

Public water suppliers serving more than 1,000 people, large private water suppliers in designated Groundwater Management Areas, and all water suppliers in the Twin Cities metropolitan area are required to prepare and submit a water supply plan.
The goal of the WSP is to help water suppliers: 1) implement long term water sustainability and conservation measures; and 2) develop critical emergency preparedness measures. Your community needs to know what measures will be implemented in case of a water crisis. A lot of emergencies can be avoided or mitigated if long term sustainability measures are implemented.

Groundwater Management Areas (GWMA)

The DNR has designated three areas of the state as Groundwater Management Areas (GWMAs) to focus groundwater management efforts in specific geographies where there is an added risk of overuse or water quality degradation. A plan directing the DNRs actions within each GWMA has been prepared. Although there are no specific additional requirements with respect to the water supply planning for communities within designated GWMAs, communities should be aware of the issues and actions planned if they are within the boundary of one of the GWMAs. The three GWMAs are the North and East Metro GWMA (Twin Cities Metro), the Bonanza Valley GWMA and the Straight River GWMA (near Park Rapids). Additional information and maps are included in the DNR webpage at http://www.dnr.state.mn.us/gwmp/areas.html

Benefits of completing a WSP

Completing a WSP using this template, fulfills a water supplier's statutory obligations under M.S. M.S.103G.291 to complete a water supply plan. For water suppliers in the metropolitan area, the WSP will help local governmental units to fulfill their requirements under M.S. 473.859 to complete a local comprehensive plan. Additional benefits of completing WSP template:

- The standardized format allows for quicker and easier review and approval.
- Help water suppliers prepare for droughts and water emergencies.
- Create eligibility for funding requests to the Minnesota Department of Health (MDH) for the Drinking Water Revolving Fund.
- Allow water suppliers to submit requests for new wells or expanded capacity of existing wells.
- Simplify the development of county comprehensive water plans and watershed plans.

- Fulfill the contingency plan provisions required in the MDH wellhead protection and surface water protection plans.
- Fulfill the demand reduction requirements of Minnesota Statutes, section 103G.291 subd 3 and 4.
- Upon implementation, contribute to maintaining aquifer levels, reducing potential well interference and water use conflicts, and reducing the need to drill new wells or expand system capacity.
- Enable DNR to compile and analyze water use and conservation data to help guide decisions.
- Conserve Minnesota's water resources

If your community needs assistance completing the Water Supply Plan, assistance is available from your area hydrologist or groundwater specialist, the MN Rural Waters Association circuit rider program, or in the metropolitan area from Metropolitan Council staff. Many private consultants are also available.

WSP Approval Process

10 Basic Steps for completing a 10-Year Water Supply Plan

1. Download the DNR/Metropolitan Council Water Supply Plan Template www.mndnr.gov/watersupplyplans
2. Save the document with a file name with this naming convention: WSP_cityname_permitnumber_date.doc.
3. The template is a form that should be completed electronically.
4. Compile the required water use data (Part 1) and emergency procedures information (Part 2)
5. The Water Conservation section (Part 3) may need discussion with the water department, council, or planning commission, if your community does not already have an active water conservation program.
6. Communities in the seven-county Twin Cities metropolitan area should complete all the information discussed in Part 4. The Metropolitan Council has additional guidance information on their webpage http://www.metrocouncil.org/Handbook/Plan-Elements/Water-Resources/Water-Supply.aspx. All out-state water suppliers do *not* need to complete the content addressed in Part 4.
7. Use the Plan instructions and Checklist document to insure all data is complete and attachments are included. This will allow for a quicker approval process. www.mndnr.gov/watersupplyplans
8. Plans should be submitted electronically – no paper documents are required. https://webapps11.dnr.state.mn.us/mpars/public/authentication/login

9. DNR hydrologist will review plans (in cooperation with Metropolitan Council in Metro area) and approve the plan or make recommendations.
10. Once approved, communities should complete a Certification of Adoption form, and send a copy to the DNR.

Complete Table 1 with information about the public water supply system covered by this WSP.

Table 1. General information regarding this WSP

Requested Information	Description
DNR Water Appropriation Permit Number(s)	**1985-6005**
Ownership	☒ Public or ☐ Private
Metropolitan Council Area	☒ Yes or ☐ No (and county name)
Street Address	**7550 Sunwood Drive, NW**
City, State, Zip	**Ramsey, MN 55303**
Contact Person Name	**John Nelson**
Title	**Utilities Supervisor**
Phone Number	763 286-0296
MDH Supplier Classification	Municipal

PART 1. WATER SUPPLY SYSTEM DESCRIPTION AND EVALUATION

The first step in any water supply analysis is to assess the current status of demand and availability. Information summarized in Part 1 can be used to develop Emergency Preparedness Procedures (Part 2) and the Water Conservation Plan (Part 3). This data is also needed to track progress for water efficiency measures.

A. Analysis of Water Demand

Complete Table 2 showing the past 10 years of water demand data.

- Some of this information may be in your Wellhead Protection Plan.
- If you do not have this information, do your best, call your engineer for assistance or if necessary leave blank.

If your customer categories are different than the ones listed in Table 2, please describe the differences below:

Wholesale deliveries are not part of Ramsey Water Demand

Table 2. Historic water demand (see definitions in the glossary after Part 4 of this template)

Year	Pop. Served	Total Connections	Residential Water Delivered (MG)	C/I/I Water Delivered (MG)	Water used for Non-essential	Wholesale Deliveries (MG)	Total Water Delivered (MG)	Total Water Pumped (MG)	Water Supplier Services	Percent Unmetered/ Unaccounted	Average Daily Demand (MGD)	Max. Daily Demand (MGD)	Date of Max. Demand	Residential Per Capita Demand (GPCD)	Total per capita Demand (GPCD)
2005	8,717	3307	327	200	20	N/A	542	576	N/A	8.50%	1.58	5.2	Jul-15	103	170
2006	9,263	3544	392	249	21	N/A	661	686	N/A	6.62%	1.88	5.6	Jul-10	116	196
2007	9,702	3720	424	244	35	N/A	704	705	N/A	5.23%	1.93	5.2	Jul-30	120	199
2008	10,101	3776	370	255	35	N/A	625	627	N/A	0.30%	1.72	5.2	Jul-06	100	170
2009	10,540	3820	397	226	30	N/A	623	640	N/A	2.70%	1.75	4.6	Jun-04	103	162
2010	11,669	3879	375	217	28	N/A	620	628	N/A	5.70%	1.72	4.1	Jul-06	88	146
2011	11,807	3901	353	205	20	N/A	577	590	N/A	5.42%	1.62	4.6	Jul-10	82	134
2012	11,987	3957	418	233	28	N/A	680	690	N/A	5.65%	1.89	5.5	Jul-25	96	155
2013	12,838	4050	386	213	18	N/A	617	620	N/A	3.34%	1.70	5.0	Aug-26	82	132
2014	13,535	4110	343	224	20	N/A	552	588	N/A	3.52%	1.61	4.6	Jul-23	69	112
2015	13,774	4186	360	231	22	N/A	613	661	N/A	10.63%	1.81	4.5	Aug-05	72	122
Avg. 2010-2015	12,602	4,014	373	221	23		610	629		5.71%	1.72	4.7		81	131

MG – Million Gallons **MGD –** Million Gallons per Day **GPCD** – Gallons per Capita per Day

See Glossary for definitions

Table 3. Historic water demand (see definitions in the glossary after Part 4 of this template)

Complete Table 3 by listing the top 10 water users by volume, from largest to smallest. For each user, include information about the category of use (residential, commercial, industrial, institutional, or wholesale), the amount of water used in gallons per year, the percent of total water delivered, and the status of water conservation measures.

Table 3. Large volume users

Customer Rank	Name	Use Category (Residential, Industrial, Commercial, Institutional, Wholesale)	Amount Used (Gallons per Year)	Percent of Total Annual Water Delivered	Implementing Water Conservation Measures? (Yes/No/Unknown)
1	City, Buildings and Park Irrigation	IRRIGATION	26,163,000	5.39	YES
2	Vision Ease Lens, Inc.	INDUSTRIAL	23,634,000	4.87	YES
3	Alpine Acres	IRRIGATION	12,518,000	2.58	UNKNOWN
4	Oak Terrace Park Properties	RESIDENTIAL	7,669,000	1.58	UNKNOWN
5	Cove at Mississippi	IRRIGATION	6,494,000	1.34	UNKNOWN
6	Holiday Companies #395 Ramsey Blvd	COMMERCIAL	5,076,000	1.05	UNKNOWN
7	Life Fitness	INDUSTRIAL	4,696,000	0.97	YES
8	Holiday Station Stores #323 TH 47	COMMERCIAL	4,351,000	0.90	UNKNOWN
9	Comfort Suites	COMMERCIAL	4,170,000	0.86	YES
10	Sauter & Sons, Inc.	INDUSTRIAL	4,109,000	0.85	UNKNOWN

B. Treatment and Storage Capacity

Complete Table 4 with a description of where water is treated, the year treatment facilities were constructed, water treatment capacity, the treatment methods (i.e. chemical addition, reverse osmosis, coagulation, sedimentation, etc.) and treatment types used (i.e. fluoridation, softening, chlorination, Fe/MN removal, coagulation, etc.). Also describe the annual amount and method of disposal of treatment residuals. Add rows to the table as needed.

Table 4. Water treatment capacity and treatment processes

Treatment Site ID (Plant Name or Well ID)	Year Constructed	Treatment Capacity (GPD)	Treatment Method	Treatment Type	Annual Amount of Residuals	Disposal Process for Residuals	Do You Reclaim Filter Backwash Water?
Pump House 1 Wells 1 & 2	**1989**	**1,368,000**	**Chemical addition**	**Chlorination, fluoridation, Ortho Polyphosphate C5**	**N/A**	**N/A**	**N/A**
Pump House 2 Well 3	**1997**	**2,304,000**	**Chemical addition**	**Chlorination, fluoridation, Ortho Polyphosphate C5**	**N/A**	**N/A**	**N/A**
Well 4 added to Pump house 2	**1998**	**1,224,000**	**Chemical addition**	**Chlorination, fluoridation, Ortho Polyphosphate C5**	**N/A**	**N/A**	**N/A**
Pump House 3 Well 5	**2000**	**1,224,000**	**Chemical addition**	**Chlorination, fluoridation, Ortho Polyphosphate C5**	**N/A**	**N/A**	**N/A**
Well 6 added to Pump House 3	**2005**	**1,296,000**					**N/A**
Pump House 4 Wells 7 & 8	**2007**	**3,528,000**	**Chemical addition**	**Chlorination, fluoridation, Ortho Polyphosphate C5**	**N/A**	**N/A**	**N/A**
Total	**NA**	**10,944,000**	**NA**	**NA**		**NA**	

Complete Table 5 with information about storage structures. Describe the type (i.e. elevated, ground, etc.), the storage capacity of each type of structure, the year each structure was constructed, and the primary material for each structure. Add rows to the table as needed.

Table 5. Storage capacity, as of the end of the last calendar year

Structure Name	Type of Storage Structure	Year Constructed	Primary Material	Storage Capacity (Gallons)
1	Elevated storage	1989	Steel	500,000
2	Elevated storage	2000	Steel	1,500,000
3	Elevated storage	2010	Steel	2,000,000
Total	NA	NA	NA	4,000,000

Treatment and storage capacity versus demand

It is recommended that total storage equal or exceed the average daily demand.

Discuss the difference between current storage and treatment capacity versus the water supplier's projected average water demand over the next 10 years (see Table 7 for projected water demand):

The current treatment capacity is 11 MGD and storage is 4 MGD. Average day demand is projected to increase from 1.81 MGD in 2015 to 2.38 MGD in 2025. The additional 0.57 MGD of demand is within the system's storage and treatment capacity based on Ten States Standards recommendation 7.0.1 that total storage shall equal the average daily consumption.

C. Water Sources

Complete Table 6 by listing all types of water sources that supply water to the system, including groundwater, surface water, interconnections with other water suppliers, or others. Provide the name of each source (aquifer name, river or lake name, name of interconnecting water supplier) and the Minnesota unique well number or intake ID, as appropriate. Report the year the source was installed or established and the current capacity. Provide information about the depth of all wells. Describe the status of the source (active, inactive, emergency only, retail/wholesale interconnection) and if the source facilities have a dedicated emergency power source. Add rows to the table as needed for each installation.
Include copies of well records and maintenance summary for each well that has occurred since your last approved plan in **Appendix 1.**

Table 6. Water sources and status

Resource Type (Groundwater, Surface water, Interconnection)	Resource Name	MN Unique Well # or Intake ID	Year Installed	Capacity (Gallons per Minute)	Well Depth (Feet)	Status of Normal and Emergency Operations (active, inactive, emergency only, retail/wholesale interconnection))	Does this Source have a Dedicated Emergency Power Source? (Yes or No)
Groundwater	Well #1	161441	1984	700	320	Active	No
Groundwater	Well #2	416183	1987	220	320	Active	No
Groundwater	Well #3	580303	1997	1450	345	Active	No
Groundwater	Well #4	580313	1998	850	321	Active	No
Groundwater	Well #5	593672	2000	850	316	Active	Yes
Groundwater	Well #6	706840	2005	900	390	Active	No
Groundwater	Well #7	743832	2007	850	332	Active	No
Groundwater	Well #8	743833	2007	1400	354	Active	No

Limits on Emergency Interconnections

Discuss any limitations on the use of the water sources (e.g. not to be operated simultaneously, limitations due to blending, aquifer recovery issues etc.) and the use of interconnections,

including capacity limits or timing constraints (i.e. only 200 gallons per minute are available from the City of Prior Lake, and it is estimated to take 6 hours to establish the emergency connection). If there are no limitations, list none.

Well 2 is used to meet seasonal peak demands only. The City has two (2) interconnections with Anoka, one is hard piped and one uses hoses.

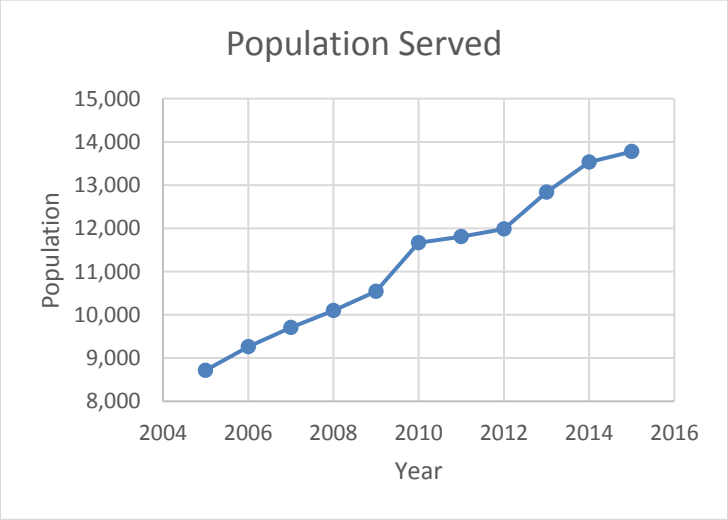
D. Future Demand Projections – *Key Metropolitan Council Benchmark*

Water Use Trends

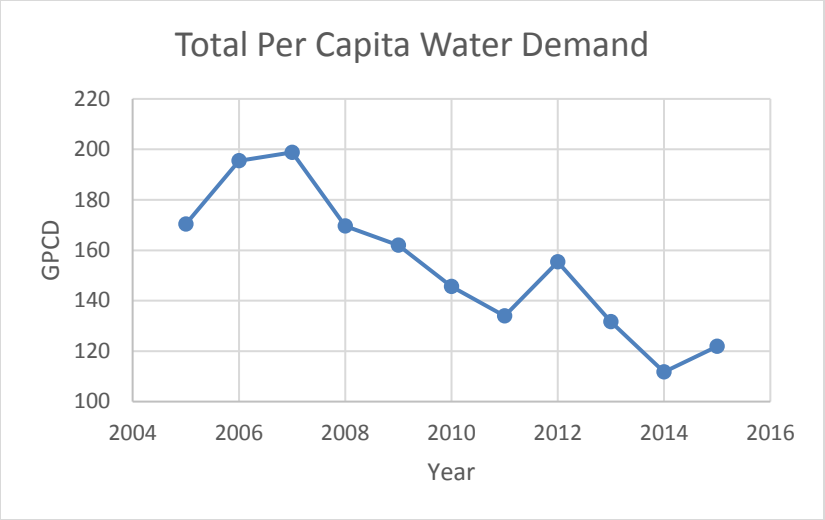
Use the data in Table 2 to describe trends in 1) population served; 2) total per capita water demand; 3) average daily demand; 4) maximum daily demand. Then explain the causes for upward or downward trends. For example, over the ten years has the average daily demand trended up or down? Why is this occurring?

The following trends are observed:

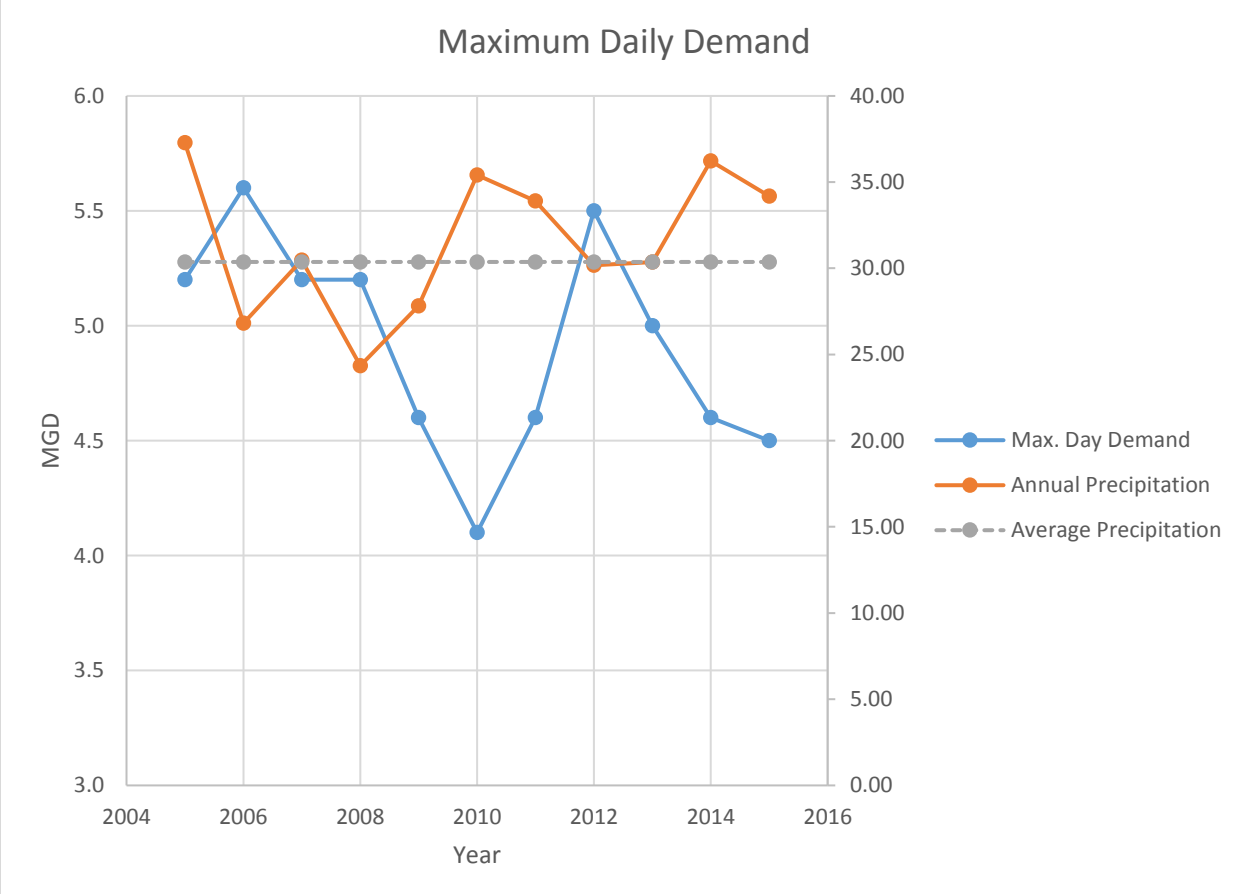
1. Population served increased to a peak in 2010, then dipped in 2011 and increased again. See graph below. The overall upward trend is caused by new connections added each year and construction that occurred in the past 10 years. There have been about 60 connections added per year on average over the last 5 years.



2. The total per capita water demand decreased from 170 GPCD in 2005 to 122 GPCD in 2015. Between 2005 and 2015, water use peaked at 196 GPCD and 199 GPCD in 2006 and 2007 respectively. The 5 year average from 2011 to 2015 was 131 GPCD. Several measures may have contributed to the overall decrease in total per capita water use, including replacing all residential meters in a 5 year period, implementation and enforcement of a new topsoil ordinance, changing the rate structure and increased enforcement of irrigation restrictions.



3. The average daily demand has fluctuated some between 2005 and 2015. Demand peaked in 2012, declined through 2014 then increased in 2015. The increased demand correlates with an uptick in housing construction in 2014 -2015.



4. The maximum daily demand decreased from 2006 to 2010, then increased until 2012 then decreased again to 2015. The decreasing trend is due to higher efficiency appliances, sprinkling bans and other conservation measures. The city had a flat fee residential rate structure in 2005. This was changed to a 7 tier sliding rate structure in 2006, with the rate increasing when each level. The City also has an escalating series of fines and penalties including water shutoff for those who consistently violate the odd-even sprinkling ban. The overall increase can be attributed to adding new customers as noted above. The spike in maximum daily demand in 2012 corresponds to two extremely dry months, August and September. These months saw less than one inch of precipitation in each month while the average is over 3.5 inches per month. The month of May saw 3 times the normal precipitation; however, eight (8) of the months were drier than normal. The year ended with close to normal precipitation.

Use the water use trend information discussed above to complete Table 7 with projected annual demand for the next ten years. Communities in the seven-county Twin Cities metropolitan area must also include projections for 2030 and 2040 as part of their local comprehensive planning.

Projected demand should be consistent with trends evident in the historical data in Table 2, as discussed above. Projected demand should also reflect state demographer population projections and/or other planning projections.

Table 7. Projected annual water demand

Year	Projected Total Population	Projected Population Served	Projected Total Per Capita Water Demand (GPCD)	Projected Average Daily Demand (MGD)	Projected Maximum Daily Demand (MGD)
2016	25,308	12,252	131	1.6050	4.6545
2017	25,581	12,524	131	1.6406	4.7579
2018	25,854	12,796	131	1.6763	4.8612
2019	26,127	13,068	131	1.7119	4.9645
2020	26,400	13,340	131	1.7475	5.0679
2021	26,830	14,150	131	1.8537	5.3756
2022	27,260	14,960	131	1.9598	5.6833
2023	27,690	15,770	131	2.0659	5.9910
2024	28,120	16,580	131	2.1720	6.2987
2025	28,550	17,390	131	2.2781	6.6065
2030	30,700	21,160	131	2.7720	8.0387
2040	34,700	23,920	131	3.1335	9.0872

GPCD – Gallons per Capita per Day **MGD** – Million Gallons per Day

Projection Method

Describe the method used to project water demand, including assumptions for population and business growth and how water conservation and efficiency programs affect projected water demand:

Populations were projected using linear interpolation of Metropolitan Council projections given in the 2015 System Statement for Ramsey.
The projected population served was estimated by multiplying the projected person per household by the projected residential connections. The projected residential connections were calculated by taking the average for the annual increase in residential connections from 2011 to 2015. (60 residential connections added per year) and added onto the 2015 actual residential connections and extrapolated out to 2040. The person/ household (PPH) was calculated to decrease from 3.1 in 2017 to 2.7 in 2040 by taking the projected total population and dividing it by the projected total households.

The average day demand was determined by multiplying the projected population served by 131 gallons per person per day (GPCD). The value 131 GPCD is the average GPCD for the last five years. The maximum daily demand was determined by multiplying the average day demand by 2.90, which is the max day peaking factor.

E. Resource Sustainability

Monitoring – *Key DNR Benchmark*

Complete Table 8 by inserting information about source water quality and quantity monitoring efforts. List should include all production wells, observation wells, and source water intakes or reservoirs. Add rows to the table as needed. Find information on groundwater level monitoring program at: http://www.dnr.state.mn.us/waters/groundwater_section/obwell/index.html

Table 8. Information about source water quality and quantity monitoring

MN Unique Well # or Surface Water ID	Type of monitoring point	Monitoring program	Frequency of monitoring	Monitoring Method
161441	☒ production well ☐ observation well ☐ source water intake ☐ source water reservoir	☐ routine MDH sampling ☒ routine water utility sampling ☐ other	☐ continuous ☐ hourly ☐ daily ☒ monthly ☐ quarterly ☐ annually	☒ SCADA ☐ grab sampling ☐ steel tape ☐ stream gauge
416183	☒ production well ☐ observation well ☐ source water intake ☐ source water reservoir	☐ routine MDH sampling ☒ routine water utility sampling ☐ other	☐ continuous ☐ hourly ☐ daily ☒ monthly ☐ quarterly ☐ annually	☒ SCADA ☐ grab sampling ☐ steel tape ☐ stream gauge
580303	☒ production well ☐ observation well ☐ source water intake	☐ routine MDH sampling ☒ routine water utility sampling	☐ continuous ☐ hourly ☐ daily ☒ monthly	☒ SCADA ☐ grab sampling ☐ steel tape ☐ stream gauge

MN Unique Well # or Surface Water ID	Type of monitoring point	Monitoring program	Frequency of monitoring	Monitoring Method
	☐ source water reservoir	☐ other	☐ quarterly ☐ annually	
580313	☒ production well ☐ observation well ☐ source water intake ☐ source water reservoir	☐ routine MDH sampling ☒ routine water utility sampling ☐ other	☐ continuous ☐ hourly ☐ daily ☒ monthly ☐ quarterly ☐ annually	☒ SCADA ☐ grab sampling ☐ steel tape ☐ stream gauge
593672	☒ production well ☐ observation well ☐ source water intake ☐ source water reservoir	☐ routine MDH sampling ☒ routine water utility sampling ☐ other	☒ continuous ☐ hourly ☐ daily ☒ monthly ☐ quarterly ☐ annually	☐ SCADA ☐ grab sampling ☐ steel tape ☐ stream gauge
706814	☐ production well ☒ observation well ☐ source water intake ☐ source water reservoir	☐ routine MDH sampling ☒ routine water utility sampling ☐ other	☒ continuous ☐ hourly ☐ daily ☒ monthly ☐ quarterly ☐ annually	☒ SCADA ☐ grab sampling ☐ steel tape ☐ stream gauge
706815	☐ production well ☒ observation well ☐ source water intake ☐ source water reservoir	☐ routine MDH sampling ☒ routine water utility sampling ☐ other	☒ continuous ☐ hourly ☐ daily ☐ monthly ☐ quarterly ☐ annually	☒ SCADA ☐ grab sampling ☐ steel tape ☐ stream gauge
706840	☒ production well ☐ observation well ☐ source water intake ☐ source water reservoir	☐ routine MDH sampling ☒ routine water utility sampling ☐ other	☐ continuous ☐ hourly ☐ daily ☒ monthly ☐ quarterly ☐ annually	☒ SCADA ☐ grab sampling ☐ steel tape ☐ stream gauge
731127	☐ production well ☒ observation well ☐ source water intake ☐ source water reservoir	☐ routine MDH sampling ☒ routine water utility sampling ☐ other	☒ continuous ☐ hourly ☐ daily ☐ monthly ☐ quarterly ☐ annually	☒ SCADA ☐ grab sampling ☐ steel tape ☐ stream gauge
743832	☒ production well ☐ observation well ☐ source water intake ☐ source water reservoir	☐ routine MDH sampling ☒ routine water utility sampling ☐ other	☐ continuous ☐ hourly ☐ daily ☒ monthly ☐ quarterly ☐ annually	☒ SCADA ☐ grab sampling ☐ steel tape ☐ stream gauge
713833	☒ production well ☐ observation well	☐ routine MDH sampling	☐ continuous ☐ hourly ☐ daily	☒ SCADA ☐ grab sampling ☐ steel tape

MN Unique Well # or Surface Water ID	Type of monitoring point	Monitoring program	Frequency of monitoring	Monitoring Method
	☐ source water intake ☐ source water reservoir	☒ routine water utility sampling ☐ other	☒ monthly ☐ quarterly ☐ annually	☐ stream gauge
759582	☐ production well ☒ observation well ☐ source water intake ☐ source water reservoir	☐ routine MDH sampling ☒ routine water utility sampling ☐ other	☒ continuous ☐ hourly ☐ daily ☐ monthly ☐ quarterly ☐ annually	☒ SCADA ☐ grab sampling ☐ steel tape ☐ stream gauge

Water Level Data

A water level monitoring plan that includes monitoring locations and a schedule for water level readings must be submitted as **Appendix 2**. If one does not already exist, it needs to be prepared and submitted with the WSP. Ideally, all production and observation wells are monitored at least monthly.

Complete Table 9 to summarize water level data for each well being monitored. Provide the name of the aquifer and a brief description of how much water levels vary over the season (the difference between the highest and lowest water levels measured during the year) and the long-term trends for each well. If water levels are not measured and recorded on a routine basis, then provide the static water level when each well was constructed and the most recent water level measured during the same season the well was constructed. Also include all water level data taken during any well and pump maintenance. Add rows to the table as needed. Provide water level data graphs for each well in **Appendix 3** for the life of the well, or for as many years as water levels have been measured. See DNR website for Date Time Water Level http://www.dnr.state.mn.us/waters/groundwater_section/obwell/waterleveldata.html

Table 9. Water level data

Unique Well Number or Well ID	Aquifer Name	Seasonal Variation (Feet)	Long-term Trend in water level data	Water level measured during well/pumping maintenance
161441	Tunnel City Group	25	☐ Falling ☒ Stable ☐ Rising	MM/DD/YY: N/A MM/DD/YY:____ MM/DD/YY:____
416183	Tunnel City Group	0	☐ Falling ☒ Stable ☐ Rising	MM/DD/YY: N/A MM/DD/YY:____ MM/DD/YY:____
580303	Tunnel City Group	10	☐ Falling ☒ Stable ☐ Rising	MM/DD/YY: N/A MM/DD/YY:____ MM/DD/YY:____
580313	Tunnel City Group	40	☐ Falling ☒ Stable	MM/DD/YY: N/A MM/DD/YY:____

Unique Well Number or Well ID	Aquifer Name	Seasonal Variation (Feet)	Long-term Trend in water level data	Water level measured during well/pumping maintenance
			☐ Rising	MM/DD/YY:____
593672	Tunnel City Group	90	☐ Falling ☒ Stable ☐ Rising	MM/DD/YY: N/A MM/DD/YY:____ MM/DD/YY:____
706840	Tunnel City Group	70	☐ Falling ☒ Stable ☐ Rising	MM/DD/YY: N/A MM/DD/YY:____ MM/DD/YY:____
743832	Tunnel City Group	130	☐ Falling ☒ Stable ☐ Rising	MM/DD/YY: N/A MM/DD/YY:____ MM/DD/YY:____
713833	Tunnel City Group	160	☐ Falling ☒ Stable ☐ Rising	MM/DD/YY: N/A MM/DD/YY:____ MM/DD/YY:____

Potential Water Supply Issues & Natural Resource Impacts – *Key DNR & Metropolitan Council Benchmark*

Complete Table 10 by listing the types of natural resources that are or could be impacted by permitted water withdrawals. If known, provide the name of specific resources that may be impacted. Identify what the greatest risks to the resource are and how the risks are being assessed. Identify any resource protection thresholds – formal or informal – that have been established to identify when actions should be taken to mitigate impacts. Provide information about the potential mitigation actions that may be taken, if a resource protection threshold is crossed. Add additional rows to the table as needed. See glossary at the end of the template for definitions.

Some of this baseline data should have been in your earlier water supply plans or county comprehensive water plans. When filling out this table, think of what are the water supply risks, identify the resources, determine the threshold and then determine what your community will do to mitigate the impacts.

Your DNR area hydrologist is available to assist with this table.

For communities in the seven-county Twin Cities metropolitan area, the *Master Water Supply Plan Appendix 1 (Water Supply Profiles*, provides information about potential water supply issues and natural resource impacts for your community.

Table 10. Natural resource impacts

Resource Type	Resource Name	Risk	Risk Assessed Through	Describe Resource Protection Threshold*	Mitigation Measure or Management Plan	Describe How Changes to Thresholds are Monitored
☐ River or stream	N/A	☐ Flow/water level decline ☐ Degrading water quality trends and/or MCLs exceeded ☐ Impacts on endangered, threatened, or special concern species habitat or other natural resource impacts ☐ Other: _____	☐ GIS analysis ☐ Modeling ☐ Mapping ☐ Monitoring ☐ Aquifer testing ☐ Other: ___		☐ Revise permit ☐ Change groundwater pumping ☐ Increase conservation ☐ Other	
☐ Calcareous fen	N/A	☐ Flow/water level decline ☐ Degrading water quality trends and/or MCLs exceeded ☐ Impacts on endangered, threatened, or special concern species habitat or other natural resource impacts ☐ Other: _____	☐ GIS analysis ☐ Modeling ☐ Mapping ☐ Monitoring ☐ Aquifer testing ☐ Other: ___		☐ Revise permit ☐ Change groundwater pumping ☐ Increase conservation ☐ Other	
☐ Lake	N/A	☐ Flow/water level decline ☐ Degrading water quality trends and/or MCLs exceeded ☐ Impacts on endangered, threatened, or special concern species habitat or other natural resource impacts	☐ GIS analysis ☐ Modeling ☐ Mapping ☐ Monitoring ☐ Aquifer testing ☐ Other: ___		☐ Revise permit ☐ Change groundwater pumping ☐ Increase conservation ☐ Other	

Resource Type	Resource Name	Risk	Risk Assessed Through	Describe Resource Protection Threshold*	Mitigation Measure or Management Plan	Describe How Changes to Thresholds are Monitored
		☐ Other: _____				
☐ Wetland	N/A	☐ Flow/water level decline ☐ Degrading water quality trends and/or MCLs exceeded ☐ Impacts on endangered, threatened, or special concern species habitat or other natural resource impacts ☐ Other: _____	☐ GIS analysis ☐ Modeling ☐ Mapping ☐ Monitoring ☐ Aquifer testing ☐ Other: ___		☐ Revise permit ☐ Change groundwater pumping ☐ Increase conservation ☐ Other	
☐ Trout stream	N/A	☐ Flow/water level decline ☐ Degrading water quality trends and/or MCLs exceeded ☐ Impacts on endangered, threatened, or special concern species habitat or other natural resource impacts ☐ Other: _____	☐ GIS analysis ☐ Modeling ☐ Mapping ☐ Monitoring ☐ Aquifer testing ☐ Other: ___		☐ Revise permit ☐ Change groundwater pumping ☐ Increase conservation ☐ Other	
☒ Aquifer	Tunnel City Group	☒ Flow/water level decline ☐ Degrading water quality trends and/or MCLs exceeded ☐ Impacts on endangered, threatened, or special concern species habitat or other natural	☐ GIS analysis ☐ Modeling ☐ Mapping ☒ Monitoring ☒ Aquifer testing ☐ Other: ___		☐ Revise permit ☐ Change groundwater pumping ☒ Increase conservation ☐ Other	

Resource Type	Resource Name	Risk	Risk Assessed Through	Describe Resource Protection Threshold*	Mitigation Measure or Management Plan	Describe How Changes to Thresholds are Monitored
		resource impacts ☐ Other: _____				
☐ Endangered, threatened, or special concern species habitat, other natural resource impacts	N/A	☐ Flow/water level decline ☐ Degrading water quality trends and/or MCLs exceeded ☐ Impacts on endangered, threatened, or special concern species habitat or other natural resource impacts ☐ Other: _____	☐ GIS analysis ☐ Modeling ☐ Mapping ☐ Monitoring ☐ Aquifer testing ☐ Other: ___		☐ Revise permit ☐ Change groundwater pumping ☐ Increase conservation ☐ Other	

* Examples of thresholds: a lower limit on acceptable flow in a river or stream; water quality outside of an accepted range; a lower limit on acceptable aquifer level decline at one or more monitoring wells; withdrawals that exceed some percent of the total amount available from a source; or a lower limit on acceptable changes to a protected habitat.

Wellhead Protection (WHP) and Surface Water Protection (SWP) Plans

Complete Table 11 to provide status information about WHP and SWP plans.

The emergency procedures in this plan are intended to comply with the contingency plan provisions required in the Minnesota Department of Health's (MDH) Wellhead Protection (WHP) Plan and Surface Water Protection (SWP) Plan.

Table 11. Status of Wellhead Protection and Surface Water Protection Plans

Plan Type	Status	Date Adopted	Date for Update
WHP	☐ In Process ☒ Completed ☐ Not Applicable	August 11, 2009	August 2019
SWP	☐ In Process ☐ Completed ☒ Not Applicable		

F. Capital Improvement Plan (CIP)

Please note that any wells that received approval under a ten-year permit, but that were not built, are now expired and must submit a water appropriations permit.

Adequacy of Water Supply System

Complete Table 12 with information about the adequacy of wells and/or intakes, storage facilities, treatment facilities, and distribution systems to sustain current and projected demands. List planned capital improvements for any system components, in chronological order. Communities in the seven-county Twin Cities metropolitan area should also include information about plans through 2040.

The assessment can be the general status by category; it is not necessary to identify every single well, storage facility, treatment facility, lift station, and mile of pipe.

Please attach your latest Capital Improvement Plan as **Appendix 4**.

Table 12. Adequacy of Water Supply System

System Component	Planned action	Anticipated Construction Year	Notes
Wells/Intakes	☐ No action planned - adequate ☐ Repair/replacement ☒ Expansion/addition	2021 based on current demands and future projections	
Water Storage Facilities	☒ No action planned - adequate ☐ Repair/replacement ☐ Expansion/addition		
Water Treatment Facilities	☒ No action planned - adequate ☐ Repair/replacement ☐ Expansion/addition		
Distribution Systems (pipes, valves, etc.)	☐ No action planned - adequate ☐ Repair/replacement ☒ Expansion/addition	Based on development needs	

System Component	Planned action	Anticipated Construction Year	Notes
Pressure Zones	☒ No action planned - adequate ☐ Repair/replacement ☐ Expansion/addition		
Other:	☒ No action planned - adequate ☐ Repair/replacement ☐ Expansion/addition		

Proposed Future Water Sources

Complete Table 13 to identify new water source installation planned over the next ten years. Add rows to the table as needed.

Table 13. Proposed future installations/sources

Source	Installation Location (approximate)	Resource Name	Proposed Pumping Capacity (gpm)	Planned Installation Year	Planned Partnerships
Groundwater	TBD	Tunnel City Group	1500	2020	
Surface Water	N/A				
Interconnection to another supplier	N/A				

Water Source Alternatives - *Key Metropolitan Council Benchmark*

Do you anticipate the need for alternative water sources in the next 10 years? Yes ☐ No ☒

For metro communities, will you need alternative water sources by the year 2040? Yes ☒ No ☐

If you answered yes for either question, then complete table 14. If no, insert NA.

Complete Table 14 by checking the box next to alternative approaches that your community is considering, including approximate locations (if known), the estimated amount of future demand that could be met through the approach, the estimated timeframe to implement the approach, potential partnerships, and the major benefits and challenges of the approach. Add rows to the table as needed.

For communities in the seven-county Twin Cities metropolitan area, these alternatives should include approaches the community is considering to meet projected 2040 water demand.

Table 14. Alternative water sources

Alternative Source Considered	Source and/or Installation Location (approximate)	Estimated Amount of Future Demand (%)	Timeframe to Implement (YYYY)	Potential Partners	Benefits	Challenges
☐ Groundwater	N/A					
☒ Surface Water	Mississippi River	100	2030	Met Council, Regional Partners	Current source aquifer lateral extent and capacity is unknown. Surface water connection would provide know supply.	Cost of new Water treatment plant and intake
☐ Reclaimed stormwater	N/A					
☐ Reclaimed wastewater	N/A					
☐ Interconnection to another supplier	N/A					

Part 2. Emergency Preparedness Procedures

The emergency preparedness procedures outlined in this plan are intended to comply with the contingency plan provisions required by MDH in the WHP and SWP. Water emergencies can occur as a result of vandalism, sabotage, accidental contamination, mechanical problems, power failings, drought, flooding, and other natural disasters. The purpose of emergency planning is to develop emergency response procedures and to identify actions needed to improve emergency preparedness. In the case of a municipality, these procedures should be in support of, and part of, an all-hazard emergency operations plan. Municipalities that already have written procedures dealing with water emergencies should review the following information and update existing procedures to address these water supply protection measures.

A. Federal Emergency Response Plan

Section 1433(b) of the Safe Drinking Water Act, (Public Law 107-188, Title IV- Drinking Water Security and Safety) requires community water suppliers serving over 3,300 people to prepare an Emergency Response Plan.

Do you have a federal emergency response plan? Yes ☒ No ☐

If yes, what was the date it was certified? May 8, 2008

Complete Table 15 by inserting the noted information regarding your completed Federal Emergency Response Plan.

Table 15. Emergency Preparedness Plan contact information

Emergency Response Plan Role	Contact Person	Contact Phone Number	Contact Email
Emergency Response Lead	MATT KOHNER	763 433-9859	MKOHNER@CI.RAMSEY.MN.US
Alternate Emergency Response Lead	JOHN NELSON	763 286-0296	JNELSON@CI.RAMSEY.MN.US

B. Operational Contingency Plan

All utilities should have a written operational contingency plan that describes measures to be taken for water supply mainline breaks and other common system failures as well as routine maintenance.

Do you have a written operational contingency plan? Yes ☒ No ☐

At a minimum, a water supplier should prepare and maintain an emergency contact list of contractors and suppliers.

C. Emergency Response Procedures

Water suppliers must meet the requirements of MN Rules 4720.5280 . Accordingly, the Minnesota Department of Natural Resources (DNR) requires public water suppliers serving more than 1,000 people to submit Emergency and Conservation Plans. Water emergency and

conservation plans that have been approved by the DNR, under provisions of Minnesota Statute 186 and Minnesota Rules, part 6115.0770, will be considered equivalent to an approved WHP contingency plan.

Emergency Telephone List

Prepare and attach a list of emergency contacts, including the MN Duty Officer (1-800-422-0798), as **Appendix 5**. A template is available at www.mndnr.gov/watersupplyplans

The list should include key utility and community personnel, contacts in adjacent water suppliers, and appropriate local, state and federal emergency contacts. Please be sure to verify and update the contacts on the emergency telephone list and date it. Thereafter, update on a regular basis (once a year is recommended). In the case of a municipality, this information should be contained in a notification and warning standard operating procedure maintained by the Emergency Manager for that community. Responsibilities and services for each contact should be defined.

Current Water Sources and Service Area

Quick access to concise and detailed information on water sources, water treatment, and the distribution system may be needed in an emergency. System operation and maintenance records should be maintained in secured central and back-up locations so that the records are accessible for emergency purposes. A detailed map of the system showing the treatment plants, water sources, storage facilities, supply lines, interconnections, and other information that would be useful in an emergency should also be readily available. It is critical that public water supplier representatives and emergency response personnel communicate about the response procedures and be able to easily obtain this kind of information both in electronic and hard copy formats (in case of a power outage).

Do records and maps exist? Yes ☒ No ☐

Can staff access records and maps from a central secured location in the event of an emergency?

Yes ☒ No ☐

Does the appropriate staff know where the materials are located?

Yes ☒ No ☐

Procedure for Augmenting Water Supplies

Complete Tables 16 – 17 by listing all available sources of water that can be used to augment or replace existing sources in an emergency. Add rows to the tables as needed.

In the case of a municipality, this information should be contained in a notification and warning standard operating procedure maintained by the warning point for that community. Municipalities are encouraged to execute cooperative agreements for potential emergency

water services and copies should be included in **Appendix 6**. Outstate Communities may consider using nearby high capacity wells (industry, golf course) as emergency water sources. WSP should include information on any physical or chemical problems that may limit interconnections to other sources of water. Approvals from the MDH are required for interconnections or the reuse of water.

Table 16. Interconnections with other water supply systems to supply water in an emergency

Other Water Supply System Owner	Capacity (GPM & MGD)	Note Any Limitations On Use	List of services, equipment, supplies available to respond
CITY OF ANOKA	2000 GPM 2,880,000 GPD	EMERGENCY USE ONLY	MUTUAL AID AGREEMENT MNWARN

GPM – Gallons per minute MGD – million gallons per day

Table 17. Utilizing surface water as an alternative source

Surface Water Source Name	Capacity (GPM)	Capacity (MGD)	Treatment Needs	Note Any Limitations On Use
N/A				

If not covered above, describe additional emergency measures for providing water (obtaining bottled water, or steps to obtain National Guard services, etc.)

Allocation and Demand Reduction Procedures

Complete Table 18 by adding information about how decisions will be made to allocate water and reduce demand during an emergency. Provide information for each customer category, including its priority ranking, average day demand, and demand reduction potential for each customer category. Modify the customer categories as needed, and add additional lines if necessary.

Water use categories should be prioritized in a way that is consistent with Minnesota Statutes 103G.261 (#1 is highest priority) as follows:

1. Water use for human needs such as cooking, cleaning, drinking, washing and waste disposal; use for on-farm livestock watering; and use for power production that meets contingency requirements.
2. Water use involving consumption of less than 10,000 gallons per day (usually from private wells or surface water intakes)
3. Water use for agricultural irrigation and processing of agricultural products involving consumption of more than 10,000 gallons per day (usually from private high-capacity wells or surface water intakes)
4. Water use for power production above the use provided for in the contingency plan.

5. All other water use involving consumption of more than 10,000 gallons per day.
6. Nonessential uses – car washes, golf courses, etc.

Water used for human needs at hospitals, nursing homes and similar types of facilities should be designated as a high priority to be maintained in an emergency. Lower priority uses will need to address water used for human needs at other types of facilities such as hotels, office buildings, and manufacturing plants. The volume of water and other types of water uses at these facilities must be carefully considered. After reviewing the data, common sense should dictate local allocation priorities to protect domestic requirements over certain types of economic needs. Water use for lawn sprinkling, vehicle washing, golf courses, and recreation are legislatively considered non-essential.

Table 18. Water use priorities

Customer Category	Allocation Priority	Average Daily Demand (GDP)	Short-Term Emergency Demand Reduction Potential (GPD)
Residential	1	1,542,000	1,370,000
Institutional	2	14,600	10,000
Commercial	3	163,400	15,000
Industrial	4		
Irrigation	5		
Wholesale	N/A		
Non-Essential	6		
TOTAL		1,720,000	1,395,000

GPD – Gallons per Day

Tip: Calculating Emergency Demand Reduction Potential

The emergency demand reduction potential for all uses will typically equal the difference between maximum use (summer demand) and base use (winter demand). In extreme emergency situations, lower priority water uses must be restricted or eliminated to protect priority domestic water requirements. Emergency demand reduction potential should be based on average day demands for customer categories within each priority class. Use the tables in Part 3 on water conservation to help you determine strategies.

Complete Table 19 by selecting the triggers and actions during water supply disruption conditions.

Table 19. Emergency demand reduction conditions, triggers and actions (Select all that may apply and describe)

Emergency Triggers	Short-term Actions	Long-term Actions
☐ Contamination ☒ Loss of production ☒ Infrastructure failure ☒ Executive order by Governor ☐ Other: _____	☐ Supply augmentation through ____ ☒ Adopt (if not already) and enforce a critical water deficiency ordinance to penalize lawn watering, vehicle washing, golf course and park irrigation & other nonessential uses. ☒ Water allocation through chart above ☒ Meet with large water users to discuss their contingency plan.	☐ Supply augmentation through ____ ☐ Adopt (if not already) and enforce a critical water deficiency ordinance to penalize lawn watering, vehicle washing, golf course and park irrigation & other nonessential uses. ☐ Water allocation through____ ☐ Meet with large water users to discuss their contingency plan.

Notification Procedures

Complete Table 20 by selecting trigger for informing customers regarding conservation requests, water use restrictions, and suspensions; notification frequencies; and partners that may assist in the notification process. Add rows to the table as needed.

Table 20. Plan to inform customers regarding conservation requests, water use restrictions, and suspensions

Notification Trigger(s)	Methods (select all that apply)	Update Frequency	Partners
☒ Short-term demand reduction declared (< 1 year)	☒ Website ☒ Email list serve ☒ Social media (e.g. Twitter, Facebook) ☒ Direct customer mailing, ☒ Press release (TV, radio, newspaper), ☒ Meeting with large water users (> 10% of total city use) ☐ Other: _____	☐ Daily ☒ Weekly ☐ Monthly ☐ Annually	
☒ Long-term Ongoing demand reduction declared	☒ Website ☒ Email list serve ☒ Social media (e.g. Twitter, Facebook) ☒ Direct customer mailing, ☒ Press release (TV, radio, newspaper), ☒ Meeting with large water users (> 10% of total city use) ☐ Other: _____	☐ Daily ☒ Weekly ☐ Monthly ☐ Annually	

Notification Trigger(s)	Methods (select all that apply)	Update Frequency	Partners
☒ Governor's critical water deficiency declared	☒ Website ☒ Email list serve ☒ Social media (e.g. Twitter, Facebook) ☒ Direct customer mailing, ☒ Press release (TV, radio, newspaper), ☐ Meeting with large water users (> 10% of total city use) ☐ Other: _____	☐ Daily ☒ Weekly ☐ Monthly ☐ Annually	

Enforcement

Prior to a water emergency, municipal water suppliers must adopt regulations that restrict water use and outline the enforcement response plan. The enforcement response plan must outline how conditions will be monitored to know when enforcement actions are triggered, what enforcement tools will be used, who will be responsible for enforcement, and what timelines for corrective actions will be expected.

Affected operations, communications, and enforcement staff must then be trained to rapidly implement those provisions during emergency conditions.

Important Note:

Disregard of critical water deficiency orders, even though total appropriation remains less than permitted, is adequate grounds for immediate modification of a public water supply authority's water use permit (2013 MN Statutes 103G.291)

Does the city have a critical water deficiency restriction/official control in place that includes provisions to restrict water use and enforce the restrictions? (This restriction may be an ordinance, rule, regulation, policy under a council directive, or other official control) Yes ☐ No ☒

If yes, attach the official control document to this WSP as **Appendix 7**.

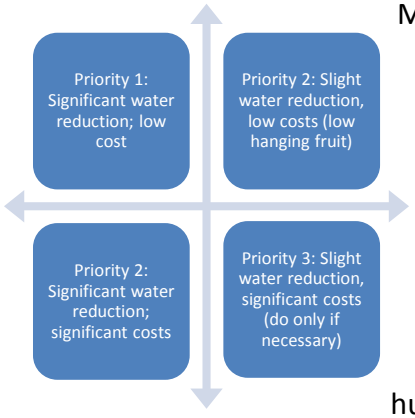
If no, the municipality must adopt such an official control within 6 months of submitting this WSP and submit it to the DNR as an amendment to this WSP.

Irrespective of whether a critical water deficiency control is in place, does the public water supply utility, city manager, mayor, or emergency manager have standing authority to implement water restrictions? Yes ☒ No ☐

If yes, cite the regulatory authority reference: City Code 58-118 .

If no, who has authority to implement water use restrictions in an emergency?

PART 3. WATER CONSERVATION PLAN



Minnesotans have historically benefited from the state's abundant water supplies, reducing the need for conservation. There are however, limits to the available supplies of water and increasing threats to the quality of our drinking water. Causes of water supply limitation may include: population increases, economic trends, uneven statewide availability of groundwater, climatic changes, and degraded water quality. Examples of threats to drinking water quality include: the presence of contaminant plumes from past land use activities, exceedances of water quality standards from natural and human sources, contaminants of emerging concern, and increasing pollutant trends from nonpoint sources.

There are many incentives for conserving water; conservation:

- reduces the potential for pumping-induced transfer of contaminants into the deeper aquifers, which can add treatment costs
- reduces the need for capital projects to expand system capacity
- reduces the likelihood of water use conflicts, like well interference, aquatic habitat loss, and declining lake levels
- conserves energy, because less energy is needed to extract, treat and distribute water (and less energy production also conserves water since water is use to produce energy)
- maintains water supplies that can then be available during times of drought

It is therefore imperative that water suppliers implement water conservation plans. The first step in water conservation is identifying opportunities for behavioral or engineering changes that could be made to reduce water use by conducting a thorough analysis of:

- Water use by customer
- Extraction, treatment, distribution and irrigation system efficiencies
- Industrial processing system efficiencies
- Regulatory and barriers to conservation
- Cultural barriers to conservation
- Water reuse opportunities

Once accurate data is compiled, water suppliers can set achievable goals for reducing water use. A successful water conservation plan follows a logical sequence of events. The plan should address both conservation on the supply side (leak detection and repairs, metering), as well as on the demand side (reductions in usage). Implementation should be conducted in phases, starting with the most obvious and lowest-cost options. In some cases one of the early steps will be reviewing regulatory constraints to water conservation, such as lawn irrigation requirements. Outside funding and grants may be available for implementation of projects. Engage water system operators and maintenance staff and customers in brainstorming opportunities to reduce water use. Ask the question: "How can I help save water?"

Progress since 2006

Is this your community's first Water Supply Plan? Yes ☐ No ☒

If yes, describe conservation practices that you are already implementing, such as: pricing, system improvements, education, regulation, appliance retrofitting, enforcement, etc.

If no, complete Table 21 to summarize conservation actions taken since the adoption of the 2006 water supply plan.

Table 21. Implementation of previous ten-year Conservation Plan

2006 Plan Commitments	Action Taken?
Change water rates structure to provide conservation pricing	☒ Yes ☐ No
Water supply system improvements (e.g. leak repairs, valve replacements, etc.)	☒ Yes ☐ No
Educational efforts	☒ Yes ☐ No
New water conservation ordinances	☒ Yes ☐ No
Rebate or retrofitting Program (e.g. for toilet, faucets, appliances, showerheads, dish washers, washing machines, irrigation systems, rain barrels, water softeners, etc.	☐ Yes ☒ No
Enforcement	☒ Yes ☐ No
Describe other: Replaced all residential meters with Neptune Smart meters within last 10 years	☒ Yes ☐ No

What are the results you have seen from the actions in Table 21 and how were results measured?

Overall per capita demand dropped while adding new customers during this time period.

A. Triggers for Allocation and Demand Reduction Actions

Complete table 22 by checking each trigger below, as appropriate, and the actions to be taken at various levels or stages of severity. Add in additional rows to the table as needed.

Table 22. Short and long-term demand reduction conditions, triggers and actions

Objective	Triggers	Actions
Protect surface water flows	☐ Low stream flow conditions ☐ Reports of declining wetland and lake levels	☐ Increase promotion of conservation measures ☐ Other: _____

Objective	Triggers	Actions
	☐ Other: _____	
Short-term demand reduction (less than 1 year	☒ Extremely high seasonal water demand (more than double winter demand) ☒ Loss of treatment capacity ☒ Lack of water in storage ☒ State drought plan ☐ Well interference ☐ Other: _____	☒ Adopt (if not already) and enforce the critical water deficiency ordinance to restrict or prohibit lawn watering, vehicle washing, golf course and park irrigation & other nonessential uses. ☐ Supply augmentation through ____ ☒ Water allocation through____ ☒ Meet with large water users to discuss user's contingency plan.
Long-term demand reduction (>1 year)	☒ Per capita demand increasing ☒ Total demand increase (higher population or more industry)Water level in well(s) below elevation of _____ ☐ Other: _____	☒ Develop a critical water deficiency ordinance that is or can be quickly adopted to penalize lawn watering, vehicle washing, golf course and park irrigation & other nonessential uses. ☐ Enact a water waste ordinance that targets overwatering (causing water to flow off the landscape into streets, parking lots, or similar), watering impervious surfaces (streets, driveways or other hardscape areas), and negligence of known leaks, breaks, or malfunctions. ☒ Meet with large water users to discuss user's contingency plan. ☐ Enhanced monitoring and reporting: audits, meters, billing, etc.
Governor's "Critical Water Deficiency Order" declared	☒ "Critical Water Deficiency Order" issued	☒ Strictly enforce Odd/ Even Sprinkling Ban ☒ Reduce or eliminate irrigation at public buildings and parks

B. Conservation Objectives and Strategies – *Key benchmark for DNR*

This section establishes water conservation objectives and strategies for eight major areas of water use.

Objective 1: Reduce Unaccounted (Non-Revenue) Water loss to Less than 10%

The Minnesota Rural Waters Association, the Metropolitan Council and the Department of Natural Resources recommend that all water uses be metered. Metering can help identify high use locations and times, along with leaks within buildings that have multiple meters.

It is difficult to quantify specific unmetered water use such as that associated with firefighting and system flushing or system leaks. Typically, water suppliers subtract metered water use from total water pumped to calculate unaccounted or non-revenue water loss.

Is your five-year average (2005-2014) unaccounted Water Use in Table 2 higher than 10%?

Yes ☐ No ☒

What is your leak detection monitoring schedule? (e.g. monitor 1/3rd of the city lines per year)

We get quarterly leak reports from our meter reading software. We follow up with a letter to the identified properties.

Water Audits - are intended to identify, quantify and verify water and revenue losses. The volume of unaccounted-for water should be evaluated each billing cycle. The American Water Works Association (AWWA) recommends that ten percent or less of pumped water is unaccounted-for water. Water audit procedures are available from the AWWA and MN Rural Water Association www.mrwa.com . Drinking Water Revolving Loan Funds are available for purchase of new meters when new plants are built.

What is the date of your most recent water audit? 2016 DNR Water Appropriation Permit

Frequency of water audits: ☒ **yearly** ☐ **other (specify frequency) _____**

Leak detection and survey: ☐ **every year** ☐ **every other year** ☒ **periodic as needed**

Year last leak detection survey completed: _____

If Table 2 shows annual water losses over 10% or an increasing trend over time, describe what actions will be taken to reach the <10% loss objective and within what timeframe

Metering -AWWA recommends that every water supplier install meters to account for all water taken into its system, along with all water distributed from its system at each customer's point of service. An effective metering program relies upon periodic performance testing, repair, maintenance or replacement of all meters. AWWA also recommends that water suppliers conduct regular water audits to ensure accountability. Some cities install separate meters for interior and exterior water use, but some research suggests that this may not result in water conservation.

Complete Table 23 by adding the requested information regarding the number, types, testing and maintenance of customer meters.

Table 23. Information about customer meters

Customer Category	Number of Customers	Number of Metered Connections	Number of Automated Meter Readers	Meter testing intervals (years)	Average age/meter replacement schedule (years
Residential	4105	4105	4105		8/10
Irrigation meters	145	145	145		/
Institutional	5	5	5		/
Commercial	255	255	255		/
Industrial					/
Public facilities	15	15	15		/

Customer Category	Number of Customers	Number of Metered Connections	Number of Automated Meter Readers	Meter testing intervals (years)	Average age/meter replacement schedule (years
Other					___ / ___
TOTALS	4525	4525	4525	NA	NA

For unmetered systems, describe any plans to install meters or replace current meters with advanced technology meters. Provide an estimate of the cost to implement the plan and the projected water savings from implementing the plan.

All of our meters have advanced technology.

Table 24. Water source meters

	Number of Meters	Meter testing schedule (years)	Number of Automated Meter Readers	Average age/meter replacement schedule (years
Water source (wells/intakes)	8	10	0	_0_ / _10__
Treatment plant	N/A			___ / ___

Objective 2: Achieve Less than 75 Residential Gallons per Capita Demand (GPCD)

The 2002 average residential per capita demand in the Twin Cities Metropolitan area was 75 gallons per capita per day.

Is your average 2010-2015 residential per capita water demand in Table 2 more than 75? Yes ☒ No ☐

What was your 2010 – 2015 five-year average residential per capita water demand? 87 g/person/day

Describe the water use trend over that timeframe:

Residential Per Capita Water use has declined during this period while the number of users has increased each year. There were two high years in the beginning of this 5 year period which affect the average. The last two years were 69 and 729 gpcd, respectively.

Complete Table 25 by checking which strategies you will use to continue reducing residential per capita demand and project a likely timeframe for completing each checked strategy (Select all that apply and add rows for additional strategies):

Table 25. Strategies and timeframe to reduce residential per capita demand

Strategy to reduce residential per capita demand	Timeframe for completing work
☒ Revise city ordinances/codes to encourage or require water efficient landscaping.	2019

Strategy to reduce residential per capita demand	Timeframe for completing work
☐ Revise city ordinance/codes to permit water reuse options, especially for non-potable purposes like irrigation, groundwater recharge, and industrial use. Check with plumbing authority to see if internal buildings reuse is permitted	
☒ Revise ordinances to limit irrigation. Describe the restricted irrigation plan:	Odd/ Even no Watering between 10 AM and 8 PM has been in code for several years
☐ Revise outdoor irrigation installations codes to require high efficiency systems (e.g. those with soil moisture sensors or programmable watering areas) in new installations or system replacements.	
☒ Make water system infrastructure improvements	Leak detection reports are generated, letters are sent to each customer. Follow up letters are sent. Toilet dye kits are available for residents.
☒ Offer free or reduced cost water use audits) for residential customers.	No
☒ Implement a notification system to inform customers when water availability conditions change.	We use the website, signs and the city newsletter.
☐ Provide rebates or incentives for installing water efficient appliances and/or fixtures indoors (e.g., low flow toilets, high efficiency dish washers and washing machines, showerhead and faucet aerators, water softeners, etc.)	
☐ Provide rebates or incentives to reduce outdoor water use (e.g., turf replacement/reduction, rain gardens, rain barrels, smart irrigation, outdoor water use meters, etc.)	
☐ Identify supplemental Water Resources	
☒ Conduct audience-appropriate water conservation education and outreach.	Water conservation tips for residents are posted on the website.
☐ Describe other plans	

Objective 3: Achieve at least a 1.5% per year water reduction for Institutional, Industrial, Commercial, and Agricultural GPCD over the next 10 years or a 15% reduction in ten years.

Complete Table 26 by checking which strategies you will used to continue reducing non-residential customer use demand and project a likely timeframe for completing each checked strategy (add rows for additional strategies).

Where possible, substitute recycled water used in one process for reuse in another. (For example, spent rinse water can often be reused in a cooling tower.) Keep in mind the true cost of water is the amount on the water bill PLUS the expenses to heat, cool, treat, pump, and dispose of/discharge the water. Don't just calculate the initial investment. Many conservation retrofits that appear to be prohibitively expensive are actually very cost-effective when amortized over the life of the equipment. Often reducing water use also saves electrical and other utility costs. Note: as of 2015, water reuse, and is not allowed by the state plumbing code, M.R. 4715 (a variance is needed). However several state agencies are addressing this issue.

Table 26. Strategies and timeframe to reduce institutional, commercial industrial, and agricultural and non-revenue use demand

Strategy to reduce total business, industry, agricultural demand	Timeframe for completing work
☐ Conduct a facility water use audit for both indoor and outdoor use, including system components	
☒ Install enhanced meters capable of automated readings to detect spikes in consumption	Leak detection reports are generated, letters are sent to each customer. Follow up letters are sent.
☐ Compare facility water use to related industry benchmarks, if available (e.g., meat processing, dairy, fruit and vegetable, beverage, textiles, paper/pulp, metals, technology, petroleum refining etc.)	
☐ Install water conservation fixtures and appliances or change processes to conserve water	
☒ Repair leaking system components (e.g., pipes, valves)	Leaks are investigated and repaired.
☐ Investigate the reuse of reclaimed water (e.g., stormwater, wastewater effluent, process wastewater, etc.)	
☒ Reduce outdoor water use (e.g., turf replacement/reduction, rain gardens, rain barrels, smart irrigation, outdoor water use meters, etc.)	The City is open to installation of rain gardens on commercial projects
☐ Train employees how to conserve water	
☒ Implement a notification system to inform non-residential customers when water availability conditions change.	The odd/ even signs are posted in locations where residents and commercial customers see them.
☐ Rainwater catchment systems intended to supply uses such as water closets, urinals, trap primers for floor drains and floor sinks, industrial processes, water features, vehicle washing facilities, cooling tower makeup, and similar uses shall be approved by the commissioner. Proposed plumbing code 4714.1702.1 http://www.dli.mn.gov/PDF/docket/4714rule.pdf	
☐ Describe other plans:	

Objective 4: Achieve a Decreasing Trend in Total Per Capita Demand

Include as **Appendix 8** one graph showing total per capita water demand for each customer category (i.e., residential, institutional, commercial, industrial) from 2005-2014 and add the calculated/estimated linear trend for the next 10 years.

Describe the trend for each customer category; explain the reason(s) for the trends, and where trends are increasing.

Water demand has been decreasing over the last 10 years. Non-essential use is not declining as fast as Residential or C/I/I. Residential has shown the largest decrease which correlates to the rate structure change and requiring better topsoil for all new construction green areas.

Objective 5: Reduce Peak Day Demand so that the Ratio of Average Maximum day to the Average Day is less than 2.6

Is the ratio of average 2005-2014 maximum day demand to average 2005-2014 average day demand reported in Table 2 more than 2.6? Yes ☒ No ☐

Calculate a ten year average (2005 – 2014) of the ratio of maximum day demand to average day demand: 2.74

The position of the DNR has been that a peak day/average day ratio that is above 2.6 for in summer indicates that the water being used for irrigation by the residents in a community is too large and that efforts should be made to reduce the peak day use by the community.

It should be noted that by reducing the peak day use, communities can also reduce the amount of infrastructure that is required to meet the peak day use. This infrastructure includes new wells, new water towers which can be costly items.

Objective 6: Implement a Conservation Water Rate Structure and/or a Uniform Rate Structure with a Water Conservation Program

Water Conservation Program

Municipal water suppliers serving over 1,000 people are required to adopt demand reduction measures that include a conservation rate structure, or a uniform rate structure with a conservation program that achieves demand reduction. These measures must achieve demand reduction in ways that reduce water demand, water losses, peak water demands, and nonessential water uses. These measures must be approved before a community may request well construction approval from the Department of Health or before requesting an increase in water appropriations permit volume (*Minnesota Statutes*, section 103G.291, subd. 3 and 4). Rates should be adjusted on a regular basis to ensure that revenue of the system is adequate under reduced demand scenarios. If a municipal water supplier intends to use a Uniform Rate Structure, a community-wide Water Conservation Program that will achieve demand reduction must be provided.

Current Water Rates

Include a copy of the actual rate structure in **Appendix 9** or list current water rates including base/service fees and volume charges below.

Volume included in base rate or service charge: 15,000 gallons or ____ cubic feet ___ other

Frequency of billing: ☐ Monthly ☐ Bimonthly ☒ Quarterly ☐ Other:

_____

Water Rate Evaluation Frequency: ☒ every year ☐ every ___ years ☐ no schedule

Date of last rate change: 1/1/2017

Table 27. Rate structures for each customer category (Select all that apply and add additional rows as needed)

Customer Category	Conservation Billing Strategies in Use *	Conservation Neutral Billing Strategies in Use **	Non-Conserving Billing Strategies in Use ***
Residential	☐ Monthly billing ☒ Increasing block rates (volume tiered rates) ☐ Seasonal rates ☐ Time of use rates ☒ Water bills reported in gallons ☐ Individualized goal rates ☒ Excess use rates ☐ Drought surcharge ☐ Use water bill to provide comparisons ☐ Service charge not based on water volume ☐ Other (describe)	☐ Uniform ☐ Odd/even day watering	☐ Service charge based on water volume ☐ Declining block ☐ Flat ☐ Other (describe)
Commercial/ Industrial/ Institutional	☒ Monthly billing ☒ Increasing block rates (volume tiered rates) ☐ Seasonal rates ☐ Time of use rates ☒ Water bills reported in gallons ☐ Individualized goal rates ☐ Excess use rates ☐ Drought surcharge ☐ Use water bill to provide comparisons ☐ Service charge not based on water volume ☐ Other (describe)	☐ Uniform	☐ Service charge based on water volume ☐ Declining block ☐ Flat ☐ Other (describe)
☐ Other			

*** Rate Structures components that may promote water conservation:**

- **Monthly billing:** is encouraged to help people see their water usage so they can consider changing behavior.
- **Increasing block rates (also known as a tiered residential rate structure):** Typically, these have at least three tiers: should have at least three tiers.
    - The first tier is for the winter average water use.
    - The second tier is the year-round average use, which is lower than typical summer use. This rate should be set to cover the full cost of service.
    - The third tier should be above the average annual use and should be priced high enough to encourage conservation, as should any higher tiers. For this to be effective, the difference in block rates should be significant.
- **Seasonal rate:** higher rates in summer to reduce peak demands
- **Time of Use rates:** lower rates for off peak water use
- **Bill water use in gallons:** this allows customers to compare their use to average rates

- **Individualized goal rates:** typically used for industry, business or other large water users to promote water conservation if they keep within agreed upon goals. **Excess Use rates**: if water use goes above an agreed upon amount this higher rate is charged
- **Drought surcharge:** an extra fee is charged for guaranteed water use during drought
- **Use water bill to provide comparisons**: simple graphics comparing individual use over time or compare individual use to others.
- **Service charge or base fee that does not include a water volume** – a base charge or fee to cover universal city expenses that are not customer dependent and/or to provide minimal water at a lower rate (e.g., an amount less than the average residential per capita demand for the water supplier for the last 5 years)
- **Emergency rates** -A community may have a separate conservation rate that only goes into effect when the community or governor declares a drought emergency. These higher rates can help to protect the city budgets during times of significantly less water usage.

****Conservation Neutral****

- **Uniform rate**: rate per unit used is the same regardless of the volume used
- **Odd/even day watering** –This approach reduces peak demand on a daily basis for system operation, but it does not reduce overall water use.

***** Non-Conserving *****

- **Service charge or base fee with water volume:** an amount of water larger than the average residential per capita demand for the water supplier for the last 5 years
- **Declining block rate:** the rate per unit used decreases as water use increases.
- **Flat rate:** one fee regardless of how much water is used (usually unmetered).

Provide justification for any conservation neutral or non-conserving rate structures. If intending to adopt a conservation rate structure, include the timeframe to do so:

Objective 7: Additional strategies to Reduce Water Use and Support Wellhead Protection Planning

Development and redevelopment projects can provide additional water conservation opportunities, such as the actions listed below. If a Uniform Rate Structure is in place, the water supplier must provide a Water Conservation Program that includes at <u>least two</u> of the actions listed below. Check those actions that you intent to implement within the next 10 years.

Table 28. Additional strategies to Reduce Water Use & Support Wellhead Protection

☐	Participate in the GreenStep Cities Program, including implementation of at least one of the 20 "Best Practices" for water
☐	Prepare a master plan for smart growth (compact urban growth that avoids sprawl)
☐	Prepare a comprehensive open space plan (areas for parks, green spaces, natural areas)
☐	Adopt a water use restriction ordinance (lawn irrigation, car washing, pools, etc.)
☐	Adopt an outdoor lawn irrigation ordinance
☐	Adopt a private well ordinance (private wells in a city must comply with water restrictions)
☐	Implement a stormwater management program

☐	Adopt non-zoning wetlands ordinance (can further protect wetlands beyond state/federal laws-for vernal pools, buffer areas, restrictions on filling or alterations)
☐	Adopt a water offset program (primarily for new development or expansion)
☒	Implement a water conservation outreach program
☐	Hire a water conservation coordinator (part-time)
☐	Implement a rebate program for water efficient appliances, fixtures, or outdoor water management
☒	Revise the commercial development ordinance to allow low water landscaping practices and eliminate the requirement for installation of an irrigation system.

Objective 8: Tracking Success: How will you track or measure success through the next ten years?

We will keep a record of new commercial developments that are constructed with low water or no water landscaping plans. We will record contacts and successes through the water conservation outreach program.

Tip: The process to monitor demand reduction and/or a rate structure includes:

a) The DNR Hydrologist will call or visit the community the first 1-3 years after the water supply plan is completed.
b) They will discuss what activities the community is doing to conserve water and if they feel their actions are successful. The Water Supply Plan, Part 3 tables and responses will guide the discussion. For example, they will discuss efforts to reduce unaccounted for water loss if that is a problem, or go through Tables 33, 34 and 35 to discuss new initiatives.
c) The city representative and the hydrologist will discuss total per capita water use, residential per capita water use, and business/industry use. They will note trends.
d) They will also discuss options for improvement and/or collect case studies of success stories to share with other communities. One option may be to change the rate structure, but there are many other paths to successful water conservation.
e) If appropriate, they will cooperatively develop a simple work plan for the next few years, targeting a couple areas where the city might focus efforts.

A. Regulation

Complete Table 29 by selecting which regulations are used to reduce demand and improve water efficiencies. Add additional rows as needed.

Copies of adopted regulations or proposed restrictions or should be included in **Appendix 10** (a list with hyperlinks is acceptable).

Table 29. Regulations for short-term reductions in demand and long-term improvements in water efficiencies

Regulations Utilized	When is it applied (in effect)?
☒ Rainfall sensors required on landscape irrigation systems	☒ Ongoing

Regulations Utilized	When is it applied (in effect)?
Commercial, Parks and City Own Properties	☐ Seasonal ☐ Only during declared Emergencies
☐ Water efficient plumbing fixtures required	☐ New development ☐ Replacement ☐ Rebate Programs
☒ Critical/Emergency Water Deficiency ordinance	☒ Only during declared Emergencies
☒ Watering restriction requirements (time of day, allowable days, etc.) Odd/ Even Day, Time of day watering restrictions are enforced	☒ Odd/even ☐ 2 days/week ☐ Only during declared Emergencies
☐ Water waste prohibited (for example, having a fine for irrigators spraying on the street)	☐ Ongoing ☐ Seasonal ☐ Only during declared Emergencies
☐ Limitations on turf areas (requiring lots to have 10% - 25% of the space in natural areas)	☐ New development ☐ Shoreland/zoning ☐ Other
☒ Soil preparation requirement s (after construction, requiring topsoil to be applied to promote good root growth) Approved topsoil is required under sod for all new construction projects.	☒ New Development ☐ Construction Projects ☐ Other
☒ Tree ratios (requiring a certain number of trees per square foot of lawn)	☒ New development ☐ Shoreland/zoning ☐ Other
☐ Permit to fill swimming pool and/or requiring pools to be covered (to prevent evaporation)	☐ Ongoing ☐ Seasonal ☐ Only during declared Emergencies
☐ Ordinances that permit stormwater irrigation, reuse of water, or other alternative water use (Note: be sure to check current plumbing codes for updates)	☐ Describe

B. Retrofitting Programs

Education and incentive programs aimed at replacing inefficient plumbing fixtures and appliances can help reduce per capita water use, as well as energy costs. It is recommended that municipal water suppliers develop a long-term plan to retrofit public buildings with water efficient plumbing fixtures and appliances. Some water suppliers have developed partnerships with organizations having similar conservation goals, such as electric or gas suppliers, to develop cooperative rebate and retrofit programs.

A study by the AWWA Research Foundation (Residential End Uses of Water, 1999) found that the average indoor water use for a non-conserving home is 69.3 gallons per capita per day (gpcd). The average indoor water use in a conserving home is 45.2 gpcd and most of the decrease in water use is related to water efficient plumbing fixtures and appliances that can reduce water, sewer and energy costs. In Minnesota, certain electric and gas providers are required (Minnesota Statute 216B.241) to fund programs that will conserve energy resources and some utilities have distributed water efficient showerheads to customers to help reduce energy demands required to supply hot water.

Retrofitting Programs

Complete Table 30 by checking which water uses are targeted, the outreach methods used, the measures used to identify success, and any participating partners.

Table 30. Retrofitting programs (Select all that apply)

Water Use Targets	Outreach Methods	Partners
☐ Low flush toilets, ☒ Toilet leak tablets, ☐ Low flow showerheads, ☐ Faucet aerators;	☒ Education about leak detection ☒ Free distribution of toilet leak kits ☐ Rebate for ☐ Other	☐ Gas company ☐ Electric company ☐ Watershed organization
☐ Water conserving washing machines, ☐ Dish washers, ☐ Water softeners;	☐ Education about ☐ Free distribution of ☐ Rebate for ☐ Other	☐ Gas company ☐ Electric company ☐ Watershed organization
☒ Rain gardens, ☒ Rain barrels, ☒ Native/drought tolerant landscaping, etc.	☒ Education about rain gardens, rain barrels ☐ Free distribution of ☐ Rebate for ☐ Other	☐ Gas company ☐ Electric company ☒ Watershed organization

Briefly discuss measures of success from the above table (e.g. number of items distributed, dollar value of rebates, gallons of water conserved, etc.):

We will record and report on the number of rain gardens, rain barrels and native landscaping areas installed. We will continue to provide toilet leak tablets and information on detecting other leaks in homes and businesses.

C. Education and Information Programs

Customer education should take place in three different circumstances. First, customers should be provided information on how to conserve water and improve water use efficiencies. Second, information should be provided at appropriate times to address peak demands. Third, emergency notices and educational materials about how to reduce water use should be available for quick distribution during an emergency.

Proposed Education Programs

Complete Table 31 by selecting which methods are used to provide water conservation and information, including the frequency of program components. Select all that apply and add additional lines as needed.

Table 31. Current and Proposed Education Programs

Education Methods	General summary of topics	#/Year	Frequency
Billing inserts or tips printed on the actual bill	- Water conservation topics - Odd/ Even information - How much water does irrigation use	2	☐ Ongoing ☒ Seasonal ☐ Only during declared emergencies
Consumer Confidence Reports		1	☒ Ongoing ☐ Seasonal ☐ Only during declared emergencies
Press releases to traditional local news outlets (e.g., newspapers, radio and TV)			☐ Ongoing ☐ Seasonal ☐ Only during declared emergencies
Social media distribution (e.g., emails, Facebook, Twitter)	- Water conservation topics - Odd/ Even information - How much water does irrigation use		☒ Ongoing ☒ Seasonal ☐ Only during declared emergencies
Paid advertisements (e.g., billboards, print media, TV, radio, web sites, etc.)			☐ Ongoing ☐ Seasonal ☐ Only during declared emergencies
Presentations to community groups			☐ Ongoing ☐ Seasonal ☐ Only during declared emergencies
Staff training			☐ Ongoing ☐ Seasonal ☐ Only during declared emergencies
Facility tours			☐ Ongoing ☐ Seasonal ☐ Only during declared emergencies
Displays and exhibits	Signs for Odd/ Even Ban		☐ Ongoing ☒ Seasonal ☐ Only during declared emergencies
Marketing rebate programs (e.g., indoor fixtures & appliances and outdoor practices)			☐ Ongoing ☐ Seasonal ☐ Only during declared emergencies
Community news letters	Odd/ even news letter articles		☐ Ongoing ☒ Seasonal ☐ Only during declared emergencies

Education Methods	General summary of topics	#/Year	Frequency
Direct mailings (water audit/retrofit kits, showerheads, brochures)			☐ Ongoing ☐ Seasonal ☐ Only during declared emergencies
Information kiosk at utility and public buildings			☐ Ongoing ☐ Seasonal ☐ Only during declared emergencies
Public service announcements			☐ Ongoing ☐ Seasonal ☐ Only during declared emergencies
Cable TV Programs	Odd/ Even Ban		☐ Ongoing ☒ Seasonal ☐ Only during declared emergencies
Demonstration projects (landscaping or plumbing)			☒ Ongoing ☐ Seasonal ☐ Only during declared emergencies
K-12 education programs (Project Wet, Drinking Water Institute, presentations)	Water Tower Tours for local elementary school		☐ Ongoing ☐ Seasonal ☐ Only during declared emergencies
Community events (children's water festivals, environmental fairs)			☐ Ongoing ☐ Seasonal ☐ Only during declared emergencies
Community education classes			☐ Ongoing ☐ Seasonal ☐ Only during declared emergencies
Water week promotions	Well Testing kits provided		☒ Ongoing ☒ Seasonal ☐ Only during declared emergencies
Website (include address: www.cityoframsey.com/utilities-water-system)			☒ Ongoing ☐ Seasonal ☐ Only during declared emergencies
Targeted efforts (large volume users, users with large increases)			☐ Ongoing ☐ Seasonal ☐ Only during declared emergencies
Notices of ordinances			☐ Ongoing ☐ Seasonal

Education Methods	General summary of topics	#/Year	Frequency
			☐ Only during declared emergencies
Emergency conservation notices			☐ Ongoing ☐ Seasonal ☐ Only during declared emergencies
Other: City website	Page on Xeriscapes, Hardscape Page on Water Conservation Grant Opportunities Page on Irrigation Do's and Do Not's		☒ Ongoing ☐ Seasonal ☐ Only during declared emergencies

Briefly discuss what future education and information activities your community is considering in the future:

The City meets with school age children once a year about water conservation, future water conservation practices, irrigation calculator, website and newsletter articles.
We will continue this practice and expand the audience when the opportunity arises.

Part 4. ITEMS FOR METROPOLITAN AREA COMMUNITIES

Minnesota Statute 473.859 requires WSPs to be completed for all local units of government in the seven-county Metropolitan Area as part of the local comprehensive planning process.

Much of the information in Parts 1-3 addresses water demand for the next 10 years. However, additional information is needed to address water demand through 2040, which will make the WSP consistent with the Metropolitan Land Use Planning Act, upon which the local comprehensive plans are based.

This Part 4 provides guidance to complete the WSP in a way that addresses plans for water supply through 2040.

A. Water Demand Projections through 2040

Complete Table 7 in Part 1D by filling in information about long-term water demand projections through 2040. Total Community Population projections should be consistent with the community's system statement, which can be found on the Metropolitan Council's website and which was sent to the community in September 2015.

Projected Average Day, Maximum Day, and Annual Water Demands may either be calculated using the method outlined in *Appendix 2* of the *2015 Master Water Supply Plan* or by a method developed by the individual water supplier.

B. Potential Water Supply Issues

Complete Table 10 in Part 1E by providing information about the potential water supply issues in your community, including those that might occur due to 2040 projected water use.

The *Master Water Supply Plan* provides information about potential issues for your community in *Appendix 1 (Water Supply Profiles).* This resource may be useful in completing Table 10.

You may document results of local work done to evaluate impact of planned uses by attaching a feasibility assessment or providing a citation and link to where the plan is available electronically.

C. Proposed Alternative Approaches to Meet Extended Water Demand Projections

Complete Table 12 in Part 1F with information about potential water supply infrastructure impacts (such as replacements, expansions or additions to wells/intakes, water storage and treatment capacity, distribution systems, and emergency interconnections) of extended plans for development and redevelopment, in 10-year increments through 2040. It may be useful to refer to information in the community's local Land Use Plan, if available.

Complete Table 14 in Part 1F by checking each approach your community is considering to meet future demand. For each approach your community is considering, provide information about the amount of future water demand to be met using that approach, the timeframe to

implement the approach, potential partners, and current understanding of the key benefits and challenges of the approach.
As challenges are being discussed, consider the need for: evaluation of geologic conditions (mapping, aquifer tests, modeling), identification of areas where domestic wells could be impacted, measurement and analysis of water levels & pumping rates, triggers & associated actions to protect water levels, etc.

D. Value-Added Water Supply Planning Efforts (Optional)

The following information is not required to be completed as part of the local water supply plan, but completing this can help strengthen source water protection throughout the region and help Metropolitan Council and partners in the region to better support local efforts.

Source Water Protection Strategies

Does a Drinking Water Supply Management Area for a neighboring public water supplier overlap your community? Yes ☐ No ☒

If you answered no, skip this section. If you answered yes, please complete Table 32 with information about new water demand or land use planning-related local controls that are being considered to provide additional protection in this area.

Table 32. Local controls and schedule to protect Drinking Water Supply Management Areas

Local Control	Schedule to Implement	Potential Partners
☐ None at this time		
☐ Comprehensive planning that guides development in vulnerable drinking water supply management areas		
☐ Zoning overlay		
☐ Other:		

Technical assistance

From your community's perspective, what are the most important topics for the Metropolitan Council to address, guided by the region's Metropolitan Area Water Supply Advisory Committee and Technical Advisory Committee, as part of its ongoing water supply planning role?

- ☒ Coordination of state, regional and local water supply planning roles
- ☐ Regional water use goals
- ☐ Water use reporting standards
- ☒ Regional and sub-regional partnership opportunities
- ☐ Identifying and prioritizing data gaps and input for regional and sub-regional analyses
- ☐ Others:

GLOSSARY

Agricultural/Irrigation Water Use - Water used for crop and non-crop irrigation, livestock watering, chemigation, golf course irrigation, landscape and athletic field irrigation.

Average Daily Demand - The total water pumped during the year divided by 365 days.

Calcareous Fen - Calcareous fens are rare and distinctive wetlands dependent on a constant supply of cold groundwater. Because they are dependent on groundwater and are one of the rarest natural communities in the United States, they are a protected resource in MN. Approximately 200 have been located in Minnesota. They may not be filled, drained or otherwise degraded.

Commercial/Institutional Water Use - Water used by motels, hotels, restaurants, office buildings, commercial facilities and institutions (both civilian and military). Consider maintaining separate institutional water use records for emergency planning and allocation purposes. Water used by multi-family dwellings, apartment buildings, senior housing complexes, and mobile home parks should be reported as Residential Water Use.

Commercial/Institutional/Industrial (C/I/I) Water Sold - The sum of water delivered for commercial/institutional or industrial purposes.

Conservation Rate Structure - A rate structure that encourages conservation and may include increasing block rates, seasonal rates, time of use rates, individualized goal rates, or excess use rates. If a conservation rate is applied to multifamily dwellings, the rate structure must consider each residential unit as an individual user. A community may have a separate conservation rate that only goes into effect when the community or governor declares a drought emergency. These higher rates can help to protect the city budgets during times of significantly less water usage.

Date of Maximum Daily Demand - The date of the maximum (highest) water demand. Typically this is a day in July or August.

Declining Rate Structure - Under a declining block rate structure, a consumer pays less per additional unit of water as usage increases. This rate structure does not promote water conservation.

Distribution System - Water distribution systems consist of an interconnected series of pipes, valves, storage facilities (water tanks, water towers, reservoirs), water purification facilities, pumping stations, flushing hydrants, and components that convey drinking water and meeting fire protection needs for cities, homes, schools, hospitals, businesses, industries and other facilities.

Flat Rate Structure - Flat fee rates do not vary by customer characteristics or water usage. This rate structure does not promote water conservation.

Industrial Water Use - Water used for thermonuclear power (electric utility generation) and other industrial use such as steel, chemical and allied products, paper and allied products, mining, and petroleum refining.

Low Flow Fixtures/Appliances - Plumbing fixtures and appliances that significantly reduce the amount of water released per use are labeled "low flow". These fixtures and appliances use just enough water to be effective, saving excess, clean drinking water that usually goes down the drain.

Maximum Daily Demand - The maximum (highest) amount of water used in one day.

Metered Residential Connections - The number of residential connections to the water system that have meters. For multifamily dwellings, report each residential unit as an individual user.

Percent Unmetered/Unaccounted For - Unaccounted for water use is the volume of water withdrawn from all sources minus the volume of water delivered. This value represents water "lost" by miscalculated water use due to inaccurate meters, water lost through leaks, or water that is used but unmetered or otherwise undocumented. Water used for public services such as hydrant flushing, ice skating rinks, and public swimming pools should be reported under the category "Water Supplier Services".

Population Served - The number of people who are served by the community's public water supply system. This includes the number of people in the community who are connected to the public water supply system, as well as people in neighboring communities who use water supplied by the community's public water supply system. It should not include residents in the community who have private wells or get their water from neighboring water supply.

Residential Connections - The total number of residential connections to the water system. For multifamily dwellings, report each residential unit as an individual user.

Residential Per Capita Demand - The total residential water delivered during the year divided by the population served divided by 365 days.

Residential Water Use - Water used for normal household purposes such as drinking, food preparation, bathing, washing clothes and dishes, flushing toilets, and watering lawns and gardens. Should include all water delivered to single family private residences, multi-family dwellings, apartment buildings, senior housing complexes, mobile home parks, etc.

Smart Meter - Smart meters can be used by municipalities or by individual homeowners. Smart metering generally indicates the presence of one or more of the following:

- Smart irrigation water meters are controllers that look at factors such as weather, soil, slope, etc. and adjust watering time up or down based on data. Smart controllers in a typical summer will reduce water use by 30%-50%. Just changing the spray nozzle to new efficient models can reduce water use by 40%.
- Smart Meters on customer premises that measure consumption during specific time periods and communicate it to the utility, often on a daily basis.
- A communication channel that permits the utility, at a minimum, to obtain meter reads on demand, to ascertain whether water has recently been flowing through the meter and onto the premises, and to issue commands to the meter to perform specific tasks such as disconnecting or restricting water flow.

Total Connections - The number of connections to the public water supply system.
Total Per Capita Demand - The total amount of water withdrawn from all water supply sources during the year divided by the population served divided by 365 days.
Total Water Pumped - The cumulative amount of water withdrawn from all water supply sources during the year.
Total Water Delivered - The sum of residential, commercial, industrial, institutional, water supplier services, wholesale and other water delivered.
Ultimate (Full Build-Out) - Time period representing the community's estimated total amount and location of potential development, or when the community is fully built out at the final planned density.
Unaccounted (Non-revenue) Loss - See definitions for "percent unmetered/unaccounted for loss".
Uniform Rate Structure - A uniform rate structure charges the same price-per-unit for water usage beyond the fixed customer charge, which covers some fixed costs. The rate sends a price signal to the customer because the water bill will vary by usage. Uniform rates by class charge the same price-per-unit for all customers within a customer class (e.g. residential or non-residential). This price structure is generally considered less effective in encouraging water conservation.
Water Supplier Services - Water used for public services such as hydrant flushing, ice skating rinks, public swimming pools, city park irrigation, back-flushing at water treatment facilities, and/or other uses.
Water Used for Nonessential Purposes - Water used for lawn irrigation, golf course and park irrigation, car washes, ornamental fountains, and other non-essential uses.
Wholesale Deliveries - The amount of water delivered in bulk to other public water suppliers.

Acronyms and Initialisms

AWWA – American Water Works Association
C/I/I – Commercial/Institutional/Industrial
CIP – Capital Improvement Plan
GIS – Geographic Information System
GPCD – Gallons per capita per day
GWMA – Groundwater Management Area – North and East Metro, Straight River, Bonanza,
MDH – Minnesota Department of Health
MGD – Million gallons per day
MG – Million gallons
MGL – Maximum Contaminant Level
MnTAP – Minnesota Technical Assistance Program (University of Minnesota)

MPARS – MN/DNR Permitting and Reporting System (new electronic permitting system)

MRWA – Minnesota Rural Waters Association

SWP – Source Water Protection

WHP – Wellhead Protection

APPENDICES TO BE SUBMITTED BY THE WATER SUPPLIER

Appendix 1: Well records and maintenance summaries – see Part 1C
Appendix 2: Water level monitoring plan – see Part 1E
Appendix 3: Water level graphs for each water supply well - see Part 1E
Appendix 4: Capital Improvement Plan - see Part 1E
Appendix 5: Emergency Telephone List – see Part 2C
Appendix 6: Cooperative Agreements for Emergency Services – see Part 2C
Appendix 7: Municipal Critical Water Deficiency Ordinance – see Part 2C
Appendix 8: Graph showing annual per capita water demand for each customer category during the last ten-years – see Part 3 Objective 4
Appendix 9: Water Rate Structure – see Part 3 Objective 6
Appendix 10: Adopted or proposed regulations to reduce demand or improve water efficiency – see Part 3 Objective 7
Appendix 11: Implementation Checklist – summary of all the actions that a community is doing, or proposes to do, including estimated implementation dates – see www.mndnr.gov/watersupplyplans

Appendix 1: Well Records and Maintenance Summaries

Well Records and Maintenance Summaries

Well No.	Construction	Maintenance	Type
1	1985		
2	1987		
3	1997		
4	1998	2013	Replace VFD
5	2000		
6	2005		
7	2007	2016	Replace check valve and drop pipe
8	2007		

Appendix 2: Water Level Monitoring Plan – see Part 1E

Water Level Monitoring Plan for the City of Ramsey

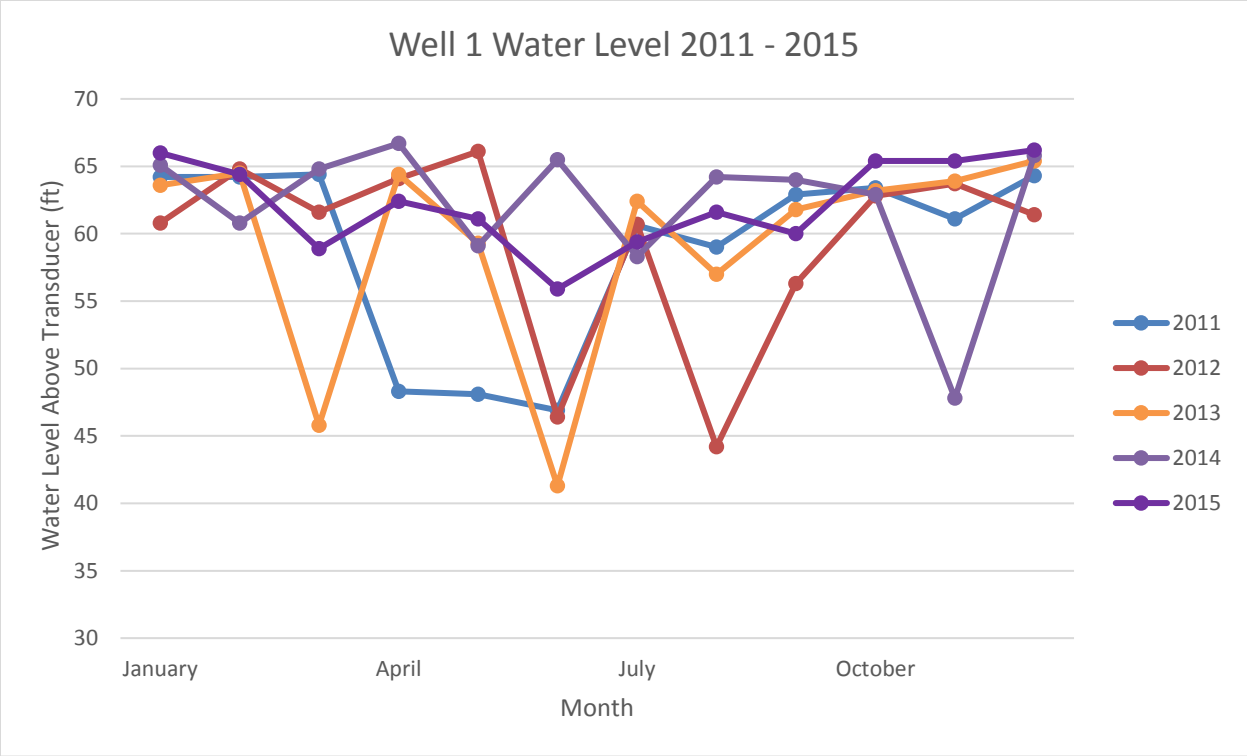
1. Purpose of the Water Level Monitoring Plan
   The purpose of the Water Level Monitoring Plan is to document the water level for wells 1 – 8 to track the seasonal variation in water levels and the long-term trends for each well.
2. Data Collection Method
   The water level is measured by recording the depth to water in feet from the top of the casing located at each will. The top of the casing is 2.5 feet above the ground surface for each well. The depth to water for each well is measured with a SCADA system.
3. Measurement Frequency and Timing
   The depth to water for each will is recorded on the last day of the month. The time the measurement is taken for each well is shown in Table 1.

Table 1 – Well Locations and Schedule for Water Level Readings

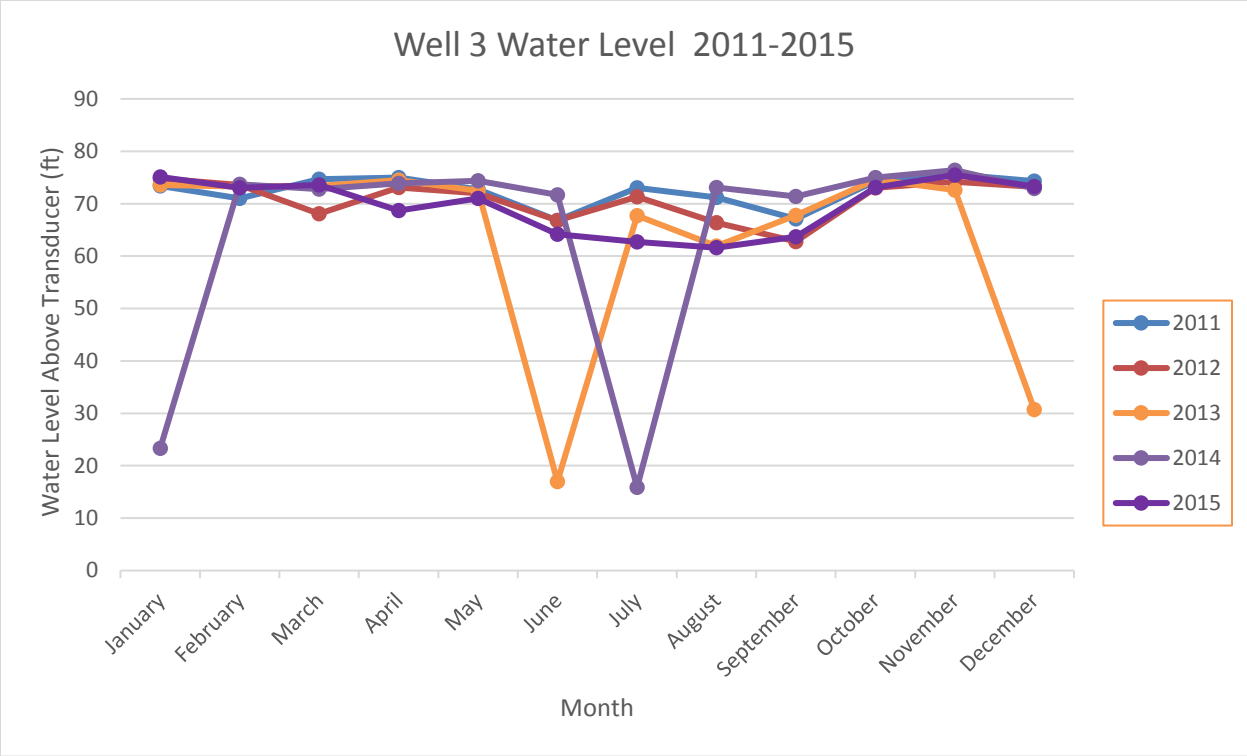
Permittee Well Number:	MDH Unique Well Number:	Well Address:	DNR Permit Number:	Measurement Frequency	SCADA Measurement Timing
1	161441	T32-R25-SEC 25-DCCA	1985-6005	1x/month (Last Day of Month)	11:30 pm
2	416183	T32-R25-SEC 25-ABAB	1985-6005	1x/month (Last Day of Month)	11:30 pm
3	580303	T32-R25-SEC 28-AACD	1985-6005	1x/month (Last Day of Month)	11:30 pm
4	580313	T32-R25-SEC 28-ABCC	1985-6005	1x/month (Last Day of Month)	11:30 pm
5	593672	T32-R25-SEC 28-ACCC	1985-6005	1x/month (Last Day of Month)	11:30 pm
6	706840	T32-R25-SEC 28-BCDC	1985-6005	1x/month (Last Day of Month)	11:30 pm
7	743832	T32-R25-SEC 20-DDAA	1985-6005	1x/month (Last Day of Month)	11:30 pm

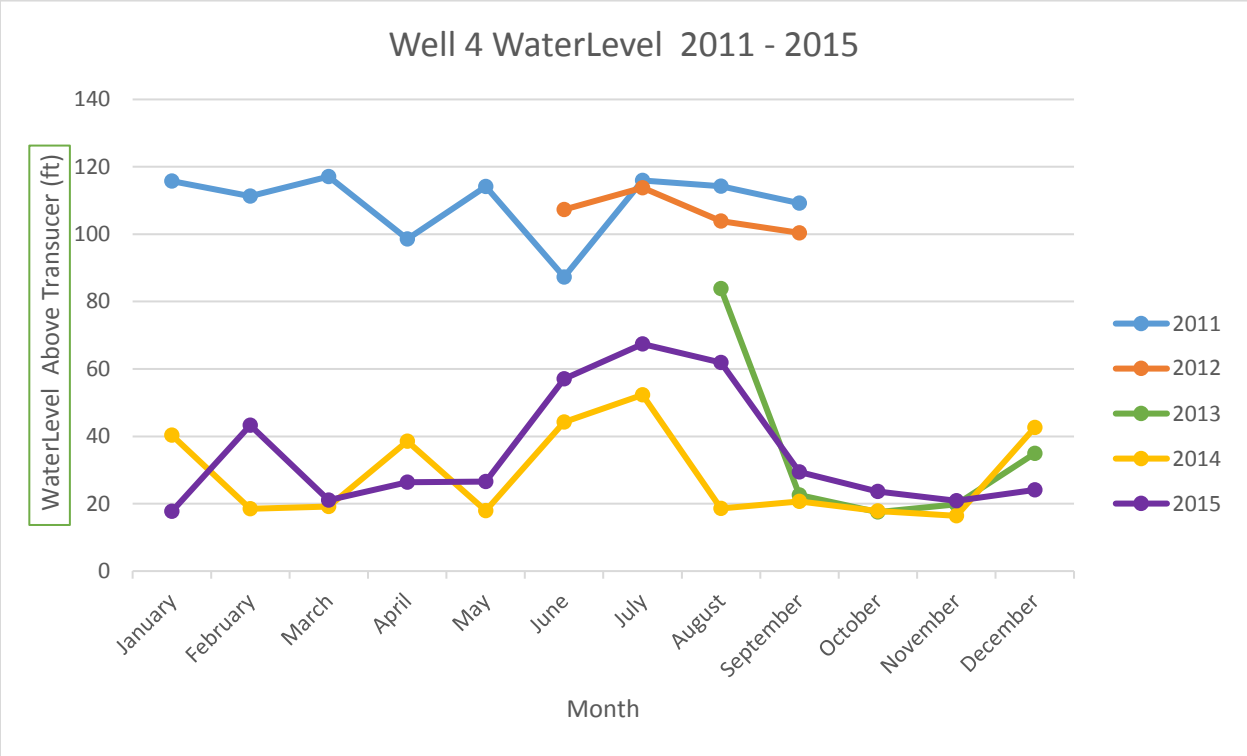
	731127	T32-R25-SEC 21-CCCC	1985-6005	Continuous	30 Min
8	743833	T32-R28-SEC 28-BABD	1985-6005	1x/month (Last Day of Month)	11:30 pm

Appendix 3: Water Level Graphs for Each Water Supply Well

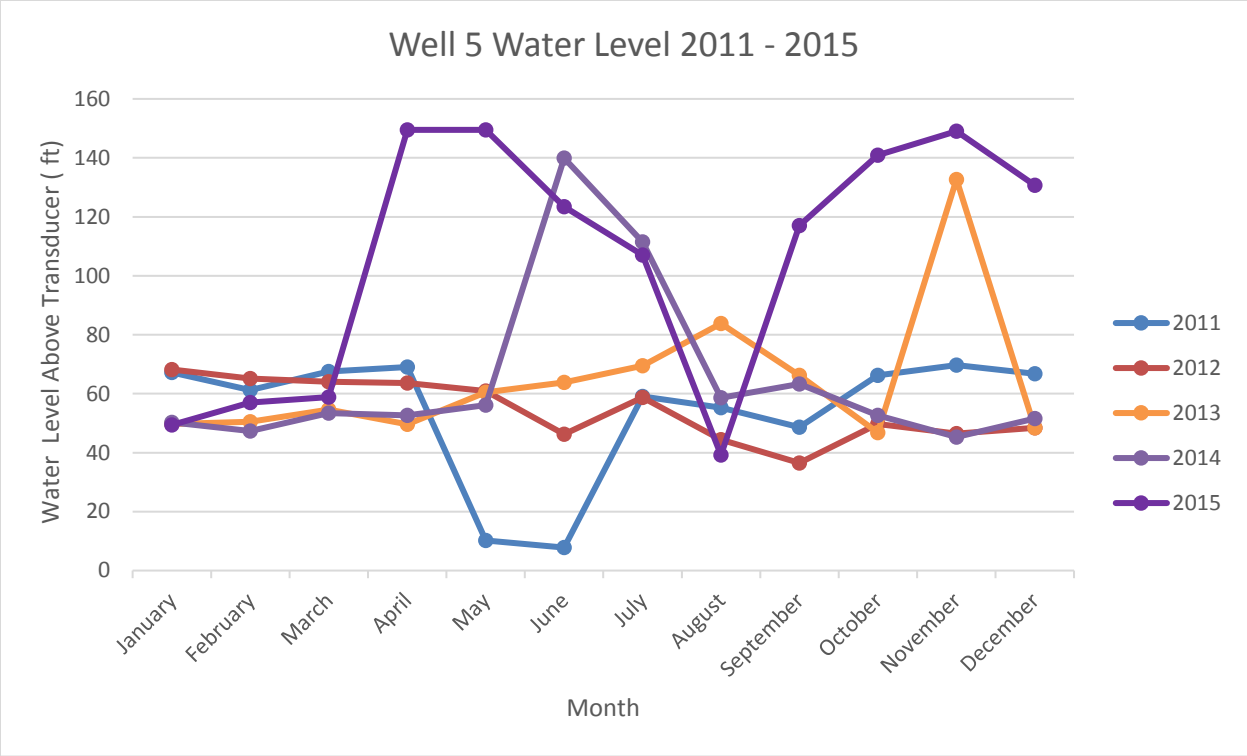


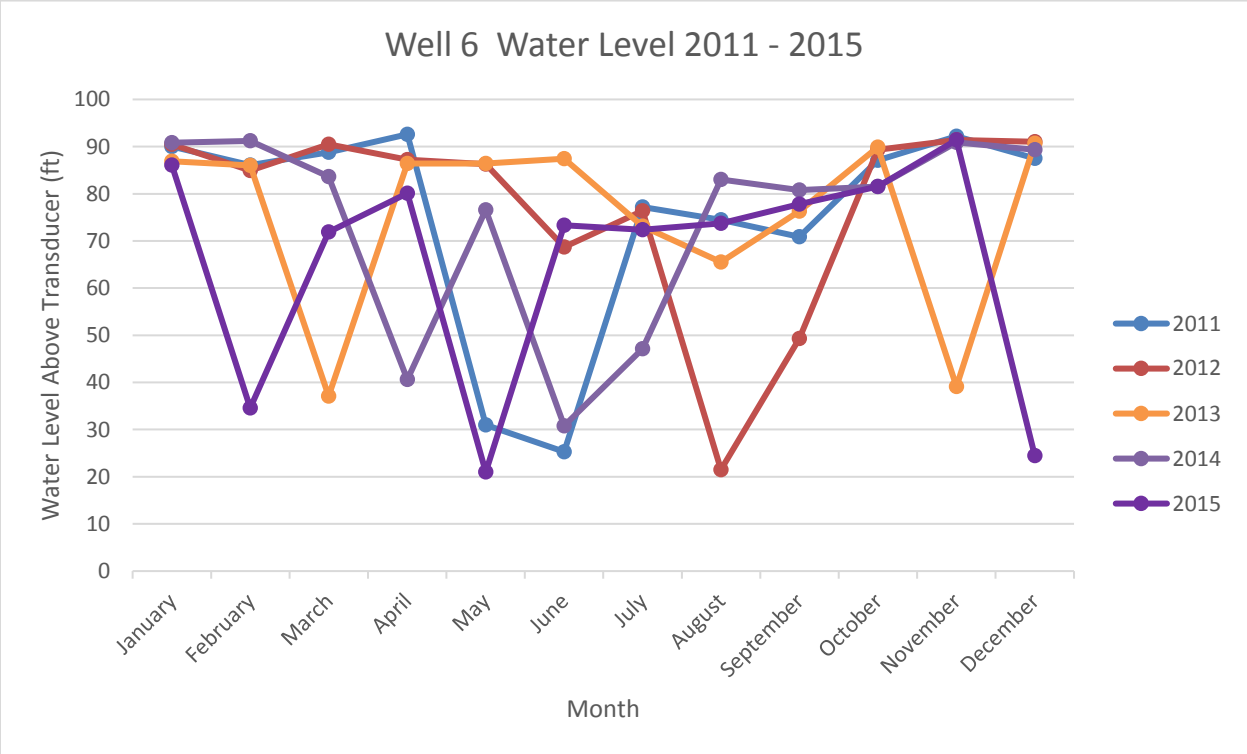
Well 2 is only used for extreme demand periods. It was not used in this period.

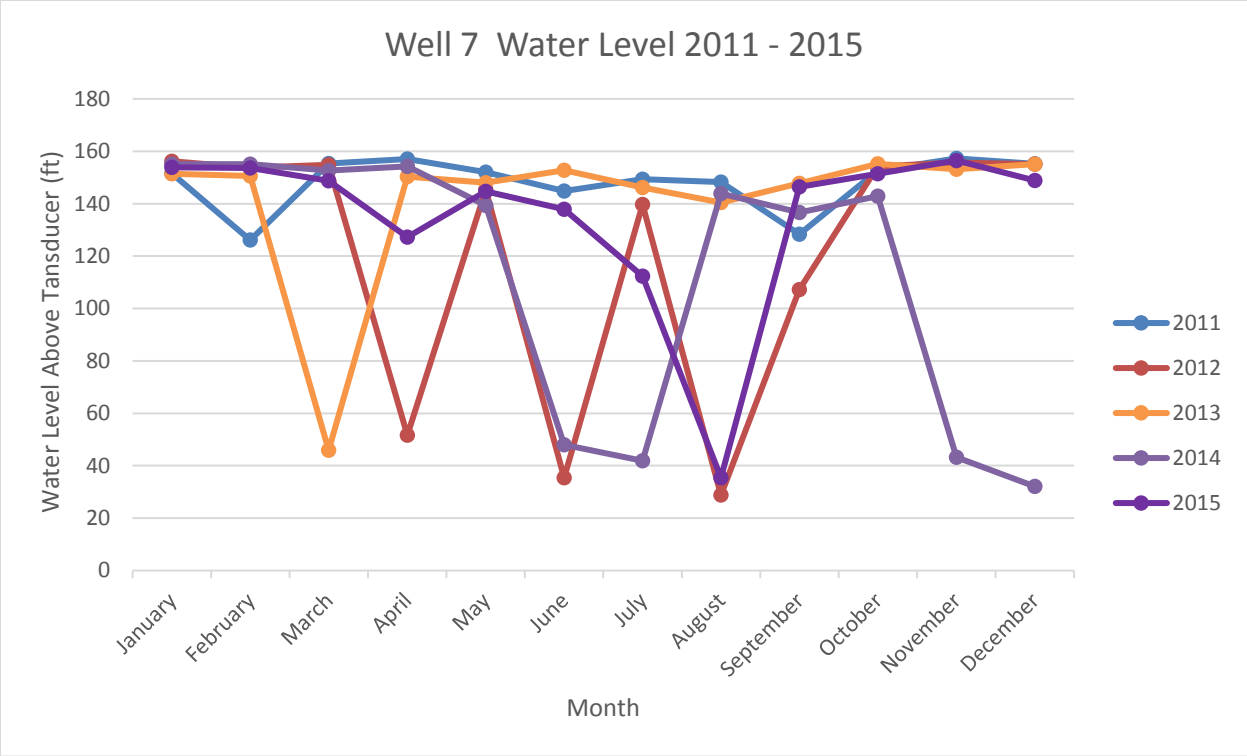


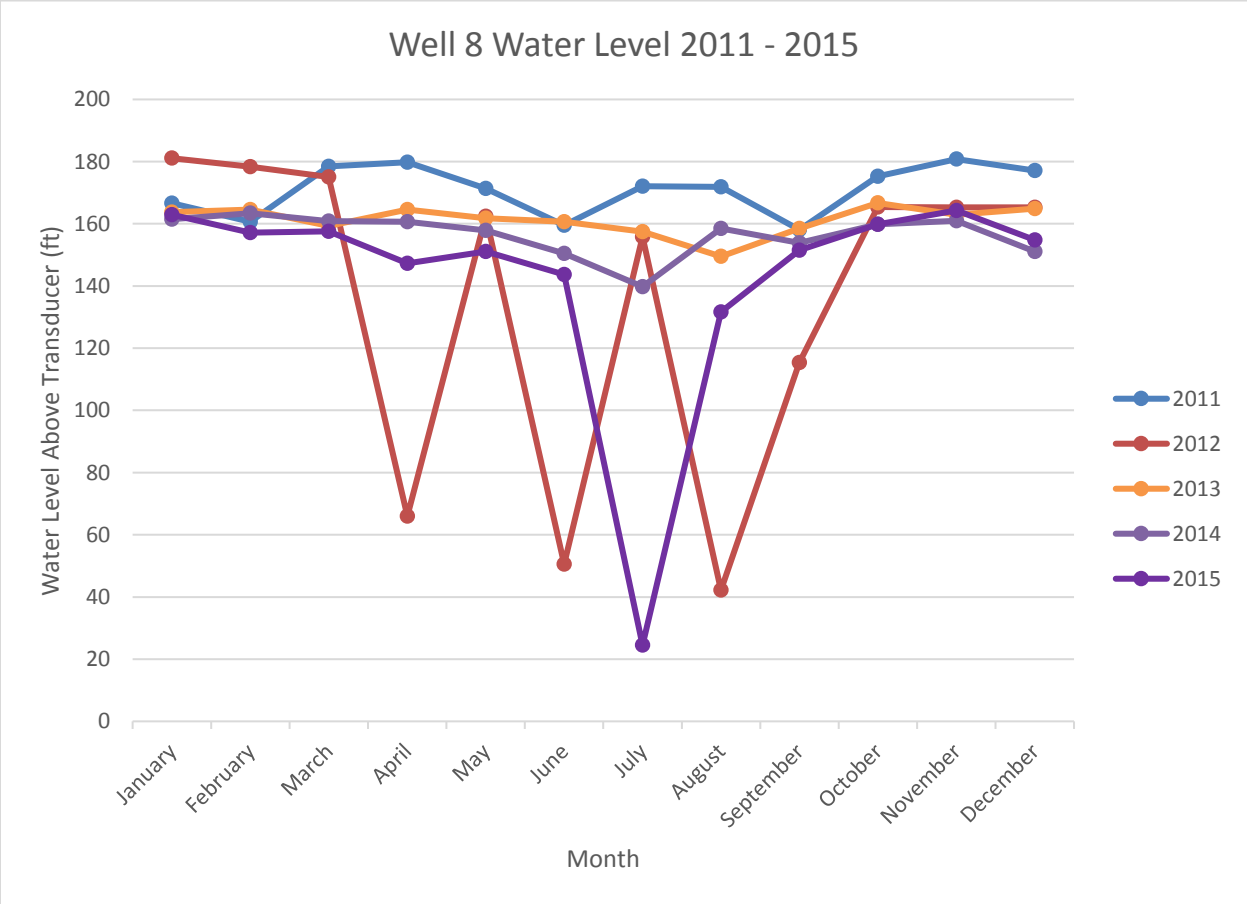


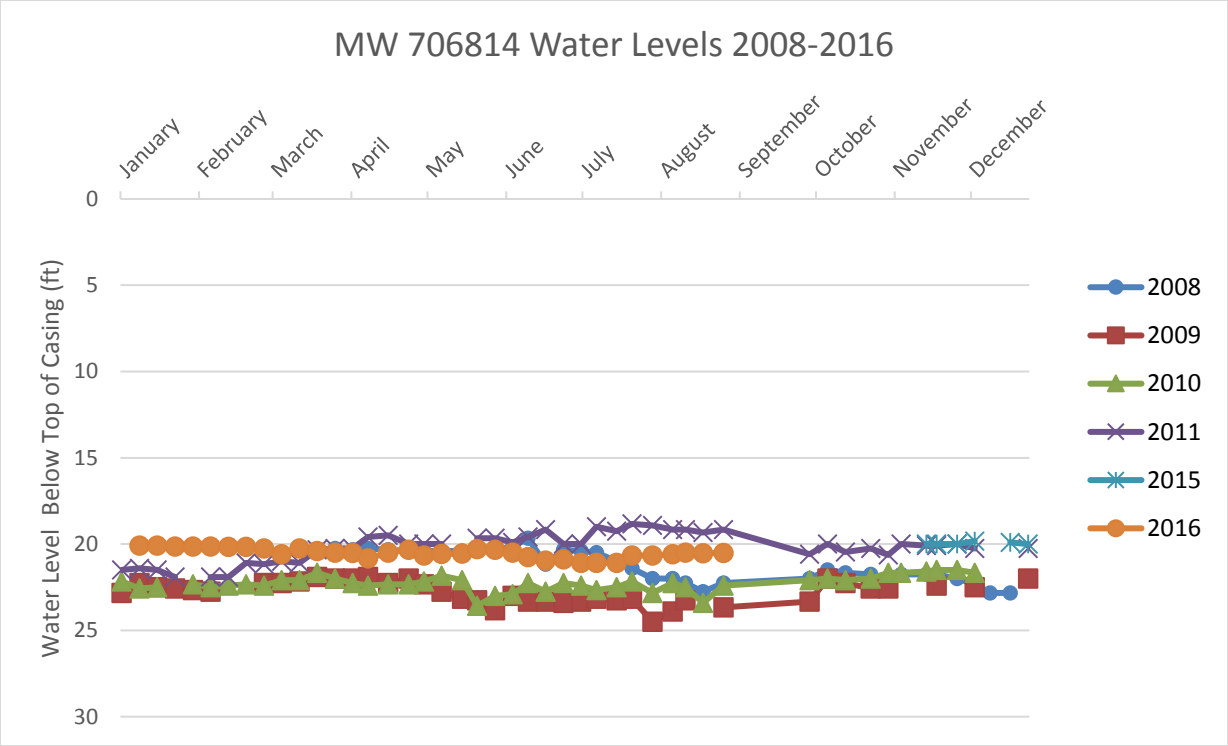
The Well 4 transducer was malfunctioning in late 2011 and early 2012 so there is no data for this period.

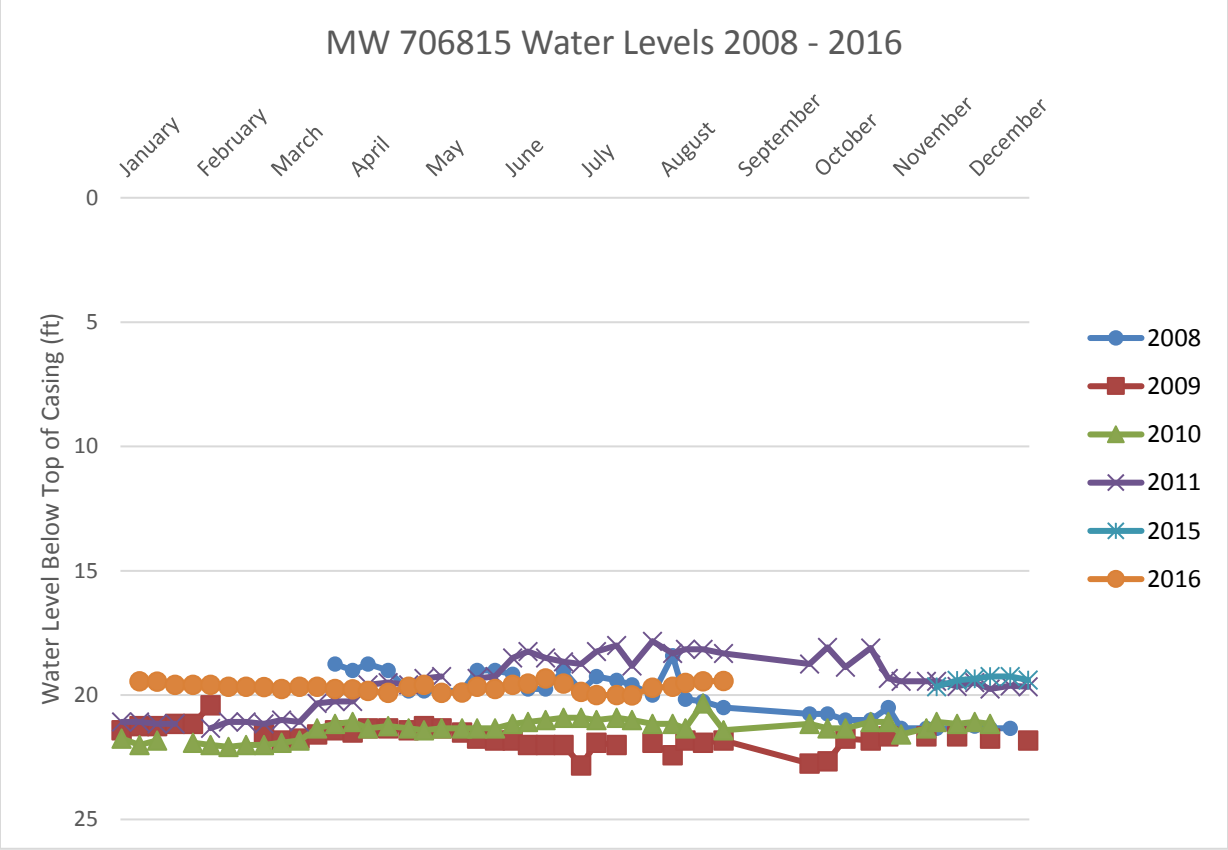

Well 5 Water Level 2011 - 2015
Water Level Above Transducer (ft)
160
140
120
100
80
60
40
20
0
January
February
March
April
May
June
July
August
September
October
November
December
Month
2011
2012
2013
2014
2015

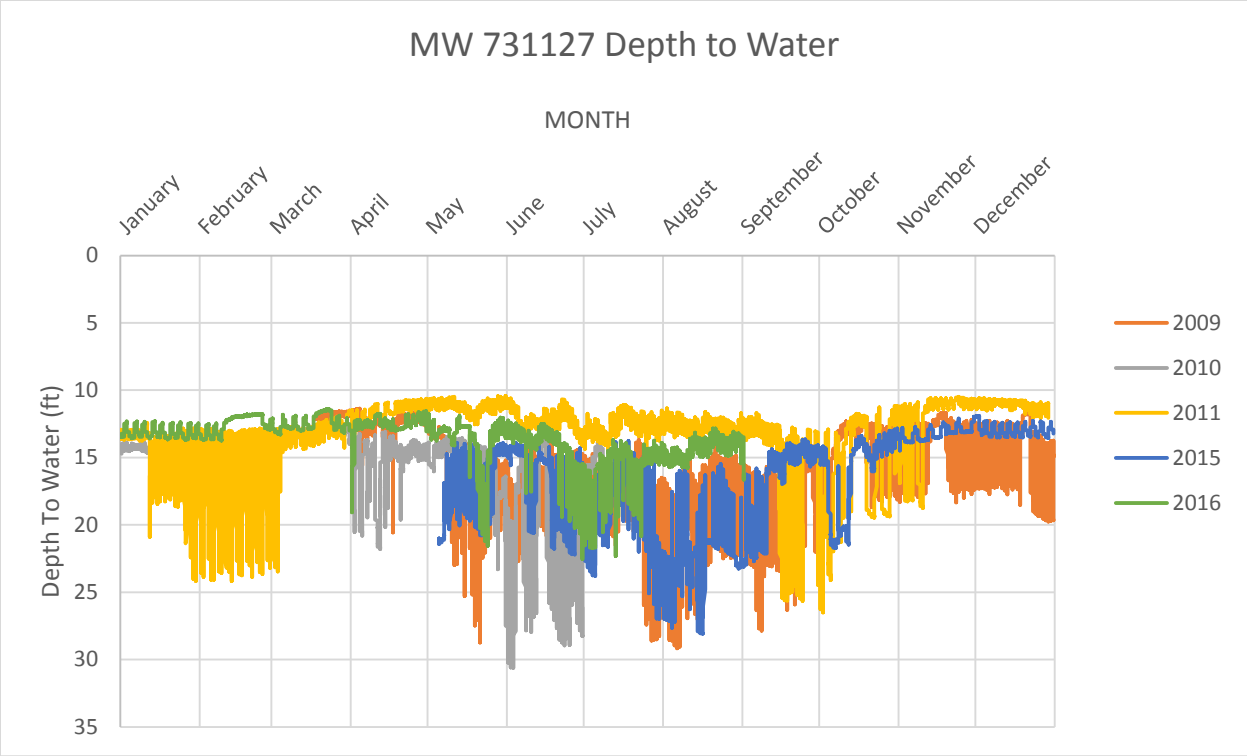

Well 6 Water Level 2011 - 2015
Water Level Above Transducer (ft)
100
90
80
70
60
50
40
30
20
10
0
January
February
March
April
May
June
July
August
September
October
November
December
Month
2011
2012
2013
2014
2015

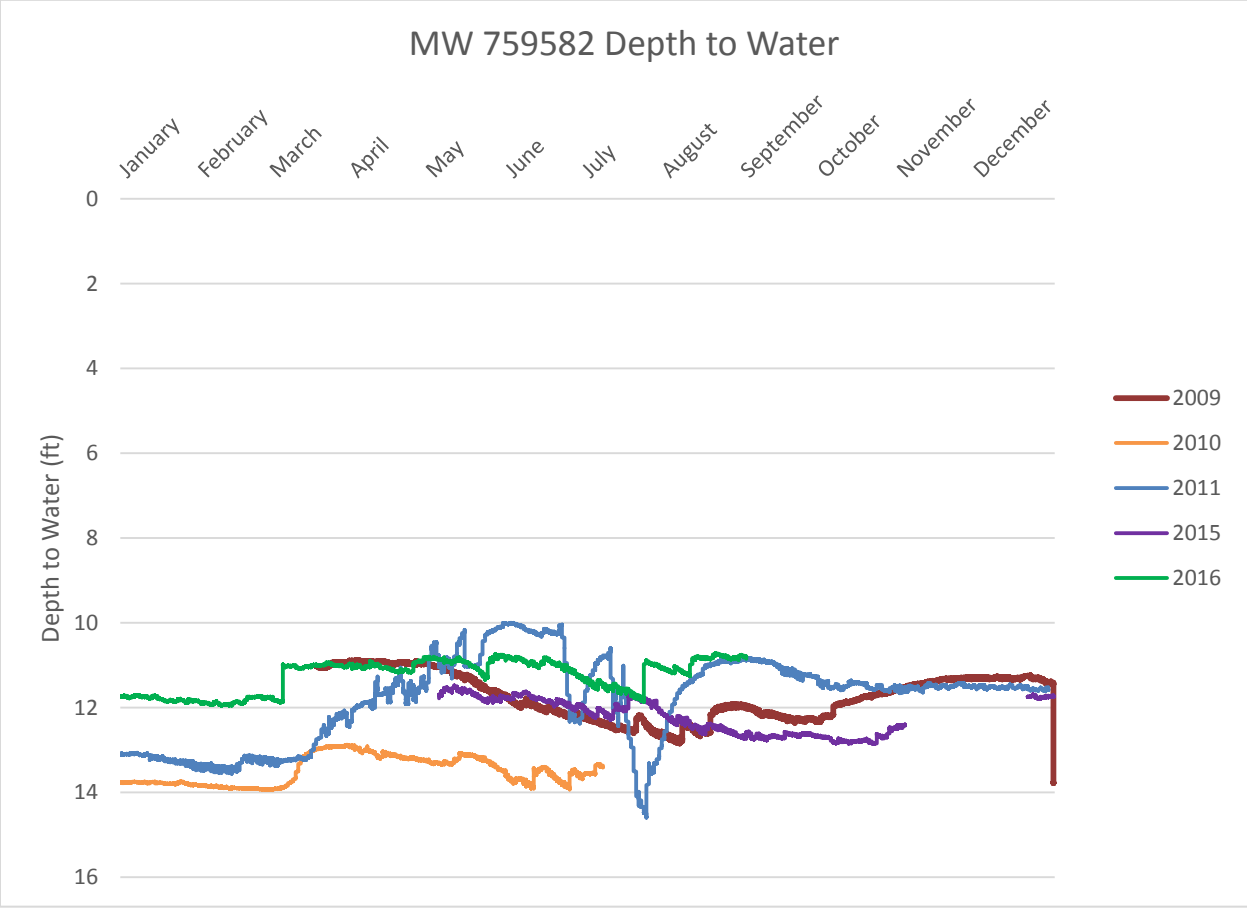

Well 7 Water Level 2011 - 2015
Water Level Above Tansducer (ft)
180
160
140
120
100
80
60
40
20
0
January
February
March
April
May
June
July
August
September
October
November
December
Month
2011
2012
2013
2014
2015


Well 8 Water Level 2011 - 2015
Water Level Above Transducer (ft)
200
180
160
140
120
100
80
60
40
20
0
January
February
March
April
May
June
July
August
September
October
November
December
Month
2011
2012
2013
2014
2015


MW 706814 Water Levels 2008-2016
January
February
March
April
May
June
July
August
September
October
November
December
0
5
10
15
20
25
30
Water Level Below Top of Casing (ft)
2008
2009
2010
2011
2015
2016


MW 706815 Water Levels 2008 - 2016
January
February
March
April
May
June
July
August
September
October
November
December
0
5
10
15
20
25
Water Level Below Top of Casing (ft)
2008
2009
2010
2011
2015
2016


MW 731127 Depth to Water
MONTH
January
February
March
April
May
June
July
August
September
October
November
December
Depth To Water (ft)
0
5
10
15
20
25
30
35
2009
2010
2011
2015
2016


MW 759582 Depth to Water
January
February
March
April
May
June
July
August
September
October
November
December
Depth to Water (ft)
0
2
4
6
8
10
12
14
16
2009
2010
2011
2015
2016

Appendix 4: Capital Improvement Plan

Project #	04-WTR-005
Project Name	Complete Pump House 3

Department	Water Utility
Contact	Unassigned
Type	Improvement
Useful Life	50 Years
Category	Water Utility Improvement
Priority	3-Existing Obligation (Med)
Status	Active
Total Cost	$60,000

Description

Install brick exterior to match building style of The COR buildings; landscape to match streetscape.

Justification

The intent is to have the building and grounds match The COR and adjacent developments.

Expenditures	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total
Improvements Other than Building Cost		60,000									60,000
Total		**60,000**									**60,000**

Funding Sources	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total
Water Utility Fund		60,000									60,000
Total		**60,000**									**60,000**

229

Project #	04-WTR-009
Project Name	The COR Bunker Lake Blvd (Armstrong - Ramsey Blvd)

Department	Water Utility
Contact	Unassigned
Type	Improvement
Useful Life	60 Years
Category	Water Utility Improvement
Priority	3-Existing Obligation (Med)
Status	Active

Total Cost $340,000

Description

Upgrades Bunker Lake Blvd between Armstrong and Ramsey Blvds, necessitated by the COR Development. Watermain segments along this portion of roadway will be lowered and extended as necessary.

Total Cost for Bunker Lake Blvd. = $4,520,000
Street Improvements: $3,650,000
Storm Water Improvements: $530,000
Water Utility Improvements: $340,000
Total Cost for Regional Roadway improvements = $14,607,860 (Per JPA)

Justification

The construction of the COR will add additional traffic to Bunker Lake Blvd. This project will upgrade Bunker Lake Blvd between Ramsey Blvd and Armstrong Blvd to better handle the traffic.

See projects Core Armstrong, Core Hwy 10 and Core Ramsey Blvd and Storm Sewer south of Bunker Lake Blvd.

Expenditures	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total
Improvements Other than Building Cost				340,000							340,000
Total				**340,000**							**340,000**

Funding Sources	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total
Water Utility Fund				340,000							340,000
Total				**340,000**							**340,000**

Project # 04-WTR-018

Project Name Watermain Looping: (Ramsey Blvd to Traprock St.)

Department Water Utility
Contact Unassigned
Type Improvement
Useful Life 60 Years
Category Water Utility Improvement
Priority 2-New Addition (High)
Status Active

Total Cost $129,250

Description

This project includes the looping of a 12" watermain from Ramsey Blvd to Traprock Street with the extension of Riverdale Drive along the south side of Highway 10.

Watermain Extension (04-WTR-018)	$ 129,250
Stormwater (16-STM-003)	$ 118,120
Street Improvement (12-STR-007)	$ 911,905
Right-of-Way	$ 200,000
*Street Lighting (16-STLT-001)	$ 275,000 (related project not included in costs)
Total Project Cost	$ 1,359,275 (not including street lights)

Justification

Development south of Highway 10 is anticipated as a result of The COR, including through the Mississippi West County Park. The project will provide dependable water pressure and supply to this developing area.

The city was awarded a MNDOT cooperative agreement funds grant to extend Riverdale Drive from Traprock Street to Ramsey Blvd in 2016/2017. Installation of water with street construction will eliminate the need to dig up the street in the future.

Expenditures	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total
Improvements Other than Building Cost	129,250										129,250
Total	**129,250**										**129,250**

Funding Sources	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total
Water Utility Fund	129,250										129,250
Total	**129,250**										**129,250**

Project # 08-WTR-003
Project Name River Pines Lift Station Water Connection

Department Water Utility
Contact
Type Improvement
Useful Life 50 Years
Category Water Utility Improvement
Priority 5-Opportunity/Unfunded/Placeholder
Status Active

Total Cost $20,000

Description

This project involves extending the watermain in conjunction with extending gravity sewer to the River Pines Lift Station.

Total costs including street & water utility = $120,000.

Justification

This project adds a water loop at the same time a lift station is eliminated.

Expenditures	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total
Improvements Other than Building Cost				20,000							20,000
Total				**20,000**							**20,000**

Funding Sources	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total
Water Utility Fund				20,000							20,000
Total				**20,000**							**20,000**

Project # 11-WTR-003
Project Name Fire Station #1 Extension of Water

Department Water Utility
Contact
Type Improvement
Useful Life 50 Years
Category Water Utility Improvement
Priority 5-Opportunity/Unfunded/Placeholder
Status Active

Total Cost $55,000

Description

Extend municipal water from parking lot into Fire Station #1 building.

Related Project 12-SEW-002 $60,000
Total Project Cost $115,000

Justification

Treated water is currently at the west end of parking lot on the property. This extension would allow for the installation of a sprinkler system within the building while also improving water quality inside of the building. The current well would be used for irrigation on the site.

Trunk charges are waived for public buildings.

Expenditures	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total
Improvements Other than Building Cost				55,000							55,000
Total				**55,000**							**55,000**

Funding Sources	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total
Water Utility Fund				55,000							55,000
Total				**55,000**							**55,000**

Project #	12-WTR-001
Project Name	Watermain Sunfish Lk Blvd

Department	Water Utility
Contact	
Type	Improvement
Useful Life	50 Years
Category	Water Utility Improvement
Priority	4-New Addition (Med)
Status	Active

Total Cost $450,000

Description

Extend watermain along Sunfish Lake Boulevard from Sunwood Drive to Fox Knoll approx. 4,000 feet.

Justification

This project will complete another watermain loop connection, providing increased fire flows, increased pressure and enhanced system reliability.

Coordinate with development east of Sunfish Lake Blvd.

Expenditures	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total
Improvements Other than Building Cost				450,000							450,000
Total				**450,000**							**450,000**

Funding Sources	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total
Water Utility Fund				450,000							450,000
Total				**450,000**							**450,000**

Project # 14-WTR-001
Project Name Refurbish Water Tower #2

Department Water Utility
Contact Unassigned
Type Improvement
Useful Life 15
Category Water Utility Improvement
Priority 1-Existing Obligation (High)
Status Active

Total Cost $1,300,000

Description

Interior and exterior coatings at water tower #2.

Justification

Ongoing maintenance of interior and exterior coatings on 1.5mg water tower to include inspections.
Project will be scheduled after full inspection of tower.

Expenditures	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total
Improvements Other than Building Cost	1,300,000										1,300,000
Total	**1,300,000**										**1,300,000**

Funding Sources	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total
Water Utility Fund	1,300,000										1,300,000
Total	**1,300,000**										**1,300,000**

Project # 14-WTR-002
Project Name Refurbish Water Tower #1

Department Water Utility
Contact Unassigned
Type Improvement
Useful Life 15
Category Water Utility Improvement
Priority 3-Existing Obligation (Med)
Status Active

Total Cost $700,000

Description

Interior and exterior coatings at water tower #1.

Justification

Ongoing maintenance of interior and exterior coatings on 0.5mg water tower to include inspections.
Project will be scheduled after full inspection of tower.

Expenditures	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total
Improvements Other than Building Cost		700,000									700,000
Total		**700,000**									**700,000**

Funding Sources	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total
Water Utility Fund		700,000									700,000
Total		**700,000**									**700,000**

Project #	16-WTR-001
Project Name	Emergency Power Supply for Well #3

Department	Water Utility
Contact	
Type	Improvement
Useful Life	
Category	Water Utility Improvement
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $115,000

Description

Purchase and install a back up generator for Pumphouse #2, 7301 Bunker Lake Blvd. The generator is 150 KW 480 Volt, 3 phase 60 hz 1800 rpm.

Justification

Currently the City has a backup generator on one well that has the ability to produce 850 gallons per minute (gpm). Our average consumption rate is 1,120 gpm. In the event of a power failure our well cannot keep pace with demand. Well #3 can produce 1,600 gpm so with both wells running we will be able to produce 2,450 gpm, thus able to keep up with demand during a long power outage.

This project includes running a natural gas service to the well house to supply fuel for the generator. The project will also include SCADA upgrades for the site.

Expenditures	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total
Improvements Other than Building Cost	115,000										115,000
Total	**115,000**										**115,000**

Funding Sources	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total
Water Utility Fund	115,000										115,000
Total	**115,000**										**115,000**

Project # 16-WTR-002
Project Name Construct Well and Pumphouse #9

Department Water Utility
Contact
Type Improvement
Useful Life 50 Years
Category Water Utility Improvement
Priority 5-Opportunity/Unfunded/Placeholder
Status Active

Total Cost $1,775,000

Description

Construct new municipal groundwater supply well with supporting pumphouse and chemical feed system to remove pollutants, including iron and manganese and to add chlorine and fluoride.

A study will be conducted in 2020 to determine a desirable site - $75,000 est.

Justification

This project will provide a ninth municipal groundwater well with pumphouse and chemical feed system to treat the groundwater before supplying for public consumption. This project was added in lieu of the previously proposed surface water supply treatment facility which was removed due to excessively large project costs and a general lack of regional support for funding the proposed surfacewater treatment facility. As the City of Ramsey continues to grow, additional wells or a surface water supply facility will be needed.

Expenditures	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total
Improvements Other than Building Cost				75,000			1,700,000				1,775,000
Total				**75,000**			**1,700,000**				**1,775,000**

Funding Sources	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total
Water Utility Fund				75,000			1,700,000				1,775,000
Total				**75,000**			**1,700,000**				**1,775,000**

Appendix 5: Emergency Telephone List

Ramsey Emergency Telephone List

Emergency Response Team	Name	Work Telephone	Alternate Telephone
Emergency Response Lead	Matt Kohner	763 433-9859	
Alternate Emergency Response Lead	Jeff Katers	763 433-9882	
Water Operator	John Nelson	763 286-0296	
Public Works Superintendent	Grant Riemer	763 286-0282	
City Engineer	Bruce Westby	763 433-9825	
City Administrator/ Public Communications	Kurt Ulrich	763 433-9845	

State and Local Emergency Response Contacts	Name	Work Telephone	Alternate Telephone
State Incident Duty Officer	Minnesota Duty Officer	651 649-5451 Metro	800 422-0798 Out State
County Emergency Director	Terry Stoltzman	763 421-4760	
National Guard	Minnesota Duty Officer	651 649-5451 Metro	800 422-0798 Out State
Mayor	Sarah Strommen		
Fire Chief	Matt Kohner	763 433-9859	
Sherriff	Anoka County Sheriff	763 427-1212	
Central Communications	Anoka County Sheriff	763 427-1212	
Ambulance	Allina	763 576-9593	
Hospital	Mercy Medical Center	763 236-7144	
Doctor or Medical Facility	Allina Clinic Ramsey	763 236-0000	

State and Local Agencies	Name	Work Telephone	Alternate Telephone
MDH District Engineer			
MDH	Drinking Water Protection	651 201-4700	
State Testing Laboratory	Minnesota Duty Officer	651 649-5451 Metro	800 422-0798 Out State
MPCA	St. Paul Regional Office	651 296-6300	800 657-3864
DNR Area Hydrologist	Kate Drewry	651 259-5753	
Anoka County Environmental Services	Bart Biernat	763 422-6985	
MNWARN	Minnesota Duty Officer	651 649-5451 Metro	800 422-0798 Out State

Utilities	Name	Work Telephone	Alternate Telephone
Electric Company	Connexus Energy	763 323-2660	763 323-2600
Gas Company	CenterPoint Energy	612 372-5050	612 372-4727
Telephone Company	Century Link	763 712-5020	763 712-5002
Utility Locations	Gopher State One Call	800 252-1166	651 454-0002
County Highway Department	Anoka County	763 862-4201	
State Highway Department	MNDOT	651 296-3000	911

Mutual Aid Agreements	Name	Work Telephone	Alternate Telephone
Neighboring Water System	City of Anoka	763 576-2980	763 576-2860
Emergency Water Connection	City of Anoka	763 573-2980	
Materials	HD Supply	952 937-9666	

Technical/ Contracted Services/ Supplies	Name	Work Telephone	Alternate Telephone
MRWA Technical Services	MN Rural Water Association	800 367-6792	
Well Driller/ Repair	E. H. Renner	763 427-6100	
Electrician	3 Way Electric	612 865-3262	
Water Main Repair	Dave Perkins Contracting	763 427-0109	612 363-6459
Chemical Feed	Hawkins Chemical	612 331-9100	
Meter Repair	City of Ramsey	763 433-9861	
SCADA System	Total Control	763 286-7365	
Valves, Pipes and Fittings	Ferguson Water Works	763 560-5200	
Laboratory	Twin Cities Water Clinic	953 935-3556	

Communications	Name	Work Telephone	Alternate Telephone
Newspaper	Star Tribune	612 673-4000	
	Pioneer Press	651 222-1111	
School Superintendent	David Law	763 506-1001	
Property and Casualty Insurance	League of MN Cities	651 281-1200	

Critical Water Users	Name	Work Telephone	Alternate Telephone
Long Term Care Center	Stoney River Assisted Living	612 615-9936	

Appendix 6: Cooperative Agreements for Emergency Services

JOINT POWERS AGREEMENT BETWEEN THE
CITY OF ANOKA AND THE CITY OF RAMSEY
FOR THE SUPPLY OF MUNICIPAL WATER SERVICE
TO PORTIONS OF THE CITY OF RAMSEY

THIS AGREEMENT is entered into between the City of Anoka, Minnesota, a Charter City under the laws of the State of Minnesota ("Anoka"), and the City of Ramsey, Minnesota, a Charter City under the laws of the State of Minnesota ("Ramsey"), on the 14th day of August, 1996.

WHEREAS, both Anoka and Ramsey own and operate municipal water systems for the purpose of providing municipal water service to their citizens, and

WHEREAS, Anoka's and Ramsey's corporate boundaries are adjacent and their respective water systems are in close proximity at the West boundary of Anoka and the East boundary of Ramsey; and

WHEREAS, Anoka has reserve municipal water system capacity beyond that which is currently needed to supply its peak day demand, and Ramsey has an expanding customer base which has exhausted Ramsey's municipal water system capacity, and

WHEREAS, it would be in the best interests of both cities to cooperate in providing municipal water service to portions of Ramsey and providing Ramsey with a secondary emergency water source, by utilizing Anoka's excess capacity, and

WHEREAS, such cooperation will provide revenue to Anoka and postpone the need for Ramsey to spend substantial amounts to expand its water system capacity.

NOW, THEREFORE, Anoka and Ramsey, pursuant to the authority contained in Minnesota Statutes, Section 471.59, commonly known as the "Joint Powers Act," in order to accomplish the foregoing purposes, agree as follows:

1. CONSTRUCTION OF INTERCONNECTIONS. Anoka and Ramsey shall and have constructed two interconnections between the Anoka municipal water system and the Ramsey municipal water system, as follows:

(a) Highway 10 Connection - a permanent connection located at the Anoka/Ramsey boundary on the North side of Highway 10 which consists of water main, a manhole, a back flow preventer, water meter, and valves and fittings. The purpose of this connection is to provide a supplemental source to Ramsey and an emergency water supply to Ramsey in the event of a water main break or interruption of Ramsey's water supply.

(b) County Road #116/Thurston Avenue Connection - a connection at the Southeast corner of the intersection of County Road #116 and Thurston Avenue. This connection is temporary in nature and has been accomplished by the connection of fittings and a hose line between two fire hydrants. Water drawn at this location will be for emergency use only. The connection contains a backflow preventer and meter.

2. OWNERSHIP OF HIGHWAY 10 CONNECTION EQUIPMENT. Anoka shall own all equipment East of the metering manhole and within the corporate limits of Anoka, and shall own and maintain the meter within the metering manhole and have access to the meter. Ramsey shall own and maintain the metering manhole and all equipment West of the manhole and within the corporate limits of Ramsey. All water flow through this connection shall be from Anoka to Ramsey and the one-way flow is insured by a double check backflow preventer owned and maintained by Ramsey. All equipment has been

purchased and installed by Ramsey, and Anoka has credited Ramsey for that portion of the equipment owned by Anoka. The construction, equipment, engineering, and other costs are described in Exhibit A attached hereto, as is the portion of the cost charged to Anoka and the credit given by Anoka. Ramsey has furnished Anoka a set of reproducible "as built" drawings of the connection.

3. **SALE OF WATER**. Anoka shall sell, at Ramsey's option, at least one million gallons of water per day through both connections described above, provided however:

(a) Anoka may, without notice to Ramsey, reduce or eliminate the amount of water sold to Ramsey in the event of a catastrophic event or emergency circumstance which causes an extraordinary demand for water within Anoka. The existence of any such catastrophic event or emergency circumstance shall be determined in the sole discretion and judgment of Anoka.

(b) Commencing upon and after January 1, 2000, Anoka may, upon nine months' written notice, reduce or eliminate the amount of water sold to Ramsey

4. **WATER CONSERVATION**. Ramsey agrees, with regard to its customers drawing water from Anoka, to implement water conservation and water restriction regulations similar to those imposed by Anoka on its water customers.

5. **COMPENSATION**.

(a) Ramsey shall pay Anoka for water supplied pursuant to this agreement according to the following schedule:

That standard industrial rate charged by Anoka to its industrial customers from time to time (currently 85 cents per 1,000 gallons) plus an additional monthly charge, based on the high usage day of each month, in the following amounts:

$150.00 if the high usage day of the month is less than 250,001 gallons.

IN WITNESS WHEREOF, the undersigned Cities, by action of their governing bodies, have caused this agreement to be executed in accordance with the authority of Minnesota Statutes, Section 471.59.

CITY OF RAMSEY

By: _____ Mayor Date

Attest: _____ City Clerk Date 8/14/96

Approved as to form: _____ City Attorney

CITY OF ANOKA

By: Peter M Beby 8-19-96 Mayor Date

Attest: Mark Nagel 8/16/96 City Clerk Date

Approved as to form: _____ City Attorney

5

Appendix 7: Municipal Critical Water Deficiency Ordinance

DRAFT

10-1-13: **DEFICIENCY OF WATER:**

A. General Requirements: The city shall not be liable for any deficiency or failure in the supply of water to consumers, whether occasioned by shutting the water off for the purpose of making repairs or connections or from any other cause whatsoever. In case of fire, or alarm of fire, or in making repairs or construction of new works, water may be shut off at such time and kept off as long as necessary. In addition, the City Council or City Administrator shall have the right to impose reasonable restrictions on the use of the city water system in emergency situations. (Amended Ord. 55, 5-5-1981; amd. 2003 Code)

B. Irrigation And Sprinkling Restrictions: The following irrigation and sprinkling restrictions shall apply to those persons on the municipal water system:

1. Cross Connections Prohibited: No person shall construct, cause to be constructed or operate any device which provides a cross connection between the municipal water supply and a private well or the sewer system.

2. Waste Of Water Prohibited:
    a. Customers shall maintain taps, faucets, valves and other water facilities so that water waste is eliminated from seeps, dripping faucets, etc.

    b. No person shall waste water deliberately by allowing irrigation or sprinkling water to run off onto the street or into the drains.

3. Permission To Use Hydrant: No person shall open, close or tamper with any fire hydrant except under the authorization of the Public Utilities Department personnel.

4. Odd-Even Day Sprinkling: Sprinkling will be curtailed from May 1 through August 31. Even numbered houses can sprinkle on even numbered calendar days. Odd numbered houses can sprinkle on odd numbered calendar days.

5. Prohibited Hours: There will be no watering in the city (on the city water system), odd or even, between the hours of twelve o'clock (12:00) noon and six o'clock (6:00) P.M.

6. Warning; Penalty: There will be only one written warning for violators of the sprinkling restrictions. Any subsequent violations carry a penalty as set forth by city ordinance.
7. Exemptions:

a. Newly sodded or seeded yards will be exempt from the odd-even restriction for a period of two (2) weeks only. Overseeding or spot patching of existing established yards can be watered every day with a hand controlled hose. No watering will be allowed between twelve o'clock (12:00) noon and six o'clock (6:00) P.M.

b. Other exemptions are: car washing, filling of children's swimming pools, children playing in a hose operated sprinkler or water toy.

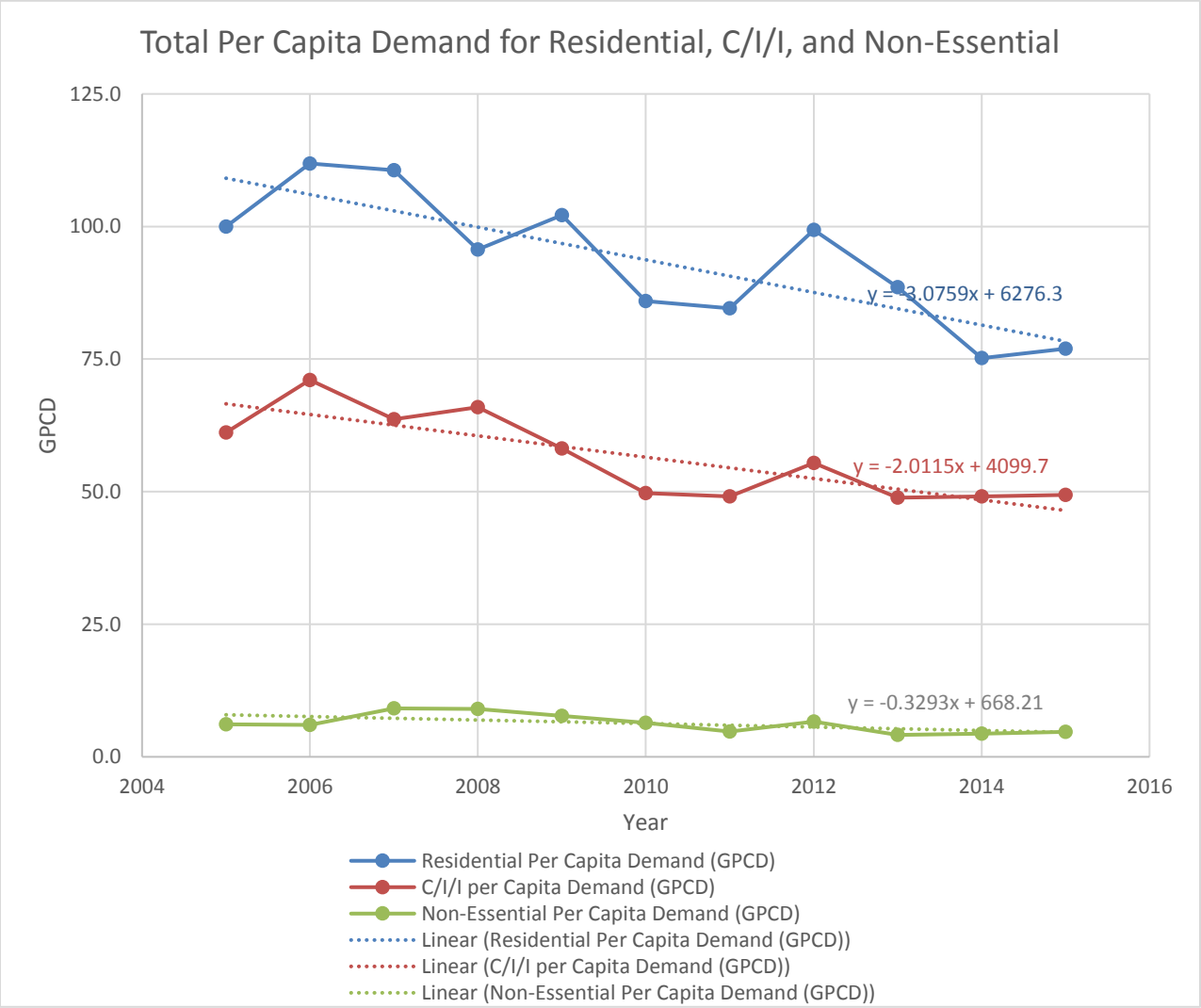
8. Additional Restrictions:

a. Additional curtailment of water usage in dry weather will be by order of the City Administrator. When restricted, no person shall discharge water for the purposes of watering lawns, shrubs, trees, washing cars or structures. All unnecessary uses of water are prohibited for the duration of the imposed restriction. If such restriction endangers the life of a new lawn, shrubs or trees, the Water Department shall be notified. If justified, limited permission may be granted to deviate from restrictions.

b. If more drastic restrictions are necessary, orders may issued by the City Administrator to take necessary action to protect the water system so that ample water may be available for health, sanitation and fire protection. (Amended Ord. 55, 5-5-1981; amd. 2003 Code)

Appendix 8: Graph Showing Annual Per Capita Water Demand for Each Customer Category During the Last 10 Years

Figure 1 – Annual Per Capita Water Demand for Each Customer Category During the Last Ten Years



Appendix 9: Water Rate Structure

Water Rate Structure for the City of Ramsey Effective 1/1/2016

Source: http://cityoframsey.com/utility-billing

Water Rates			2016
	Minimum usage fee/qtr	Per 2012 Comprehensive Water System Study	37.80
	Quarterly Rate Structure		
		Conservation Rates	$37.80 Minimum
			$2.61 per 1,000 for 15,001-25,000
			$2.69 per 1,000 for 25,001-40,000
			$2.86 per 1,000 for 40,001-60,000
			$3.08 per 1,000 for 60,001-99,000
			$3.40 per 1,000 for 99,001-201,000
			$4.07 per 1,000 for 201,001 and above
	Odd/Even Sprinkling Violations:	Effective day after Memorial Day thru Day after Labor Day	
		No Sprinkling between 10 am-8:00 pm	
	First Violation		Written Warning & Registered Letter
	Second Violation		50.00
	Third Violation		100.00
	Fourth Violation		Water Service turned off
	Meter Replacement Admin Fee for Non-Compliance		$75/qtr.

Appendix 10: Adopted or Proposed Regulations to Reduce Demand or Improve Water Efficiency

Adopted or Proposed Regulations to Reduce Demand or Improve Water Efficiency
Note: Ramsey is not proposing and new regulations to reduce demand. Listed in the table below are current regulations that are already in place.

Regulations Utilized	Website Link
☒ Rainfall sensors required on landscape irrigation systems	"Rain Sensors are required: Section 117-588, 589 (www.municode.com/library/mn/ramsey/codes/)
☐ Critical/ Emergency Water Deficiency ordinance	Ordinance will be developed within 6 months of plan approval by DNR.
☒ Watering restriction requirements (time of day, allowable days, etc.)	Rules for Lawn Irrigation Odd and Even Number Houses Time Restrictions 10:00 am – 8:00 pm Chapter 58 of City Code found at: (www.municode.com/library/mn/ramsey/codes/)
☒ Water waste prohibited	Chapter 58 of City Code found at: (www.municode.com/library/mn/ramsey/codes/)
☒ Soil preparation requirements (after construction, requiring topsoil to be applied to promote good root growth)	A minimum of 4" of approved topsoil is required under lawn areas of all newly constructed buildings. Section 117-348 of City Code found at: (www.municode.com/library/mn/ramsey/codes/)
☒ Tree ratios (requiring a certain number of trees per square foot of lawn)	Two trees are required per single family lot, additional trees are required for multi-family dwellings and commercial/ industrial lots. Section 117-111,112,113,114,115,116,117,118,119 (www.municode.com/library/mn/ramsey/codes/)
All air conditioning systems connected directly or indirectly with public water system must be equipped with water conserving and regulating devices.	

Appendix 11: Implementation Checklist – Summary All the Actions That A Community Is Doing or Proposes To Do, Including Estimated Implementation Dates

Implementation Checklist – Summary of all the Actions That a Community Is Doing or Proposes To Do, Including Estimated Implementation Dates

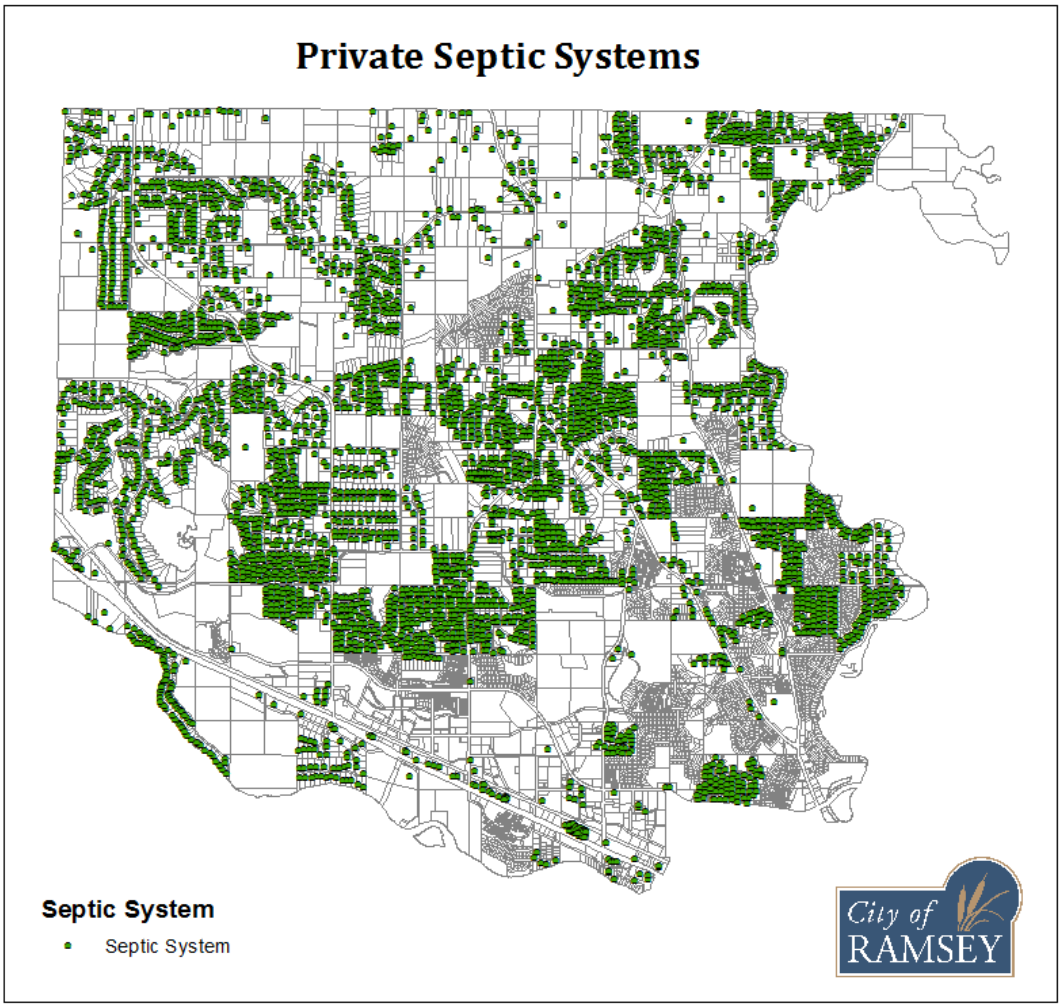
Ramsey is a developing city with an increasing number of irrigation systems. The City plans to focus on reducing irrigation to decrease the total per capita water demand. Listed below is a table summarizing the actions Ramsey is proposing to complete within the next five years to reduce irrigation usage.

Proposed Action	Implementation Date
Promote videos on how to operate and program irrigation systems. This will be done through Anoka County. The videos will be promoted through individual contact, QCTV, Newsletter, social media and "Know the Flow" website.	2021
Rain Sensor Promotion – Ramsey and Anoka County will promote installation of rain sensors. Ramsey has applied to participate in a study of irrigation water use for 2017.	2021

Community and Subsurface Treatment Systems

Community and Subsurface Treatment System Management Program

Ramsey maintains a database of approximately 4,100 private subsurface septic systems. A majority of these are for single-family homes. There is one group septic system for a six (6) unit townhome development owned and operated by a private Home Owners Association (HOA). In 2016, the Minnesota Pollution Control Agency (MPCA) reported a total of approximately 541,000 septic systems in Minnesota. Anoka County has an estimated 28,000 systems, the second highest number of septic systems per County in the State and the highest number of systems of any County in Metropolitan Area. When properly maintained, these systems are an adequate means of treating wastewater. However, given the number of private septic systems in the community, Ramsey must dedicate resources to ensure that these systems are being properly maintained in order to protect groundwater quality, prevent public health threats, and avoid public nuisances.



Ramsey is a Home Rule Charter City. Ramsey City Charter states the following.

> *Connection Policy.* The city may not compel any property owner with a functional private sewer and water system to connect to city sewer and/or water.
>
> *Assessment policy.* The city may not levy an assessment for any component of any project which includes sewer and/or water improvements against a property whose owner elects to remain on a functional private sewer and/or water system.
>
> *Request for urban services.* Property owners who remain on private sewer and water systems after urban services become available may request connection to urban services at any time. Upon connection to urban services an assessment may be levied provided it is consistent with the original assessment.

Ramsey tracks septic systems with a permit management system known as Permit Information Management System (PIMS). PIMS is a product of the Local Government Information System (LOGIS) consortium of local communities.

Public Treatment Systems

Ramsey has no public treatments in our community. Ramsey does have three (3) cluster systems serving four (4) units each, resulting in twelve (12) units being served by a clustered (shared) system.

Subsurface Treatment Systems

Ramsey has an estimated 4,170 subsurface treatment systems.

Public Education

Ramsey has set a goal to improve public education on proper maintenance of septic systems. Ramsey's primary clearinghouse for education materials is www.cityoframsey.com/septic. The website serves as a clearinghouse leveraging a number of existing resources including, but not limited to the Minnesota Pollution Control Agency (MPCA) and Know the Flow (Anoka County).

Ramsey actively participates in Septic Smart Week each September.

Additionally, during the 2017-2018 Academic Year, Ramsey collaborated with the University of Minnesota through its Resilient Communities Project (RCP). One of the projects this partnership worked on was septic education. The partnership developed printed materials and website content. Ramsey is working on incorporating these resources within our new website rolling out in 2018.

Required Pumping and/or Maintenance Reminders

Each year Ramsey sends reminders to septic system owners that are due for septic pumping and/or maintenance at an interval not to exceed once every three (3) years as required by the State of Minnesota.

Financial Assistance for Public Health or Safety Concerns

In instances where a septic system has failed to the point it poses a threat to public health or safety, Property Owners may request the City replace a private septic system and assess the costs of the replacement to the benefitted property. The Property Owner must enter into an Assessment Agreement

and the costs of replacement will be levied against the Property as a Special Assessment. The Property Owner must submit proof that they have exhausted all other financial options to replace the system.

Anoka County also has potential dollars and/or loans available for septic replacement needs.

Administrative Enforcement of Septic Rule Violations

Ramsey has established an administrative process to enforce violations of various sections of our City Code, including our Septic Code. When the City becomes aware of a septic system in violation of the Septic Code, we track the violation through our code enforcement management system. Property Owners are provided two (2) notices of violation with instruction on how to comply with Septic Code. The City is able to issue Administrative Fines in addition to the Notices of Violation.

Civil Prosecution

In the rare occasion where Ramsey's Administrative Enforcement is unsuccessful in achieving compliance, the City will file civil prosecution charges in order to obtain an injunction from District Court to remedy the situation.

Criminal Prosecution

In extremely rare occasions, especially in events of threats to public health or safety, Ramsey may choose to seek criminal charges to remedy the situation.

Future Community Treatment Systems

In certain instances, Ramsey may consider allowing private, community septic systems.

Land Uses and Physical Conditions

Ramsey will generally only allow a private, community system outside of the Metropolitan Urban Service Area (MUSA). In certain circumstances where an agreement for future connection is reached, Ramsey may allow private, community septic systems within the MUSA boundary.

Rural Residential

Private septic systems are generally reserved for rural residential lots of at least one (1) acre in size. Properties shall ensure adequate space for a primary and secondary drainfield area.

Shoreland Areas

Ramsey is supportive of private, community septic systems in areas located within our Shoreland Overlay District, Rum River Wild and Scenic Overlay District, and Mississippi River Corridor Critical Area (MRCCA). These are environmentally sensitive areas, and the public benefits from limiting the number of potential individual source points of pollution that could pose a threat to water quality.

Urban Residential

For areas in the future urban service area but future municipal utilities are not expected within the current planning period (20 years), Owners may cluster lots and serve through a private, community septic system. The Owners must enter into a Future Connection Agreement providing for future connections when municipal services are available.

Administrative Procedures

Ramsey will require that a legal entity be established prior to the construction of any private, community septic systems. Although Ramsey will have no enforcement responsibilities of the entity, Ramsey will require a review of the articles of incorporation by the City Attorney. The participating properties shall enter into a Maintenance Agreement with the City and shall agree to allow the City to assess the costs of future repair in the event of failure to repair a non-compliant system.

Compliance with Applicable Regulations

Owners and Installers of private, community septic systems shall design and construct consistent with Minnesota Rules, Anoka County Ordinances, and Ramsey City Code.

Ramsey Administration

Ramsey shall administer applicable Minnesota Rules consistent with other private septic systems. Ramsey shall require the issuance of a permit prior to installation and shall ensure ongoing compliance.

COMPREHENSIVE SANITARY SEWER STUDY UPDATE

IN COORDINATION WITH 2040 COMPREHENSIVE PLAN UPDATE

CITY OF RAMSEY, MN

SEPTEMBER 2017

Submitted by:
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Ramsey, MN 55303
P: 763-433-2851
F: 763-427-0833

COMPREHENSIVE SANITARY SEWER STUDY UPDATE
IN COORDINATION WITH
2040 COMPREHENSIVE PLAN UPDATE

CITY OF RAMSEY, MINNESOTA

A. PURPOSE

The purpose for this report is to update the City's 2012 Comprehensive Sanitary Sewer Study based on current population and land use projections. The 2012 Comprehensive Sanitary Sewer Study included a plan for meeting the City's infrastructure needs based on development projected within the City's 2030 Comprehensive Plan.

City staff has identified development which has occurred since the 2012 study was completed and has provided projections for development which is likely to occur in the next 23 years (Year 2040). This report evaluates the impact of the recent and projected development on the proposed sanitary sewer infrastructure implementation.

The following paragraphs present a summary of key updates to the 2012 plan. The intent is to complete the following:

- Estimate costs associated with infrastructure needed to serve future development areas,
- Provide estimations of growth and development anticipated through Year 2040, and
- Develop a connection amount based on the estimated costs and development.

B. SUMMARY OF INFRASTRUCTURE REVISIONS TO THE 2012 COMPREHENSIVE PLAN

Section 4 of the 2012 report describes the trunk infrastructure improvements needed to serve each defined subdistrict within the MUSA boundary. For this report, each subdistrict was reviewed and revisions were made to the required infrastructure based on:

- Improvements made over the last 5 years, and
- Considerations of improvements required.

Through discussions with the City, we were able to determine the improvements made within each subdistrict over the last 5 years. We also made revisions based on anticipated development patterns and anticipated future needs. The following paragraphs describe the revisions made within each subdistrict to allow us to quantify the total improvement costs throughout the City. We attached the updated 2017 "Proposed Trunk Sewer Extensions" map showing the subdistricts and the proposed trunk sewer extensions.

1. Subdistrict M3

This subdistrict is located in the Southwest corner of the City, south of Highway 10. The primary sewer crossing of Trunk Highway 10 has been completed and was removed from the figure and cost estimate. The Bower's Drive NW trunk sanitary sewer line has been converted from a trunk facility to a lateral sewer line. This line was removed from the 2017 proposed trunk sewer extensions as it is now anticipated to serve the area as a standard lateral line. All trunk line project costs have been updated to 2017 unit prices.

2. Subdistrict M4

This subdistrict is located north of Highway 10 and west of Armstrong Boulevard. The trunk sanitary sewer facilities have been modified to reflect the findings of the 2015 Future Business Park study that was completed for this area of the City. Lift station MLS-5 was added to the improvements required for this subdistrict. All project costs have been updated to 2017 unit prices.

Because portions of these improvements have been, or are programmed to be constructed in 2017, we included some in the Capital Improvement Plan and others in the future improvements plan.

3. Subdistricts R21 Through R25

These subdistricts are located north of Trott Brook in the north central portion of the City. No layout revisions to these trunk extensions were made. All trunk line project costs have been updated to current 2017 unit prices.

4. System Extension for 167th Avenue Future MUSA Study Area

The Future MUSA Study Area identifies an area to better understand the feasibility of extending a trunk sewer line to the 167th Avenue/Saint Francis Boulevard (TH 47) land use node. Municipal Water service exists to the area, but Sanitary Sewer does not. The City has a land use goal to revitalize this node and surrounding area, and the availability of Sanitary Sewer is a major variable in future land use decisions. The MUSA boundary does not currently include this area. Findings from this study area will be utilized to influence the City's 2040 Comprehensive Plan Update and discussions with private developers currently proposing certain land use scenarios.

C. TRUNK SANITARY SEWER SYSTEM COSTS

Attached are the updated cost estimates related to the above revisions, totaling $7,571,929. These costs include 25% for indirect costs such as administration, engineering, legal and financing. Additionally, we have included a 20% contingency for unforeseen improvements which may be required during the study period, for a total cost of $9,086,315 in 2017 dollars.

The City's current Capital Improvement Plan was used to determine expenditures for the years 2017 to 2020. For the years 2021 to 2040, the above described costs were spread evenly over the 20 year period, while being inflated at a rate of 3% per year.

D. DEVELOPMENTAL IMPACT ON THE COMPREHENSIVE SANITARY SEWER STUDY

Actual and projected development within the City of Ramsey since the 2012 Comprehensive Sanitary Sewer Study are summarized as follows:

- Actual Total Connections from 2012-2015 are as follows:
  - 2012: 295
  - 2013: 164
  - 2014: 66
  - 2015: 258
  - Avg: 196

- Projected development rates used in 2012 study (through 2030) were as follows:
  - 260 Residential Units/Year (25% High Density)
  - 25 Commercial/Industrial Acres/Year
- Projected development rates (through 2040) are anticipated to be as follows:
  - 160 Residential Units/Year (50% High Density)
  - 10 Commercial/Industrial Acres/Year

The projected Residential development rate was lowered by 38.5% to 80 Units/Year, the projected Commercial/Industrial development rate was lowered by 15 Acres/Year (-60%), while the projected number of high density units increased from 65 Units/Year to 80 Units/Year (+23%).

Based on these considerations, the Residential Equivalent Units (connections) is conservatively estimated at 160 per year.

The 2017 sewer connection charge is $1,154 per residential unit and $3,475 per commercial/industrial acre.

E. ANALYSIS

Many factors impact the actual fee required to sustain and expand the trunk sanitary sewer facilities. We have included a more comprehensive spreadsheet analysis of the sanitary sewer expenses and revenues. Assumption made in the spreadsheet are:

- Anticipated revenue from utility billings of $1,528,683 were used for 2017 and then inflated at 1% per year.
- Trunk Connection charges and SAC fees were set at $1,154 and $2,485 for 2017 and then inflated at 2.5% per year.
- Operating expenses were set at $1,014,301 for 2017 and then inflated at 3% per year.
- Capital expenditures for 2016 to 2020 were taken from the City's current Capital Improvement Plan.
- Capital expenditures for 2021 to 2040 was determined as described in Section 3 of this report.

The information provided in this report should be considered when setting sanitary sewer connection charges within the City.

2040 MUSA - Trunk Sanitary Sewer System Improvements (2021 - 2040)

DISTRICT	LOCATION	SIZE (IN.)	LENGTH (FT.)	COST PER FOOT*	LIFT STATION	COST
M3	MLS-2				$393,928	$393,928
	MLS-2 to MH-11A	12" FM	1750	$124		$216,660
	MLS-2 to MH-9A	18"	3600	$259		$931,921
				TOTAL M3 DISTRICT		**$1,542,510**
M4	MLS-5		(Constructed 2017. Included in CIP)			$0
	MH-92 to MLS-5	12"	1000	$146		$146,316
	MLS-5 to MH-9	6" FM	(Constructed 2017. Included in CIP)			$0
	MH-9 to MH-10A	18"	(Constructed 2017. Included in CIP)			$0
				TOTAL M4 DISTRICT		**$146,316**
R1	MH-89 to MH-92	21"	1300	$326		$424,317
				TOTAL R1 DISTRICT		**$424,317**
R23, 24 & 25	RLS-8				$343,280	$343,280
	RLS-8 to MH-82	8" FM	720	$90		$64,829
	RLS-8 to MH-82	8" FM Jacking	80	$281		$22,510
	RLS-8 to MH-84A	10"	4400	$129		$569,507
	RLS-8 to MH-83A	12"	2500	$146		$365,790
	MH-83A to MH-83	10"	2700	$129		$349,470
				TOTAL R23, 24 & 25 DISTRICT		**$1,715,388**
R21 & 22	MH-79 to MH-78	10"	5100	$129		$660,111
	MH-81 to MH-79	12"	900	$146		$131,685
	MH-81 to MH-82	18"	3900	$259		$1,009,581
	RLS-3 to MH-81	18"	850	$259		$220,037
				TOTAL R21 & 22 DISTRICT		**$2,021,414**
RLS-3	RLS-3				$241,984 (upgrade existing LS)	$241,984
				TOTAL RLS-3 DISTRICT		**$241,984**
FUTURE MUSA STUDY AREA						
RLS-9	RLS-9				$500,000	$500,000
	RLS-9 to MH-14	8" FM	10000	$98		$980,000
				TOTAL RLS-9 DISTRICT		**$1,480,000**
					SUB-TOTAL	**$7,571,929**
					20% CONTINGENCY FOR UNFORSEEN IMPROVEMENTS	**$1,514,386**
					TOTAL IMPROVEMENT COSTS	**$9,086,315**
					AVERAGE YEAR FOR 20 YEARS (2017 DOLLARS)	**$454,316**
					INFLATED AT 3% PER YEAR TO YEAR 2021	**$511,336**

* INCLUDES 25% INDIRECT COSTS

Sanitary Sewer System Rate Impact Summary
City of Ramsey, Minnesota
9/15/2017

	Actual 2016	Projected / Actual 2017	Projected 2018	Projected 2019	Projected 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2030	Projected 2035	Projected 2040
Beginning Balance		**10,730,177**	**10,731,811**	**9,894,880**	**10,774,551**	**11,199,678**	**11,565,438**	**11,909,244**	**12,229,589**	**12,524,903**	**13,566,487**	**13,375,837**	**11,944,107**
Sanitary Sewer System Revenue													
Billings and Interest													
From Utility Billings (2016 is based on current activity and inflated 1% per year to 2040)		1,528,683	1,543,970	1,559,410	1,575,004	1,590,754	1,606,661	1,622,728	1,638,955	1,655,345	1,739,784	1,828,530	1,921,804
Internal Loan to offset Muni Center Debt beginning year 2010-2029 @ 2%		47,814	48,770	49,746	50,741	51,755	52,791	53,846	54,923	56,022			
Interal loan to offset RTC land Purchase - 10 Year @ 2% (When land proceeds received)		-	-	-	-	-	-	-	-	-			
Interest Earnings		107,302	160,977	148,423	161,618	167,995	173,482	178,639	183,444	187,874	203,497	200,638	179,162
Total Billings and Interest		**1,683,799**	**1,753,717**	**1,757,578**	**1,787,362**	**1,810,504**	**1,832,933**	**1,855,213**	**1,877,322**	**1,899,240**	**1,943,281**	**2,029,168**	**2,100,965**
SAC and Connection Charges													
New Customers (REUs)		**160**	**160**	**160**	**160**	**160**	**160**	**160**	**160**	**160**	**160**	**160**	**160**
Residential Connection (Trunk) Fees per Connection (Actual 2016 value and then inflated at 2.5% per year to 2040)		**1,154**	1,183	1,212	1,243	1,274	1,306	1,338	1,372	1,406	1,591	1,800	2,036
Residential Sewer Availability Charge (SAC) (Actual 2016 value and then inflated at 2.5% per year to 2040)		**2,485**	2,547	2,611	2,676	2,743	2,812	2,882	2,954	3,028	3,426	3,876	4,385
Trunk Revenue (Based on 2016 activity) (2017 to 2040 based on 160 REUs per year)		184,640	189,256	193,987	198,837	203,808	208,903	214,126	219,479	224,966	254,528	287,975	325,818
SAC Revenue (1% of Total) (Based on 2016 activity) (2017 to 2040 based on 160 REUs per year)		3,976	4,075	4,177	4,282	4,389	4,498	4,611	4,726	4,844	5,481	6,201	7,016
Total SAC and Conenction Fees		**188,616**	**193,331**	**198,165**	**203,119**	**208,197**	**213,402**	**218,737**	**224,205**	**229,810**	**260,009**	**294,177**	**332,834**
Sanitary Sewer System Expenses													
Operating Expenses (Personal Services, Supplies, Other Services & Charges) Based on 2016 Activity and inflated at 3% per year from 2017 to 2040)		**(1,014,301)**	**(1,044,730)**	**(1,076,072)**	**(1,108,354)**	**(1,141,605)**	**(1,175,853)**	**(1,211,128)**	**(1,247,462)**	**(1,284,886)**	**(1,489,535)**	**(1,726,780)**	**(2,001,811)**
CIP Projects-Sewer Utilities													
Bunker Lake Boulevard Trunk Sanitary Sewer		(105,658)											
Utility Truck(s)		(25,000)	(23,500)										
Puma Street Trunk Sanitary Sewer and Lift Station		(725,822)											
Abandon Wildlife Sanctuary Lift Station					(352,000)								
Public Works Campus			(1,715,750)										
Fire Station #1 Sanitary Sewer					(60,000)								
Abandon Liftstation River Pines					(45,000)								
Armstrong Boulevard Extend Sewer to Riverdale													
TOTALS Note: CIP Project 2021 to 2040 ($505,980/Year in 2017 Dollars. Inflated 3%/Year.)	**-**	**(856,480)**	**(1,739,250)**	**-**	**(457,000)**	**(511,336)**	**(526,676)**	**(542,476)**	**(558,751)**	**(575,513)**	**(667,178)**	**(773,442)**	**(896,631)**
Remaining Working Capital Balance	**10,730,177**	**10,731,811**	**9,894,880**	**10,774,551**	**11,199,678**	**11,565,438**	**11,909,244**	**12,229,589**	**12,524,903**	**12,793,554**	**13,613,065**	**13,198,960**	**11,479,464**

*** This fund is created to offset the repairs of lines. The city currently has over $21,000,000 of sewer lines (per 2013 audit) which includes over $5.8M of accumulated depreciation

Indicates adjustable values

CITY OF RAMSEY
MINNESOTA

FIGURE 1

PROPOSED 2040 SERVICE AREAS
COMPREHENSIVE SANITARY SEWER PLAN
PROPOSED TRUNK SEWER EXTENSIONS

SEPTEMBER 2017

R24
R21
R23
R25
R22
RLS-8
RLS-1
RLS3
RLS9
R1
R2
R19
MLS-5
M4
M3
MLS-2
10"
12"
18"
21"
24"
30"
8"

N

0 1000 2000
SCALE FEET

LEGEND

- RUM RIVER SEWER DISTRICT
- MISSISSIPPI RIVER SEWER DISTRICT
- NORTH TROTT BROOK MISSISSIPPI RIVER DISTRICT
- NORTH TROTT BROOK RUM RIVER DISTRICT
- TRUNK SEWER IN PLACE
- 2030 MUSA
- FUTURE MUSA STUDY AREA
- PROPOSED TRUNK SEWER
- PROPOSED FORCEMAIN
- PROPOSED MH
- PROPOSED LIFT STATION
- EXISTING TRUNK SEWER
- EXISTING LATERAL SEWER
- EXISTING FORCEMAIN
- EXISTING LIFT STATION

NOTE:
The information for this map was obtained from various sources of existing maps, construction plans, and City records, some of which were prepared by others. While this information is believed to be reliable Bolton & Menk, Inc. is not responsible for its accuracy nor for errors or omissions which may have been incorporated into this document as a result.

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The City of Ramsey
Surface Water Management Plan

Project 14-31
October 21, 2015

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

By: _____

Leonard L. Linton, P.E.

Date: October 21, 2015 Registration No. 21112

I hereby certify that this plan, specification or report was reviewed for Quality Control and Quality Assurance purposes and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

_____

Bruce Westby, PE

Date: October 21, 2015 License No. 40116

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Appendix A - Ramsey Stormwater Pollution Prevention Plan (not included)
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I. PURPOSE OF PLAN

The purpose of this Surface Water Management Plan (SWMP) is to promote, preserve and enhance the natural resources within the City of Ramsey. The City will protect water quality and unique and fragile environmentally sensitive land from adverse effects that can potentially be caused by poorly sited development or incompatible activities. The City proposes to accomplish this by regulating land disturbances and development activities.

This plan was originally prepared in 2008 by Bolton and Menk, Inc. (the "2008 Plan"). This document is intended to update the 2008 Plan as required (the "2015 Update"). The City has prepared the 2015 Update utilizing the 2008 baseline data prepared by Bolton and Menk.

Minnesota Rules Chapter 8410 (Metropolitan Area Local Water Management) requires specific elements to be addressed in local water management plans. The various chapters of this report are designed to address each element required under these rules. In addition, this plan follows the Metropolitan Council's 2040 Water Resources Management Policy Plan requirements. At the time of drafting of this report, the Metropolitan Council was in the process of completing the 2040 Water Resources Policy Plan, which replaces the plan mentioned in this paragraph. As part of the City's 2040 Comprehensive Plan Update, the City will review the need to update this document. IN 2002, the Minnesota Pollution Control Agency designated the City of Ramsey as a mandatory Municipally Separate Storm Sewer System (MS4) community needing to submit a National Pollutant Discharge Elimination System (NPDES) permit regulating its storm water runoff. As such, the City submitted a Storm Water Pollution Prevention Plan (SWPPP) with its permit application in 2003. The permit was reissued in 2006 and 2013. The City has update the SWPPP to meet the requirements of each reissue. Accordingly, an additional purpose of this SWMP is to control or eliminate storm water pollution. Key contributors to storm water pollution are soil erosion and sedimentation. The city-wide SWPPP incorporates ordinance changes that address erosion control, sedimentation associated with construction activities as well as illicit discharges to surface waters, all primary contributors of storm water pollution.

The City's goal is to minimize conflicts and encourage compatibility between land disturbing activities, water quality and environmentally sensitive lands. This will be accomplished through detailed development ordinances, plan review standards and recommended pollution control procedures in an effort to strike a balance between urban growth and the protection of water quality and natural areas. This SWMP, in conjunction with the policies set forth in the City ordinances, establishes standards and specifications for conservation practices and planning activities to minimize storm water pollution, soil erosion and sedimentation.

This submittal is a culmination of research, mapping, land use analysis/planning and hydraulic design. The end product is a detailed design tool that can be used by the City of Ramsey in planning growth and infrastructure replacement. This summary report represents only a small part of the total work product created through the master planning process. The current City ordinances have also been revisited as part of this process, as they are the best means to implement the recommendations made in this report.

Following the approval of this SWMP by the Lower Rum River Watershed Management Organization (LRRWMO), the City will have administrative authority for the approved SWMP and ordinances. The City will also have the duty to enforce the SWMP and associated ordinances. The City places a high priority in improving impaired waters and intends to work with the LRRWMO and other agencies to achieve water quality goals by reducing the impact created by the City.

II. EXECUTIVE SUMMARY

A. Plan Purpose and Background

Storm water regulations have changed significantly since the original Comprehensive Storm Drainage Plan was approved in 1980 and the southeast growth area was revisited in 1997 and 2002. The plan was updated in 2008 and renamed the Storm Water Management Plan. The following is a listing of those regulatory changes:

1. 1982

   The *Metropolitan Surface Water Management Act* was passed. The Act was originally included in Minnesota Statute Chapter 509. The Act was recreated and modified in 1990 and became Minnesota Statue 103B.205 to 103B.255.

   Originally, the former State of Minnesota Water Resources Board oversaw implementation of the act. When that board was merged with two other boards to form the Minnesota Board of Water and Soil Resources in 1987, the Board of Water and Soil Resources assumed responsibility for the act. Forty-six watershed management organizations (36 joint powers Watershed Management Organizations and 10 Watershed Districts) were originally responsible for preparing plans to:

   - protect, preserve, and use natural surface and groundwater storage and retention systems
   - minimize public capital expenditures needed to correct flooding and water quality problems
   - identify and plan for means to effectively protect and improve surface and groundwater quality
   - establish more uniform local policies and official controls for surface and groundwater management
   - prevent erosion of soil into surface water systems
   - promote groundwater recharge
   - protect and enhance fish and wildlife habitat and water recreational facilities
   - secure the other benefits associated with the proper management of surface and groundwater [1]

2. 1985

   The Lower Rum River Water Management Organization (LRRWMO) was formed to meet the requirements of the Metropolitan Surface Water Management Act.

[1] Excerpt taken from the Minnesota Board of Water & Soil Resources Website: http://www.bwsr.state.mn.us/watermgmt/metroareasurface.html

3. 1987

The Federal Clean Water Act was amended to address storm water as a pollution source. This resulted in the EPA developing a NPDES Phase I permit that targeted Cities with populations in excess of 100,000. As a result, in 1991, Minneapolis and St. Paul were required to apply for permits. One permit requirement was the development of a city-wide Storm Water Pollution Prevention Plan (SWPPP) that included approximately 30 mandatory Best Management Practices (BMPs) addressing everything from education and good housekeeping for municipal operations to mandatory city ordinances.

4. 1991

The Minnesota Legislature passed the Wetlands Conservation Act (WCA). The WCA is administered according to Minnesota Rules Chapter 8420 to implement the purpose of the Act, which is to:

- Achieve no net loss in the quantity, quality, and biological diversity of Minnesota's existing wetlands
- Increase the quantity, quality and biological diversity of Minnesota wetlands by restoring or enhancing diminished or drained wetlands;
- Avoid direct and indirect impacts from activities that destroy or diminish the quantity, quality, or biological diversity of wetlands
- Replace wetland values where avoidance of activities is not feasible and prudent. [2]

5. 1992

The Board of Soil and Water Resources (BWSR) developed Minnesota Rules Chapter 8410. This set of rules consists of 18 parts that define the scope, general structure and content required for BWSR approval of a Local Surface Water Management Plan. The table of contents of this report and the content within each chapter has been structured to meet MN Rule 8410 as well as the specific requirements of the City of Ramsey.

6. 2003

NPDES Phase II, the second round of the 1987 Federal Clean Water Act amendment, targeted cities with populations over 10,000. The City submitted a permit application and SWPPP in accordance with MPCA deadlines.

The City finalized its most recent SWPPP in 2013. That SWPPP is attached in Appendix A to this report.

[2] Excerpt taken from the University of Minnesota Duluth website: http://www.d.umn.edu/fm/safety_envir/wetlands/pdf_pages/4.0%20Wetland%20Regulations.pdf

7. 2005

The Metropolitan Council has requirements for local governments to include local water management plans as part of their Comprehensive Plans. The Metropolitan Council does not have authority to set policy or administer local storm water regulations. This Surface Water Management Plan Update is designed to address current requirements governing local water management plans. The general boundary of the plan includes all property within the City limits of Ramsey. When accepted by all local, regional, state and federal agencies having jurisdiction, the City of Ramsey will be the sole responsible party for administering this plan.

8. 2012

The Lower Rum River Watershed Management Organization adopted their Third Generation Plan. The new plan requires infiltration for new and redeveloped sites, use of the Atlas-14 rainfall distributions and reductions in Total Suspended Solids (TSS) and Total Phosphorus (TP) for runoff discharged from new permitted projects.

B. General Content of Required Local Plans

This SWMP follows the general report structure listed in Minnesota Rules Chapter 8410.0170, the general requirements in Minnesota Statute sections 103B.205 - 103B.255, and the Metropolitan Council's requirements for local water management plans as adopted May 2005 as part of the Metropolitan Council's *Water Resources Management Plan*. As stated above, the City will update this plan subsequent to the adoption of the Metropolitan Council's 2040 Water Resources Policy Plan.

C. Summary of the Goals, Problems, and Potential Solutions

The general findings of this Surface Water Management Plan report are summarized as follows:

1. Ramsey is located in the Anoka Sand Plain. The area is well known for its highly permeable soil. As such, the runoff from significant rainfalls is generally reduced to the extent that the existing drainage network functions well with no significant flooding outside the Mississippi River, Rum River, Trott Brook, Ford Brook, County Ditch 43 and County Ditch 66 flood plains.

   Because of the pervious nature of the Anoka Sand Plain, the City will need to review its development ordinances to mitigate the adverse effect that a significant increase in impervious surfacing and mass grading can have on runoff conditions. The addition of significant amounts of impervious surfaces and the reduced permeability associated with the soil compaction in mass grading without a reasonable attempt to restore or duplicate the current infiltration pattern could create very significant increases in runoff volumes and downstream flooding. This is especially true in the Trott Brook, D66, EMISS and WMISS watersheds (see Figure 9), where improvements in uppermost watershed limits must flow a significant distance to the ultimate watershed outlet. The longer flow path associated with each of these watersheds allows greater opportunities for peak flows from conventional detention ponds to coincide.

   One solution to the problem of coincident peak flows is the use of low impact development techniques. There are a variety of low impact development

techniques. The current low-density residential developments in northern Ramsey are a close approximation of what a low impact development can be like. This area has a noticeably lesser storm water impact than that of either high-density residential developments or commercial/industrial developments.

However, Ramsey's land use plan creates a variety of land use types in which low-density residential is not planned for all areas of the community. With these development plans in mind to balance low impact development with the City's economic development goals, the City must consider other techniques to encourage maximized infiltration of storm water.

This report recommends modifying the current development ordinances to encourage infiltration and soil ripping of mass grading to compensate for lost infiltration conditions as well as requiring oversized retention ponding to mitigate and compensate for increases in runoff. Innovative solutions to the storm water runoff increases associated with the increase in impervious surface will be investigated and encouraged when deemed appropriate. Potential solutions include pervious pavements, rain gardens, infiltration basins and low impact development among others.

2. An integral part of this SWMP is updating the comprehensive storm water runoff modeling performed in 2008. The 2008 modeling effort captured the existing conditions throughout the entire city. This modeling includes:

   a. Mapping out the small watersheds draining to general collection points such as low points in roadways and intersections, wetlands or ponds.

   b. Estimating the runoff from the 2, 10 and 100-year rainfall events.

   c. Routing the runoff through the existing system.

   The existing system may be a pipe network, a pond, a wetland or a waterway. The modeling predicts the high water levels and flows associated with each rainfall event modeled.

   This modeling provides a baseline for comparison purposes as new developments change the drainage pattern. With this modeling information, City staff can readily review the cumulative impacts of large developments for effects on the baseline conditions across the entire watershed.

   Storm and Sanitary Analysis (SSA) software was used in the comprehensive modeling. This software is based on the industry standard EPASWMM process and the St. Vennant equations. The model can be used to input actual rainfall events from rain gauges and can model the transport of pollutants through the system. This will be very useful in evaluating the BMP measures to address future TMDLs.

3. Where the cumulative effect of regulated development is potential flooding, the recommended practice is the construction of retention ponds or detention basins, including infiltration, as a requirement of further development of the outlying growth areas. It is further recommended that the post construction peak outflows from new developments be limited to no more than the existing peak flow for the 2-, 10-, and 100-year storms. The Third Generation Lower Rum River Watershed Management Plan requires infiltration of the first 1" of runoff from new

impervious surfaces. This will better mitigate the cumulative effects of increased impervious surfacing and increased runoff volume from new developments.

Because the majority of the area is served by large stream/wetland complexes, regional ponding is not possible for a significant part of the city. Where they are possible, the creation of regional ponds is preferred because of the limited maintenance (compared to a multitude of individual development ponds) and the opportunity to control larger drainage areas. By contrast, a multitude of scattered ponds associated with each individual site development may be designed to reduce the peak outflow for its smaller area, by storing the excess runoff and releasing it at a lesser rate for a longer duration. This longer pond outflow duration may coincide with the reduced peak flows from other individual site ponds and create a larger combined peak flow than the original undeveloped condition. Hence, regional ponds are recommended where physically possible, because of the opportunity to control the runoff on a larger scale and ensure that the downstream system is not adversely impacted by uncoordinated development that meets a typical runoff ordinance. The greater control afforded by regional ponds may also reduce the flows to the downstream system and allow for decreased costs in downstream infrastructure improvements.

4. The proposed infiltration requirements and pond network is part of the goal of accommodating continued responsible growth. Revisions will be required as formal developer layouts are presented to the City. Although this plan forms a sound basis for future development, it is important to remain flexible in finding ways to manage runoff while still accommodating the continued development of the city.

5. The maps attached at the end of this report are for general illustration purposes. As part of the plan development, large scale maps and GIS compatible files have been prepared as part of the 2008 SWMP and updated with preparation of this plan. The GIS maps and files show more detailed information including watershed areas, proposed pond areas and storage volumes, estimated flow rates into and out of the proposed ponds for both the existing and developed conditions, proposed interconnecting pipe sizes between ponds, etc.

6. The City will pursue outside funding to help finance the recommended capital improvements described in this plan. Local financing will most likely come from a combination of storm sewer trunk fees and the City's storm water utility fund.

   Any determined storm water management charges or area charges to new developments should be reviewed on an annual basis to ensure that changes in land acquisition, construction cost, bonding cost, legal cost, etc. are included in the computed fee.

7. The 2008 SWMP included a complete wetland functions and values assessment as part of a greater wetlands management plan.

   The wetland buffers recommended in the Wetlands Function assessment were approved by City Council when the 2008 SWMP was approved. Further review of the buffers by the City Council resulted in a policy decision to delay the implementation of the wetland buffers recommendations.

   Wetlands are to be further protected by controlling discharges from developing areas. The proposed controls include pretreatment BMPs and runoff controls

designed to maintain the current hydrology and maintain or improve the current functions and values of the wetland.

D. Amendments and Updates

This report is intended for the coverage period to 2022. It should be considered as a working document that should be updated and amended in accordance with the procedures described in Section IX. Amendment will be needed as development progresses and actual new development data is integrated into the overall model.

The Minnesota Pollution Control Agency (MPCA) has not completed total maximum daily load (TMDL) studies for the impaired waters within the city boundaries of Ramsey (see Table 15 for the list), and is still completing the TMDL study of Lake Pepin (downstream from Ramsey). The Lake Pepin TMDL may have a major impact on all NPDES permittees in the metro area. The City of Ramsey is aware of the potential need to amend the local water management plan prior to 2022 based on the implications and requirements of the Lake Pepin TMDL and the TMDLs for the impaired waters within the city.

The City has updated the SWPPP in accordance with the reissuance of the MS4 permit in 2013. The SWPPP addresses the education components required by the surface water management plan.

III. REGULATORY REQUIREMENTS AFFECTING PLAN

The following is a brief summary of the primary Statutes and Rules governing storm water management in the 7-County metropolitan area. These requirements establish and control the content of this plan and cite objectives regarding surface water management:

A. Minnesota Rules Chapter 8410.0170

These rules outline the structure of a SWMP. Each SWMP must have the following at a minimum:

1. A purpose statement outlining the purposes of the water management programs required by MN Statute sections 103B.205 - 103B.255.
2. A section of water resource related agreements
3. A land and water resource inventory (required by part 8410.0060)
4. A section on the establishment of policies and goals
5. A section on assessment of problems
6. A section on corrective actions
7. A section on financial considerations
8. An implementation program discussing which components of the implementation program the City will prioritize
9. A section on the City's amendment procedures

This document is intended to meet these rules and hence each requirement is included.

B. Minnesota Statute 103B.235

This state law predates Minnesota Rule 8410 and includes additional requirements as follows:

1. Subdivision 1 - *Requirement* states that the City of Ramsey is required to submit a watershed management plan because it is within the 7-County metropolitan area.
2. Subdivision 2 - *Contents* states that the SWMP shall:
    a. Describe existing and proposed physical environment and land use;
    b. Define drainage areas and the volumes, rates, and paths of storm water runoff;
    c. Identify areas and elevations for storm water storage adequate to meet performance standards established in the watershed plan;
    d. Define water quantity and water quality protection methods adequate to meet performance standards established in the watershed plan;
    e. Identify regulated areas; and
    f. Set forth an implementation program, including a description of official controls and, as appropriate, a capital improvement program.
3. Subdivision 3 - *Review* states that, after consideration but before adoption by the governing body, the City shall submit its SWMP to the area water management

organization (WMO) for review for consistency with the watershed plan adopted pursuant to section 103B.231. The Lower Rum River Water Management Organization (LRRWMO) has WMO jurisdiction in Ramsey. According to the statute, the LRRWMO must approve or disapprove the plan or parts of the plan. The LRRWMO has 60 days to complete its review; provided, however, that the LRRWMO shall, as part of its review, take into account the comments submitted to it by the Metropolitan Council pursuant to subdivision 3a. If the WMO fails to complete its review within the prescribed period, the SWMP shall be deemed approved unless the City agrees to an extension.

3a. Subdivision 3a - *Review by Metropolitan Council* states that the City shall submit its SWMP to the Metropolitan Council for review and comment. The council shall have 45 days to review and comment upon the SWMP or parts of the plan with respect to consistency with the Metropolitan Council's comprehensive development guide for the metropolitan area. The Metropolitan Council's 45-day review period shall run concurrently with the 60-day review period by the LRRWMO. The Metropolitan Council shall submit its comments to the LRRWMO and shall send a copy of its comments to the City. If the Metropolitan Council fails to complete its review and make comments to the LRRWMO within the 45-day period, the LRRWMO shall complete its review as provided in subdivision 3 of State Statute 103B.235.

4. Subdivision 4 - *Adoption and Implementation* requires the City to adopt and implement its plan within 120 days after approval of the SWMP by the LRRWMO and to amend its official controls accordingly within 180 days.

5. Subdivision 5 - *Amendments* states that to the extent and in the manner required by the LRRWMO, all major amendments to the SWMP shall be submitted to the LRRWMO for review and approval in accordance with the provisions of State Statute 103B.235, subdivisions 3 and 3a for the review of plans. All minor amendments will be reviewed and approved by the City Council.

All of these required MS 103B.235 items are covered in this document.

C. **Local Ordinances**

The City of Ramsey will administer and enforce the water resource-related ordinances under the direction and control of, and subject to the powers expressly reserved to, the City Council. Following approval of this SWMP and ordinances, the City shall have administrative authority for the approved SWMP and ordinances. The Applicant, permittee or any other person or political subdivision with an interest in the determination of the City's interpretation or application of these ordinances may file a written appeal to the City Council within fifteen (15) business days of said determination. Said appeal shall state the specific grounds upon which the appeal is based. Within thirty (30) days of the date of receipt of the appeal, the City shall schedule the appeal for a regular or special meeting of the City Council. The City Council shall make its decision to affirm, reverse, or remand the determination by adopting a resolution stating findings of fact.

D. **Total Maximum Daily Loads and Impaired Waters**

The 1987 amendment to the Federal Clean Water Act required all impaired waters to be corrected. In making rules to meet the 1987 Amendment, the Environmental Protection Agency (EPA) first set criteria to determine a list of impaired waters depending on the potential use of the water. The Minnesota Pollution Control Agency (MPCA) worked to set guidelines to establish intended uses for the waters of the state and then set acceptable water quality criteria. After testing to determine the water quality, waters failing to meet the water quality criteria are placed on the 303d Impaired Waters list that is submitted to the EPA. Table 15 in Section IV, page 16 of this report, lists the current (2006) MPCA 303d Impaired Waters in Ramsey. It should be noted that, as of 2007, only about 25% of the waters of the State of Minnesota had been tested. Hence, the impaired waters list is likely to increase in the Ramsey area.

The process to remedy the impairment includes establishing a Total Maximum Daily Load (TMDL) allocation to each contributor to the problem. A TMDL is a calculation that determines the allowable pollutant load that can be discharged into the impaired water so that the limited load will ensure that the water improves to levels where it is no longer impaired. The typical process is initiated by the MPCA and includes a series of stakeholder meetings to formulate viable solutions and mutually work out a reasonable allocation of acceptable pollutant loading.

E. **Specific Lakes and Streams with Water Quality Problems**

Since a TMDL study has not been completed for the known impaired waters in Ramsey and downstream from Ramsey (such as Lake Pepin), the City should identify the priority it places on addressing impaired waters and how the City intends to participate in the development or implementation of TMDL projects. The Rum River and Mississippi River watersheds are too large for the City of Ramsey to take the lead on the TMDL Stakeholder process for these two waters. It is recommended that the City volunteers to participate in the Stakeholder process for these waters. Through this SWMP, the City of Ramsey has the capability of modeling contaminant transport using the SSA model. The City will work with the LRRWMO and the MPCA to formulate a TMDL for the impaired Rogers Lake.

Once a TMDL study is completed for the impaired water, the City must include, in this SWMP and its City-wide SWPPP, an implementation strategy including funding mechanisms that will allow the implementation of the TMDL requirements. As MPCA completes its TMDL process for each impaired water, the implementation of the measures to meet the TMDL will immediately become a priority item for the City of Ramsey.

F. **Lower Rum River Water Management Organization**

The City of Ramsey entered into a Joint and Cooperative Agreement for the Establishment of the *Lower Rum River Watershed Management Organization to Plan, Control and Provide for the Development of the Lower Rum River Watershed* in June of 1995. The Minnesota Board of Water and Soil Resources officially signed the Findings of Fact, Conclusions and Order accepting the Second Generation Watershed Management Plan on August 26, 1998. The LRRWMO updated its plan in 2012. The LRRWMO's plan update will trigger the mandatory re-evaluation and potential need for an update of the City's SWMP within two years from the date the LRRWMO's plan is approved by

BWSR. Update of the City's SWMP was delayed to incorporate the requirements associated with the reissuance of the MS4 permit in 2013.

G. **NPDES Requirements**

In 1987, the US Congress amended the Clean Water Act to include storm water pollution and directed the Environmental Protection Agency (EPA) to initiate rulemaking. The first round of EPA rules were implemented in 1991 when NPDES Phase I permits were required for all cities exceeding 100,000 in population. Phase II was implemented in 2003 and targeted all cities with populations exceeding 10,000. The Minnesota Pollution Control Agency (MPCA) assumed responsibility for implementing the rules and issuing all Phase II permits. The City of Ramsey was required to submit a permit for its Municipally Separate Storm Sewer System (MS4) in March of 2003. The permit was reissued in 2006 and 2013. The permit required the City of Ramsey to meet six minimum storm water control measures as follows:

1. Public education and outreach
2. Public participation and involvement
3. Detection and elimination of illegal discharges
4. Control of large construction sites runoff
5. Post construction storm water management
6. Pollution prevention or housekeeping for municipal operations

To show that the City of Ramsey is committed to implementing its Phase II permit, it was required to submit a Storm Water Pollution Prevention Program (SWPPP), which is essentially a list of promised steps the City proposes to make to meet these minimum control measures. The promises are in the form of Best Management Practices (BMPs) to be implemented at specified times over the life of the permit.

In general, the NPDES storm water discharge permit program is designed to reduce adverse impacts to water quality. The primary targets of acceptable storm water management plans are urban runoff and construction runoff. This is because urban runoff carries pollutants from cars, lawn fertilizers, pesticide spills and other contaminants into our lakes, wetlands and streams without entering wastewater treatment systems. Construction runoff is often laden with sediment caused by large amounts of un-vegetated soil that is loosened by excavation and grading.

The MPCA mandates are intended to regulate these sources of continued environmental degradation. To comply with the NPDES permit requirements, the City's SWPPP was drafted to establish measurable goals using the Best Management Practice (BMP) approach and to be able to track performance and progress.

Erosion and sediment control measures must be included in the City-wide SWPPP. The minimum standard is the General Permit Authorization to Discharge Storm Water Associated With Construction Activity Under the National Pollutant Discharge Elimination System/State Disposal System Permit Program Permit MN R040000 (NPDES/SDS Permit) issued by the Minnesota Pollution Control Agency on August 1, 2013, as amended. Some components of the NPDES/SDS Permit include:

1. If land disturbing activity is taking place on a site where the soils are currently disturbed (e.g., a tilled agricultural site that is being developed), areas that will

not be disturbed as part of the development and areas that will not be disturbed according to the time frames and slopes specified in the NPDES General Construction permit Part IV.B.2, shall be seeded with temporary or permanent cover before commencing the proposed land disturbing activity.

2. Where one (1) or more acres of disturbed soil drain to a common location, a temporary (or permanent) sediment basin must be provided prior to the runoff leaving the site or entering surface waters. The basins must be designed and constructed according to the standards in the NPDES General Construction Permit Part III.B.

3. The Permittee or applicant must ensure final stabilization of the site in accordance with the NPDES General Construction Permit requirements. The site will be considered as having achieved final stabilization following submission of Certificate of Completion by the permittee or applicant, and inspection and approval by the City.

H. Non-Degradation Rulemaking

The MPCA is currently going through due process to update its non-degradation rulemaking effort and amend the state rules governing the non-degradation of waters (Minn. R. 7050.0180 and 7050.0185). Rules protecting Outstanding Resource Value Waters were adopted in 1984, while rules governing non-degradation of all waters were adopted in 1988. Since then, there have been many changes to the state and federal structure for water protection and to the understanding of water quality. The MPCA intends, with the assistance of a significant stakeholder effort, to thoroughly investigate the issues associated with non-degradation of waters, and to adopt rules that will address those concerns.

The MPCA has already taken the first steps in the rulemaking process by publishing two Requests for Comments regarding our intent to amend the current non-degradation rules. These Requests for Comments were published in the *State Register* on January 29, 2007, May 29, 2007 and February 25, 2013.[3]

This language was copied from the MPCA website in January 2015. The City of Ramsey will incorporate the non-degradation policies into this SWMP when they are formally adopted into the state rules.

[3] Excerpt taken from MPCA website: http://www.pca.state.mn.us/http://www.pca.state.mn.us/index.php/water/water-permits-and-rules/water-rulemaking/nondegradation-rulemaking.html

IV. LAND AND WATER RESOURCES INVENTORY

Each plan must contain an inventory of water resource and physical factors affecting the water resources based on existing records and publications. If data publications and maps are available at a convenient central location, they may be included by reference. The plan must include a brief summary of the data and must identify where the publication can be obtained. The following subsections are required.

A. Precipitation

The state climatology office has records of all official rain gauges throughout Anoka County. The monthly precipitation totals and county-wide monthly averages for Anoka County are available online at:

http://climate.umn.edu/HIDENannual/

The two closest high-density rain gauges are:

1. No. 211785, Coon Creek
2. No. 217308, Saint Francis

Information is readily available from 1971 to the present. Over this time period, the aggregate annual precipitation ranged as follows:

Lowest annual precipitation..... 16.5 inches in 1976

Highest Annual Precipitation..... 39.09 inches in 1983

Average Annual Precipitation ..... 29.54 inches per year

The following is the average annual precipitation per decade:

1970s..... 26.8 inches per year

1980s..... 29.9 inches per year

1990s..... 31.2 inches per year

2000s..... 29.6 inches per year

2010s..... 29.2 inches per year

On the average, June is the wettest month, followed by July and May.

B. General Geology and Topographic Data

The City of Ramsey is nestled between the Rum and Mississippi Rivers and within 2 miles of the confluence of these rivers. The general terrain is relatively flat and is often called the Anoka Sand Plain. The elevations range from approximate elevation 920 feet above mean seal level in northwestern Ramsey to near 840 feet at the lower Rum River. The straight-line distance between these points is approximately 60,000 feet, making the average slope less than 1 percent. In general, the land slope is in the 2 to 5 percent range.

There are steep slopes within the shoreland protection zone of the Rum and Mississippi Rivers, as well as scattered locations throughout the City. From the aerial photographic contour map, the slopes near the rivers can be as high as 65 percent. A map showing the areas with slopes between 12 and 18 percent and separately showing the areas with slopes greater than 18 percent is attached as Figure 1.

Virtually all of the Ramsey city limits is within the Anoka Sand Plain, which consists of highly permeable soils. Figure 2 shows the general subsurface geology of aquifers in the vicinity of Ramsey. The Anoka Sand Plain is part of the undifferentiated drift (Layer 1). The Minnesota Department of Natural Resources and the Minnesota Geological Survey generated Figure 3 as part of the Regional Hydrogeologic Assessment for the Anoka Sand Plain.[4] Based on Figure 3, waterborne contaminants in the Ramsey area can reach upper aquifers within hours or months of release, necessitating additional care in regulating surface water contamination. The majority of Ramsey is rated with the highest geologic sensitivity to pollution in the uppermost aquifer.

The Board of Water and Soil Resources website indicates that Anoka County, though not participating in the official metropolitan groundwater planning process, has prepared a "groundwater protection assessment." The county public health department coordinates the county groundwater planning and management activities.[5] However, there is no mention of the assessment on Anoka County Health and Environment Department website.

The City Wellhead Protection Plan was completed in the September of 2007. The final draft of Part 1 was accepted by all review agencies and City staff is currently working on Part 2. Figure 4 shows the 10-year capture zone (Well Head Protection Area, WHPA) as well as the Drinking Water Supply Management Area (DWSMA) for the seven municipal drinking water wells in Ramsey. Storm water infiltration will not be allowed inside the 10 year capture zone.

C. Surface Water Resource Data

1. Public Waters

A map of the public waters, streams, lakes, and public ditch systems established under Minnesota Statutes, chapter 103D or 103E, including the location of existing dams and control structures is shown in Figure 5. A map of the natural drainage routes is also attached as part of the Parks Map in Figure 6.

The Minnesota Department of Natural Resources (DNR) uses the U.S. Fish and Wildlife classification system (Circular 39) for wetlands and currently requires a permit for alteration of wetland types 3-5 which are 2.5 acres or larger. Ramsey City Code Section 117-124, Environmental Protection Overlay Districts includes provisions designed to further protect wetlands. . As stated previously, this section of code does not include required vegetative buffers for new developments around the perimeter of wetlands.

[4] Minnesota Dept. of Administration / Office of Geographic and Demographic Analysis / Land Management Information Center. Website: http://www.lmic.state.mn.us/chouse/metadata/asp.html

[5] http://www.bwsr.state.mn.us/watermgmt/metrogroundwaterplans.html

In addition to the protected waters list, the Mississippi River has a designated Critical Area Corridor and the Rum River is designated as a Wild & Scenic Outstanding Resource Value Water (see Figure 6 – Parks Map).

2. Shoreland

In order to control the development and utilization of shoreland along protected waters thereby preserving the water quality, natural characteristics, economic values and the general health, safety and welfare, the following waters in the city limits have been given a shoreland management classification. These protected waters within the city limits have been classified by the Commissioner of Natural Resources as follows:

	Natural Environment Lakes	**DNR I.D. #**
1.	Lake Eddy	2-109
2.	Itasca	2-110
3.	Rogers	2-104

	Recreational Development Lakes	**DNR I.D. #**
1.	Jeglens Marsh	2-111
2.	Peltzer Pond	2-112
3.	Grass (Sunfish)	2-113

	General Development Lakes	**DNR I.D. #**
1.	Ramsey Terrace Pond	2-114
2.	Magnesium Street Pond	2-116
3.	Industry Avenue Pond South	2-117
4.	Industry Avenue Pond North	2-118

	General Development Streams	**Locations**
1.	Trott Brook	Sections 1, 2, 3, 7, 8, 9, T32N, R25W
2.	Ford Brook	Sections 1 & 2, T32N, R25W

The above shorelands of the city are designated as a Shoreland Overlay District. The purpose of the Shoreland Overlay District is to control the utilization of shoreland areas and to preserve the quality and natural character of these protected waters within the City. The shoreland overlay districts are shown on the City's Mississippi/Rum River Overlay Districts Map. Boundaries of the overlay districts can be determined by scaling distances off the official environmental overlay map.

All wetlands on the National Wetlands Inventory map are shown on Figure 7. The National Wetlands Inventory Map is not all inclusive, wetlands exist in the

City of Ramsey that are not shown on the map. Each site proposed for development must be evaluated for wetlands as required in City Code.

Pretreatment of all storm water from new developments is required prior to discharge into any wetlands. Wetlands may be, and are currently being used for storm water storage for larger rainfall events. They may continue to be used for this purpose – even after upstream development, provided that:

1. There is acceptable Best Management Practice pretreatment of the runoff in accordance with the MPCA NPDES/SDS Construction Permit, Section III.D., Permanent Stormwater Management System.
2. The impacts of stormwater from new development discharging into a wetland will be determined through a Minnesota Routine Assessment Methodology (MnRAM) assessment of the wetland.

The Minnesota Wetland Conservation Act (WCA) requires the designated Local Governmental Unit (LGU) in charge of administering the WCA to generate a Notice of Wetland Conservation Act Decision for any impact to wetlands within the City of Ramsey. In all but minor decisions, the LGU will call for a Technical Evaluation Panel (TEP) review of the application or impact prior to issuing a decision. The LGU must give notice of proposed actions affecting wetlands to all of the following:

a. The Minnesota Board of Water and Soil Resources
b. The Soil and Water Conservation District
c. The Minnesota Department of Natural Resources
d. The Lower Rum River Watershed Management Organization
e. The U.S. Army Corps of Engineers
f. Interested citizens requesting notification of such actions

If a TEP meeting is required, all listed parties are invited to review the proposed action. However, it is not uncommon for a TEP meeting to consist of only a small contingent of this list, as some invitees may have no jurisdiction over the proposed action.

3. Watersheds

A general watershed map breaking the City of Ramsey into seven primary watersheds is attached as Figure 8. The naming convention for the nodes (i.e., pipes, channels, junctions, manholes, and ponds) is based on the county section and quadrant numbers and is described in Figure 9. The subsequent Figure Nos. 10 through 23 show the subwatersheds and drainage pattern within each of the separate primary watersheds. Storm water ponds, 100-year peak pond elevations and outfalls are also shown on these maps.

The City Storm Sewer infrastructure is also shown on the individual primary watershed maps. In the GIS database for these maps, the pipe network is color coded to reflect the various pipe sizes.

4. Flood Levels

Floodplains are covered by City of Ramsey Code Section City Code Chapter 117, Article II, Division 4, Subdivision III. A comprehensive map showing all of the FEMA Flood Insurance Rate Map (FIRM) flood plains is attached as Figure 24. Flood studies have been performed for the following waterways:

a. Mississippi River

b. Rum River

c. Trott Brook

d. Ford Brook

Copies of the flood studies are available at the office of the City Engineer or online at the FEMA Map Service Center. These studies have been incorporated into the Official Zoning Map in accordance with Ramsey City Code Section II Chapter 117, Article II, Division 4, Subdivision III... The Official Zoning Map is on file in the Office of the City Administrator and the City Zoning Administrator.

In addition to the flood levels predicted by the FEMA flood studies, Bolton & Menk performed a flood study of County Ditch 66 using the HEC-RAS stream modeling program. This information has been coordinated with the SSA modeling software and submitted to FEMA for agency acceptance as a flood plain elevation. The 100-year flood plain has been recorded on the map along with the FEMA data. The color-coded legend of Figure 24 helps to differentiate between the federally modeled floodplain and the unofficial City flood plain.

In addition to the flood map, Tables 1 through 7, located in the Tables Appendix of this report summarize the modeled 100-year flood levels and peak discharges of existing storm water ponds and natural depressions that correspond to the peak discharges of channel flow passing through the watershed.

After a detailed review of the new and available flood profile information, the results appear consistent and provide a reasonable hydraulic grade from the upper reaches of the various flood channels to the ultimate confluence with the Rum and/or Mississippi Rivers.

5. Water Quality Information

Section 303d of the Clean Water Act requires that each state submit a list of Impaired Waters. The MPCA website lists the impaired waters as officially designated in 2014. Table 15 lists the impaired waters found in Ramsey:

Table 15

303d Impaired Waters List Excerpt from MPCA

Name	Affected Use	Pollutant or Stressor	Year Designated	Target Start	Target Completion
Rogers Lake	Aquatic Recreation	Excess Nutrients	2006	2013	2017
Rum River	Aquatic Consumption	Mercury, FCA	1998	2008	2025
Mississippi River	Aquatic Consumption	Mercury, FCA	1998	2008	2025
	Aquatic Consumption	PCB, FCA	2002	2002	2025

The Minnesota DNR maintains a database on all Minnesota lakes. Some of this data is very limited or not available, while other lakes have been studied in great detail. To find the most current data on the lakes in Ramsey, access the Lake Finder on the DNR Website.

The WMO document has a list of monitoring locations. The Anoka Conservation District (ACD) has water quality information. The ACD has also published a water atlas.

6. Water Appropriations

Upon approval by all of the review authorities, the City's approved Wellhead Protection Plan will be incorporated into this plan by reference. At present, the draft includes all of the current municipal ground water appropriations. The City is considering obtaining surface water appropriations from the Mississippi River for a 20 MGD water treatment plant. The scope of the project will require Regional Participation. The City is working with the Metropolitan Council and other regional partners to explore a regional funding solution to locally operated surface water supply treatment plant. The water treatment plant is intended to supply water for the anticipated population growth of the City. When the new water treatment plant is approved and constructed, the existing City wells and permitted groundwater appropriations are planned to remain unchanged to be readily available as backup for water needs.

7. Soil Data

Ramsey City Code, Section 117-424 covers types of soil that are adequate for septic systems. According to Ramsey City Code, the City adopts the Anoka County Soil Survey, 1977 (Soil Survey) and supplemental operational soil surveys as its official soil survey and makes it a part of the City Code. The Anoka County soil survey map of the Ramsey area is attached as Figure 25. In general, the City of Ramsey has soils in SCS Hydrologic Soil Type A. Table 16 lists the recommended infiltration rates based on SCS hydrologic soil types.

Table 16
Infiltration Rates per Soil Type

Hydrologic Soils Type	Unified Soil Classification	Infiltration Rate	Soil Texture
A	GW, GP	1.63 inches/hour	Gravel, sandy gravel, and silty gravels
A	GM, SW, SP	0.8	Sand, loamy sand, and sandy loam
B	SM	0.45	Silty Sand
B	ML, OL	0.3	Silt loam, loam
C	GC, SC	0.2	Sandy clay loam
D	CL, CH, OH, MH	0.06	Clay, clay loam, silty clay loam, sandy clay, and silty clay

Source: Minnesota Stormwater Manual.

8. Land Use and Public Utility Services

   Necessary land use and public utility services information is limited to information that existed at the time the plan or plan amendment was developed, including:

   a. A general map of existing land uses (Figure 26A);

   b. A general map showing anticipated land uses (Figure 26B); and

   c. A reference to the location of the metropolitan urban service area.

   Land use is one of the primary mechanisms that affect flooding and water quality. As prairie and forested areas are converted to agricultural and urban uses, the volume and rate of storm water runoff increases. This increase in storm water runoff can cause a change in the bank full flow of area streams and conveyances. This can cause stream bank erosion and deterioration of the stream. In addition, increased area runoff can cause erosion in steep areas. The conversion of natural land cover also increases the amount of pollutants in storm water runoff such as the levels of pesticides and nutrients from agricultural land use, and trace metal concentrations from urban land use. Pollutant loading analysis has not been included within this report. This plan estimates the future land use throughout the study area in order to evaluate the drainage system needs.

   Although pollutant concentrations may not vary greatly between land uses, pollutant loadings are a function of both runoff volume and concentration. The volume of runoff is directly related to the amount of impervious surface from a particular land use. For example, if a fictitious *Area A* has twice the runoff due to higher impervious land cover as *Area B* with the same pollutant concentration, *Area A* will have twice the pollutant loading. This is the basis for the major difference in water quality between residential and commercial land uses and affects surface water planning strategies for the different land uses. The Minnesota Land Cover Classification System (MLCCS) cover types for the Ramsey area are shown in Figure 26C.

9. Water-based Recreation Areas and Land Ownership

   Figure 6 – Parks Map shows the location of all Parks and the location of all DNR public water accesses within the City of Ramsey.

10. Fish and Wildlife Habitat

    The City of Ramsey has applied to the DNR for an updated list and description of the conclusions and recommendations of biological surveys or reconnaissance studies in December of 2014. The list has been received. Since this list is sensitive it is not included in this report, but is on file in the office of the City Engineer.

11. Unique Features and Scenic Areas

    The Mississippi and Rum River Corridors within the City are unique and valuable local, state, regional and national resources. The rivers are an essential element in the local, regional, state and national transportation, sewer and water and recreational systems and serve important biological and ecological functions.

The prevention and mitigation of irreversible damage to these resources and the preservation and enhancement of their natural, aesthetic, cultural and historic values is in furtherance of the health, safety and general welfare of the City. The Mississippi River Corridor Critical Area and the Rum River Scenic River are protected under Ramsey City Code Chapter 117, Article II, Division 4, Subdivisions II and V Respectively.

Ramsey City Code Section 117-252 regulates bluff land and river land development in order to protect and preserve the outstanding scenic, recreational, natural, historical, and scenic values of the Rum River in the city of Ramsey in a manner consistent with Minnesota Statutes, §104.31 - 104.40, Minnesota Regulations NR78-81, and the Management Plan for the Rum River (6 MCAR 1.2700 - 12720).

The City has an Environmental Policy Board that has been actively documenting and mapping the City's existing natural features, through a Natural Resources Inventory and a Wetland Functions and Values Assessment, including:

a. Native prairie communities

b. Woodlands

c. Functions and values of wetlands

d. Rare and endangered species

e. Historic and heritage buildings and features

Their report, which may be found on the City website, is included in this document by reference. The link is: http://cityoframsey.com/environmental-services.

The Scenic River Land Use District is divided into two areas designated as the Urban Area Overlay District, or Rural Area Overlay District and are covered under City of Ramsey Code Section 117-254.

Pollutant Sources

The City of Ramsey has one closed landfill (the Anoka Regional Solid Waste Facility). The MPCA keeps the records. The City is not aware of any other landfills.

There was a high nitrate area east of Armstrong Boulevard between 158th Avenue and 161st Avenue that was attributed to agricultural activity. There was a hog farm west of TH47 at 157th Avenue. The City does not have any permitted wastewater discharges.

The City does not keep a list of storage tanks. These records are currently kept at the Anoka County Environmental Services office.

The MPCA "What's in My Neighborhood?" website lists known and potential sources for soil and groundwater contamination. The majority of the sites listed are Voluntary Investigation and Cleanup (VIC) sites. There are 215 sites listed in Ramsey. A text based search for Anoka County and Zip code 55303 will list over 600 permits; however, some of the addresses were in the Cities of Anoka or Andover which share a zip code with Ramsey. Additionally many sites had multiple permits at the same address. These are listed in Table 17.

Table 17

Known or Potential Sources of Soil or Groundwater Contamination

Activity ID	Activity Name	Address	
VP20690	14140 Azurite	14140 Azurite St NW	Ramsey
VP24480	A1O0143 - Alpine Park	6600 Alpine Dr NW	Ramsey
MND985724061	Aca Management 367	5195 142nd Ave NW	Ramsey
MNR000058230	Accent Precision Wood Products	6250 McKinley St NW	Ramsey
MNR000118802	Accurate Auto Inc.	9716 Highway 10	Ramsey
MND982220089	Accurate Auto Inc.-Ramsey	9617 Highway 10 W	Ramsey
VP18690	Ace Solid Waste - Ramsey	6601 McKinley St NW	Ramsey
MND985702851	Adrien Mechanic Services	6021 Bunker Lake Blvd NW	Ramsey
MNR000079889	Aero Restoration & Repair Co	7101 143rd Ave NW Ste B	Ramsey
MNRNE35D6	All-Brite Graphics LLC - ISW	6320 Highway 10 NW	Ramsey
MNS000177972	Allina Health Ramsey Clinic	7231 Sunwood Dr NW	Ramsey
MNR000060970	Allina Medical Clinic - Ramsey - Alpine Drive	5300 Alpine Dr NW	Ramsey
MND985752047	Alloy Recovery Co Inc.	7060 142nd Ave NW	Ramsey
MNR000027722	Alpha Power & Technology	14000 Unity St	Ramsey
SA7044	Alsil Stephens Dump	See location description	Ramsey
MND089476451	Altron Inc.	6700 Bunker Lake Blvd NW	Ramsey
MNR000081067	Amcor Precast Inc.	6640 Industry Ave	Ramsey
MND982071714	American Trade A Bus Inc.	14000 Sunfish Lake Blvd NW	Ramsey
MNR000078246	Anderson & Dahlen Inc.	6850 Sunwood Dr NW	Ramsey
MNR000015057	Anderson Wade	15031 Hematite St NW	Ramsey
SA7100	Anoka County State Hospital Demo Fill	See location description	Ramsey

Activity ID	Activity Name	Address	
SA7111	Anoka Municipal Regional Landfill	14730 Sunfish Lake Blvd NW	Ramsey
MND985705292	Anoka Ramsey Automotive - Hwy 10	6262 Highway 10 NW	Ramsey
MND985753730	Anoka Ramsey Dental	5300 153rd Ave NW Ste 3	Ramsey
MNR000032169	Anoka Ramsey Sport Center	6760 Highway 10 NW	Ramsey
MNS000177618	Anoka-Ramsey Dental	5400 140th Ave NW Ste 104	Ramsey
MNR000114918	AR Honing	6250 Bunker Lake Blvd NW Ste 219	Ramsey
MNS000143404	Arrow Components Corp	6230 McKinley St NW Ste A	Ramsey
3789	Auto Ranch	7665 Highway 10 NW	Ramsey
MN0000036038	Auto Truck Hydraulics	7445 Highway 10 NW Ste 3	Ramsey
MNR000115139	Automated EDM Inc.	6231 McKinley St NW	Ramsey
MNR000023234	B & A Cylinder Head - Ramsey	14165 Ramsey Blvd NW	Ramsey
MND985684406	B & D Auto	14966 Nowthen Blvd NW	Ramsey
MND982642936	B & D Repair - Ramsey	9451 Highway 10 NW	Ramsey
MNS000172445	B&K Swiss Inc.	14220 Basalt St NW	Ramsey
MNR000115022	Bailey Woodworking	6250 Bunker Lake Blvd NW Ste 216	Ramsey
MNR000101824	Baker White Inc.	6111 Highway 10 NW	Ramsey
MNS000131292	Barnett Family Dentistry	7962 Sunwood Dr NW Ste 200	Ramsey
VP4771	Barnett Olds #2	6415 Hwy 10 NW	Ramsey
MNS000178897	B-Brothers Auto	7103 Highway 10 NW	Ramsey
VP8482	BK Ramsey Site	7205 Hwy 10 NW	Ramsey
MND985709401	Blass Automotive	6100 Industry Ave	Ramsey
MND982212045	Blatz Automotive	7105 Highway 10 NW	Ramsey

Activity ID	Activity Name	Address	
MND985720952	Blue Line Collision Center	6260 Highway 10 NW	Ramsey
VP8481	BNSF R-O-W #2	See location description	Ramsey
MN0000380881	Boart Longyear Co - Anoka	6300 Industry Ave	Ramsey
MNR000064659	C & F Race Cars	7101 143rd Ave NW Ste P	Ramsey
VP18650	Cabinetry Concepts	14410 Azurite St	Ramsey
MNRNE35J5	Carbon Products/ Division of Graphel Corp - ISW	6251 McKinley St NW	Ramsey
MN0000043513	Champlin Towing	14300 Sunfish Lake Blvd NW	Ramsey
MNS000133942	Chips Tool Repair Inc.	6250 Bunker Lake Blvd Ste 206	Ramsey
MND985695808	Cjs Auto Repair	17600 Gibbon St NW	Ramsey
MNS000135558	Class C Components Inc.	6825 Sunwood Dr NW	Ramsey
MND985738293	Coated Abrasive Products Co	14059 Sunfish Lake Blvd	Ramsey
MNS000174011	Coborn's Pharmacy 33	7900 Sunwood Dr NW	Ramsey
MNS000118869	Collision 2000 Inc.	3345 Viking Blvd	Ramsey
MNR000042424	Command Tooling Systems	13931 Sunfish Lake Blvd NW	Ramsey
MND985680040	Commercial Asphalt Co - Plant 906	6640 141st Ave NW	Ramsey
MNS000141010	Concrete Masonry Unlimited	9411 Alpine Dr NW	Ramsey
MNR000033787	Connexus Energy	14601 Ramsey Blvd NW	Ramsey
MNRNE373P	Countryside Printing Inc. - ISW	6250 Bunker Lake Blvd NW Ste 113	Ramsey
MNS000186908	Courage Kenny Sports & Physical Therapy Center Ram	7231 Sunwood Dr NW Ste A	Ramsey
VP26500	CSAH 116 Reconstruction - ROW	6100 Industry Ave NW	Ramsey
VP25020	CTT Properties, LLC	6600 Sunwood Dr NW	Ramsey
MNS000140152	Cullinan Rigging & Erecting Inc.	6815 McKinley St NW	Ramsey

Activity ID	Activity Name	Address	
MN0000012450	D Cobey Co Inc.	9340 Highway 10 NW	Ramsey
MND006220719	Dahlheimer Beverage LLC	13554 Tungsten St NW	Ramsey
MND982640476	Danny's Trannys Inc.	14050 Basalt St NW	Ramsey
MNR000004036	Detail Tool & Engineering Inc.	6511 Industry Ave	Ramsey
MND985669936	Diamond Automotive Inc./ Auto Fitness & Service Ctr	7029 Highway 10 NW	Ramsey
MNS000141085	Diamond Graphics	14350 Azurite St NW	Ramsey
PW6124218640	Dickenson Diesel	NW Highway 10	Ramsey
MNR000119271	Die Concepts Inc.	13915 Radium St NW Ste F	Ramsey
MNR000077495	Digital Tool & Automation	6501 McKinley St NW	Ramsey
MNR000103978	Dynamic Group Inc. - Ramsey	13911 Unity St NW	Ramsey
MND985729847	E & L Machine	5944 168th Ln NW	Ramsey
MNS000168625	Eddy's Auto & Body Repair Inc.	6845 Highway 10 NW	Ramsey
MNR000076554	Egan Oil Co	500 Bunker Lake Blvd NW	Ramsey
MNR000013532	Erin Contracting	8050 147th Ave NW	Ramsey
MNR000119669	E-Z Auto Sales Inc.	7751 Highway 10 Ste 6	Ramsey
MNR000115501	Falcon Machine Inc.	7101 143rd Ave NW Ste N	Ramsey
MNR000060186	Ferrellgas - Anoka	7255 Highway 10 NW	Ramsey
MNR000100057	First Cut Products Inc.	6250 Bunker Lake Blvd NW Ste 104	Ramsey
MNNONGEN1170	Flavor Midwest Inc.	9459 Highway 10 NW	Ramsey
MN0000275925	Food N Fuel C15	13939 Saint Francis Blvd	Ramsey
MN0000196147	Galindo Electric	15645 Traprock St NW	Ramsey
MN0000083741	GEC Auto Service ink - Ramsey	7129 Highway 10 NW Site C	Ramsey
MND985722420	Gerdes Racing	7321 152nd St	Ramsey

Activity ID	Activity Name	Address	
MNS000177170	Gibbs Lawn	6300 Bunker Lake Blvd NW	Ramsey
MNR000080655	Gibbs Lawn - Radium Street	13915 Radium St NW Ste D	Ramsey
MNRNE39NX	Graphel Carbon Products ISW	6251 McKinley St NW	Ramsey
MNR000015867	H Ten Sports	8110 Highway 10 NW	Ramsey
VP26700	Harber Industries	6690 Sunwood Dr NW	Ramsey
MND985749530	Harold's Our Own Hardware	6000 167 Ave NW	Ramsey
MNRNE39BB	Health Care Marketing Inc. dba Perry Products ISW	6023 167th Ave NW	Ramsey
MNS000147306	Heartland Tire	7151 Riverdale Dr	Ramsey
MND982642894	Heichel Brian	6933 164th Ln NW	Ramsey
MN0000036061	Hi Tech Collision Frame	7445 Highway 10 NW Ste 2	Ramsey
3700	Hills Property	7443 Highway 10	Ramsey
MNR000066407	Hitech Motorsport Inc. - Ramsey	13915 Radium St NW Ste C	Ramsey
3473	Hi-Ten Sports Center	8110 Highway 10 NW	Ramsey
MNS000117358	Home Dame Brothers Painting	15621 Barium St NW	Ramsey
MNR000117317	Import Auto Sales Inc.	7443 Highway 10	Ramsey
MNR000115113	Intech Industries Inc.	7180 Sunwood Dr NW	Ramsey
MNR000051607	Integrity Tool & Engineering	6221 McKinley St NW	Ramsey
MNR000022061	Intercity Oil	6021 Highway 10 NW	Ramsey
MNR000076778	ISD 11 Ramsey Elementary	15000 Nowthen Blvd NW	Ramsey
MND985704634	Jac Auto Repair & Sales	6336 Highway 10 NW	Ramsey
MND985764141	Jacks Auto Repair	14290 Sunfish Lake Blvd NW	Ramsey
MNS000130245	JDI Signs & Graphics	6451 McKinley St NW Ste P	Ramsey

Activity ID	Activity Name	Address	
MNR000112235	JR Data Solutions Inc.	6250 Bunker Lake Blvd NW Ste 204	Ramsey
MN0000367144	Julian M Johnson Construction Corp	6191 140th Ave NW	Ramsey
MNR000078725	Just Precision Inc.	6250 Bunker Lake Blvd Ste 213	Ramsey
MND071773733	Kens Automotive	15415 St Francis Blvd	Ramsey
MNR000111534	Kit Masters Inc.	6250 Industry Ave NW Ste 211	Ramsey
MNS000214106	Kovar Sales	14047 Azurite St NW	Ramsey
MND985721208	Ksiazek Charles	15710 Juniper Ridge Dr NW	Ramsey
MND981535230	Lamey Dave	15940 Sodium St NW	Ramsey
MND981802390	Lano Equipment Inc.	6140 Highway 10 NW	Ramsey
MNR0534DB	Life Fitness Div of Brunswick Corp - SW	14150 Sunfish Lake Blvd NW	Ramsey
MN0000190736	Links At Northfork	9400 153rd Ave NW	Ramsey
A00002353	Listul Industries Inc. - SW	13900 Sunfish Lake Blvd NW	Ramsey
MNR000007898	Mach 5 Auto Service	7129 Highway 10 NW	Ramsey
MND985714658	Marshall Concrete Products Inc. - Ramsey	14141 Unity St NW	Ramsey
MNR000058859	Mat Inc.	6230 McKinley St NW Ste E	Ramsey
MND057087678	Mate Punch & Die Co	6400 Industry Ave	Ramsey
MND022705834	McKay's Auto Sales	6415 Highway 10 NW	Ramsey
MNS000191544	Metro Dentalcare - Ramsey	7600 Sunwood Dr NW	Ramsey
MNR000078980	Midwest Car Care - Ramsey	6745 Highway 10 NW	Ramsey
MNR000027802	Midwest Overhead Crane Corp	13900 Sunfish Lake Blvd NW	Ramsey
MN0000625962	Minnesota Sawdust & Shavings Co Inc.	14100 Jasper St NW	Ramsey

Activity ID	Activity Name	Address	
MNR000069252	Minnesota Tool & Die Works Inc.	6220 McKinley St NW	Ramsey
VP22410	Minnesota Waterjet	See location description	Ramsey
MNS000111344	Mississippi West Regional Park	13935 Traprock St NW	Ramsey
VP21480	MNDOT TH 10 & CTY RD 56	Ramsey Blvd & Hwy 10	Ramsey
MND982605495	MPCA Ramsey Municipal Center	15153 Nowthen Blvd NW	Ramsey
MNS000172833	Multisource Manufacturing LLC Ramsey	6690 Sunwood Dr NW	Ramsey
MND982613234	Noard Machine Tool Inc. - Anoka	6760 Highway 10 NW	Ramsey
MND008797938	Noons RV Center	7405 Highway 10 NW	Ramsey
MNR000069179	North Country Concrete	7040 143rd Ave NW	Ramsey
MN0069396	Northern Lights 2009-2010 Zone EF	Address Unknown	Ramsey
MNS000174284	Northwest Metro VA Clinic	7545 Civic Center Dr NW	Ramsey
MNU000661	Oak Terrace Mobile Home Park	6545 Highway 10 NW	Ramsey
MNR000016972	Oil Change Anywhere Inc.	14620 Fluorine St NW	Ramsey
MNS000138859	Oldcastle Precast Inc.	6820 143rd Ave NW	Ramsey
MNS000179796	Optimum Appliance & Recycling Center LLC	9539 Highway 10 W	Ramsey
MN0000998948	Outside Services Inc.	14140 Azurite St	Ramsey
MNS000107490	PACT Charter School - Ramsey	7250 Ramsey Pkwy E	Ramsey
MNR000119677	Park RV	9919 Highway 10 W	Ramsey
MND982212532	Pearsons Trucking Inc.	14050 Azurite Blvd	Ramsey
4542	Peck Construction	13900 Sunfish Lake Blvd NW	Ramsey
MNR000026880	Pine Ridge Pet Care - Ramsey	7245 Highway 10 NW	Ramsey

Activity ID	Activity Name	Address	
MNR000080648	Plateworks Inc. - Ramsey	6230 McKinley St NW Ste B	Ramsey
MNS000162735	Pleasureland RV Center	7900 Riverdale Dr	Ramsey
MN0068691	Prairie Meadows/Kelly Acres	Armstrong Blvd NW & Tiger St NW	Ramsey
MNR000023374	Pro Power Sports & Marine Inc.	6781 Highway 10 NW	Ramsey
MND985717925	Production Products Inc.	14161 Basalt St NW	Ramsey
VP15161	QDP and JBT Alliance Site (see Waste Management Site)	See location description	Ramsey
MNS000100776	Quail Manufacturing Co Inc.	6250 Bunker Lake Blvd NW Ste 222	Ramsey
MNS000147835	Qwest - Ramsey Garage	6651 141st Ave NW Ste 2	Ramsey
MNS000147546	Rain for Rent	9550 156th Ave NW	Ramsey
MNS000113290	Ramsey Brake & Exhaust Inc.	5143 179th Ln NW	Ramsey
MNR000013086	Ramsey city of Public Works	14100 Jasper St NW	Ramsey
MND985703941	Ramsey Dental Center	15243 Nowthen Blvd NW	Ramsey
MNS000177782	Ramsey Police Department	7550 Sunwood Dr NW	Ramsey
MND985677723	Ramsey Public Works Shop	St Francis Blvd & 142nd Ave	Ramsey
VP26860	Ramsey School Site	See location description	Ramsey
VP22580	Ramsey Vacant Land Parcel	See location description	Ramsey
MND985764968	Renolette Trucking	6100 Industry Ave Ste 201	Ramsey
MNS000210823	Residence - 9131 178th Ave	9131 178th Ave NW	Ramsey
4573	Rivenwick Village North	6897 139th Ln NW	Ramsey
3591	Rivenwick Village Outlot B	Riverdale Dr & Highway 10	Ramsey
MNS000123760	RJM General Paper Products Inc.	6650 143rd Ave NW	Ramsey
MND982219297	Rockford Autobody	14000 Basalt St NW	Ramsey
VP19380	Rotary Systems	Azurite St NW	Ramsey
MND985700012	Royal Concrete Pipe Ramsey	6640 Industry Ave	Ramsey

Activity ID	Activity Name	Address	
MND138781364	Rum River Hills Golf Club Inc.	16600 Saint Francis Blvd	Ramsey
MNR000109751	Sauter & Sons Inc.	6651 141st Ave NW Ste 2	Ramsey
MND099055691	Sauter & Sons Inc. - Azurite St	14050 Azurite St NW	Ramsey
VP19550	Senior Housing Parcel	County Road 116	Ramsey
MNR000059618	Shorewood RV Center	8390 Highway 10 NW	Ramsey
MNR000103952	Signature USA Inc.	8781 162nd Ln	Ramsey
MNR000078733	Simhof Manufacturing Tech	6250 Industry Ave Ste 112	Ramsey
A00022596	Solo Manufacturing Inc. - ISW	6230 McKinley St NW Ste C	Ramsey
MN0000341545	Sorby Jan	16301 Azurite St NW	Ramsey
MNR000080069	Specialized Coatings Inc.	6250 Bunker Lake Blvd NW Ste 214	Ramsey
MN0001025162	Spider Staging Corp	6250 Industry Ave Ste 108	Ramsey
VP19590	St. Anthony Gun Club	16128 Variolite St NW	Ramsey
VP18800	St. Paul Terminals - Ramsey	14050 Basalt St NW	Ramsey
MNR000055376	Star Auto Sales Inc.	7009 Highway 10 NW	Ramsey
MNR000023036	State Of Minnesota Weigh Scale	9225 Highway 10 NW	Ramsey
VP16770	Sunfish Business	See location description	Ramsey
MNR000017889	SuperAmerica 4508	14000 Saint Francis Blvd	Ramsey
MNR000004333	Superior Striping Inc.	14021 Basalt St NW	Ramsey
MNR000056010	Tech One Motorsports Inc.	6250 Industry Ave Ste 106	Ramsey
4270	The Lighthouse Bar And Grill	6937 Highway 10	Ramsey
MND985749522	Tim’s RV Service	14050 Azurite St NW	Ramsey
MND922222135	Trade A Bus	Sunfish Blvd	Ramsey
MNR000056887	Utili Trax Contracting Partnership	6300 Industry Ave	Ramsey

Activity ID	Activity Name	Address	
MND982619983	Vance Brothers Inc.	14021 Azurite St NW	Ramsey
SA7043	Ve-Ve, Inc. Caustic Soaps	See location description	Ramsey
MN0065501	Vision-Ease LP dba Vision-Ease Lens	7000 Sunwood Dr NW	Ramsey
MNR000109900	V-Tech Motorsports Inc.	14000 Sunfish Lake Blvd Ste I	Ramsey
MNR000100792	Walser Outlet Center	7955 Riverdale Dr NW	Ramsey
VP5021	Waltek Inc. II	14310 Sunfish Lake Blvd	Ramsey
VP15160	Waste Management Site	Sunfish Lake Boulevard	Ramsey
MN0000234179	Welsh Engine Sales	6150 Highway 10 NW	Ramsey
MND985677970	Welsh Engine Sales	15443 Ramsey Blvd NW	Ramsey
VP31280	Wendell's Inc.., Ramsey	6601 Bunker Lake Blvd NW	Ramsey
MN0000010769	Westside Auto Body	6140 1/2 NW Highway 10	Ramsey
VP20930	Wildlife Research Center	Azurite St	Ramsey
PW6124274140	Wuorio Truck Sales	9619 Highway 10 W	Ramsey
MNRNE35LF	Zero Zone Refrigeration - ISW	6151 140th Ave NW	Ramsey

D. **Design Requirements**

The Ramsey SWMP has a dual purpose: 1) It will serve as a guide for the construction of storm drainage facilities, and 2) It will provide a basis for a consistent approach to the preservation of lakes, wetlands, streams, and the Mississippi and Rum Rivers. The following issues have been incorporated into this plan:

1. Division of the City into major watersheds based on contour maps, grading plans and natural topography
2. Determination of storm water runoff problems under current land use conditions
3. General layout and sizing of trunk storm sewers and open channels
4. Tributary areas, storage volumes, and high water levels of all existing ponding areas
5. Recommendations to accommodate the ultimate land use conditions
6. Recommendations for the revision of the current development ordinances
7. Recommendations for standard Operations and Maintenance procedures
8. Recommendations for specific construction site erosion control practices
9. Estimated construction and implementation costs of the SWMP
10. Recommendations for education of City residents, staff, and development community.

The primary function of an urban storm drainage system is to minimize economic loss and inconvenience due to periodic flooding of streets and other low-lying areas. Adequately designed storm drainage facilities provide flood control, minimize hazards and inconvenience associated with flooding, and protect or enhance water quality. The SWMP takes the entire drainage basin with future saturation development into consideration.

Design of stormwater facilities shall be governed by Appendix E of the LRRWMO Third Generation Plan and City Code. These standards are summarized below:

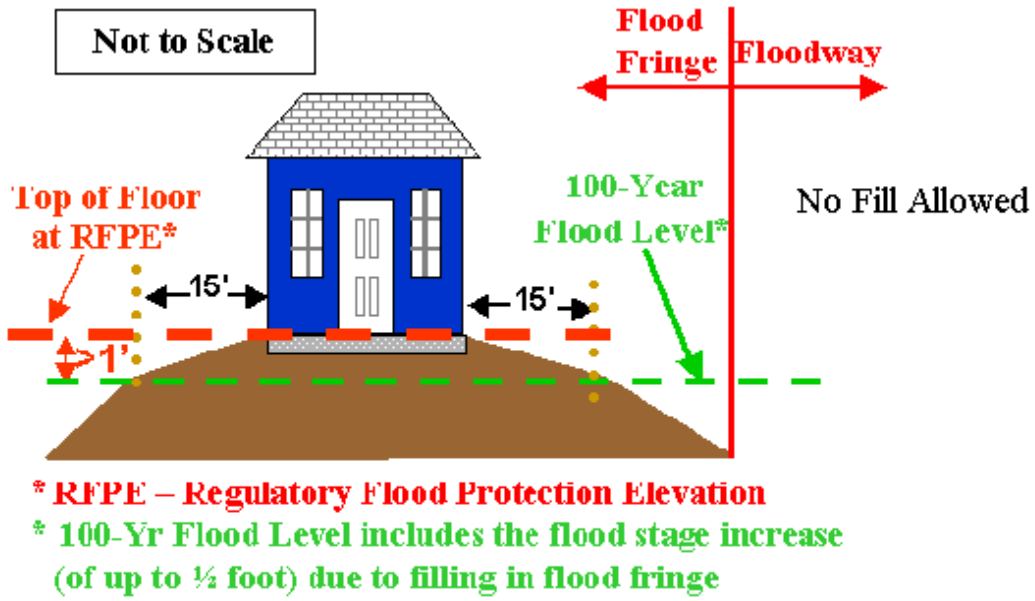
- Volume control – infiltration of the first 1 inch of runoff from all impervious surfaces on site.
- Peak Flow Rate Control – Post Development peak runoff rates shall not exceed existing rates for the 2, 10 and 100 year storm peak discharges.
- Water Quality – Storage areas shall be designed to NURP standards and provide annual removal efficiencies of 60% total phosphorus and 90% total suspended solids.
- Precipitation Data Sources – rainfall amounts for hydrologic analyses shall be based on NOAA Atlas 14.
- Storage Design – ponding areas shall be designed to retain the 100-year event. Ponding areas without a discharge shall be designed to retain runoff from the 100-year/10-day runoff or 100-year/10-day snowmelt, whichever is more restrictive.

Wet water quality ponds upstream of dry regional infiltration basins (where possible) will help control the rate and the volume of storm water runoff. To provide flood protection for adjacent property, the design storm interval for ponding areas is a 100-year storm as compared to a 10-year storm for design of storm sewer piping. Any new residential, commercial, industrial and other habitable structures shall be constructed with the following low floor elevation: The low floor elevation of all development, including basements, must be at least 3 feet above the highest anticipated ground water table, 2 feet above the designated or designed 100-year flood elevation, or 1 foot above the emergency overflow, whichever is higher. The area of a pond's HWL plus 1 foot of freeboard shall be contained entirely within an outlot that is owned and maintained by the City or within a drainage and utility easement.

In areas adjacent to designated flood plains as mapped on a Flood Insurance Rate Map, the Regulatory Flood Protection Elevation (RFE) applies. The RFE is defined as the mapped 100-year flood elevation plus 1 foot. However, the LRRWMO requires that the low floor elevation of structures be 2 feet above the calculated flood elevation. Therefore, all structures, including accessory structures, must be elevated on fill so that the lowest floor including basement floor is 1ft above the Regulatory Flood Protection Elevation or 2 foot above the mapped 100-year flood elevation. The finished fill elevation for structures shall be no lower than the Regulatory Flood Protection Elevation and the fill shall extend at such elevation at least fifteen (15) feet beyond the outside limits of the structure erected thereon. The following drawing better defines the Regulatory Flood elevations.[6]

[6] Taken from the Minnesota DNR website: http://www.dnr.state.mn.us/waters/watermgmt_section/floodplain/rfpe.html

The following exhibit applies <u>only when fill is required</u> to bring a structure at least two (2) feet above the 100-year flood level.



Minimum Standards for Structures in 100-year floodplain

The numerous natural depressions found throughout Ramsey have been incorporated into the SWMP as ponding areas. The effective use of ponding areas enables the installation of outflow sewers with reduced capacities since the design storm duration is effectively increased over the total time required to fill and empty the ponding reservoirs. Storm sewers represent a sizable investment for the community and this investment can be more efficiently utilized by ponding storm water in designated ponding areas and allowing smaller diameter pipes to be used as outfall lines.

Equally as important as flood control and cost considerations, is the use of ponding areas to:

1. Improve water quality;
2. Return storm water to the groundwater table;
3. Increase water amenities in developments for aesthetic, recreational and wildlife purposes.

For water quality ponds, the storage below the outlet is the most important consideration. The area and depth of the ponds may differ from the values presented here, storage below the outlet must be provided so that the prescribed pollutant loading of the system is not exceeded.

From time to time, local developers proposed enhancing required storm water ponds to also serve as an amenity for new development. Most frequently, this entails allowing the storm water pond to consistently maintain a certain level water. Amenity aspects are maximized by careful planning in the initial development of any residential or industrial

area and by integrating the ponding system into an overall comprehensive SWMP. However, care should be given to make the developer responsible for the design water level to serve as the amenity above and beyond the base storm water requirements. If development plans show a permanent water level, it is strongly advised that the City include a provision in its development agreements making the developer and ultimately the subdivision or development area responsible for maintaining the water level. The City's review should include wording that specifically addresses water quality and hydraulics and not the permanent water level. The Anoka Sand Plain is known for its high infiltration capacity as well as its fluctuating water levels. The City of Ramsey should not be involved in maintaining or engineering water level maintenance.

The wildlife aspects of the ponding areas shall be maximized in design and the proper location of the trail system will allow good access to these areas for wildlife observation.

It is extremely important that each area be re-evaluated at the time of final design to confirm the criteria used in this study and to make any changes that a proposed development may dictate. Special consideration must be given to areas that develop differently than shown in the Comprehensive SWMP, especially when a higher runoff coefficient (higher impervious surface ratio) is likely to result from development.

All storm sewer facilities, especially those conveying large quantities of water at high velocities, shall be designed with efficient hydraulic characteristics. Special attention shall be given during final design to those lines that have extreme slopes and create high hydraulic heads.

The Best Management Practices (BMPs) recommended by the MPCA shall be followed wherever necessary or plausible. Before the City would enforce any of these BMPs, they first need to be adopted by ordinance on a case by case basis. This paragraph is not intended to be a blanket adoption of BMPs.

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Rain gardens and infiltration basins are a viable alternative to storage ponds. These structures are encouraged by many review agencies as a way to mimic the original runoff conditions from a site. By incorporating infiltration, the basin provides volume and water quality management. A water quality basin does not need to have standing water, just a permanent "dead-pool" volume to meet the MPCA water quality requirements. The rain gardens and infiltration basins will assist in meeting MPCA regulations. However, rain gardens and infiltration basins are not recommended in a wellhead protection zone. Figure Nos. 3 and 4 show areas where rain gardens and infiltration may not be the best runoff management solution. City Policy adopted in conjunction with infiltration requirements of the LRRWMO Third Generation Plan permits infiltration in areas within the Drinking Water Supply Management Area (DWSMA), so long as it is not also within the 10-year capture zone.

The process outlined in the LRRWMO Third Generation Plan shall be followed when a development is proposed inside the 10-year capture zone and infiltration is not permitted on site.

The LRRWMO Third Generation Plan includes specific Wetland Protections that are stated below (refer to Appendix G of the LRRWMO plan for details):

- Temporary Wetland Protections During Construction – Areas within 16.5 feet of a wetland boundary must be protected from land grading and other disturbance during the construction process. The area shall be demarcated with properly installed heavy duty silt fence.
- Native Plant Seeding in Common Spaces at the Conclusion of Construction – Within common spaces, areas adjacent to wetlands that are disturbed through the construction process and ponding areas (stormwater management areas) should be seeded with a BWSR native seed mix that matches site conditions.
- Wetland Protections after Construction – Following construction, site stabilization, and vegetation establishment certain activities shall be prohibited within 16.5 feet of the wetland edge. Activities prohibited include:
    - Structures, excluding fences. Fences are not allowed inside the wetland boundary.
    - Paving, except projects with a public purpose such as public trails.
    - Retaining walls.
    - Filling, dumping or yard waste disposal.
    - Fertilization
    - Septic Systems.
- Relationship to Drainage and Utility Easement - Drainage and utility easements must encompass the area within 16.5 feet from the wetland edge.

The process outlined in the LRRWMO Third Generation Plan shall be followed when a development is proposed adjacent to wetlands.

E. Storm Water Modeling

1. Runoff

Storm water runoff is defined as that portion of precipitation, which flows over the ground surface during, and for a short time after, a storm. The quantity of runoff is dependent on the intensity of the storm, the length of storm, the amount of rainfall, the type of ground cover, and the slope of the ground surface.

The intensity of a storm is described by the amount of rainfall that occurs during a specific time interval. A specific rainfall amount occurring during a given time interval will statistically recur, on the average, at a certain frequency (usually measured in years). This is called a return frequency. A return frequency designates the average time span during which a single storm of a specific magnitude is likely to occur. For example, a 100-year rainfall event in Ramsey is that 24-hour rainfall amount (7.1 inches) that recurs, on the average, once in 100 years.

The degree of protection afforded by storm sewer facilities is determined by selecting a return frequency to be used for design based on good economic sense and current engineering practices. See section E.3 for further discussion.

2. Hydrographs

Storm sewer and associated detention basin design is typically based on hydrograph analysis. A hydrograph is graphical depiction of the time versus rate of runoff for a particular area. For example, if a rainstorm started at midnight, the first few minutes is spent with sprinkles and wetting the various surfaces. As the storm intensifies, the rainfall overwhelms the ability of the pavement and adjacent ground to absorb it, and water begins to runoff. At the peak of the storm, the water runs off at its greatest rate. Finally, as the storm passes, the runoff begins to slowly taper off. Figure 28 is an example of a typical runoff hydrograph.

The U.S. Soil Conservation Service (SCS) has performed extensive research in hydrograph analysis and developed a standard hydrograph. Technical Release No. 20 (SCS TR 20) describes a methodology that is generally accepted by the reviewing authorities and hydrologic engineers across the United States. The SCS procedure is based on a standard rainfall hydrograph that is modified by local parameters (i.e., rainfall, soil type, watershed size, watershed shape, the fall across the watershed, etc.). Based on local conditions, the SCS hydrograph was used for development of the Ramsey storm water models in this plan.

A SCS 24-hour Type II storm distribution with 100-year intensity was used for the design of ponds and drainage systems. The Soil Conservation Service has determined from National Weather Bureau data that a Type II distribution is the storm event recommended for the upper-Midwestern United States.

The SCS hydrograph method is based on sound hydrologic theory and is commonly used to analyze runoff for the design and analysis of flows and water levels. The detailed modeling computations for this plan have been performed using the SSA Modeling Software as developed by Boss International, Inc.

3. Rainfall Probability

Rainfall amounts for hydrologic analyses should be based on:

NOAA Atlas 14: Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffrey Bonnin (2013). NOAA Atlas 14, Volume 8, Version 2, *Precipitation-Frequency Atlas of the United States, Midwestern States.* NOAA, National Weather Service, Silver Spring, MD.

More recent updates of these documents shall be used, if available.

The SCS National Engineering Handbook snowmelt data shows the 100-year, 10-day snowmelt event is 7.3 inches over 10 days.

4. Pond and Pipe Design Criteria

To provide reasonable protection of downstream facilities, analysis of flood levels, storage volumes and flow rates for water bodies and detention basins shall be based on the range of rainfall and snow melt durations producing the critical flood levels and discharges. This report recommends a 10-year frequency design for storm sewer pipe using the Rational Method[7]. It is further recommended that

[7] The Rational Method is markedly different than the SCS methodology in that it does not deal with runoff volumes, only flow rates. An explanation of the Rational Method is made later in this report.

pond design be based on the greater of the 100-year, 24-hour frequency SCS rainfall event, or the 100-year, 10-day snowmelt event for overland drainage and pond storage design. In comparing the peak pond elevations for each of these events, the 100-year SCS rainfall event, with the assumption that the infiltration rate was negligible, created the highest peak pond elevations. Hence, throughout the remainder of this report, the peak 100-year pond rates are discussed for typical pond High Water Levels (HWL). These design criteria were selected for the analysis and design of the drainage system for this SWMP. In addition, a 10-inch, 24-hour rain event has also been modeled over the entire city to analyze all ponds, overflow drainage ways and natural channels to evaluate whether the emergency over flows (EOFs) function as intended.

All detention facilities must be designed to limit discharge from to the existing rates for the 2, 10 and 100 year storm peak discharges.

Storm water detention facilities with peak discharge rates less than 2 cfs/40 acres are typically susceptible to high water levels during snowmelt conditions. Special consideration of the snowmelt condition becomes critical for areas, like the Anoka Sand Plain where infiltration dampens the effect of runoff from rainfall. These areas can accept high amounts of rainfall during the warm, summer months, but often remain frozen later in the season and are relatively impervious in the spring during the snowmelt. Hence, snowmelt runoff can be a greater flood hazard than a large summer rainfall due to the impermeable nature of frozen soil. Accordingly, final basin design must consider snowmelt conditions when sizing storage and outlet structures.

When rainfalls exceed the recommended 10-year storm sewer infrastructure design, the excess runoff will be accommodated by ponding in low spots in streets for short periods of time and outflow through overland drainage routes and/or EOFs. With proper planning, this short-term flooding and overland drainage should minimize damage to property that would occur if those facilities were not provided. Drainage routes and EOF locations should be protected and preserved either by ordinance or through recorded permanent easements. Where possible, storm water pond designs shall include an emergency overflow to provide an outlet one-foot below the lowest floor elevation of any adjacent structure for added safety.

The Rational Method is a flow rate design method that ignores volumes and assumes a peak flow to each pipe based on hydrologic parameters such as watershed area, time of concentration, and standard rainfall intensity curves. This design method requires the selection and/or computation of a time of concentration and a runoff coefficient. The time of concentration is the time required for the runoff from a storm to become established and for the flow from the most remote point (in time, not distance) of the drainage area to reach the design point. The time of concentration will vary with the slope and type of surface that the rain falls on. Rational Method design including design methodology and hydrologic references should be based on the Minnesota Department of Transportation Drainage Manual.

A minimum concentration time of fifteen minutes for residential areas and ten minutes for commercial/industrial areas shall be used for design of the trunk storm sewer systems. These minimum times shall be considered in the design of

lateral systems. As the storm water runoff enters the system, the flow time in the storm sewer is then added to the concentration time and compared to the downstream drainage area concentration time. The maximum of these values is used downstream, which results in a longer concentration time and peak runoff rate as the flow moves downstream from the initial design point.

5. Land Use Factors in Modeling (Runoff Coefficients)

The percentage of rainfall falling on an area that must be collected by a hydraulic facility is dependent on watershed variables such as soil permeability, ground slope, vegetation, surface depressions, type of development and antecedent rainfall. These factors are taken into consideration when selecting a runoff coefficient (C) for the Rational Method or a runoff curve number (CN) for use in SCS methodology.

Under ultimate (fully developed) conditions, the values of the coefficient will increase with increases in the amount of impervious surfaces caused by street surfacing, building construction, and grading.

The antecedent moisture condition (AMC) relates to the moisture content of the soil prior to a given storm event. Curve numbers based on land use can be adjusted based on an assumed moisture condition. For purposes of the model, normal antecedent moisture condition (AMC II) was assumed. Curve number values can be adjusted for dry conditions (AMC I) or wet conditions (AMC III).

Curve numbers are also dependent on the type of soil in a given drainage area. Soil types are classified into four basic hydrologic groups as follows:

Group A - Includes well-graded gravels, sandy gravels, gap-graded or uniform gravels, sandy gravels, silty gravels, silty sandy gravels, well-graded gravely sands, gap-graded or uniform sands, gravelly sands.

Group B - Includes silty sands, silty gravelly sands, micaceous silts, diatomaceous silts, volcanic ash.

Group C - Includes silts, very fine sands, silty or clayey fine sands.

Group D - Includes clayey gravels, clayey sandy gravels, clayey sands, clayey gravelly sands, low plasticity clays, sandy or silty clays, organic silts and clays of low plasticity, highly plastic clays and silty sands, organic silts and clays of high plasticity.

Curve numbers that were assumed in the development of the model were based on the hydrologic soil group for each watershed based on the information contained in the County Soil Survey. Development plans shall consider post-development site soil conditions when choosing runoff curve numbers for final design.

Curve numbers (CN) are given in SCS TR-55. Average CN values for each land use type are used in the design of the storm drainage facilities in undeveloped areas. For the modeling of existing facilities, CN values were determined for each type of development and current zoned land use in each subwatershed. In general, the unpaved, non-wetland areas were modeled with curve numbers that

most closely represent the Anoka Sand Plain. The curve numbers were then adjusted to reflect the percentage of impervious surfacing.

It should be noted that if land use changes to more or less impervious surfacing than the model, it will affect the model and updates may be needed.

V. GOALS AND POLICIES

Problem Statement

The increase in developed areas within the community, with its associated runoff and sediment-related pollutants will have an impact on wetlands and other water resources including the Rum River and Mississippi River.

Mission Statement

The City of Ramsey, in cooperation with the LRRWMO, Anoka County, state and federal agencies, will prepare a watershed plan which will accommodate anticipated community development and redevelopment while providing clear direction to the developers for controlling the quality and quantity of storm water runoff and properly managing surface and groundwater resources and the physical habitat of existing wetlands, lakes and the Mississippi and Rum Rivers in a consistent fashion. The City is committed to a goal of no adverse impact to, and nondegredation of, its water resources.

Goals

This plan identifies several specific goals to control the City's water resources planning and management functions. The goals of this plan were established in accordance with the purposes of the water management programs required by Sections 103B.201 to 103B.251.

Policies

Each goal has several corresponding policies. A policy is a governing principle that provides the means for achieving established goals.

Standards

Standards are an extension of the policies. They provide specific, detailed guidance regarding water management practices. Plan standards are included in the Implementation Program (Section VIII) of this document.

A. Water Quantity

The following runoff quantity goals and policies are considered part of this plan.

Goal 1: Control flooding and minimize public capital expenditures.

- Policy 1.1: Natural storm water storage areas and manmade detention areas should be utilized to control flooding.
- Policy 1.2: The storage capacity of the natural drainage system will be utilized to control rates of runoff. The City will jointly define and adhere to flow rates at municipal boundaries as established in this plan.
- Policy 1.3: The City will pursue regional detention wherever targeted land acquisition opportunities arise.
- Policy 1.4: All hydrologic studies will be based on standard hydrologic criteria and ultimate or anticipated development of the entire tributary drainage area.

Policy 1.5: Major storm water facilities (i.e., ponds, pond outlet systems, and major conveyance systems) will be designed using a return period of 100 years.

Policy 1.6: The peak outflow from all new developments shall be limited to the existing peak outflow for the 2-, 10- and 100-year SCS 24-hour rainfall events.

Policy 1.7: All minor drainage system analyses and design (i.e., piped collection systems and minor conveyance systems) will be based on a return period of 10 years unless otherwise specified. The minor drainage system pipe will be sized using the full gravity flow capacity of the pipe. Pressure flow based on surcharging the upstream manhole or structure to near the street will not be allowed.

Policy 1.8: Where plausible, detention facility design will include a paved access route or a "Netlon" or approved equal stabilized access route; and dedicated right-of-way, outlot access and/or drainage and utility easement for maintenance of the outlet structure and to the facility in general. Construction and long-term maintenance of these accesses will need to be negotiated on a case-by-case basis.

Policy 1.9: Where plausible, fences will be restricted from crossing drainage and utility easements. The City will consider encroachment of fences; however, the Owner will be responsible for entering into an Encroachment Agreement to allow the City to remove obstructions for necessary maintenance and waives the City of any liability stemming from improvements within the easement.

Policy 1.10: The design of storm water facilities will consider and identify location(s) of overflow(s) that prevent property damage to adjacent properties from extreme water levels.

Policy 1.11: Minimum building elevations should be above designed designated flood levels. The minimum building floor elevation shall be two (2) feet above the 100-year level or 1-foot above the EOF. The 100-year level shall be on the highest 100-year level resulting from a single event analysis; the 100-year, 10-day snowmelt event; a multiple day runoff event analysis, or the critical event analysis. This will likely require that the City begin to require As-Built Certificates of Grading, a practice that is not currently required by the City.

Policy 1.12: Landlocked runoff basins shall be sized to handle back-to-back 100-year Atlas14 24-hour rainfall events, the 10-inch SCS 24-hour rainfall event or the 100-year, 10-day snowmelt snow melt event, whichever produces the higher peak pond elevation (Landlocked HWL). The minimum building floor elevation around landlocked basins shall be two (2) feet above the Landlocked HWL.

Policy 1.13: Emergency overflows or outlets to drainage systems will be provided to any landlocked area if the available storm water storage capacity is inadequate to prevent flooding of residences and if the available downstream conveyance system capacity is adequate to accept additional flow.

Policy 1.14: The City will have standard hydrologic design criteria for all storm water systems to assure consistency.

Policy 1.15: The City will perform maintenance measures to assure proper function of the drainage system.

Policy 1.16: The City will adopt ordinances that control peak runoff consistent with standards and recommendations in the Minnesota Stormwater Manual.

Policy 1.17: New or expanded stormwater discharges to the Rum River are not allowed because it is classified as an Outstanding Resource Value Water by the DNR.

B. **Water Quality**

Goal 2: Achieve water quality standards in City lakes, streams, rivers, and wetlands consistent with intended use and classification, which include quantifiable limits on specific pollutants (i.e., phosphorus, turbidity, excess nutrients, etc.). The City's ultimate goal is to meet the standards for the designated use of each water body.

Policy 2.1: The ranking system established by the LRRWMO shall dictate intended use and water quality standards. The City will adopt best management practices for development that will result in an annual removal efficiency of 60% total phosphorus and 90% total suspended solids.

Policy 2.2: Future outlets to DNR protected waters must first pass through a sediment pond/trap prior to discharging into the protected water body.

Policy 2.3: Phosphorus loading to a drainage system or water body will be reduced to the greatest practical extent through the use of Best Management Practices (BMPs).

Policy 2.4: All construction plans developed for the maintenance and/or improvement of water quality will include a detailed access and maintenance plan and shall require approval by the City.

Policy 2.5: A community education program relating to preserving and improving water quality will be developed and implemented.

Policy 2.6: All on-site waste water systems will be the responsibility of the owner.

Policy 2.7: A water quality plan outlining education programs, water quality monitoring needs, water quality modeling requirements, phosphorus budgets for subwatersheds, and any other water

quality issues should be developed and implemented. The City-wide SWPPP and MS4 permit already addresses the education, monitoring, maintenance, good housekeeping, illicit discharges and construction erosion control.

Policy 2.8: The LRRWMO and the City should take an active role in implementing the necessary policies to allow development of regional water quality ponds.

Policy 2.9: The City will perform maintenance measures to minimize pollutant loadings to local water bodies.

Policy 2.10: The City will adopt best management practices for development that will result in TSS and TP reductions of 90% and 60%, respectively.

Policy 2.11: The City will adopt best management practices for redevelopment that will result in TSS and TP reductions consistent with the Minnesota Stormwater Manual.

Policy 2.12: The City will integrate their Stormwater Pollution Prevention Plan into their local water management plan, in accordance with MPCA requirements and schedules.

Policy 2.13: The City will revise its Stormwater Pollution Prevention Plan to include the required nondegredation information and summarize or integrate that information into its local water management plan when the nondegradation rules are finalized and become a mandatory part the Municipally Separate Storm Sewer System (MS4) permit.

Policy 2.14: The MPCA is in the process of preparing a TMDL for Trott Brook for macroinvertebrates, fish, dissolved oxygen and E.coli. The City will work with the MPCA and other agencies to implement the TMDL(s).

C. **Recreation, Fish and Wildlife**

Goal 3: Protect and enhance water recreational facilities, fish and wildlife habitat.

Policy 3.1: Natural areas, wildlife habitat and wetlands to be protected during construction should be clearly marked and/or fenced in the field.

Policy 3.2: Buffer zones of natural vegetation are encouraged in privately-owned areas around existing ponds and wetlands located within current wildlife corridors to provide habitat for wildlife in accordance with the Wetland Management Plan.

Policy 3.3: The water level fluctuation of a wetland or pond shall be maintained consistent with the management function of the water body. Wetlands used for stormwater overflow purposes shall be limited to a maximum bounce of 2-feet between the NWL and HWL.

Policy 3.4: The City has already assessed the functions and values of all wetlands over ¼-acre in size. The City will not be updating this assessment as part of this SWMP update. When a logical time in the furtherance of future development warrants, likely coinciding with a future Comprehensive Plan Update, the City will consider updating this assessment.

Policy 3.5: The City supports programs to control aquatic invasive species.

Policy 3.5: Activities related to recreation, fish and wildlife should be consistent with the Anoka County Regional Park objectives and the City's comprehensive plan.

Policy 3.6 The City supports the establishment of native vegetation around sedimentation ponds and wetlands following disturbance, and when new ponds are created whenever possible.

D. **Public Participation, Information and Education**

Goal 4: Increase public participation and knowledge in management of the water resources of the community.

Policy 4.1: The City must call an annual meeting to discuss its SWPPP as part of its MS4 permit. This opportunity will be used to discuss water resource issues affecting the City. The City will explore avenues to increase notification and publicity of this annual meeting. The City will consider holding a special meeting coinciding with major flooding events.

Policy 4.2: The City will utilize available resources and input from the public to address local water resources issues.

Policy 4.3: Citizen lake water quality monitoring is encouraged and supported by the City.

Policy 4.4: The City supports Anoka County's recreation and educational programs related to the water resources of the community.

Policy 4.5: The City will support natural environment programs in the public schools.

Policy 4.5: The City will provide information regarding water resource management and a summary of the on-going activities of the LRRWMO through the City newsletter or web site.

E. **Public Ditch System**

Goal 5: Maintain the current ditch system to convey water and maintain the current defined maximum flood levels to protect businesses and residences.

Policy 5.1: The City will continue to maintain public ditches to provide protection of private property and structures from flooding, provided that such maintenance is in accordance with the Minnesota Wetlands Conservation Act, Minnesota Statute 103E governing agricultural drainage, is acceptable to the U.S. Army

Corps of Engineers, and does not adversely affect the value of wetlands or water quality.

Policy 5.2: With the exception of County Ditch 66 and County Ditch 43 which have been turned back to the City, Anoka County is recognized as having authority over all public ditches within the watershed in accordance with Minnesota Statute 103E.

F. **Groundwater**

Goal 6: Promote groundwater recharge and prevent contamination of the aquifers.

Policy 6.1: Anoka County is recognized as the lead agency regarding groundwater controls.

Policy 6.2: Recharge areas identified by Anoka County shall be protected from adverse development and from potential contamination.

Policy 6.3: Infiltration of the first 1.0-inches of runoff from new impervious areas will be required. This is subject to proximity to wellhead protection zones as noted earlier in this report whereby infiltration shall not be allowed within the 10-year capture zone.

Policy 6.4: Whenever practical, ponds shall be designed as "wet ponds" with storage volume below the outlet to promote infiltration and/or groundwater recharge.

Policy 6.5: The use of grassed waterways shall be encouraged to maximize infiltration. Proper grades shall be maintained insure positive drainage.

Policy 6.6: Any spring area should be identified in the field, denoted on maps by the City and protected from development within the watershed.

Policy 6.7: The appropriate jurisdiction shall use both regulatory (ordinances, permits, etc.) and non-regulatory (Best Management Practices) tools to protect the land area within designated wellhead protection areas.

G. **Wetlands**

Goal 7: Maintain the amount of wetland acreage and try to increase the wetland values within the watershed.

Policy 7.1: The LRRWMO is the Local Government Unit (LGU) administering the requirements of the Wetland Conservation Act in Ramsey.

Policy 7.2: Use and function of all wetlands greater than ¼-acre in size has been determined as part of the 2008 SWMP plan preparation.

Policy 7.3: Restoration of poor quality wetlands shall be prioritized.

Policy 7.4: The City or Anoka County shall identify areas that can be used for wetland mitigation.

Policy 7.5: Wetland mitigation criteria will be established consistent with the Minnesota Wetland Conservation Act of 1991 and subsequent amendments and associated rules thereto (e.g., Minnesota Rule 8420), state and federal regulations, the LRRWMO and the needs of the City.

Policy 7.6: Alteration of wetlands is discouraged unless for restoration. Alteration may be allowed on an individual basis if the alteration can be properly mitigated in accordance with the Wetland Conservation Act (WCA). Allowable alternatives must comply with WCA sequencing requirements including, in order, avoidance, minimization and mitigation. In general, it will require a full Technical Evaluation Panel meeting and majority approval before any wetland impact is allowed.

Policy 7.7: Wetland banking opportunities will be pursued by the City and/or the LRRWMO in accordance with the Wetland Conservation Act.

Policy 7.8: The use of native vegetation for buffers in undeveloped and previously developed areas is recommended.

Policy 7.9: The LRRWMO wetland buffer requirements will be enforced when properties adjacent to wetlands are developed.

Policy 7.10: The City will implement new buffer requirements as they are adopted by the State.

H. Erosion Control

Goal 8: Prevent soil erosion.

Policy 8.1: The City will protect natural vegetation to the greatest extent possible.

Policy 8.2: Soil erosion shall be prevented through the installation of erosion control practices in accordance with MPCA's Best Management Practices Handbook.

Policy 8.3: Topsoil stockpiled for reuse shall be protected from erosion.

Policy 8.4: It shall be the responsibility of the developer/contractor to keep streets and property adjacent to construction areas free from sediment carried by construction traffic at site entrances and access points, from sediment laden site runoff and blowing dust.

Policy 8.5: The MPCA Storm Water Permit Program for Construction Activities shall be followed.

Policy 8.6: The City has adopted an erosion and sediment control ordinance including provisions that are consistent with NPDES Construction Stormwater permit and its MS4 permit requirements.

I. **Development Standards**

Goal 9: Residential Grading

Policy 9.1: Residential lots shall have a minimum surface slope of 2-percent in all directions. Lesser slopes, between 1-percent and 2-percent may be allowed with a certificate of grading.

Policy 9.2: In acknowledgement of historical consumption data, the City will require water conservation measures for new development such as, but not limited to four inches of topsoil shall be placed in the turf restoration areas of all new residential lots.

Policy 9.3: Where residential lots are newly graded and there is no immediate plan for new housing within the lot, the entire lot shall be covered with 4-inches of topsoil and seeded in accordance with the following schedule:[8]

Type of Slope	Time*
Steeper than 3:1	7 days
10:1 to 3:1	14 days
Flatter than 10:1	21 days

* The maximum time an area can remain open when the area is not actively being worked.

Policy 9.4 Bluff protection ordinances and shoreland protection ordinances shall govern steep sloped areas.

J. **Regulatory Responsibility**

Goal 10: Recognize the regulatory authority of other local, state and federal entities.

Policy 10.1: The City is responsible for establishing and implementing a local permitting program for water resources management. For smaller projects, an administrative Grading Permit shall be sufficient. For larger projects, an Interim Use Permit (IUP) shall be required

[8] Minnesota Pollution Control Agency, National Pollutant Discharge Elimination System (NPDES)/State Disposal System (SDS), Application for General Storm-water Permit for Construction Activity (MN R100001)

Policy 10.2: Other governmental agencies with watershed management responsibility include:

- The Lower Rum River Watershed Management Organization (LRRWMO)
- Minnesota Department of Natural Resources (DNR)
- United States Army Corps of Engineers (USCOE)
- Minnesota Board of Water and Soil Resources (BWSR)
- Minnesota Pollution Control Agency (MPCA)

Policy 10.3: The WMO and the City will require a permit for certain activities, as described in this plan.

Policy 10.4 The LRRWMO Third Generation Plan requires development of an ownership/ responsibility plan for the Anoka Dam. The Rum River Dam is owned by the City of Anoka, and as such has primary responsibility for the maintenance plan. The City of Ramsey will work with Anoka and Andover to implement the plan adjacent to the corporate boundary.

K. **Finance**

Goal 11: Equitably finance water resources.

Policy 11.1: All developments should, to an extent determined by the City, provide land, funding, or a combination of both for management of local water resources, which includes development of regional facilities and planning studies.

Policy 11.2: The City may establish a fee structure charged to developers for analyzing the impacts of the proposed development.

Policy 11.3: The City has established a fee structure charged to developers for constructing capital improvements (i.e., trunk conveyance systems).

Policy 11.4: The WMO should establish an equitable cost allocation formula for water resource project implementation that affects more than one unit of government.

Policy 11.5: Grants may be sought by the City to fund watershed related projects.

Policy 11.6: The City should investigate the feasibility of alternative funding sources, such as Ad Valorem Taxes, bond sales, and user charges (storm water utility).

Policy 11.7: The City should encourage donations and in-kind contributions of public and private organizations and the school systems for plan implementation.

Policy 11.8: The City shall investigate and evaluate other funding mechanisms that support implementation and enforcement. This

shall include but not be limited to pursuing grants with the LRRWMO, utilizing stormwater utility funds for the local match, for water quality improvement projects.

L. **Records Management and Documentation**

Goal 12: The City shall preserve historic data, records, and files pertaining to the water resources of the LRRWMO.

Policy 12.1: The City should develop a classification to be recorded for each new detention area, including the basis for the classification.

Policy 12.2: Engineering calculations will be required in a standard format.

Policy 12.3: Past studies will be documented and filed by the City.

Policy 12.4: Immediately after extreme rainfall events, high water elevations should be noted and surveyed by the City.

Policy 12.5: The City will develop a history of flooding and water quality problems by noting past events and recording current floods.

Policy 12.6: The City will record changes in water quality, such as increased aquatic vegetation, changing thermal conditions, increased sedimentation, reduced fish numbers, and fish kills.

Policy 12.7: The City will document all items/BMPs provided in the SWPPP and MS4 permit.

VI. ASSESSMENT OF PROBLEMS AND CORRECTIVE ACTIONS

This section assesses the water-related problems in the City, prioritizes the problems and includes actions to adequately solve each identified problem.

The City held a public open house on July 11, 2007 to gather input on water resources-related problems in preparation of the original 2008 plan. A public notice was published in accordance with City policies. Four residents attended the open house. The feedback that was received was primarily associated with the desire to protect the City's natural beauty including wetlands, wildlife habitat and wildlife corridors. The primary concern was that continued and uncontrolled development would adversely impact the current environment. All attendees expressed satisfaction that the SWMP is intended to protect these features.

Throughout the course of completion of the 2008 plan and subsequent flooding events in 2011 and 2014, prior to this 2015 update, City staff compiled a list of nuisance flooding areas either noted by maintenance staff or by resident complaints.

Figure 9 highlights all known nuisance flooding areas.

A. Specific Lakes and Streams with Water Quality Problems

Table 15 in Section IV, page 17 of this report, lists the current (2014) MPCA 303d Impaired Waters in Ramsey. There are also waters downstream of the City of Ramsey, such as Lake Pepin, that are impaired. The process to remedy the impairment includes establishing a Total Maximum Daily Load (TMDL) allocation to each contributor to the problem. A TMDL is a calculation that determines the allowable pollutant load that can be discharged into the impaired water so that the limited load will ensure that the water improves to levels where it is no longer impaired. The typical process is initiated by the MPCA and includes a series of stakeholder meetings to formulate viable solutions and mutually work out a reasonable allocation of acceptable pollutant loading.

Since a TMDL study has not been completed for these waters, the City should identify the priority it places on addressing impaired waters and how the City intends to participate in the development or implementation of TMDL projects. Furthermore, the City should volunteer to participate in the stakeholder process.

Once a TMDL study is completed for the impaired water, the City must include, in this SWMP and its City-wide SWPPP, an implementation strategy including funding mechanisms that will allow the implementation of the TMDL requirements. As MPCA completes its TMDL process for each impaired water, the implementation of the measures to meet the TMDL will immediately become a priority item for the City of Ramsey.

B. Flooding and Storm Water Rate Control Issues

Figure 9 is a map of all flooding areas either noted by staff or associated with a resident complaint compiled between 1985 and 2014.

The lake levels in Lake Itasca are historically variable, and have ranged from elevation 863.24 to elevation 871.9 with an average water level of 867.7. The DNR protects the lake to its Ordinary High Water Level of 871.4. To protect the properties around the lake, an emergency overflow should be established above the DNR protected level of 871.4. The overflow may be in the form of a pipe to the south or southeast, or it may be a new outfall to the Mississippi River.

The storm water modeling performed for the area shows few opportunities for property damage associated with rainfall. Ponding areas having a potential for property damage are shown in red on Figures 10 through 23. The relatively low percentage of potential property damage is presumed to be attributed to the high permeability of the Anoka Sand Plain and proper storm sewer system design.

Because of the pervious nature of the Anoka Sand Plain, the City should be cognizant of the impact that a significant increase in impervious surfacing and mass grading can have on runoff conditions. The addition of significant amounts of impervious surfaces and the reduced permeability associated with the soil compaction in mass grading without a reasonable attempt to restore and duplicate the current infiltration pattern could create significant increases in runoff volumes and downstream flooding.

The City will review and modify its current development ordinances to encourage infiltration and require soil ripping of mass grading to compensate for lost infiltration conditions as well as requiring extended retention ponding to mitigate and compensate for increases in runoff. Innovative solutions to the storm water runoff volume increases associated with the increase in impervious surface will be investigated. Potential solutions include pervious pavements, rain gardens and infiltration basins among others.

Comprehensive storm water runoff modeling of the existing conditions throughout the entire City was completed as part of the 2008 plan. The modeling was updated in 2015 to reflect new development and incorporate the Atlas 14 runoff rates. This modeling will provide a baseline for comparison purposes as new developments change the drainage pattern. With this modeling information, City staff can readily review the cumulative impacts of large developments for effects on baseline conditions across the entire city.

SSA software was used in the comprehensive modeling. This software is based on the industry accepted EPA SWMM process and St. Vennant equations. The model can be used to input actual rainfall events from rain gauges and can model the transport of pollutants through the system. This will be very useful in evaluating the BMP measures to address future TMDLs.

The 2008 plan addressed several previous flooding complaints the City had received over a number of years, beginning in 1980. It was determined in 2008 that several of these concerns were solved by later construction of storm sewer systems as the City developed. The areas that were not solved are shown on the flooding area map.

The City experienced high water levels in 2011 and 2014 caused by high snowfall over the winter and heavy spring rains. Staff logged the complaints received in each year. The lists were presented to the Public Works Committee for review.

The 2011 complaints sorted into three (3) categories, clean existing drainage ways and structures, water ponding outside of existing easements, and water ponding in existing easements. Where water was ponding in existing easements the action was homeowner education on the purpose of drainage and utility easements. The action where existing drainage was and structures needed cleaning was to add the work to the Public Works action list. The action where water was ponding outside of existing easements was a combination of performing a detailed study of each area using Consultant Pool and Staff resources. Cost estimates were generated from the studies and presented to the City Council. Several projects were selected for construction, the remainder were deemed infeasible at that time.

The 2014 complaints were also studied. Staff determined that the majority of these complaints would require additional study, these areas could not be drained without causing high water problems on downstream properties. The City wide storm water model is being used in the review of possible solutions to these problems. The Public Works Committee of the City Council has discussed stormwater ponding concerns several times in 2014 and 2015. Staff is preparing a feasibility study on potential solutions to be brought back to City Council for review.

C. **Impacts of Water Quality and Quantity Management Practices on Recreation Opportunities**

The current City ordinances together with the LRRWMO, County, regional, state and federal rules and laws are designed to protect the existing land and water resources within the City of Ramsey. The City believes that it can allow continued development while maintaining or improving its resources including water quality and recreation opportunities. With the implementation of this plan and the recommended policy and ordinance changes, the developers will be responsible for protecting water quality, mitigating the runoff quantity and ensuring that there will continue to be recreation opportunities in Ramsey. In addition, the City's Storm Water Pollution Prevention Plan is designed to educate the public to better protect the city's water resources, to implement temporary and permanent erosion and sediment controls for new developments, to ensure good housekeeping of the City's municipal operations, and to detect and eliminate illicit discharges.

D. **Impacts of Stormwater Discharges on Water Quality and Fish and Wildlife Resources**

As stated in C above, the current and proposed ordinances and the City's SWPPP are designed to protect the existing land and water resources within the City of Ramsey. This includes measures that are designed to maintain or improve the habitat of the fish and wildlife throughout the area.

E. **Impacts of Soil Erosion on Water Quality and Quantity**

As part of the City-wide SWPPP and MS4 permit, the City established an erosion and sediment control ordinance governing construction practices. The City will also evaluate existing erosion control problem areas that may not be associated with recent construction and formulate mitigation plans to rectify those issues. Given increased regulation of the typical causes of soil erosion and sediment transport, it is anticipated impacts of soil erosion on water quality in the Ramsey area will be greatly diminished.

The SWPPP and MS4 permit also call for the annual inspection of required structural BMPs (structural BMPs are physical devices designed to trap or filter pollutants from runoff or reduce runoff velocities; an example being silt fence). Maintenance is included in the City's annual budget to ensure that structural BMPs continue to work and provide the design storage needed to ensure continued flood mitigation.

F. **General Impact of Land Use Practices**

As stated in Section VI.B, increases in impervious surfacing will require mitigation to reduce the impacts related to change in permeability from the natural Anoka Sand Plain conditions. The preferred mitigation method is to encourage infiltration to duplicate the existing condition. In addition to infiltration, the City will consider low impact

alternatives and oversized regional retention basins to mitigate potential downstream flow changes.

The City also prepared a Wetland Management Plan along with this the 2008 SWMP that includes a function and value assessment of all wetlands in excess of ¼ acre in size. Although the wetland buffer requirements were later rescinded by the City Council, the City gathered a great degree of quantitative data to help study the effects of furtherance of developed areas within the community. The City will continue to use this data as a baseline for analysis as well as to consider potential outcomes of development in close proximity to wetlands Adequacy of Existing Regulatory Controls

The City of Ramsey believes it has adequate policies in place to self-regulate the anticipated growth without sacrificing its abundant water resources. In addition to its ordinances, the existing greater area regulatory controls of the LRRWMO, BWSR, the Metropolitan Council, the DNR, the U.S. Army Corps of Engineers, Anoka County, etc. are more than adequate to properly manage or mitigate adverse impacts on public waters and wetlands.

The City must rely on the regulatory authority of Anoka County, the LRRWMO and the regional, state, and federal plans to monitor and control the runoff entering the City from outside its jurisdiction. The City understands that it will also need to address issues brought to its attention by these outside regulating authorities.

The City is also concerned that the ordinance revisions, various permit fees and charges needed to finance the proposed changes will adversely affect development in Ramsey. To ensure that Ramsey has an equal chance of attracting development, the City must rely on outside agencies and WMOs in the area to regionally enforce similar environmental requirements with comparable financing obligations.

G. **Adequacy of Programs**

The City of Ramsey believes that the BMPs promised in its City-wide SWPPP and MS4 permit are designed to adequately:

1. Limit soil erosion and water quality degradation
2. Maintain the tangible and intrinsic values of natural storage and retention systems
3. Maintain water level control structures

H. **Adequacy of Capital Improvement Programs**

The storm water improvements recommended in the City's 5-year Capital Improvement Program are designed to address and correct problems related to:

1. Runoff Quantity
2. Water Quality Management
3. Fish and Wildlife Habitat and Public Waters and Wetland Management
4. Recreational Opportunities

I. **Future Potential Problems**

The greatest potential for future problems with storm water planning is associated with the ever-growing impervious footprint that is inevitable with growth. As stated earlier, highly pervious nature of the Anoka Sand Plain means that the cumulative effect of development could result in drastically increased runoff volume and flow rates.

The recommended ordinance revisions are designed to:

1. Encourage infiltration and soil ripping of newly graded sites so that developed sites can adequately mimic unimproved site runoff and flow rates.

2. Limit post development runoff rates to the existing condition so that multiple developments do not cause cumulative increases in the downstream condition.

In addition, regional pond modifications are also recommended where plausible because of the economic and runoff management capabilities of larger scale hydrologic systems. By implementing the recommendations in the SWMP, these potential future problems are being anticipated and adequately addressed within the City of Ramsey. As stated earlier, the City must rely on the regulatory authority of Anoka County, the LRRWMO and the regional, state, and federal agencies to monitor and control the runoff entering the city from outside its jurisdiction. The City understands that it will also need to address issues brought to the attention by these outside regulating authorities.

VII. FINANCIAL CONSIDERATIONS

Typically a Capital Improvement Program (CIP) is an itemized program for at least a five-year prospective period. The items and associated costs are subject to at least biennial review. The benefits include setting forth the schedule, timing, and details of specific contemplated capital improvements by year, together with their estimated cost, the need for each improvement, financial sources, and the financial effect that the improvements will have on the local government unit or watershed management organization.

The City recognizes that the detailed modeling exercise of the storm water system for the city laid out many areas of potential full pipes, inadequate flow structures, and potential flooding issues that will need to be constantly re-evaluated as more detailed information is available for the system and as the city grows. As this re-evaluation occurs, the CIP will need to be updated to reflect new projects.

A. 5-year Capital Improvement Program

The current 5-year Capital Improvement Program includes the following:

1. Annual Sediment Pond Cleaning $125,000
2. County Ditch 43 Cleaning $180,000
3. COR Bunker Lake Boulevard (Armstrong Blvd to Ramsey Blvd) $560,000
4. West Mississippi Outlet $680,000
5.
6. Whispering Pines Estates Plat 2 Storm Sewer $330,000
7. Annual Drainage Enhancements $675,000
8. Stormwater Drainage Improvements –Treatment before discharge to River $410,000
9. Storm Sewer South of Bunker Lake Boulevard -COR $250,000
10. Garnet Street Reconstruction $198,000
11. Reconstruction of Andrie Street/ 164th Avenue $1,020,600
12. Reconstruction of Streets -Ford Brook Estates $237,600
13. Alpine Drive Reconstruction $60,700
14. Reconstruction of Streets – Stanhope Terrace and North Forty $587,000
15.

Total Current 5-year Plan Expenditures $5,389,500

The financial impact of implementation of the proposed regulatory controls and programs identified in Section VI is anticipated to include the following:

16. Adopting and Enforcing the SWMP Local Controls and Standards[9] $25,000/year
17. SWPPP Annual Cost and Implementation[10] $100,000/year
18. Current Five Year Capital Improvements $5,389,500

Total 5-year Financial Impact $6,014,500

[9] Estimated cost is based on one half-time employee at salaries (plus benefits) of $50,000 per year.
[10] Estimated cost is based on two fulltime employees at salaries (plus benefits) of $50,000 per year.

Although the cost associated with these recommendations can be financed locally, the City will pursue all opportunities for outside funding. Without outside financing the City will need to finance the adoption of, and enforcement of, the local controls and standards, implementation of the specified programs, and capital improvements recommended in this SWMP using one or more of the following:

1. Increasing the storm water development charges (storm water trunk fees)
2. Increasing the storm water utility fees
3. Increasing the general levy (within levy limits)
4. Creating a storm sewer assessment district
5. Accessing funds from other City projects and funds

The City increased the storm water trunk fees and storm water utility fees in 2015.

Outside funding is greatly desired as the impact of increasing these taxes, fees and charges will increase tax burden against homes and farmsteads, increase the utility burden for all parcels or postpone other necessary improvements currently scheduled in the City's Capital Improvement Plan.

The following are potential sources of outside funding that may be available to assist in the financing of the various storm water related issues:

1. Minnesota Clean Water Legacy funds
2. Clean Water Partnership Funds
3. Clean Water Act, Section 319 funds, administered by the MPCA
4. Minnesota Public Facilities Authority (PFA) grants and low interest loans

There is significant competition for these limited funding sources. If these sources are pursued by the City, it will likely involve innovative treatment technologies in addition to timely requests for funding.

The application deadlines for Section 319 and PFA funds are published annually by the State. The PFA prepares an annual Intended Use Plan for each program that lists the projects eligible to apply for loans. A written request must be submitted by the City to the PFA to place a project on the IUP for consideration. The City routinely monitors the deadlines for these programs.

B. Local Financing Options

Development Charges or Trunk Fees According to City of Ramsey Code section 117-618, anyone creating a new residential lot or a new nonresidential site plan must pay a storm water trunk fee as established by ordinance. Each year the fee is reviewed and approved as part of the City's overall fee ordinance. For residential property, the fee is a flat fee per residential unit. For nonresidential property (commercial / industrial), the trunk fee is calculated on a per acre basis. The monies collected are deposited in the Storm Water Management Fund and are only used to pay for storm drainage financing and improvements. Maintenance of the storm water system is paid for with utility revenue deposited into the Storm Water Utility Fund.

1. Increased Storm Water Utility Fees

According to City of Ramsey Code Section 58-194, the City may impose just and reasonable charges for the use and availability of storm sewer facilities. Rates and charges for the use and availability of the system shall be determined through the use of a Residential Equivalent Factor ("REF"). For the purposes of the Ramsey City Code, one REF is defined as the ratio of the average volume of surface water runoff coming from one acre of land and subjected to a particular use, to the average volume of runoff coming from one acre of land subjected to typical single-family residential use within the City during a standard five-year rainfall event. Rates and charges for the use and availability of the system shall be determined through the use of a Residential Equivalent Unit ("REU"). For the purposes of the Ramsey City Code, one REU is defined as the product of the acreage of a particular parcel multiplied by the REF. The REF shall be based on the relative runoff generated by any land use compared to the expected runoff from a typical half-acre single-family dwelling. This relationship shall be interpreted as a function of the percent of the total lot area that is impervious and shall be applied as determined in City of Ramsey Code.

The City Storm Sewer Utility fee is intended to finance infrastructure maintenance, upgrading, reconstruction and new construction serving previously developed areas. It is not typically used to finance retrofitting the existing system to accommodate new developments. Most cities require the developer to finance the entire new storm sewer system associated with the development. Then, once the new system is accepted and turned over to the City, the municipal maintenance funds (typically storm sewer utility funds) are used to maintain the new system.

2. Increasing the General Levy

   If the City has not yet reached its levy limits, financing could come from increases in the general tax levy across Ramsey. This option is generally not favored because it may duplicate costs for property owners who have either directly or indirectly already financed their own developments. Unless tax expenditures for storm water needs can be uniformly spread to all properties, political opposition should be expected from entities that have already invested in storm water facilities.

3. Creating a Storm Sewer Assessment District or Storm Water Tax District

   If a watershed is well defined and the greater majority of the property owners have a share in the benefit of the proposed storm sewer improvement, the City could form a storm water assessment district. When improvements or repairs are needed within the district, an advertisement hearing process is required similar to that used for assessments in Minnesota Statute 429. Many cities are not choosing this financing option because it can be cumbersome. Cities also find it difficult, on occasion, to legally prove the level of benefit associated with the assessment.

C. **Recommended Local Financing**

1. The cost of existing system retrofitting and maintenance projects should be borne by the Storm Sewer Utility fund as this is the primary focus of these funds.

2. The cost of new improvements in undeveloped land should be borne by the developer.

3. The cost of retrofitting the downstream system to accommodate new developments should be borne by newly established New Development Charges or Trunk Fees.
4. Increasing the general levy for storm sewer related costs is not recommended.
5. Creating a storm sewer assessment district is not recommended.

VIII. IMPLEMENTATION OF PRIORITIES AND PROGRAM

A. Special Waters

According to the MPCA's Special Waters list (January 2004), special waters in the Ramsey area include:

1. The **Mississippi River** is considered part of the Mississippi River Corridor Critical Area (MRCCA) from the western borders of the cities of Ramsey and Dayton to Hastings. The cities of Ramsey and Dayton had previously also been included in the Wild and Scenic Designation until 2012, when these cities received an exemption from the Minnesota Legislature as these areas were also included in the MRCCA.
2. The **Rum River** is considered Scenic/Recreational from Highway 27 bridge in Onamia to Madison and Rice Streets in Anoka.

The City will meet State requirements for development near these waters as identified in the Minnesota Stormwater Manual by designing storm water basins using the sizing criteria described in *Design Calculations for Wet Detention Ponds*, by William Walker Jr. The City will also encourage storm water practices that promote infiltration/filtration and decrease impervious areas (better site design and integrated stormwater management), where practical.

B. City-wide SWPPP and MS4 Permit

The City-wide SWPPP, associated with its MS4 permit, is available on the City's website. The SWPP was updated to reflect the 2013 re-issuance of the MS4 Permit. A copy of the SWPPP is attached in Appendix A.

C. Implementation Schedule

In accordance with Minnesota Rule 8410.0010, the City of Ramsey must provide for the adoption of necessary regulatory controls, storm water design standards, education programs, data collection programs, and maintenance programs. This SWMP must clearly distinguish the City's responsibilities versus the responsibilities of the LRRWMO and Anoka County with respect to implementing each program element.

According to Minnesota Rule 8410, each organization plan must include a schedule for implementation by the organization, joint powers agreement members, and affected local units of government. All plan controls and programs to be implemented by the organization must be in effect within one year of plan adoption. All local plan controls and programs must be developed and in effect within two years of adoption of the last organization plan in the local unit of government.

Since this SWMP is an update to a previously accepted plan, most of the required programs have already been developed and coordinated with Anoka County and the LRRWMO.

D. Capital Improvement Program

This SWMP must include a capital improvement program that identifies specific capital improvements necessary to implement the water resource management goals and policies of the organization. The 5-year Capital Improvement Program is discussed in Section VII of this report.

A Capital Improvement Program, or CIP, already exists and is updated on annually for a projected 5-year period. The CIP includes projects to implement the recommendations in this SWMP.

E. Enforcement

This SWMP must identify the procedure to be followed to enforce violations of the controls of the organization as well as those of the local unit of government.

The City uses a permitting process with a surety requirement for new developments. If the developer fails to follow the conditions of the permit, the City can call on the surety to ensure immediate rectification. The surety must be in the form of a Letter of Credit or Cash Escrow.

The City has adopted the following ordinances:

1. Erosion and Sediment Control Ordinance
2. Illicit Discharge Ordinance
3. Post Construction Storm Water Management Ordinance.

Each of these ordinances will be enforceable locally and will carry fines for failure to adhere to them. In addition, the MPCA can impose significant fines for pollution discharges associated with these ordinance controls as well as any unauthorized pollution discharge.

The City will amend its ordinance to include the enforcement of storm water ordinances as part of City Code Chapter 2, Article VII entitled Administrative Enforcement of Ordinance Violations. The City will have to adopt an ordinance to establish the rates and charges associated with administrative fines for storm water ordinance violations.

F. Administration Process

This SWMP must specify the administrative process and timelines for the submittal, review, and approval of local plans and variances by the organization.

Requirement 1: All communities need to include information on the types of best management practices to be used to improve storm water quality and quantity and the maintenance schedule for the best management practices (BMPs).

Solution 1: *The City's SWPPP, available on the City website, includes the mandatory list of BMPs together with an implementation timeline. All of the BMPs in the SWPPP and designed to improve storm water quality. The City's current development ordinances are designed to regulate storm water quantity in accordance with the LRRWMO requirements. Within a year after the acceptance of this plan, the City will review its ordinances controlling development to include the recommendations of this SWMP, chiefly the recommended runoff volume controls.*

Requirement 2: All communities need to include a Wetland Management Plan or a process and timeline to prepare a plan. The Wetland Management Plan should incorporate a function and value assessment for wetlands.

Pretreatment of storm water prior to discharge is required for discharge into all wetland types.

Solution 2: *The City has completed a MNRAM evaluation of all of wetlands within city limits and greater than ¼ acre in size. The report is available at the Municipal Center. The implementation of the plan was postponed by the*

Requirement 3: The City needs to include funding sources for the various required activities.

Solution 3: *The required funding sources are described in detail in Section VII of this SWMP.*

Requirement 4: The City needs to include activities to be undertaken along with numerical goals, strategies and timelines.

Solution 4: *The City's SWPPP, available on the City website and attached in Appendix B, includes BMPs describing the necessary activities, numerical goals, strategies and timelines.*

Table 18 is an implementation process list of the recommended actions, timing, responsible party, and the cost or funding sources which are presented for the City Council's consideration based upon the data compiled in this report. Actions are listed in order of priority, from highest to lowest.

Table 18

Implementation Process List

Action	Timing	Responsible Party	Cost/Funding Source
Maintain and implement Capital Improvement Program.	On-going, updated on a 5-year period.	City of Ramsey	Storm water area charge and monthly storm water utility fee
A storm water maintenance program enforced to ensure the successful operation of the drainage system.	On-going.	City of Ramsey	Storm water area charge and monthly storm water utility fee
Corrective actions for storm water problem areas.	On-going, as problems come up.	City of Ramsey	Storm water area charge and monthly storm water utility fee
The erosion and sedimentation control criteria for new developments enforced.	On-going, as developments are submitted to the City for approval.	City of Ramsey	Funding by developer's fees and building permits
Low impact development/better site design for new developments encouraged.	On-going, as developments are submitted to the City for approval.	Developer's Engineers, City of Ramsey	City staff funding by developer's fees and building permits. Developers pay for design and construction of developments.
Conceptual regional Ponding areas established as described herein and made a part of the storm water management system.	On-going, as Developments are submitted to the City for approval. Right of first refusal purchasing at time of sale of property.	City of Ramsey	Cost sharing with Anoka County
Standard review procedures established to ensure all development within the City is in compliance with proper erosion control practices.	Currently in place. Update as necessary.	City of Ramsey	Funding by developer's fees and building permits
Detailed hydrologic analysis required during final design of all ponding areas.	Currently in place. Update as necessary.	Developer's Engineers, City of Ramsey	Developers pay for design and construction of developments. City staff funding by developer's fees and building permits.

Final high water levels governing building floor elevations adjacent to ponding areas and floodplains established as development occurs or when drainage facilities are constructed.	On-going.	Developer's Engineers, City of Ramsey	Developers pay for design and construction of developments. City staff funding by developer's fees and building permits.
Overflow routes established and maintained to provide relief during extreme storm conditions, which exceed design conditions.	On-going, as developments are submitted to the City for approval.	City of Ramsey	Developers pay for design and construction of overflow routes. City-conducted maintenance funded by developer's fees and building permits.
An education program for City residents, staff, and development community implemented.	On-going.	City of Ramsey	City of Ramsey, with help from LRRWMO, DNR, University of Minnesota Extension Service, SWCD, NRCS
Amendments to the SWMP adopted and implemented and the SWMP updated.	As warranted by future standards or regulations – by 2015 or earlier if needed.	City of Ramsey	Storm water area charge and monthly storm water utility fee
Regulate construction and land uses along the bluff, to prevent erosion.	On-going, as developments are submitted to the City for approval.	City of Ramsey	Funding by developer's fees and building permits
Encourage landowners to retain any areas of native vegetation, and to plant species native to the area, to protect and improve wildlife habitat and maintain the historic ecological role and appearance of the steeper riverbanks. The existing housing developments along steeper riverbanks have addressed retention of native vegetation in one of two ways: platting of the property in an outlot and deeding that to the City or	On-going, as developments are submitted to the City for approval.	Land Owners, Developers, City of Ramsey	Landowner, City of Ramsey, Future grant opportunities if they arise

through a conservation easement.			
Develop an implementation strategy for TMDLs.	Once TMDLs are formulated.	City of Ramsey, working with LRRWMO	LRRWMO, BWSR, DNR, etc.

IX. AMENDMENT PROCEDURES

This Updated SWMP extends to 2022. Amendments to the plan may be adopted and implemented as warranted by future standards or regulations. The City is aware that the Lower Rum River Watershed Management Organization will be updating its watershed management plan during the effective period of this plan which will trigger the mandatory re-evaluation and potential need for an update of this SWMP within two years from the date the watershed plan is approved by BWSR. The City will initiate any amendments by resolution of the City Council. The citizens of Ramsey, City Staff, the City Council, or any of the review authorities having jurisdiction may submit amendment requests.

The amendment request will be evaluated by City staff and a recommendation will be made to the City Council. If the Council deems the amendment necessary, it will order City staff and/or the City attorney to draft an amendment.

The draft amendment will be brought to the Council for review. If approved, the Council will pass a resolution calling for a hearing on the amendment. The amendment must be forwarded to each organization affected by the amendment. The proposed amendment will be published in the official city newspaper not less than 10 days before the hearing.

The hearing will be held in a public place, typically in the Council chambers at City hall. At the hearing, all interested citizens will be given the opportunity to submit a written statement or voice their opinion on the acceptability of the proposed amendment.

When all have been heard, the City Council will close the hearing and vote their decision on whether to pass a resolution accepting the amendment as written.

According to State Statute 103B.235, Subd. 5, Amendments, to the extent and in the manner required by the LRRWMO, all major amendments to the SWMP shall be submitted to the LRRWMO for review and approval in accordance with the provisions of State Statute 103B.235, subdivisions 3 and 3a for the review of plans. All major plan updates and amendments will be submitted to the Lower Rum River Watershed Management Organization and the Metropolitan Council simultaneously. All minor amendments will have a Public Hearing before the Planning Commission which will then recommend approval by the City Council. The City Council will review the amendments and approve or deny the changes.

X. SUMMARY AND RECOMMENDATIONS

A. Summary

The 2008 plan was prepared by Bolton & Menk, Inc. The technical analysis found within this 2015 update was prepared by Bolton & Menk, Inc. in 2008 and refreshed by City Staff in 2015.

The Ramsey SWMP has a dual purpose: it will serve as a guide for the construction of storm drainage facilities and provide a basis for a consistent approach to the preservation of lakes, wetlands, streams, and the Mississippi and Rum Rivers. The following issues have been incorporated into this plan:

1. Division of the City into major watersheds based on contour maps, grading plans and natural topography
2. Determination of storm water runoff under ultimate land use conditions
3. General layout and sizing of trunk storm sewers and open channels
4. Tributary areas, storage volumes, and high water levels of all existing ponding areas
5. Recommendations for the revision of the current development ordinances
6. Recommendations for standard Operations and Maintenance procedures
7. Recommendations for specific construction site erosion control practices
8. Estimated construction and implementation costs of the SWMP
9. Recommendations for education of City residents, staff, and development community.

The primary function of an urban storm drainage system is to minimize economic loss and inconvenience due to periodic flooding of streets and other low-lying areas. Adequately designed storm drainage facilities provide flood control, minimize hazards and inconvenience associated with flooding, and protect or enhance water quality. The SWMP takes the entire drainage basin with future saturation development into consideration.

Wet water quality ponds upstream or dry regional infiltration basins (where possible) will help control the rate and the volume of storm water runoff. To provide flood protection for adjacent property, the design storm interval for ponding areas with a known outfall is a 100-year storm as compared to a 10-year storm for design of storm sewer piping. For land locked ponds or wetlands, the design storm interval is a back-to-back 100-year storm or the 100-year, 10-day snow melt event, whichever is larger. Any new residential, commercial, industrial and other habitable structures shall be constructed with the following low floor elevation: Elevation of the lowest floor of a structure shall be a minimum of 1 foot above the Emergency Overflow, or 2 feet above the HWL of the nearby pond or waterbody, whichever is higher.

In areas adjacent to designated flood plains as mapped on a Flood Insurance Rate Map, the Regulatory Flood Protection Elevation (RFE) applies. The RFE is defined as the mapped 100-year flood elevation plus 1 foot. However, the LRRWMO requires that the lowest floor elevation be 2 feet above the calculated flood elevation. Therefore, all structures, including accessory structures, must be elevated on fill so that the lowest floor

including basement floor is at or above the Regulatory Flood Protection Elevation or 2 foot above the mapped 100-year flood elevation. The finished fill elevation for structures shall be no lower than the Regulatory Flood Protection Elevation and the fill shall extend at such elevation at least fifteen (15) feet beyond the outside limits of the structure erected thereon.

The area of a pond's HWL plus 1 foot of freeboard shall be contained entirely within an outlot that is owned and maintained by the City.

The numerous natural depressions found throughout Ramsey have been incorporated into the SWMP as ponding areas. Wetlands may be, and are currently being used for stormwater storage for larger rainfall events. They may continue to be used for this purpose – even after upstream development, provided that:

1. There is acceptable Best Management Practice pretreatment of the runoff in accordance with the MPCA NPDES/SDS Construction Permit, Section III.D., Permanent Stormwater Management System.
2. The bounce from the normal water level to the high water level does not exceed two feet.

The effective use of ponding areas enables the installation of outflow sewers with reduced capacities since the design storm duration is effectively increased over the total time required to fill and empty the ponding reservoirs. Storm sewers represent a sizable investment for the community and this investment can be more efficiently utilized by ponding storm water in designated ponding areas and allowing smaller diameter pipes to be used as outfall lines.

Equally as important as flood control and cost considerations, is the use of ponding areas to:

1. Improve water quality;
2. Return storm water to the groundwater table;

For water quality ponds, the storage below the outlet is the most important consideration. The area and depth of the ponds may differ from the values presented here, storage below the outlet must be provided so that the prescribed pollutant loading of the system is not exceeded.

The City will allow Developers to construct storm water ponds to serve a secondary purpose as a development amenity. However, the Developer shall be required to enter into a Development Agreement or Maintenance Agreement that outlines that the City will not take on maintenance obligations beyond basic storm water functions. If constructed as a water feature, the City will not guarantee water levels or water quality above basic storm water requirements.

The wildlife aspects of the ponding areas shall be maximized in design and the proper location of the trail system will allow good access to these areas for wildlife observation.

B. **Model Results**

Even numbered figures from Figure 10 through Figure 22 are maps of critical SSA pond data superimposed on the most recent aerial photo of Ramsey. They are color coded to highlight the 100-year storm conditions as follows:

Green – The pond functions properly and the peak elevation is fully contained within the pond

Yellow – The peak pond elevation is above the emergency overflow spillway

Red – The peak pond elevation may threaten structures

All red and yellow areas will be "ground truthed" to verify the condition depicted. These maps can be used to evaluate regional pond opportunities. In reviewing these maps, one can easily see where the current ponds or depressions are overtaxed for the 100-year event.

Odd numbered figures from Figure 11 through Figure 23 are maps of critical SSA pipe data superimposed on the most recent aerial photo of Ramsey. They are color coded to highlight the 10-year storm conditions as follows:

Orange – The pipe is flowing normally

Red – The pipe is flowing full

The following is a brief discussion of the opportunities and recommendations associated with each watershed:

Figures 10 & 11 – D43 Watershed

This is the Ditch 43 watershed. From Figure 10, it can be seen that this area is fully developed around a significant amount of existing wetlands. This leaves little opportunity to construct regional ponds.

The red areas on Figure 10 indicate ponds that are subject to flooding during the 100-year event. The yellow areas indicate that the emergency overflow is reached during a 100-year event. These ponds should be reviewed relative to the following:

- Should the outfall pipe be replaced with a larger one?
- Can the pond be enlarged?
- Can the overflow spillway be lowered?
- Can rain gardens be incorporated into the upstream watershed?
- Is the upstream watershed larger than allowed by the original design?
- Can some of the upstream watershed be diverted?

The two ponds in the southwestern part of the watershed that are highlighted in red, P26308 and P26310, appear to be infiltration ponds with no outlet pipe. Because our model conservatively assumes no infiltration, the threat of flooding from these ponds may be exaggerated. In comparing this area with the historic flooding map of Figure 8, there have been no reports of flooding in this area.

Pond P25454 appears to need a raised emergency overflow to the west in order to relieve potential flooding. Our model suggests that a 12-inch outfall culvert under Sunwood Drive with an inlet elevation of 866 will eliminate this threat from a 100-yr rainfall event.

Since the D43 watershed is comprised of a significant amount of wetland which acts as satisfactory runoff storage, no other significant designs are necessary with the exception

of the localized flooding associated with the red highlighted ponds. Otherwise, upstream watershed review for infiltration/rain garden opportunities is recommended.

Figures 12 & 13 – D66 Watershed

This is the Ditch 66 watershed. It is nearly identical in nature to the D43 Watershed in build out and wetland storage. Hence, the recommendation is the same: review the highlighted ponds and determine if they need upgrading through either upstream infiltration practices, pond enlargement or increasing the outfall.

From Figure 12, only one pond, P22110 is a potential threat to structures. In reviewing Figure 8, no residential complaints have been made for this area and City Staff has not highlighted this area as a nuisance flooding area. It currently exists as a small natural depression that may have infiltration capacity. Our modeling conservatively assumes that no infiltration occurs and that relief is only provided by storage and the capacity of the outfall pipe. Hence, the potential threat to structures may be exaggerated. If this pond proves to be a problem, the pond storage could be increased or the existing 15" outfall could be increased to a 21" pipe with a lower pipe inlet elevation of 883 to adequately relieve the potential flooding.

The yellow coded ponds in Figure 12 highlight ponds that are immediately adjacent to large wetlands. With the exception of pond P09308, in the northwest part of the watershed, these ponds have emergency overflows directly to these wetlands and there is no concern for public welfare or property damage associated with these ponds. Pond P09308 is another infiltration basin with no historic complaints in the vicinity. Because our model conservatively assumes no infiltration, any threat of flooding from this pond may be exaggerated.

Figures 14 & 15 – EMISS Watershed

This is the Eastern Mississippi watershed. The majority of the northern part of this watershed is adequate in storage and functioning properly. Where there is undeveloped land, the SSA model can be used to recommend appropriate pipe sizing and ponding to ensure that it remains free of flooding.

The southern part is more commercialized and also more prone to flooding. However, there are no historic complaints of flooding in the area (see Figure 9).

If additional flood protection is needed in the southern EMISS watershed, there are some opportunities to correct the ponds that are modeled to be surcharged. From the aerial photograph, it appears that there are a few opportunities for expanding troubled ponds and the creation of additional ponding that may be constructed as backflow basins to relieve the flood prone ponds in the area. Those best opportunities are immediately adjacent to the railroad. These would be best incorporated into future development of this area. Otherwise, retrofitting rain gardens, infiltration basins, and as a last resort, increasing outfall pipes may be considered for nuisance ponds.

Figures 16 & 17 – GOLF Watershed

This watershed is currently functioning well. There is only one pond, P11320, in the watershed that is a potential threat to structures. It appears to be a roadside ditch infiltration basin pond. Again, conservatively ignoring infiltration may exaggerate the flooding potential of this pond. There is no history of complaints of flooding in this area. If flooding becomes a problem, it may only need minor grading to correct its emergency

overflow spillway. Also, upstream watershed review for infiltration/rain garden opportunities may also suffice in correcting the problem.

The remaining yellow ponds appear to be in undeveloped areas and are probably natural depressions that fill and overflow.

For the few upstream areas that are not developed, careful retention, infiltration and outfall design review using the SSA model is the best way to accommodate continued development.

Figures 18 & 19 – MMISS Watershed

This watershed is only partially developed. The existing development is on the downstream end. The ponding areas within the developed part of the watershed are working well. As recommended earlier, infiltration and rain gardens should be incorporated into the upstream development where possible. The recommended ordinance changes should help ensure that this occurs.

Figures 20 & 21 – TROTT Watershed

This watershed is unique in that the majority of the area is currently designed as low impact development. The general nature of the Trott Brook watershed is that it is a linear wetland. The majority of the ponds are functioning well. City staff has noted that one area, near 179th Avenue and Azurite Street is a problem area (Figure 9). This area is also highlighted as a potential threat to structures in Figure 21. Regrading the roadside ditches or constructing a new outfall to relieve this area is recommended to alleviate the problem flooding in this area.

The remaining red highlighted pond and the only yellow highlighted pond in TROTT Watershed are infiltration areas with no historic complaints of flooding in the vicinity. Because our model conservatively assumes no infiltration, any threat of flooding from this pond may be exaggerated. If infiltration is not resolving the problem, the emergency overflow from this area should be regraded to protect the structures in the area.

Figures 22 & 23 – WMISS Watershed

This watershed includes the COR (former Ramsey Town Center) area. However, some ponds are indicated as being a threat. To ensure that this does not become a problem, we recommend using the SSA model to correct these potential problems as future expansion of the COR area occurs. The residential area to the northwest has several ponds that should be reviewed with the same considerations as the Trott and Ditch 43 watersheds.

Pond number P17306, located immediately west of 156th and Nutria, shows as a potential threat to structures and is in an area of property owner complaints. This appears to be a land locked infiltration pond that has very little infiltration capacity. The best solution to this pond is to provide an outfall to the west.

Pond P21210-E, immediately south of 151st Avenue and east of Rhinestone Street, is also shown as flooded. This is also an isolated infiltration with no outlet. The property owners in the vicinity of this pond have filed complaints of nuisance flooding in this area. Solutions for this pond include:

- Expanding the storage and working the pond invert to encourage infiltration
- Regrading to lower the existing emergency overflow channel
- Constructing a new piped outfall to serve the area.

There are two infiltration basins in the mid-eastern part of the watershed (Section 21 near 162nd Avenue and Zirconium Street that have been modeled to be either using the emergency spillway or a potential threat to structures. Although the peak elevation of these ponds may be exaggerated by neglecting infiltration in our model, nuisance flooding has been reported in the vicinity by area residents as shown in Figure 8. To alleviate this problem in Pond P21208, we recommend constructing an outlet culvert outlet under 161st Avenue may adequately address the problem flooding experienced there. The problem in Pond P21210, which is upstream from the residential nuisance flooding area, may be corrected by either expanding the infiltration basin storage or by re-grading the emergency overflow spillway at a lower elevation to alleviate the potential flooding threat.

We recommend that the undeveloped part of the WMISS watershed, lying immediately west of the COR, treated in a similar fashion as the COR. If a separate outfall can be created for this area, it could work in an almost identical fashion. If a separate outfall cannot be obtained, a large regional pond network is recommended. If the ponding alternative is taken, the regional pond network would need to store 100 percent of the runoff at a safe level prior to out letting into the COR system. This would ensure that the COR is not threatened by continued development upstream.

Finally, the Highway 10 corridor is appears to have some pond overflow problems that are only associated with using the ditches as storage. We believe that the best financial and hydrological solution to alleviate these problem areas is to coordinate with MNDOT on any future TH 10 improvements. Any improvements to TH 10 are likely to involve new corridor stormwater management and funding.

General

Figures 28 through 30 are typical SSA output files for a single pipe/pond corridor. These are intended to illustrate the output potential of the model and software. If similar output files were created for every aspect of the entire system, this report would be too cumbersome. The 2008 Plan provided Geographic Information System (GIS) data that allows the City to model virtually any pipe, pond or ditch within Ramsey.

It is extremely important that each area be re-evaluated at the time of final design to confirm the criteria used in this study and to make any changes that a proposed development may dictate. Special consideration must be given to areas that develop differently than shown in the Comprehensive SWMP, especially when a higher runoff coefficient is likely to result from development.

All storm sewer facilities, especially those conveying large quantities of water at high velocities, should be designed with efficient hydraulic characteristics. Special attention should be given during final design to those lines that have extreme slopes and create high hydraulic heads.

The Best Management Practices (BMPs) recommended by the MPCA and adopted by the City shall be followed as development or redevelopment occurs.

C. Recommendations

The following recommendations are presented for the City Council's consideration based upon the data compiled in this report:

1. The SWMP as presented herein will be adopted by the City of Ramsey.

2. The recommended corrections for flood prone areas will be made as described herein and made a part of the storm water management system, where feasible.
3. Standard review procedures will be established, where feasible, to ensure all development within the City is in compliance with proper erosion control practices.
4. Detailed hydrologic analysis will be required, where feasible, during final design of all new developments and ponding areas.
5. Final high water levels governing building elevations adjacent to ponding areas and floodplains will be established as development occurs or when drainage facilities are constructed.
6. Overflow routes will be established and maintained, where feasible, to provide relief during extreme storm conditions, which exceed design conditions.
7. An emergency overflow should be constructed for Lake Itasca to relieve the extreme fluctuation in lake levels of this isolated lake.
8. A storm water maintenance program will be enforced, where feasible, to ensure the successful operation of the drainage system.
9. The erosion and sedimentation control criteria for new developments will be enforced, where feasible.
10. An education program for City residents, staff, and development community will be implemented, where feasible.
11. Amendments to the plan will be adopted and implemented as warranted by future standards or regulations, where feasible.
12. That the plan should be updated in the year 2022 or earlier if needed and feasible.

The existing storm sewer system of the City of Ramsey is not adequate to handle the continued development around the presently developed area. If development continues, the existing system will need major improvement and enlargements to effectively serve the community without excessive flooding. The proposed infiltration and oversized ponding development scenario together with strategically located regional ponds presents one method of accommodating the present growth of Ramsey. However, this report and the proposed scenario is not necessarily the only method of accomplishing the goal of comprehensive storm water management.

Given this, it is imperative that this plan and the SSA model of the City is continually updated on a regular basis and compared to the baseline runoff of the existing conditions model to ensure that any adjustments in area developments continue to be coordinated. In addition, the proposed storm water development charges should be updated annually to ensure that the associated City costs are fully financed. In this manner, the plan can maintain its usefulness as a current document.

Finally, the EPA has initiated the NPDES Phase II requirements whereby cities with populations in excess of 10,000 people are required to apply for a Phase II permit. Some additional cities that are actually under 10,000 in population are also included. The City of Ramsey is a mandatory small MS4 community. One of the requirements of the NPDES permitting process is the existence of a storm water management plan.

As stated earlier, this report is predominantly based on information obtained from available topographic data, field verification of the watershed areas, "ground truthing" of modeled flood prone areas, and discussions with City staff relative to the historical flooding areas. Since the modeled existing system closely matches that described by observation, we feel that this plan has significant benefit as a planning and design tool. However, the quality and accuracy of this report could be further validated with more detailed survey data in the growth areas around the City.

XI. ACRONYMS AND GLOSSARY

A. Acronyms

BMP - Best Management Practices
BWSR - Minnesota Board of Water and Soil Resources
DNR - Minnesota Department of Natural Resources
EOF - Emergency Overflow
EPA - United States Environmental Protection Agency
EPB - Environmental Policy Board
EQB - Minnesota Environmental Quality Board
FEMA - Federal Emergency Management Agency
FIRM - Flood Insurance Rate Map
GIS - Geographic Information System
GPS - Geographic Positioning System
HWL - High Water Level, typically associated with the 100 year rainfall event
IDF - **I**ntensity-Duration-Frequency (for precipitation)
LID - Low Impact Development
LRRWMO - Lower Rum River Watershed Management Organization
LUST - Leaking Underground Storage Tank
MNDOT - Minnesota Department of Transportation
MNRAM - Minnesota Routine Assessment Method
MPCA - Minnesota Pollution Control Agency
MS4 - Municipal Separate Storm Sewer System
MSWMP - Metropolitan Surface Water Management Program
MUSA - Metropolitan Urban Services Area
NOI - Notice of Intent (for coverage under the NPDES Permit Program)
NPDES - National Pollutant Discharge Elimination System
NPDES/SDS - The General Permit Authorization to Discharge Storm Water Associated with Construction Activity under the National Pollutant Discharge Elimination System/State Disposal System Permit Program. Administered by the MPCA
NURP - Nationwide Urban Runoff Program
NWL - Normal Water Level or Low Outlet Elevation
SWCD - Soil and Water Conservation District
SWMP - Surface Water Management Plan
SWPPP - Storm Water Pollution Prevention Program
TP - Total Phosphorus
TEP - Technical Evaluation Panel, typically needed for WCA approval of wetland impacts
TSS - Total Suspended Solids
USEPA - United States Environmental Protection Agency
UST - Underground Storage Tank
WCA - The Minnesota Wetland Conservation Act and its subsequent Minnesota Rules 6115 and 8420.
WD - Watershed District
WMO - Watershed Management Organization

B. **Glossary**

100-Year Flood: The flood reaching water levels or flow rates with a one-percent (1%) chance of occurring in any given year. On the average, a 100-year flood is statistically probable to occur only once in a 100-year period. A 100-year flood is synonymous with Base Flood, Regional or 1% Chance Flood.

100-Year Storm Event: The rainfall event having a total precipitation over a 24-hour period with a one-percent (1%) chance of occurring in any given year. On the average, a 100-year storm event is statistically probable to occur only once in a 100-year period. NOAA Atlas 14: Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffrey Bonnin (2013). NOAA Atlas 14, Volume 8, Version 2, *Precipitation-Frequency Atlas of the United States, Midwestern States.* NOAA, National Weather Service, Silver Spring, MD.**100-Year, 10-Day Snowmelt Event:** The storm event having a total precipitation over a 10-day period with a one-percent (1%) chance of occurring in any given year. On the average, a 100-year snowmelt event is statistically probable to occur only once in a 100-year period. The value for the Ramsey area is taken from the SCS National Engineering Handbook, which shows the 100-year, 10-day snowmelt event is 7.3 inches over 10 days.

Agricultural Land: Any land designated specifically for agricultural production. This may include row crops, pasture, hay land, orchards, or land used for horticultural purposes.

Anaerobic: Conditions either in water or soil where there is a lack of oxygen.

Army Corps of Engineers (COE or USCOE): The United States Army Corps of Engineers is a regulatory agency involved in design, permitting and construction projects related to or impacting navigable waters of the United States including lakes, waterways and wetlands.

Aquatic Bench: A 10- to 15-foot bench around the inside perimeter of a permanent pool that ranges from zero depth at the shore to 1-foot depth no less than 10-feet from the shore. Normally vegetated with emergent plants, the bench augments pollutant removal, provides habitat, conceals trash and water level drops, and enhances safety.

Best Management Practice (BMP): An action, procedure, or structural improvement designed to improve water quality. BMPs include schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce the discharge of pollutants to waters of the State. BMPs also include treatment practices such as ponds, rain gardens, vegetated buffers and vegetated swales, treatment requirements, operating procedures, and practices to control runoff, spillage or leaks, or drainage from raw material storage.

Buffer: A vegetated area immediately adjacent to a wetland that is not mowed and/or managed. Buffers are ideally dominated by native vegetation and add to the ecological health of the wetland by adding habitat and assisting and filtering pollutants from surface water runoff.

Buffer Strip: An area of vegetated ground cover abutting a water body that is intended to remove sediment and other pollutants from runoff.

BWSR: Board of Water and Soil Resources. This is the lead regulatory agency that oversees Minnesota Statue 103B.205 to 103B.255, Minnesota Rule 8410 and the Minnesota Wetland Conservation Act.

Circular 39: A wetland classification system developed by United States Fish and Wildlife Service in 1956 that categorizes wetlands into eight types. This is the same classification system generally accepted by the State of Minnesota for wetland classification.

Comprehensive Plan: As defined in Minnesota Statutes 394.21, a Comprehensive Plan defines a City's the policies, statements, goals and interrelated plans for private and public land and water use, transportation and community facilities to assist in guiding future development and growth.

Cowardin Classification: A wetland classification system developed by the United States Fish and Wildlife Service in 1979. This system defines wetlands by a tiered system and is more detailed than the Circular 39 method. The Cowardin System is the classification System used in the National Wetlands Inventory.

Design Storm: A rainfall event of specified size and return frequency that is used to calculate the runoff volume and peak discharge rate to a BMP. In Ramsey, a 10-year design storm is 4.1-inches in 24-hours and a 100-year storm is 5.9-inches in 24-hours. If designing piped storm sewer, a 10-year design storm may also refer to an IDF curve used in the Rational Method of storm sewer design.

Detention: The temporary storage of runoff from rainfall and snowmelt events to control peak discharge rates and provide an opportunity for treatment to occur. Detention storage is typically designed in basins.

Development: The construction, installation or alteration of any structure, the extraction, clearing or other alteration of terrestrial or aquatic vegetation, land or the course, current or cross section of any water body or water course or division of land into two (2) or more parcels. See also re-development, new development and existing development.

Drawdown: The gradual reduction in water level typically due to the combined effect of infiltration and evaporation, but may be the result of human interference.

Draining: The removal of surface water or ground water.

Drop Structure: Placement of logs with a weir notch across a stream channel. Water flowing through the weir creates a plunge pool downstream of the structure and creates fish habitat.

Easement: A grant of one or more property rights by a property owner for use by the public, a corporation, or another person or entity.

Emergency Overflow (EOF): A hydraulic channel, swale, weir, etc. that provides an outlet from a pond or flooded area at an elevation below the point where property damage can occur.

End of Pipe Control: Water quality control technologies suited for the control of existing urban storm water at the point of storm sewer discharge to a receiving water. Due to typical space constraints, these technologies are usually designed to provide water **quality control rather than quantity control.**

Erosion: The wearing away of land surface and soil by the action of natural elements (wind and/or water).

Eutrophication: Process by which overabundance of nutrients in a waterbody lead to accelerated productivity and general decrease in water clarity and quality.

Exfiltration: The downward movement of runoff through the surface and into the subsoil.

Existing Development: A property or parcel of land that has previously been subject to development and no major changes are anticipated to the property in the near future.

Exotic Species or Invasive Species: Non-native plants or wild animals that can naturalize, have high propagation potential, are highly competitive for limiting factors, and cause displacement of, or otherwise threaten, native plants or native animals in their natural communities.

Extended Detention: A storm water design feature that provides for the gradual release of a volume of water (typically 0.25 to 1.0 inches per impervious acre) over a 12 to 48 hour time period. With proper design, the extended detention period allows for an increased settling of pollutants, and can protect channels from frequent flooding or scour.

Extended Detention (ED) Ponds: A conventional ED pond temporarily detains a portion of storm water runoff for a period of 12 to 48 hours after a storm using a fixed orifice. Such extended detention allows urban pollutants to settle out. ED ponds can be designed to be "dry" between storm events and thus do not have any permanent standing water or "wet" with a permanent pool of water. An enhanced ED pond is designed to prevent clogging and resuspension and provides greater flexibility in achieving target detention times. It may be equipped with plunge pools near the inlet, a micropool at the outlet, and utilize an adjustable reverse-sloped pipe at the ED control device. See also "wet pond" definition for diagram.

Extended Detention Wetland: A storm water wetland design alternative in which the total treatment volume is equally split between a shallow marsh and temporary detention of runoff above the marsh. After a storm, the normal pool of the shallow marsh may rise by up to two feet. The extra runoff is stored for up to 24 hours to allow pollutants to settle before being released downstream.

Finished Floor Elevation: The lowest elevation of the first floor or basement in a residential building or other structure that will or may be inhabited by a person or persons.

Filtration Basin: A treatment area designed to treat storm water by a process that physically removes particles from the water.

Flood: A temporary rise in stream flow or stage that results in inundation of the areas adjacent to the channel or water body.

Flood Frequency: The statistically determined average time period between events where a specific flood stage or discharge may be equaled or exceeded.

Flood Fringe: That portion of the 100-year floodplain outside of the floodway.

Flood Obstruction: Any dam, wharf, embankment, levee, dike, pile, abutment, projection, excavation, channel rectification, culvert, building, wire, fence, stockpile, refuse, fill, structure or matter in, along, across or projecting into any channel, watercourse or regulatory flood hazard area that may impede, retard or change the direction of the flow of water, either in itself or by catching or collecting debris carried by such water that may cause the flood level to rise and damage property or threaten life.

Floodplain: Floodplains are lowland areas adjoining lakes, wetlands, and rivers that are susceptible to inundation of water during a flood. For regulatory purposes, the floodplain is the area covered by the 100-year flood and it is usually divided into districts called the floodway and flood fringe. Areas where floodway and flood fringe have not been determined are called approximate study areas or general floodplain.

Floodplain (General) Area: The general floodplain area is determined using the best available data, in lieu of performing a detailed engineering study. These data may be from soils mapping, experienced high water profiles, aerial photographs of previous floods, or other appropriate sources. There are no associated published 100-year flood elevations with general floodplain delineations, unlike detailed study areas. General floodplain area is synonymous with approximate study area and unnumbered A-Zone.

Flood Proofing: A combination of structural provisions, changes or adjustments to properties and structures subject to flooding primarily for the reduction or elimination of flood damages to properties, water and sanitary facilities, structures and contents of buildings in a flood hazard area in accordance with the Minnesota State Building Code.

Floodway: The floodway is the channel of a river or other watercourse and the adjacent land areas which must remain open in order to discharge the 100-year flood.

Forebay: An extra storage area provided near an inlet of a pond or BMP to trap incoming sediments, reducing the amount that accumulates in a pond or BMP.

Freeboard: A factor of safety usually expressed in feet above a certain flood level. Freeboard compensates for the many unknown factors (e.g., waves, ice, debris, etc.) that may increase flood levels beyond the calculated level.

Forbs: Vegetation that does not consist of trees, grass or shrubs. Forbs are typically associated with flowering plants

Geographic Information System (GIS): Computer databases of georeferenced information on the cities various resources.

Global Positioning System (GPS): Network of satellites used to map and identify locations on the earth.

Hydric Soil: Soils that are saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part. Hydric soil is one of the three criteria that define wetlands

Hydrophytic Vegetation: Macrophytic plant life growing in water, soil, or a substrate that is at least periodically deficient in oxygen as a result of excessive water content.

Hypereutropic: A very nutrient-rich lake characterized by frequent and severe nuisance algae blooms and low transparency.

Intensity-Duration-Frequency (IDF) Curve: A graphical representation of the rainfall intensity versus time of concentration for an area. The IDF curve is typically used in the Rational Method of storm sewer design to determine design rainfall intensity in inches per hour. The following IDF curve is taken from the Minnesota Department of Transportation Drainage Manual and applies is used in the rational method of storm sewer design for the Ramsey Area.

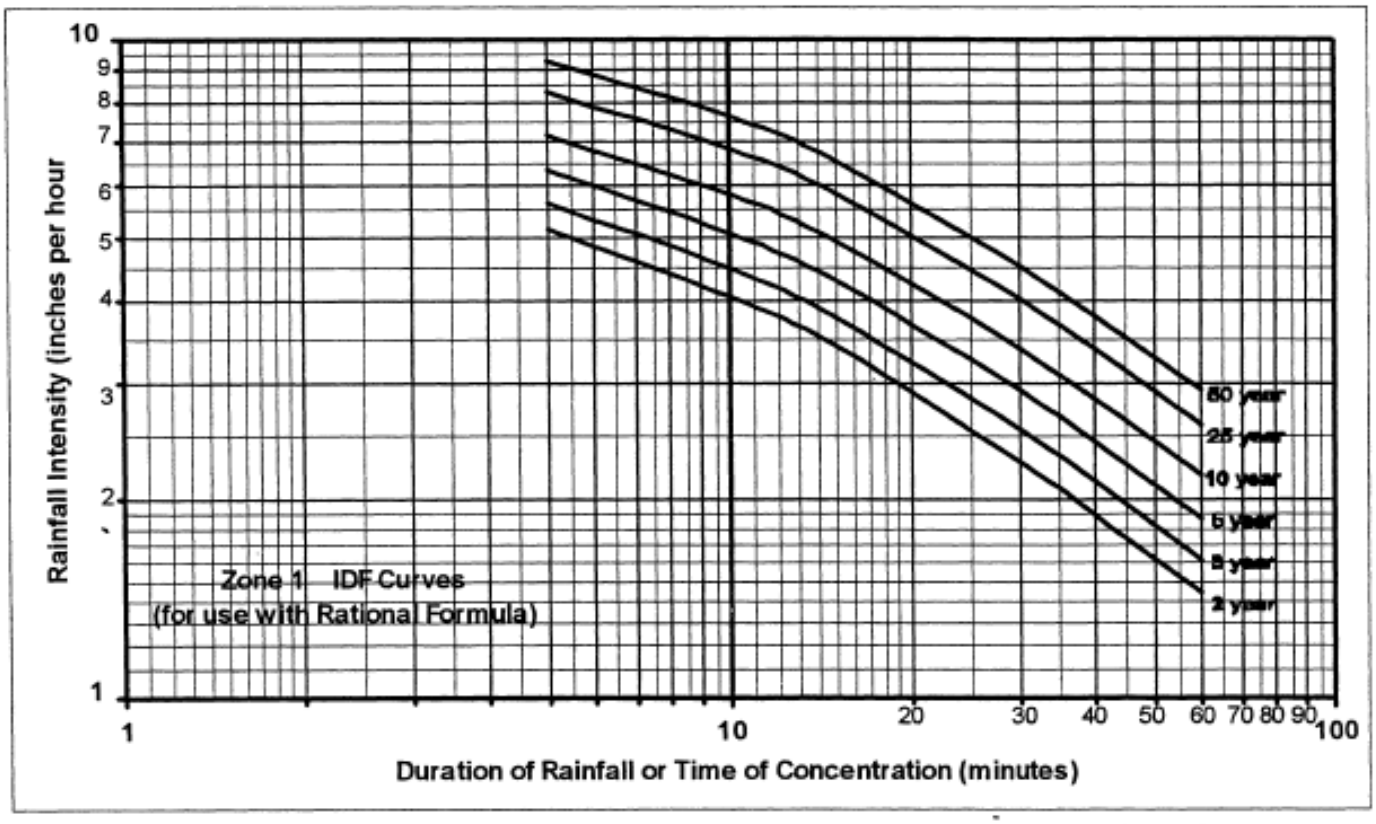


Figure 3.4 Zone 1 Southern Minnesota Rainfall Intensity - Duration - Frequency (IDF) Curves

Impervious Surface: The portion of the buildable parcel which has a covering which does not permit water to percolate into the natural soil. Impervious surface shall include, but not be limited to, buildings, all driveways and parking areas (whether paved or not), sidewalks, patios, swimming pools, tennis and basketball courts, covered decks, porches, and other structures. Open, uncovered decks are not considered impervious for the purposes of this ordinance. The use of patio blocks, paver bricks or class 5 gravel material are considered impervious surfaces as a majority of water runs-off the surface rather than being absorbed into natural soils underneath. Some exceptions to these conditions may include paver blocks or pavement systems engineered to be permeable with the underlying soils suitable for infiltration.

Infiltration Basin: An impoundment where incoming storm water runoff is stored until it gradually infiltrates into and through the soil of the basin floor.

Infiltration Trench: A conventional infiltration trench is a shallow, excavated trench that has been backfilled with stone to create an underground reservoir. Storm water runoff diverted into the trench gradually exfiltrates from the bottom of the trench into the subsoil and eventually into the water table. An enhanced infiltration trench has an extensive pretreatment system to remove sediment and oil. It requires an on-site geotechnical investigation to determine appropriate design and location.

Infrastructure: Public facilities and services, including transportation, storm water pipes, structures and ponds, water and sewer pipes and structures, telecommunications, recycling and solid waste disposal, parks and other public spaces, schools, police and fire protection, and health and welfare services.

Integrated Management Practice (IMP): A range of small-scale storm water controls or practices distributed throughout a site and intended to maintain flow patterns, filter pollutants and/or re-create or maintain existing site hydrology.

Invasive Species or Exotic Species: Non-native plants or wild animals that can naturalize, have high propagation potential, are highly competitive for limiting factors, and cause displacement of, or otherwise threaten, native plants or native animals in their natural communities.

Landlocked High Water Level or Landlocked HWL: The peak water level or high water level in a land locked basin. The HWL is the highest peak ponding elevation generated by the back-to-back 100-year SCS 24-hour rainfall events, the 10-inch SCS 24-hour rainfall event or the 100-year, 10-day snowmelt snow melt event.

Local Government Unit (LGU): Agency that has the primary responsibility of administering the Wetland Conservation Act. The City of Ramsey acts as LGU for all wetlands within the City limits and shares responsibility for basins that border adjacent municipalities.

Lowest Floor: The lowest floor of a structure, including basement.

Low Impact Development (LID): An approach to storm water management intended to protect water resources, reduce storm sewer infrastructure costs and provide a more attractive storm water management system. LID practices include infiltration systems, bioretention areas, rain barrels, green roofs, porous pavements and a long list of additional innovative storm water treatment practices.

Mesotrophic: Describes a lake of moderate photosynthetic productivity.

MNRAM: The Minnesota Routine Assessment Methodology as referenced by Minnesota Rules 8420. MNRAM is the primary tool used to assess wetland functions and values on a qualitative basis. MNRAM evaluates wetlands based on vegetation, wildlife habitat, water quality, flood and storm water attenuation, recreational opportunities, aesthetics, fishery habitat, groundwater interactions, and commercial use. The result of a MNRAM evaluation is a ranking of the wetland quality that can be used to monitor the wetland

changes over time and to set appropriate protection needs and techniques. The version referenced in this plan is Version 3.0.

Monotypic: Used to describe vegetation communities in which only one dominant species is present. Most often used to describe areas that are entirely dominated by reed canary grass or cattails.

Navigable Waters: Waters defined by the United States, 33 Code of Federal Regulations Section 329.4 as those waters that are subject to the ebb and flow of the tide and/or are presently used, or have been used in the past, or may be susceptible for use to transport interstate or foreign commerce. The U.S. Army Corps of Engineers has Federal Jurisdiction over Navigable Waters.

New Development: Development of a property or portion thereof that is currently undeveloped property.

NURP: Nationwide Urban Runoff Program, a study by the U.S. Environmental Protection Agency. A key component of this program was to assess the effectiveness of urban runoff detention/retention basins (e.g., ponds) in removing pollutants from storm water runoff.

Off-Line BMP: A water quality facility designed to treat a portion of storm water (usually 0.5 to 1.0 inches per impervious acre) which has been diverted from a stream or storm drain.

Off-Line Treatment: A BMP system that is located outside of the stream channel or drainage path. A flow diverter is used to divert runoff from the channel and into the BMP for subsequent treatment.

Ordinary High Water Level (OHWL or OHW): The Minnesota DNR jurisdictional boundary of public waters and wetlands that is depicted by an elevation delineating the highest water level which has been maintained for a sufficient period of time to leave evidence upon the landscape, commonly that point where the natural vegetation changes from predominantly aquatic to predominantly terrestrial. For watercourses, the ordinary high water level is the elevation of the top of the bank of the channel. For reservoirs and flowage, the ordinary high water level is the operating elevation of the normal summer pool. In Ramsey all of the lakes have an OHW established. For streams and waterways, the OHW is considered the top of bank. Areas below the OHW are under the jurisdiction of the Minnesota Department of Natural Resources and are not regulated by the Wetland Conservation Act.

Permanent Pool: A 3- to 10-foot deep pool in a storm water pond system that provides removal of urban pollutants through settling and biological uptake (also referred to as a wet pond).

Porous Pavement: An alternative to conventional pavement whereby runoff is diverted through a porous asphalt or concrete layer and into an underground stone reservoir. The stored runoff then gradually infiltrates into the subsoil.

Protected Water: Any water or wetland designated by the Minnesota Department of Natural Resources and identified by statute on the Protected Waters Inventory.

Public Waters: Those waters of the state identified as public waters or wetlands under Minnesota Statutes, Section 103G.005.

Rational Method: A method of estimating the peak runoff from a watershed that is based on the formula Q = CIA. Where:

Q = peak flow rate in cubic feet per second
C = a runoff coefficient based on the percentage of impervious surface, type of vegetative cover, and soil type
I = rainfall intensity in inches per hour as determined from an area IDF curve
A = watershed area in acres

Reach: A hydraulic engineering term to describe a longitudinal segment of a stream or river influenced by the natural or man-made obstruction. In an urban area, the segment of a stream or river between two consecutive bridge crossings or between two reservoirs would most typically constitute a reach.

Redevelopment: Any development including but not limited to rebuilding, renovation, revision, remodeling, reconstruction or redesign of or at an existing development.

Regional Flood: A flood which is representative of large floods known to have occurred generally in Minnesota and reasonably characteristics of what can be expected to occur on an average frequency in the magnitude of the 100-year recurrence interval. A regional flood is synonymous with the term "base flood" used in the Flood Insurance Study.

Regulatory Flood Protection Elevation: A point not less than one-foot above the water surface profile associated with the 100-year flood as determined by the use of the 100-year flood profile and surrounding technical data in the Flood Insurance Study plus any increase in flood heights attributable to encroachments on the floodplain. It is the minimum elevation the DNR requires Cities to regulate by ordinance.

Retention: The permanent storage of runoff from rainfall and snowmelt events with volume reduction coming from infiltration, evaporation or emergency release.

Riprap: A combination of large stone, cobbles and boulders used as an erosion control BMP. Riprap is typically used to line channels, stabilize banks, reduce runoff velocities, or filter out sediment.

Runoff (Storm Water): The overland and near surface flow from rainfall and snowmelt.

Runoff Coefficient: A measure of the rate of runoff that is statistically generated from a parcel of land that is based on the land use, percent of impervious surfacing, soil type and vegetative cover. The higher the coefficient, the higher the amount of runoff anticipated from the parcel. Rational method runoff coefficients range from 0.2 for meadow lands to 0.95 for paved surfaces.

Runoff Conveyance: Methods for safely conveying runoff to a BMP to minimize disruption of the stream network, and promote infiltration or filtering of the runoff.

Runoff Pretreatment: Techniques to capture or trap coarse sediments before they enter a BMP to preserve storage volumes or prevent clogging within the BMP. Examples include forebays and micropools for pond BMPs, and plunge pools, grass filter strips and filter fabric for infiltration BMPs.

Sand Filter: A technique for treating storm water, whereby the first flush of runoff is diverted into a self-contained bed of sand. The runoff is then strained through the sand, collected in underground pipes and returned back to the stream or channel.

Sediment Forebay: A storm water design feature that employs the use of a small settling basin to settle out incoming sediments before they are delivered to a storm water BMP. Often used full in tandem with infiltration devices, wet ponds or marshes.

Sequencing: The process used by the Local Government Unit to evaluate the necessity of an activity relative to its impact on a wetland. The party proposing the impact must demonstrate that the activity proposed complies with the following principles in descending order of priority.

1. Avoids direct or indirect impacts to the wetlands that may diminish or destroy them;
2. Minimizes the impact to the wetland by limiting the degree or magnitude of the wetland activity and its implementation;
3. Rectifies the impacts by repairing, rehabilitating, or restoring the affected wetland;
4. Reduces or eliminates the impact to the wetland over time by preservation and maintenance operations; and,
5. Replaces unavoidable wetland impacts to the wetland by restoring or, if wetland restoration opportunities are not reasonably available, creating substitute wetland areas having equal or greater public value as provided for under the Wetland Conservation Act.

Shoreland: Land located within the following distances from public waters:

1. One thousand feet from the ordinary high water level of a lake, pond, or flowage
2. Three hundred feet from a river or stream, or the landward extent of a floodplain designated by ordinance on a river or stream, whichever is greater.

The limits of shoreland may be reduced whenever the waters involved are bounded by topographic divides which extend landward from the waters for lesser distances and when approved by the Commissioner of the DNR.

Short Circuiting: The passage of runoff through a BMP in less than the theoretical or design treatment time. For example, a properly designed treatment pond will have the inlet and outlet pipes located as far apart (along the water flow path) as possible. A short circuiting pond would have the inlet very close to the outlet and the water coming into the pond would leave the pond much sooner than if it were able to travel through the entire pond.

Storm Water Treatment: The use of accepted BMPs to treat runoff including **d**etention, retention, filtering or infiltration of a given volume of storm water to remove pollutants.

Stream Buffer: A variable width strip of vegetated land adjacent to a stream that is preserved from a disturbance and/or mowing to protect water quality and aquatic and terrestrial habitats. See also buffer strip.

Structure: Anything manufactured, built, constructed, erected, or a portion thereof which is normally attached to or positioned on land, whether temporary or permanent in character, including but not limited to buildings, fences, sheds, advertising signs, dog kennels, hard surface parking areas, boardwalks, playground equipment, concrete slabs.

Shoreland Wetland Protection Zone: The land located within 1,000 feet from the Ordinary High Water Elevation of a Protected Water, 500 feet from the Mississippi or Rum Rivers or the landward extent of the designated floodplain, and 300 feet from any stream designated in the shoreline management ordinance.

Storm Water: (See Runoff)

Storm Water Treatment Pond: Any waterbody that has been specifically created to remove sediment and nutrients and "treat" surface water runoff. Storm water ponds that were created from existing wetland are still regulated as jurisdictional wetlands. Storm water ponds created from upland areas are not wetland and are exempt from regulatory jurisdiction.

Subwatershed: A subdivision based on hydrology corresponding to a smaller drainage area within a larger watershed.

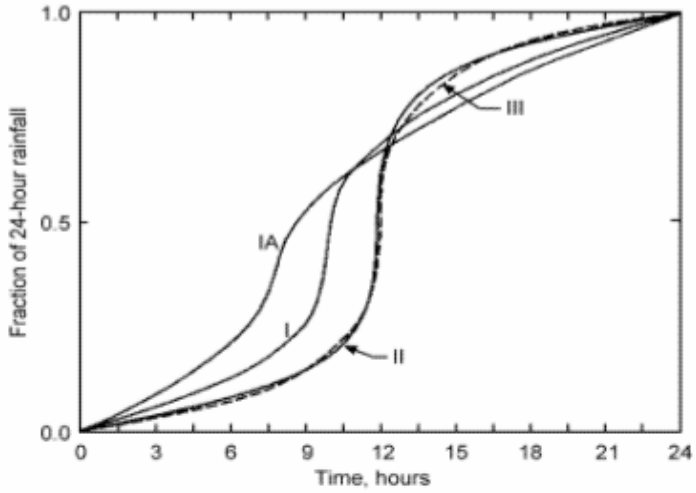
Technical Evaluation Panel (TEP): A panel of technical professionals from the Board of Water and Soil resources, the Anoka County SWCD, the LRRWMO and the LGU (City of Ramsey) at a minimum. This panel may also be expanded to include a Minnesota Department of Natural Resources representative, the U.S. Army Corps of Engineers and interested citizens requesting to participate in the wetland decision making process. Invitations to a TEP meeting are typically sent to all parties listed. The DNR, COE and interested citizens (if any) may elect not to attend. The TEP provides decision making support for the LGU for many wetland and regulatory issues.

Ten-Day Snow Melt Runoff with Type "C" Distribution (100-Year/10-day snow melt runoff): A modeled runoff event that represents snowmelt conditions over a 10-day period for a return period snow depth of 100 years. The runoff event is simulated for a curve number (CN) of 100 which represents frozen soil conditions or where all surfaces are considered impervious. For some Ramsey the ten-day runoff event is critical event for identifying the high water level of the basin or water body because the Anoka Sand Plain typically reduces runoff under unfrozen conditions. The Type C distribution is similar in concept to the Type I and II distributions, and for this event, establishes the time distribution of runoff volume over the ten-day period.

Treatment Volume (Vt): The volume of storm water runoff that is treated within a BMP or IMP storm water treatment facility. Typically the volume is expressed in terms of inches of runoff per impervious acre.

Type I, IA, II and III Storm Distributions - NRCS: These storm types represent the time distribution of a 24-hour rainfall event for areas throughout the United States. The total storm depth is distributed according to the diagram in subpart A. Type II storms are more "flashy" (i.e., convective/thunderstorms) than a Type I or IA storm. Subpart B illustrates that all of Minnesota is within the Type II rainfall distribution area.

A. SCS 24-hour rainfall distributions (SCS, 1986):



B. Approximate geographic boundaries for SCS rainfall distributions (SCS, 1986):



Underdrain: Typically perforated plastic pipes installed on the bottom of a filtration of infiltration BMP, or sand filter. The under drain is used to collect and remove treated storm water that exceeds the water holding and/or infiltration capacity of the soil.

Upland: General term to describe any area that is not a wetland.

Vegetated Filter Strip: A vegetated section of land designed to accept runoff as overland sheet flow from upstream development. It may adopt any natural vegetated form, from grassy meadow to small forest. The dense vegetative cover facilitates pollutant removal. Vegetated filter strips cannot treat high velocity flows; therefore, they have generally been recommended for use in agriculture and low-density development. A filter strip can also be an enhanced natural buffer, whereby the removal capability of the natural buffer is improved through engineering and maintenance activities such as land grading or the installation of a level spreader. A filter strip differs from a grassed

swale in that a swale is a concave vegetated conveyance system, whereas a filter strip has a fairly level surface.

Watershed: A topographically defined area within which all runoff water drains to a point.

Water Quality Volume: A design volume of water as defined by the MPCA that is required to be treated from a new development site. The MPCA defines the water quality volume as 0.5-inches of runoff from all new impervious surfaces associated with the development in the watershed.

Watershed-to-Lake Ratio: The relative surface area of the contributing watershed to the surface area of the lake or water body. In terms of water quality, generally the smaller the watershed-to-lake ratio, the better the quality of the lake. For example a lake with a ratio of 4 to 1 means that the watershed is four times the size of the lake (i.e., 200 acres contributing to a 50 acre lake).

Wetland: Transitional land between terrestrial and aquatic systems where the water table is at or near the surface or the land is covered by shallow water. The jurisdictionally accepted definition of a wetland includes the following three characteristics:

1. Have a predominance of hydric soil
2. Be inundated or saturated within 1-foot of the surface for at least 5 percent of the growing season. The inundation refers to a single continuous episode.
3. Support a prevalence of hydrophytic vegetation typically adapted for life in saturated soils.

Wetland Conservation Act (WCA): In 1991 Minnesota adopted the initial Wetland Conservation Act (Minnesota Laws Chapter 354) to protect the states wetland resources. This act has been amended and updated periodically, typically under Minnesota Rule 8420, and is used by reference to the current program, as well as any future amendments.

Wetland Delineation: The process and procedure by which an area is determined a wetland or non-wetland including a determination of the wetland boundary based on the point where the non-wetland areas shift to wetlands or aquatic habitats.

Wetland Mitigation: Wetlands created to replace wetland areas destroyed or impacted by land disturbances.

Wet Pond: A conventional wet pond has a permanent pool of water for treating incoming storm water runoff and a live storage component for flood storage and additional water quality treatment detention.

Tables

Pond ID	Ground Elev	DS Link	Outlet Invert Elevation (ft)	Outlet Shape	Outlet Size	100 Year Peak Elev (ft)	Peak Outflow (cfs)
P23202	880.0	L23240	873.2	CIRCULAR	18	881.9	11
P23218	882.0		0.0		0	876.8	1
P23310	874.0	L23308	870.0	CIRCULAR	15	871.8	9
P23320	866.5	OC23318	863.5	RECT_OPEN		863.9	55
P23400	866.0	L23320	864.0	CIRCULAR	24	866.4	16
P23402	872.5	L23400	864.5	CIRCULAR	42	868.0	49
P23404	874.0	L23402	866.0	CIRCULAR	24	869.3	13
P23406	874.0	L23404	868.0	CIRCULAR	18	869.8	8
P24212	861.0	L24TH47-1	858.9	ARCH	18.25	860.8	8
P24310	880.0	L24308	872.0	CIRCULAR	15	879.1	8
P24322	861.0	L24213	858.5	CIRCULAR	12	862.1	6
P24324	865.0	L24321	860.0	CIRCULAR	12	863.5	5
P24324A	867.0	ZC24324A	865.5	RECT_OPEN		866.3	5
P24324B	866.0	ZC24324B	865.5	RECT_OPEN		866.2	4
P24326	864.0	L24324	862.0	CIRCULAR	15	866.3	12
P24330	864.0	OC24213	863.5	RECT_OPEN		863.8	18
P24350	870.0	L24348	864.0	CIRCULAR	12	868.8	8
P24354	866.0	OC24327	865.0	RECT_OPEN		866.3	51
P24355	868.0		0.0		0	866.3	25
P24366	863.0	L24TH47	860.1	CIRCULAR	15	861.3	38
P24368	864.0	L24366	860.2	CIRCULAR	18	862.1	10
P24374	864.0	L24TH47-4	858.2	ARCH	18.25	863.7	30
P24389	867.4		0.0		0	861.0	0
P24391	860.5		0.0		0	862.1	4
P24392	868.0	L24387	864.0	CIRCULAR	12	866.2	5
P25204	858.0	L25202	854.0	CIRCULAR	24	855.6	12
P25216	850.0	L25214	847.8	CIRCULAR	48	850.8	107
P25304	856.0	L25302	852.0	CIRCULAR	15	856.9	18
P25315	862.3	L26215	859.4	CIRCULAR	12	861.8	17
P25317	867.0	L25319	861.9	CIRCULAR	12	866.2	6
P25319	872.5	L25321	866.0	CIRCULAR	15	866.9	3
P25321	879.5	L25329	875.6	CIRCULAR	15	877.8	3
P25328	858.0	C25326	852.8	RECT_OPEN		857.4	27
P25400	868.0	L25400	866.0	CIRCULAR	15	869.4	5
P25402	876.0	L25402	870.0	CIRCULAR	18	877.3	15
P25424	866.0	L25420	862.0	CIRCULAR	12	866.2	6
P25426	863.0	L25425	863.0	CIRCULAR	15	859.2	6
P25442	880.0	L25439	878.0	CIRCULAR	12	880.1	5
P25454	868.0	D43-P559	866.0	CIRCULAR	12	868.5	19
P25456	868.0	L25447	863.0	CIRCULAR	12	866.9	5
P25458	860.0	C25456	860.0	RECT_OPEN		860.0	33
P25484	872.0	L25482	870.0	CIRCULAR	12	872.0	5

Pond ID	Ground Elev	DS Link	Outlet Invert Elevation (ft)	Outlet Shape	Outlet Size	100 Year Peak Elev (ft)	Peak Outflow (cfs)
P25488	880.2	L25488	873.0	CIRCULAR	18	881.9	2
P25490	880.0		0.0		0	881.9	0
P25492	879.3		0.0		0	885.4	0
P26112	870.0	L26110	866.0	CIRCULAR	12	869.3	5
P26118	866.0	L26117	860.0	CIRCULAR	24	862.7	16
P26136	874.0	L26135	871.0	CIRCULAR	15	871.6	6
P26144	868.0	L26442	863.0	CIRCULAR	15	864.3	3
P26158	864.0	L26154	860.0	CIRCULAR	18	862.9	8
P26168	864.0		0.0		0	863.4	0
P26176	866.0	L25418	862.4	CIRCULAR	15	867.9	7
P26190	872.0	L26187	868.0	CIRCULAR	12	870.4	4
P26200	860.0	C25329	856.0	RECT_OPEN		857.5	24
P26204	862.0	L26200	858.2	CIRCULAR	15	861.6	9
P26206	864.0	L26209	858.4	CIRCULAR	30	863.8	30
P26226	866.0	L26415	865.2	CIRCULAR	15	864.1	0
P26302	862.0		0.0		0	856.0	23
P26304	874.0	L26323	868.0	CIRCULAR	18	874.2	10
P26306	876.0	L26326	871.0	CIRCULAR	15	873.5	5
P26308	872.0	C26313	871.5	RECT_OPEN		876.5	8
P26310	874.0		0.0		0	876.5	6
P26312	860.0	L28313	852.5	CIRCULAR	18	855.4	4
P26400	865.0		0.0		0	860.9	0
P26402							
864	864.0		0.0	0	0	864.1	0
P26420	865.0	L26418	861.0	CIRCULAR	15	863.5	7
P26424	866.0	L26423	860.0	CIRCULAR	24	861.5	11
P26428	865.0		0.0		0	864.1	7
P26458	872.0	L26456	868.9	CIRCULAR	15	869.9	5
P28313	858.0	L28315	850.0	CIRCULAR	18	854.3	4
P36400	855.0	L25236	850.8	CIRCULAR	36	853.3	34

Pond ID	Ground Elev	DS Link	Outlet Invert Elevation (ft)	Outlet Shape	Outlet Size	100 Year Peak Elev (ft)	Peak Outflow (cfs)
P09308	878.0	C16406	875.0	RECT_OPEN		875.3	12
P11338	874.0	ZC14436	872.0	RECT_OPEN		872.8	39
P11340	878.0	ZC11338	874.0	RECT_OPEN		874.4	29
P13314	872.0	ZC13312	871.0	RECT_OPEN		871.2	23
P13408	864.0	L13406	850.8	CIRCULAR	36	862.6	139
P14104	866.0	L14102	861.5	CIRCULAR	12	867.6	8
P14118	866.0	L14116	862.0	CIRCULAR	18	863.9	11
P14122	866.0	L14120	858.0	CIRCULAR	12	868.4	11
P14124	878.0	L14132	870.0	RECT_CLOSE	48	870.3	8
P14126	870.0	L14127	866.0	CIRCULAR	12	868.0	3
P14140	874.0	L14137	868.9	CIRCULAR	12	872.5	5
P14148	872.0	ZC14455	871.0	RECT_OPEN		870.3	0
P14156	874.0	ZC14156	865.5	RECT_OPEN		867.6	20
P14166	874.0		0.0			873.2	0
P14202	888.0	C23157	868.0	RECT_OPEN		869.3	98
P14218	864.0	ZC14215	861.0	RECT_OPEN		863.3	56
P14220	870.0	L14218	853.6	CIRCULAR	48	864.4	107
P14228	866.5	ZC14223	864.5	RECT_OPEN		865.1	49
P14230	872.0	ZC14228	871.7	RECT_OPEN		870.7	0
P14240	888.0	L14238	882.0	CIRCULAR	21	884.3	7
P14246	888.0	L14237	884.0	CIRCULAR	12	884.8	6
P14260	865.0	L14258	861.0	CIRCULAR	12	865.3	12
P14268	868.0	L14263	865.0	CIRCULAR	12	867.7	5
P14270	881.0	Link-12	878.0	CIRCULAR	15	879.5	5
P14334	870.0		0.0		0	869.3	0
P14432	870.0	L14430	861.4	CIRCULAR	36	867.0	112
P14436	874.0	L14434	870.0	CIRCULAR	15	872.3	10
P14438	874.0	L14438	871.0	CIRCULAR	15	873.1	14
P14440	872.0	ZC14422	871.0	RECT_OPEN		871.1	1
P14442	872.0	ZC14423	871.0	RECT_OPEN		871.5	21
P14446	872.0	ZC14456	870.5	RECT_OPEN		872.3	10
P14449	875.0	L14440	871.9	CIRCULAR	18	873.1	10
P14450	870.0	ZC14453	869.0	RECT_OPEN		869.2	6
P15102	876.0	C15334	875.2	RECT_OPEN		875.6	35
P15236	878.0	L15234	863.6	CIRCULAR	36	867.3	32
P15240	871.5	L15238	865.0	CIRCULAR	36	868.4	30
P15244	872.0	C15243	870.0	RECT_OPEN		870.5	88
P15246	872.0	C22145	872.0	RECT_OPEN		872.0	1
P15248	878.0	C15250	877.0	RECT_OPEN		873.5	0
P15250	874.0	C15246	873.2	RECT_OPEN		873.3	1
P15252	877.0	C15248	877.0	RECT_OPEN		875.8	0
P15350	874.0	L15348	867.5	CIRCULAR	36	871.0	80

Pond ID	Ground Elev	DS Link	Outlet Invert Elevation (ft)	Outlet Shape	Outlet Size	100 Year Peak Elev (ft)	Peak Outflow (cfs)
P15352	872.0	L15347	867.7	CIRCULAR	18	871.7	17
P15402	876.0		0.0		0	873.6	0
P16104	872.0	L16102	868.0	CIRCULAR	12	873.1	6
P16114	878.0	L16138	868.1	CIRCULAR	12	878.3	7
P16128	872.0	C16201	871.0	RECT_OPEN		870.5	0
P16140	873.0	L16254a	869.0	CIRCULAR	18	872.0	24
P16252	872.0	C15350	870.5	IRREGULAR		871.1	176
P16402	874.0	C16200	871.0	RECT_OPEN		872.0	44
P16404	874.0	L16402	872.0	CIRCULAR	15	873.3	5
P16406	874.0	L16404	871.0	CIRCULAR	15	873.5	9
P19E304	848.0	L19302	845.0	CIRCULAR	21	854.5	14
P22110	886.0	L22208	885.0	CIRCULAR	15	886.7	5
P22150	876.0	ZC23447	875.8	RECT_OPEN		875.9	4
P22208	886.0	L22206	881.4	CIRCULAR	15	884.6	6
P22216	874.0		0.0		0	873.1	0
P22220	876.0	L22218	872.0	CIRCULAR	15	876.5	8
P22402	872.0		0.0		0	871.1	7
P22404	872.0	L22402	868.5	CIRCULAR	15	871.0	12
P22406	874.0	L22404	868.4	CIRCULAR	15	871.0	4
P22408	872.0	ZC22408	867.7	TRAPEZOIDA		871.3	16
P22410	874.0	L22408	871.0	CIRCULAR	18	874.5	37
P22454	872.0	ZC22408A	866.5	TRAPEZOIDA		871.3	43
P23102	870.0	L23101	865.8	CIRCULAR	12	877.2	18
P23118	870.0	L24412	866.0	CIRCULAR	15	869.4	11
P23158	868.0	P23158	864.0	CIRCULAR	18	865.7	1
P23160	868.0	L23159	862.5	CIRCULAR	15	866.2	5
P23186	867.2	L23185	864.3	CIRCULAR	15	866.2	10
P23302	872.0		0.0		0	867.8	4
P23312	869.0		0.0		0	867.3	0
P23416	872.0	L23408	866.2	CIRCULAR	18	871.1	12
P23438	868.0	C23158	866.0	RECT_OPEN		867.1	37
P23444	872.0	C15241	868.9	RECT_OPEN		869.2	5
P23446	872.0	L23444	871.0	CIRCULAR	18	872.4	39
P24114	870.0	L24112	858.7	CIRCULAR	21	867.4	11
P24118	868.3	L24116	864.2	CIRCULAR	15	868.5	8
P24126	880.0	L24124	878.0	CIRCULAR	21	879.0	13
P24148	874.0	L24146	864.5	CIRCULAR	15	871.9	20
P24222	890.0	L24150	883.1	CIRCULAR	15	887.2	7
P24230	888.0	L24228	884.0	CIRCULAR	12	887.8	8
P24244	890.0	L24242	886.0	CIRCULAR	15	889.4	5
P24402	868.0	L24451	861.0	CIRCULAR	15	865.7	4
P24406	868.0	L24404	862.3	CIRCULAR	15	866.1	6

Pond ID	Ground Elev	DS Link	Outlet Invert Elevation (ft)	Outlet Shape	Outlet Size	100 Year Peak Elev (ft)	Peak Outflow (cfs)
P24426	868.0	L24425	864.2	CIRCULAR	15	866.3	7
P24440	868.0	L24138	857.4	CIRCULAR	15	865.9	6
P24450	866.0	L24448	862.0	CIRCULAR	18	865.4	12
P24452	872.0	L24449	870.0	CIRCULAR	18	872.2	14
P24454	872.0	C24450	871.2	RECT_OPEN		871.3	4

Pond ID	Ground Elev	DS Link	Outlet Invert Elevation (ft)	Outlet Shape	Outlet Size	100 Year Peak Elev (ft)	Peak Outflow (cfs)
P22302	870.0	L27116	864.5	CIRCULAR	12	866.4	2
P22304	870.0	L22302	866.0	CIRCULAR	15	866.7	4
P22306	888.0	C22304	887.6	RECT_OPEN		886.5	0
P27102	868.0	L27119	864.5	CIRCULAR	18	862.5	0
P27104	870.0	C27104	870.5	RECT_OPEN		869.5	0
P27106	872.0	C27108	871.2	RECT_OPEN		868.6	0
P27108	872.0		0.0			864.9	0
P27110	872.0	C27109	870.4	RECT_OPEN		867.0	0
P27112	872.0	C27107	870.0	RECT_OPEN		869.2	0
P27114	872.0	C27106	870.6	RECT_OPEN		869.8	0
P27116	870.0	C27411	870.3	RECT_OPEN		866.4	2
P27118	866.0		0.0		0	862.5	0
P27202	866.0	L27232	857.6	CIRCULAR	36	865.5	43
P27234	866.0	L27229	861.6	CIRCULAR	15	863.7	38
P27268	868.0	C27269	864.5	RECT_OPEN		864.8	7
P27270	866.0		0.0		0	862.6	0
P27276	880.0	C27270				873.8	0
P27302	867.0	L27344	858.2	CIRCULAR	15	866.0	12
P27316	866.0	L27301	865.0	CIRCULAR	24	865.5	2
P27330	866.0	L27328	858.0	CIRCULAR	18	865.4	8
P27338	862.0	C34176	862.0	RECT_OPEN		862.3	8
P27346	865.0	L27404	862.0	CIRCULAR	18	863.9	10
P27402	868.0	L27118	862.5	CIRCULAR	24	861.8	0
P27404	868.0	C27402	868.2	RECT_OPEN		867.4	0
P27406	868.0	C27403	868.2	RECT_OPEN		868.4	3
P27408	870.0		0.0		0	865.4	0
P27416	872.0	L27414	868.0	CIRCULAR	15	871.0	7
P27434	880.0	L27432	876.0	CIRCULAR	12	878.0	5
P27446	870.0	L27401	863.8	CIRCULAR	12	869.1	6
P27456	872.0		0.0		0	870.6	0
P34106	859.0	L34104	857.4	CIRCULAR	24	859.0	22
P34137	864.0	L34137	854.0	CIRCULAR	15	859.1	10
P34148	860.0	L34149	853.8	CIRCULAR	24	857.9	11
P34150	862.0	L34152	854.5	CIRCULAR	30	861.2	29
P34164	866.0		0.0		0	864.7	0
P34166	868.0		0.0		0	868.1	0
P34168	860.0		0.0		0	861.9	0
P34170	862.0	L34139	858.5	CIRCULAR	15	862.2	14
P34172	868.0		0.0		0	869.0	0
P34174	863.5	L27274	860.8	CIRCULAR	15	863.4	14
P34402	861.0	L34405	855.7	ARCH	36	860.7	8
P34408	860.0	C34106	858.5	RECT_OPEN		859.0	13

Pond ID	Ground Elev	DS Link	Outlet Invert Elevation (ft)	Outlet Shape	Outlet Size	100 Year Peak Elev (ft)	Peak Outflow (cfs)
P34410	862.0	C34408	862.0	RECT_OPEN		862.1	15
P34412	864.0	C34410	864.0	RECT_OPEN		864.1	8
P34414	862.0		0.0			860.5	0
P34416	862.0	C34414	862.0	RECT_OPEN		860.6	0
P35402	856.0	L35317	848.5	CIRCULAR	18	852.5	11
P35407	860.0	L35407	851.0	CIRCULAR	36	858.2	10
P35420	862.0	L35420	858.0	CIRCULAR	42	860.2	39
P35422	862.0	P35418	856.2	CIRCULAR	42	860.3	9
P35424	860.0		0.0		0	861.3	59
P35438	862.0	L35436	858.0	CIRCULAR	12	861.9	6
P35446	866.0		0.0		0	866.7	3
P35464	868.0	L35462	861.5	CIRCULAR	12	866.7	6
P35474	868.0	L35432	866.8	CIRCULAR	15	867.1	28
P35476	882.0		0.0		0	881.4	0
P35478	866.0		0.0		0	864.4	0
P35480	866.0		0.0		0	865.9	0

Pond ID	Ground Elev	DS Link	Outlet Invert Elevation (ft)	Outlet Shape	Outlet Size	100 Year Peak Elev (ft)	Peak Outflow (cfs)
P10242	884.0	C11340	883.0	RECT_OPEN		883.0	1
P10244	884.0	C10242	883.5	RECT_OPEN		883.6	0
P10246	878.0		0.0			875.1	0
P10248	878.0	C10246	876.3	RECT_OPEN		876.3	1
P10254	884.0	C10243	886.9	RECT_OPEN		882.4	0
P11104	884.0		0.0			885.7	0
P11106	882.0	C11105	880.6	RECT_OPEN		880.8	14
P11108	888.0	C11106	886.3	RECT_OPEN		878.4	0
P11110	884.0	C11107	882.9	RECT_OPEN		876.0	0
P11112	880.0	C11210	880.7	PARABOLIC		881.1	16
P11114	878.0	C11113	878.0	RECT_OPEN		878.1	10
P11116	882.0	L11118	877.7	CIRCULAR	18	879.4	2
P11118	878.0	L11120	873.0	CIRCULAR	18	874.1	9
P11202	874.0	L11211	868.0	CIRCULAR	12	870.6	3
P11206	876.0	L11204	871.5	CIRCULAR	24	872.9	11
P11208	878.0	C11205	875.9	PARABOLIC		873.9	0
P11210	878.0	C11208	877.4	PARABOLIC		877.6	1
P11212	878.0	C11215	875.5	TRAPEZOIDA		876.8	11
P11213	872.5	C11202	870.0	TRAPEZOIDA		870.7	8
P11306	886.0	C11104	885.1	RECT_OPEN		885.7	24
P11308	880.0	C11406	878.8	RECT_OPEN		875.6	0
P11310	881.0	C11308	880.1	RECT_OPEN		880.3	7
P11312	881.0	C11310	880.5	RECT_OPEN		880.7	12
P11314	881.0		0.0			880.7	1
P11316	876.0	C11407	872.1	CIRCULAR	18	872.9	8
P11318	878.0	C11316	877.5	RECT_OPEN		877.6	5
P11320	878.0	C11206	876.1	RECT_OPEN		876.5	40
P11338	874.0	C14436	872.0	RECT_OPEN		872.5	43
P11340	878.0	L11338	874.0	CIRCULAR	18	875.0	13
P11402	874.0		0.0		0	872.8	0
P11404	874.0	C11402	872.7	RECT_OPEN		873.0	44
P11406	878.0	C11404	877.5	RECT_OPEN		873.0	0
P11408	874.0	C11403	872.4	RECT_OPEN		873.5	73
P11410	882.0	C11408	880.5	RECT_OPEN		880.6	45
P12302	860.0	C12300	856.0	RECT_OPEN		856.7	45
P12304	862.0	C12302	860.0	RECT_OPEN		860.6	28
P12306	878.0	C12301	877.1	PARABOLIC		877.1	1
P12312	876.0	C12303	874.0	RECT_OPEN		874.2	30
P12313	860.0	L12306	857.8	CIRCULAR	15	858.1	9
P12314	858.0	C12307	856.0	TRAPEZOIDA		856.8	2
P13402	880.0		0.0			879.0	0
P13404	879.0	C13410	878.6	RECT_OPEN		878.4	0

Pond ID	Ground Elev	DS Link	Outlet Invert Elevation (ft)	Outlet Shape	Outlet Size	100 Year Peak Elev (ft)	Peak Outflow (cfs)
P13408	865.0	L13406	863.4	CIRCULAR	12	864.1	7
P13410	868.0	C13408	866.8	RECT_OPEN		866.9	2
P14106	876.0	L14104	874.5	CIRCULAR	12	876.7	6
P14108	881.0	C14106	880.2	RECT_OPEN		880.3	16
P14401	877.5	L14435	871.5	CIRCULAR	15.72	876.8	9
P14402	896.0		0.0		0	894.1	0
P14436	874.0	L14434	870.0	CIRCULAR	15	872.5	7
P15150	888.0	C10248	887.3	RECT_OPEN		884.3	0
P15152	888.0	C15150	888.7	RECT_OPEN		882.1	0

Pond ID	Ground Elev	DS Link	Outlet Invert Elevation (ft)	Outlet Shape	Outlet Size	100 Year Peak Elev (ft)	Peak Outflow (cfs)
P34304	848.0	P34304	842.0	CIRCULAR	24	848.9	36
P34311	854.0	P34311	850.0	CIRCULAR	15	853.5	5
P34316	856.0	P34316	852.0	CIRCULAR	15	855.7	7
P34418	856.0	P34418	850.1	CIRCULAR	24	859.8	29
P34434	856.0	P34434	853.0	CIRCULAR	15	859.3	7
P34451	854.0	P34451	849.1	CIRCULAR	18	853.6	10
P34452	854.0	P34452	849.3	CIRCULAR	18	853.6	5
P34460	858.0	P34460	853.2	CIRCULAR	27	856.3	11

Pond ID	Ground Elev	DS Link	Outlet Invert Elevation (ft)	Outlet Shape	Outlet Size	100 Year Peak Elev (ft)	Peak Outflow (cfs)
P01108	864.0	C01200	863.7	RECT_OPEN		863.4	0
P01304	858.0	C01301	856.5	RECT_OPEN		858.2	95
P01306	870.0	C01304	867.3	RECT_OPEN		867.5	19
P01307	864.0	C01303	862.7	RECT_OPEN		862.7	1
P01308	874.0	L01306	870.0	FILLED_CIR	18	871.8	7
P01314	870.0	C01305	869.0	RECT_OPEN		869.2	33
P01410	872.0	C01108	870.5	RECT_OPEN		870.8	40
P02110	890.0	C02208	888.9	RECT_OPEN		889.1	26
P02112	890.0	C02211	889.6	RECT_OPEN		889.9	9
P02114	900.0	C02112	899.5	RECT_OPEN		893.9	0
P02116	902.0	C02114	900.0	RECT_OPEN		900.0	0
P02206	868.0	C02204	858.0	IRREGULAR		861.9	475
P02208	864.0	C02205	863.8	RECT_OPEN		864.1	40
P02212	886.0	C01311	885.1	RECT_OPEN		885.1	2
P02310	872.0	C02209	871.0	RECT_OPEN		871.3	34
P02412	892.0	C02410	888.3	RECT_OPEN		888.6	39
P03212	874.0	C02310	873.5	RECT_OPEN		873.8	36
P03314	886.0	L03312	882.0	CIRCULAR	18	884.8	15
P03316	888.0	C03314	886.9	RECT_OPEN		888.7	38
P03330	886.0	C03315	884.9	RECT_OPEN		885.0	3
P03418	890.0	C03316	889.0	RECT_OPEN		889.5	37
P03432	892.0	L03419	889.0	CIRCULAR	18	889.5	3
P04220	896.0	C03418	892.0	RECT_OPEN		893.3	41
P05338	892.0	L05336	886.0	CIRCULAR	42	888.2	96
P05340	894.0	L05338	890.0	CIRCULAR	42	892.4	93
P05344	906.0	C08135	904.5	RECT_OPEN		906.0	112
P05346	908.0	C05344	905.6	RECT_OPEN		906.7	107
P05444	894.0	C05443	892.0	RECT_OPEN		892.0	1
P06148	900.0	C06146	899.5	RECT_OPEN		900.2	25
P06302	896.0		0.0		0	896.4	0
P06404	891.0	L04402	887.0	CIRCULAR	18	889.7	13
P06410	898.0	L06408	890.0	CIRCULAR	18	892.5	12
P06414	906.0	L06412	902.0	CIRCULAR	18	903.0	13
P06418	904.0	L06416	901.0	CIRCULAR	18	902.0	14
P06424	912.0	L06422	910.0	CIRCULAR	18	910.8	7
P07102	892.0	L07414	889.0	CIRCULAR	15	893.3	18
P07104	892.0	C07102	892.8	RECT_OPEN		893.3	16
P07106	892.0	L07107	889.2	CIRCULAR	24	894.1	20
P07107	892.0	L07102	889.0	CIRCULAR	24	893.6	13
P07112	892.0	L08410	890.0	ARCH	27.6	891.6	17
P07114	890.0	C08411	889.9	RECT_OPEN		890.4	24
P07116	894.0		0.0		0	892.0	0

Pond ID	Ground Elev	DS Link	Outlet Invert Elevation (ft)	Outlet Shape	Outlet Size	100 Year Peak Elev (ft)	Peak Outflow (cfs)
P07204	890.0	L07202	885.0	CIRCULAR	18	888.3	13
P07206	902.0	L07204	898.0	CIRCULAR	18	903.9	23
P07210	878.0	C07203	877.0	RECT_OPEN		877.1	4
P07340	880.0	C07338	879.0	IRREGULAR		880.0	8
P07414	892.0	C07112	893.0	RECT_OPEN		893.2	17
P08130	878.0	C08228	873.0	RECT_OPEN		875.5	468
P08134	884.0	C08132	880.0	RECT_OPEN		881.2	335
P08304	888.0	L08302	886.0	CIRCULAR	18	887.5	15
P08330	878.0	L08328	868.0	ARCH	60	871.4	197
P08406	888.0	C08304	887.0	RECT_OPEN		887.5	24
P08408	886.0		0.0			889.4	11
P08410	890.0	C08408	889.8	RECT_OPEN		890.0	29
P08412	890.0	C08409	889.5	RECT_OPEN		889.8	23
P08414	896.0	C08412	895.2	RECT_OPEN		895.5	36
P08416	886.0	L08408	882.2	CIRCULAR	15	887.8	11
P08418	896.0	L08407	891.7	CIRCULAR	18	892.6	14
P08420	900.0	L08418	893.5	CIRCULAR	15	897.7	11
P08430	880.0	C08229	879.0	RECT_OPEN		879.5	26
P08434	903.0	C08133	903.0	RECT_OPEN		901.7	0
P08436	904.0	C08434	904.0	RECT_OPEN		904.2	18
P09118	890.0	C09215	889.0	RECT_OPEN		889.0	3
P09120	902.0	C09118	899.0	RECT_OPEN		899.1	12
P09122	892.0	C09221	890.5	RECT_OPEN		890.6	12
P09124	900.0	C09122	898.2	RECT_OPEN		898.3	9
P09222	874.0	C09220	872.3	RECT_OPEN		872.4	2
P09320	872.0	L09218	864.0	ARCH	60	868.6	225
P09330	876.0	C09323	873.5	RECT_OPEN		873.7	10
P09422	890.0	C04220	899.3	RECT_OPEN		890.7	0
P09424	898.0	C09422	896.6	RECT_OPEN		893.3	0
P09426	896.0	L09324	893.0	CIRCULAR	15	893.6	3
P09428	894.0	L09326	892.0	CIRCULAR	15	893.0	2
P09432	892.0	L09330	886.5	CIRCULAR	15	889.7	7
P09434	890.0	L09123	889.0	CIRCULAR	15	886.8	1
P10114	890.0	L10112	886.0	HORIZ_ELLI	18	887.3	14
P10116	890.0	C10114	888.8	RECT_OPEN		889.0	5
P10118	890.0	C10116	889.1	RECT_OPEN		889.5	17
P10120	890.0	C10118	888.5	RECT_OPEN		889.5	4
P10122	890.0	L10122	888.0	CIRCULAR	15	889.0	5
P10214	890.0	C10413	889.8	RECT_OPEN		890.3	11
P10216	888.0	C10415	887.6	RECT_OPEN		886.0	0
P10412	867.0	L10110	863.0	ARCH	84	866.6	239
P10416	884.0	C10417	883.1	RECT_OPEN		883.3	42

Pond ID	Ground Elev	DS Link	Outlet Invert Elevation (ft)	Outlet Shape	Outlet Size	100 Year Peak Elev (ft)	Peak Outflow (cfs)
P10418	888.0	C10419	886.0	RECT_OPEN		886.4	30
P15424	876.0	C09222	875.3	RECT_OPEN		875.0	0
P15426	876.0	C15424	874.6	RECT_OPEN		875.0	12
P16424	892.0	C09325	890.4	RECT_OPEN		889.2	0
P17106	878.0	C17404	876.2	RECT_OPEN		875.6	0
P17108	898.0	C17106	897.2	RECT_OPEN		894.9	0
P17110	892.0	C17107	889.5	RECT_OPEN		889.8	52
P17124	886.0	C09321	885.0	RECT_OPEN		885.1	7
P17126	894.0	C08223	892.5	RECT_OPEN		892.6	12
P17402	880.0	C08329	878.2	RECT_OPEN		874.5	0
P17404	876.0	C17402	875.3	RECT_OPEN		875.4	1
P17407	880.0	L17405	878.0	CIRCULAR	15	874.9	0
P17409	874.0	C07233	873.0	RECT_OPEN		873.2	7
P17410	880.0	C17408	879.3	RECT_OPEN		878.9	0

Pond ID	Ground Elev	DS Link	Outlet Invert Elevation (ft)	Outlet Shape	Outlet Size	100 Year Peak Elev (ft)	Peak Outflow (cfs)
1P	867.0	Link-40	858.5	CIRCULAR	18	869.6	128
2P	870.0	2 Pipe	864.0	CIRCULAR	21	869.7	107
3P	872.0	3 pipe	869.0	CIRCULAR	18	871.4	36
9P	869.0	9 outlet	867.2	CIRCULAR	15	869.0	3
P16300	900.0		0.0		0	900.6	0
P16302	900.0		0.0		0	900.9	0
P17200	888.0	C17307	888.0	RECT_OPEN		887.4	0
P17202	884.0		0.0			880.0	0
P17204	884.0	C17302	883.5	RECT_OPEN		883.6	4
P17300	872.0	C19105	872.0	RECT_OPEN		872.1	54
P17302	874.0	C17301	872.0	RECT_OPEN		872.2	69
P17304	874.0	C17300	872.0	RECT_OPEN		871.8	1
P17306	874.0		0.0		0	875.5	0
P17400	874.0	L17400	870.5	CIRCULAR	15	873.5	10
P17406	876.0	L174111	873.1	CIRCULAR	15	874.0	3
P17408	876.0	C17305	872.0	RECT_OPEN		872.5	26
P18100	876.0	C18102	883.6	RECT_OPEN		875.6	0
P18102	876.0		0.0			875.5	0
P18104	874.0	C18100	873.7	RECT_OPEN		875.6	25
P18106	874.0		0.0			873.0	0
P18108	874.0	C18106	874.0	RECT_OPEN		874.1	4
P18110	874.0	C18108	874.0	RECT_OPEN		873.8	1
P18112	874.0	C18107	874.0	RECT_OPEN		873.2	0
P18200	884.0		0.0			874.1	0
P18202	872.0	C19107	870.0	RECT_OPEN		871.9	74
P18300	886.0		0.0			868.9	185
P18334	885.0	C18332	881.0	RECT_OPEN		883.0	13
P18336	882.0		0.0			884.0	0
P18338	884.0		0.0			883.4	0
P18400	886.0	C18406	883.5	RECT_OPEN		884.0	60
P18402	894.0	C18400	886.0	RECT_OPEN		886.4	41
P18404	886.0	C18407	885.3	RECT_OPEN		885.8	61
P18406	884.0		0.0			880.3	0
P18408	882.0		0.0			881.6	0
P18410	878.0		0.0			875.1	0
P19100	874.0		0.0			871.9	0
P19102	888.0	C19109	886.0	RECT_OPEN		886.2	9
P19200	870.0	C20308	870.0	RECT_OPEN		869.4	0
P19202	872.0	C19101	875.0	RECT_OPEN		872.1	0
P19206	868.0	C19300	868.0	RECT_OPEN		868.2	71
P19304	858.0	C19302	856.0	RECT_OPEN		856.1	25
P19306	858.0	C19304	858.0	RECT_OPEN		858.2	12

Pond ID	Ground Elev	DS Link	Outlet Invert Elevation (ft)	Outlet Shape	Outlet Size	100 Year Peak Elev (ft)	Peak Outflow (cfs)
P19400	888.0	L19400	885.0	RECT_OPEN		886.7	59
P19402	884.0		0.0			886.0	0
P19404	882.0		0.0			879.8	0
P19406	882.0	C19404	880.6	RECT_OPEN		881.0	20
P19408	881.0		0.0			881.0	0
P19410	888.0	L19410	885.0	RECT_OPEN		886.5	42
P20100	880.0		0.0			875.1	0
P20102	880.0	C20100	880.0	RECT_OPEN		877.3	0
P20104	880.0		0.0			880.0	0
P20106	882.0	C20104	882.0	RECT_OPEN		882.1	8
P20200	874.0	C29107	874.0	RECT_OPEN		874.1	7
P20300	870.0		0.0			871.5	0
P20302	880.0	C29105	878.0	RECT_OPEN		878.5	31
P20304	868.0	C29104	868.0	RECT_OPEN		868.2	15
P20306	870.0	C20304	871.5	RECT_OPEN		871.0	0
P20308	868.0	C20305	868.0	RECT_OPEN		868.2	6
P20400	872.0	L20306	870.0	CIRCULAR	24	871.0	2
P20402	884.0	C20400	884.0	RECT_OPEN		884.1	5
P20404	878.0	C19103	878.0	RECT_OPEN		871.9	0
P21202-E	870.0	L28136-E	867.0	CIRCULAR	18	869.9	7
P21204-E	870.0	L21202-E	866.5	CIRCULAR	15	870.0	4
P21206-E	870.0	L21204-E	867.0	CIRCULAR	15	870.3	6
P21208-E	870.0	ZC21206-E	869.0	RECT_OPEN		870.3	25
P21210-E	872.0	ZC21208-E	871.4	RECT_OPEN		872.3	28
P21300	876.0	C21405	876.0	RECT_OPEN		876.0	0
P21400	876.0		0.0			868.8	0
P21402	882.0	L21400	876.0	CIRCULAR	24	877.9	24
P21404	881.9	C21401	881.1	RECT_OPEN		881.6	78
P21406	886.0	C21403	885.2	RECT_OPEN		885.6	44
P27306	862.0	L27301	862.0	CIRCULAR	18	863.5	3
P28102	867.0	L28100	860.0	ARCH	44.64	866.2	102
P28104	867.0	L28118	859.0	CIRCULAR	15	866.2	63
P28104-E	870.0	L28102-E	862.5	CIRCULAR	24	865.8	14
P28106-E	868.0	L28104-E	864.0	CIRCULAR	18	867.5	17
P28124	871.5	L28122	865.3	CIRCULAR	18	869.4	12
P28136-E	870.0	L28134-E	867.0	CIRCULAR	15	869.7	6
P28143-E	870.0	L28154-E	861.5	CIRCULAR	18	868.4	13
P28200	870.0		0.0		0	868.0	0
P28220	868.1	L28218	856.0	RECT_CLOSE	36	863.6	227
P28228	864.0	L28219	855.8	ARCH	72	863.4	110
P28242	864.6	L28240	858.5	CIRCULAR	42	865.3	29
P28244	864.9	L28237	859.5	ARCH	31.32	865.2	43

Pond ID	Ground Elev	DS Link	Outlet Invert Elevation (ft)	Outlet Shape	Outlet Size	100 Year Peak Elev (ft)	Peak Outflow (cfs)
P28248	864.0	L28246	858.8	CIRCULAR	33	865.7	22
P28258	862.0		0.0		0	862.2	0
P28304	864.0	L28302	850.8	CIRCULAR	42	861.3	80
P28310	865.0	L28201	853.0	CIRCULAR	48	863.0	139
P28320	866.1	L28318	859.2	CIRCULAR	48	865.6	62
P28326	865.4	L28244	860.4	ARCH	31.32	865.9	35
P28332	872.0		0.0		0	874.2	0
P28334	870.0	L28301	847.0	CIRCULAR	30	860.3	62
P28336	867.0	PipeÂ 16	858.5	CIRCULAR	15	864.6	9
P28342	865.0	PipeÂ 40	860.0	CIRCULAR	18	862.7	6
P28353	872.0		0.0		0	871.8	5
P28401	881.0		0.0		0	881.3	7
P28402	879.0		0.0		0	877.4	11
P28403	872.0	L28422	866.0	CIRCULAR	27	867.4	6
P28404	872.2	L28424	869.2	CIRCULAR	21	871.7	8
P28405	871.5	L28425	868.2	CIRCULAR	24	870.9	11
P28406	870.9	L28427	867.3	CIRCULAR	24	870.2	14
P28407	870.0	L28428	866.5	CIRCULAR	24	869.1	17
P28408	871.0	L28406	854.0	RECT_CLOSE	24	865.4	130
P28409	871.7	L28440	869.2	CIRCULAR	18	870.4	4
P28410	870.0	L28439	868.1	CIRCULAR	18	870.0	7
P28411	869.8	L28441	867.2	CIRCULAR	18	869.8	6
P28412	868.0	L28410	862.0	CIRCULAR	48	865.4	33
P28413	869.5	L28442	866.4	CIRCULAR	18	869.1	4
P28414	868.0	C28412	862.0	TRAPEZOIDA		865.4	32
P28415	868.9	Link-30	865.2	CIRCULAR	21	868.6	8
P28416	867.0	L28414	862.7	CIRCULAR	30	868.2	86
P28417	868.5	Link-31	864.4	CIRCULAR	24	868.3	4
P28418	868.0	C28416	862.7	IRREGULAR		868.2	17
P28420	868.0	L28449	865.0	CIRCULAR	15	863.9	2
P28440	865.5		0.0		0	865.1	14
P28441	868.0	LROut	865.7	TRAPEZOIDA		861.3	0
P28472	866.1	L28470	860.6	CIRCULAR	33	866.4	27
P28474	866.9	L28472	860.8	CIRCULAR	33	867.2	30
P28486	869.2	L28484	863.1	CIRCULAR	27	869.3	19
P28492	870.0	L28490	857.7	CIRCULAR	36	868.9	42
P29100	872.0	C29207	871.5	RECT_OPEN		870.9	10
P29102	874.0	L29100	868.5	CIRCULAR	18	870.1	5
P29104	869.0	L28416	864.0	CIRCULAR	24	867.9	23
P29202	856.0	C29200	854.0	RECT_OPEN		854.7	82
P29204	864.0	C29205	863.5	RECT_OPEN		863.8	12
P29304	858.0	C29203	857.5	RECT_OPEN		860.1	18

Pond ID	Ground Elev	DS Link	Outlet Invert Elevation (ft)	Outlet Shape	Outlet Size	100 Year Peak Elev (ft)	Peak Outflow (cfs)
P29400	870.0	C29304	869.5	RECT_OPEN		870.3	58
P29402	878.0	C29400	877.0	RECT_OPEN		877.4	41
P29404	878.0		0.0			880.6	0
P33402	862.0	C33400	861.5	RECT_OPEN		856.6	0
P34400	862.0	L27308	862.0	ARCH	18	864.2	16
P34402	862.0	C34400	862.0	RECT_OPEN		864.6	15
P34404	862.0	C34402	862.0	RECT_OPEN		864.6	19
P34406	862.0	C34404	862.0	RECT_OPEN		864.6	5
P-6	876.0	Link-35	866.0	CIRCULAR	36	874.5	244

PIPE ID	FROM NODE	TO NODE	LENGTH (ft)	AVERAGE PIPE SLOPE %	PIPE SHAPE	PIPE DIAMETER (in)	PIPE WIDTH (in)	DESIGN FLOW CAPACITY (cfs)	MAXIMUM US HGL (ft)	MAXIMUM DS HGL (ft)	PEAK FLOW DURING ANALYSIS (CFS)	PIPE FLOWING FULL?
D43-P559	P25454	P24366	100.00	4.00	CIRCULAR	12	12	7	867.5	860.6	7	No
L23138	CB23240	CB23238	19.83	0.35	CIRCULAR	18	18	6	880.2	879.9	9	Yes
L23200	CB23200	P23320	304.00	3.49	CIRCULAR	15	15	12	876.3	863.7	7	No
L23202	CB23204	P23202	50.00	0.60	CIRCULAR	24	24	18	880.6	880.6	14	Yes
L23203	CB23244	P23202	48.00	0.96	CIRCULAR	18	18	10	880.8	880.6	10	Yes
L23204	CB23206	CB23204	155.04	2.68	CIRCULAR	18	18	17	885.3	880.6	15	Yes
L23206	CB23208	CB23206	204.40	1.78	CIRCULAR	12	12	5	887.1	885.3	2	Yes
L23207	CB23212	CB23206	200.86	2.09	CIRCULAR	12	12	5	887.2	885.3	4	Yes
L23208	CB23110	CB23208	164.70	0.84	CIRCULAR	12	12	3	885.3	887.1	2	No
L23213	CB23214	CB23206	209.07	0.82	CIRCULAR	12	12	3	887.6	885.3	5	Yes
L23214	CB23216	CB23214	290.15	0.70	CIRCULAR	12	12	3	887.3	887.6	3	Yes
L23218	CB23220	P23218	161.77	3.14	CIRCULAR	12	12	6	881.0	874.3	8	Yes
L23219	CB23228	CB23220	230.80	0.36	CIRCULAR	12	12	2	876.7	881.0	5	No
L23220	CB23222	CB23220	334.25	0.54	CIRCULAR	12	12	3	887.0	881.0	6	Yes
L23221	CB23226	CB23220	110.70	0.53	CIRCULAR	12	12	3	882.5	881.0	4	Yes
L23222	CB23224	CB23222	164.49	2.53	CIRCULAR	12	12	6	889.2	887.0	4	Yes
L23232	CB23234	CB23232	221.08	0.27	CIRCULAR	18	18	5	878.2	873.9	8	No
L23234	CB23236	CB23234	42.31	0.21	CIRCULAR	18	18	5	878.6	878.2	8	Yes
L23236	CB23238	CB23236	213.89	0.25	CIRCULAR	18	18	5	879.9	878.6	8	Yes
L23240	P23202	CB23240	30.00	0.33	CIRCULAR	18	18	6	880.6	880.2	14	Yes
L23244	CB23246	CB23244	207.72	0.71	CIRCULAR	18	18	9	885.9	880.8	10	Yes
L23246	CB23248	CB23246	231.66	2.58	CIRCULAR	15	15	10	884.0	885.9	5	No
L23301	CB23302	J23316	116.00	2.10	CIRCULAR	27	27	45	868.0	862.4	26	No
L23302	CB23304	CB23302	55.85	1.00	CIRCULAR	21	21	16	869.9	868.0	23	Yes
L23304	CB23306	CB23304	139.87	0.99	CIRCULAR	18	18	10	872.2	869.9	12	Yes
L23306	CB23308	CB23306	203.63	0.78	CIRCULAR	15	15	6	877.0	872.2	10	Yes
L23308	P23310	CB23308	232.32	0.87	CIRCULAR	15	15	6	870.5	877.0	3	No
L23311	CB23312	J23316	114.00	4.52	CIRCULAR	15	15	14	868.0	862.4	3	No

PIPE ID	FROM NODE	TO NODE	LENGTH (ft)	AVERAGE PIPE SLOPE %	PIPE SHAPE	PIPE DIAMETER (in)	PIPE WIDTH (in)	DESIGN FLOW CAPACITY (cfs)	MAXIMUM US HGL (ft)	MAXIMUM DS HGL (ft)	PEAK FLOW DURING ANALYSIS (CFS)	PIPE FLOWING FULL?
L23313	CB23314	P23320	180.00	0.71	CIRCULAR	15	15	5	869.0	863.7	3	No
L23320	P23400	P23320	140.00	0.14	CIRCULAR	24	24	9	865.4	863.7	7	No
L23321	CB23230	P23320	160.00	1.88	CIRCULAR	18	18	14	870.1	863.7	14	No
L23400	P23402	P23400	310.00	0.16	CIRCULAR	42	42	35	866.7	865.4	24	No
L23402	P23404	P23402	630.00	0.24	CIRCULAR	24	24	11	867.5	866.7	9	No
L23404	P23406	P23404	190.00	1.05	CIRCULAR	18	18	11	868.8	867.5	6	No
L24112	CB24314	CB24312	168.09	0.32	CIRCULAR	12	12	2	877.0	875.7	0	No
L24212	CB24214	P24212	196.00	0.09	CIRCULAR	18	18	3	862.2	859.6	13	Yes
L24213	P24322	P24212	48.00	0.54	CIRCULAR	12	12	3	860.3	859.6	4	Yes
L24214	CB24216	CB24214	227.10	0.11	CIRCULAR	18	18	4	862.2	862.2	3	Yes
L24216	CB24218	CB24216	138.13	0.10	CIRCULAR	18	18	3	862.1	862.2	3	Yes
L24218	CB24218	CB25104	177.74	1.16	CIRCULAR	18	18	11	862.1	859.5	13	Yes
L24219	CB24220	CB24218	162.72	0.92	CIRCULAR	12	12	3	868.1	862.1	6	No
L24266	CB24302	P24366	570.00	1.40	CIRCULAR	27	27	32	870.6	860.6	4	No
L24302	CB24304	CB24302	365.76	0.23	CIRCULAR	15	15	3	873.1	870.6	4	No
L24304	CB24306	CB24304	248.53	0.17	CIRCULAR	15	15	3	874.3	873.1	4	Yes
L24306	CB24308	CB24306	218.54	0.17	CIRCULAR	15	15	3	875.4	874.3	4	Yes
L24308	P24310	CB24308	77.00	0.48	CIRCULAR	15	15	4	875.7	875.4	4	Yes
L24310	CB24312	P24310	40.00	0.50	CIRCULAR	24	24	16	875.7	875.7	19	Yes
L24312	CB24314	CB24312	168.04	0.30	CIRCULAR	24	24	12	877.0	875.7	19	Yes
L24314	CB24316	CB24314	461.23	0.61	CIRCULAR	18	18	8	880.8	877.0	10	Yes
L24316	CB24318	CB24316	345.34	0.82	CIRCULAR	15	15	6	881.8	880.8	5	Yes
L24321	P24324	P24322	48.00	0.35	CIRCULAR	12	12	2	861.4	860.3	4	No
L24323	CB24330	P24322	20.00	0.35	CIRCULAR	15	15	4	860.3	860.3	8	Yes
L24324	P24326	P24324	610.00	0.49	CIRCULAR	15	15	5	863.0	861.4	4	No
L24326	CB25128	P24326	154.00	1.30	CIRCULAR	15	15	7	865.4	863.0	5	No
L24331	CB24332	P24330	133.00	0.45	CIRCULAR	24	24	15	863.6	863.6	15	Yes
L24332	CB24334	CB24332	125.88	0.47	CIRCULAR	24	24	15	863.6	863.6	12	Yes

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L24333	CB24342	CB24332	76.09	1.25	CIRCULAR	24	24	25	863.6	863.6	12	No
L24334	CB24336	CB24334	65.55	0.24	CIRCULAR	18	18	5	863.9	863.6	9	Yes
L24336	CB24338	CB24336	113.46	1.60	CIRCULAR	15	15	8	864.5	863.9	5	No
L24338	CB24340	CB24338	68.00	7.51	CIRCULAR	15	15	15	869.1	864.5	3	No
L24344	CB24346	CB24344	261.34	0.23	CIRCULAR	24	24	11	864.9	863.6	7	No
L24346	CB24348	CB24346	196.90	0.23	CIRCULAR	24	24	11	865.1	864.9	6	No
L24348	P24350	CB24348	36.00	0.19	CIRCULAR	12	12	2	866.7	865.1	6	Yes
L24350	CB24352	P24350	171.00	7.60	CIRCULAR	12	12	10	878.5	866.7	4	No
L24354	CB24356	P24354	36.00	1.39	CIRCULAR	24	24	27	867.1	865.1	28	No
L24356	CB24358	CB24356	194.91	1.80	CIRCULAR	24	24	30	870.6	867.1	28	Yes
L24357	CB24364	CB24358	163.15	0.61	CIRCULAR	12	12	3	872.7	870.6	4	Yes
L24358	CB24360	CB24358	428.23	3.74	CIRCULAR	24	24	38	885.0	870.6	18	No
L24359	CB24362	CB24358	36.32	3.30	CIRCULAR	12	12	6	881.0	870.6	7	Yes
L24366	P24368	P24366	100.00	0.20	CIRCULAR	18	18	4	861.2	860.6	3	No
L24368	CB24370	P24368	65.00	0.31	CIRCULAR	15	15	4	866.3	861.2	12	Yes
L24369	CB24374	P24368	52.00	0.96	CIRCULAR	15	15	6	862.4	861.2	5	No
L24370	CB24372	CB24370	247.55	1.94	CIRCULAR	15	15	9	871.1	866.3	9	Yes
L24374	CB24392	P24374	67.00	0.60	CIRCULAR	15	15	5	864.3	862.1	8	No
L24375	CB24376	P24374	135.00	0.19	CIRCULAR	21	21	7	864.9	862.1	14	No
L24376	CB25478	CB24376	427.93	0.68	CIRCULAR	21	21	13	868.3	864.9	14	Yes
L24387	P24392	CB24388	27.82	3.63	CIRCULAR	12	12	7	865.0	864.9	4	No
L24388	CB24388	CB24376	209.48	0.35	CIRCULAR	15	15	4	864.9	864.9	2	Yes
L24389	CB24390	CB24388	213.97	0.24	CIRCULAR	15	15	3	860.4	864.9	3	No
L24390	J24390	P24391	73.71	4.07	CIRCULAR	18	18	18	861.2	861.2	1	No
L24391	J24391	P24389	16.00	4.63	CIRCULAR	18	18	20	869.9	860.8	12	No
L24392	J24392	J24391	148.00	0.50	CIRCULAR	18	18	6	873.3	869.9	12	Yes
L24393	J24393	J24392	337.00	0.50	CIRCULAR	18	18	6	875.4	873.3	7	Yes
L24394	J24394	J24393	289.00	0.61	CIRCULAR	18	18	7	875.7	875.4	7	Yes

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L24395	J24395	J24394	96.01	1.84	CIRCULAR	15	15	8	871.8	875.7	10	Yes
L24396	CB23228	J24395	248.00	3.40	CIRCULAR	15	15	10	876.7	871.8	6	No
L24TH47	P24366	P24212	129.00	0.50	CIRCULAR	15	15	5	860.6	859.6	1	No
L24TH47-1	P24212	J24tH47-1	40.00	0.12	Arch	11	18	2	859.6	860.1	4	No
L24TH47-2	J24tH47-1	J24TH47-2	197.00	0.14	Arch	11	18	2	860.1	861.5	4	Yes
L24TH47-3	J24TH47-2	P24374	72.00	0.18	Arch	11	18	2	861.5	862.1	4	Yes
L24TH47-4	P24374	J24TH47-3	153.86	0.08	Arch	11	18	1	862.1	861.3	3	Yes
L24TH47-5	J24TH47-3	J24TH47-4	192.00	0.15	Arch	11	18	2	861.3	860.5	3	Yes
L24TH47-6	J24TH47-4	D43-CB444	270.00	0.15	Arch	11	18	2	860.5	860.4	3	Yes
L24TH47-7	D43-CB444	CB24390	30.00	0.27	Arch	11	18	3	860.4	860.4	3	Yes
L25100	CB25102	O-25-1-02	292.23	3.10	CIRCULAR	30	30	72	854.3	845.0	53	No
L25102	CB25104	CB25102	420.00	0.54	CIRCULAR	30	30	30	859.5	854.3	37	No
L25104	CB25106	CB25104	360.02	0.47	CIRCULAR	27	27	21	860.3	859.5	14	Yes
L25105	CB25108	CB25104	219.32	0.23	CIRCULAR	18	18	4	867.6	859.5	13	No
L25106	CB25110	CB25106	186.34	9.03	CIRCULAR	15	15	19	876.5	860.3	7	No
L25108	CB24390	CB25106	375.86	0.13	CIRCULAR	27	27	11	860.4	860.3	6	Yes
L25114	CB25116	CB25114	349.60	0.21	CIRCULAR	18	18	5	864.0	861.5	9	Yes
L25116	CB25118	CB25116	105.68	0.47	CIRCULAR	12	12	2	862.9	864.0	6	Yes
L25118	CB25420	CB25118	218.94	2.28	CIRCULAR	12	12	5	863.6	862.9	3	Yes
L25120	CB25122	O-25-1-01	215.00	7.44	CIRCULAR	18	18	29	866.7	851.9	13	No
L25200	CB25202	O-25-2-05	163.41	0.31	CIRCULAR	24	24	13	854.6	853.9	7	No
L25202	P25204	CB25202	115.84	0.43	CIRCULAR	24	24	15	854.9	854.6	6	No
L25204	CB25114	P25204	220.00	0.34	CIRCULAR	18	18	6	861.5	854.9	9	No
L25206	CB25208	O-25-2-04	214.21	0.23	CIRCULAR	18	18	5	853.5	850.7	10	No
L25210	CB25212	O-25-2-03	220.00	2.93	CIRCULAR	18	18	18	852.1	849.0	10	Yes
L25214	P25216	O-25-2-01a	140.00	0.21	CIRCULAR	48	48	66	850.1	849.3	38	No
L25216	CB25218	P25216	130.00	0.37	CIRCULAR	48	48	87	850.3	850.1	47	No
L25218	CB25220	CB25218	274.00	0.19	CIRCULAR	42	42	44	851.5	850.3	42	No

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L25220	CB25222	CB25220	133.11	0.44	CIRCULAR	30	30	27	852.5	851.5	27	No
L25221	CB25232	CB25220	555.34	0.61	CIRCULAR	15	15	5	857.9	851.5	7	Yes
L25222	CB25224	CB25222	575.08	0.39	CIRCULAR	30	30	26	854.2	852.5	21	No
L25224	CB25226	CB25224	59.08	0.41	CIRCULAR	27	27	20	854.7	854.2	18	No
L25225	CB25236	CB25220	349.00	0.10	CIRCULAR	36	36	21	851.6	851.5	20	No
L25226	CB25228	CB25226	296.51	0.42	CIRCULAR	24	24	15	855.2	854.7	10	No
L25228	CB25230	CB25228	133.48	0.78	CIRCULAR	12	12	3	858.4	855.2	5	Yes
L25232	CB36136	CB25232	208.57	0.48	CIRCULAR	12	12	2	859.2	857.9	5	Yes
L25233	CB25234	CB25232	76.26	3.93	CIRCULAR	12	12	7	858.7	857.9	4	Yes
L25236	P36400	CB25236A	236.00	0.33	CIRCULAR	36	36	39	852.4	851.6	20	No
L25236A	CB25236A	CB25236	90.00	0.71	CIRCULAR	36	36	56	851.6	851.6	20	No
L25301	CB25302	P36400	40.00	0.18	CIRCULAR	15	15	3	855.3	852.4	13	Yes
L25302	P25304	CB25302	89.63	0.30	CIRCULAR	15	15	4	855.1	855.3	8	Yes
L25303	FES25301	CB25340	217.12	1.65	CIRCULAR	15	15	8	867.8	864.4	8	Yes
L25306	CB25306	P25304	140.00	0.17	CIRCULAR	24	24	9	855.2	855.1	17	Yes
L25307	CB25308	P36400	172.00	0.10	CIRCULAR	36	36	21	853.6	852.4	41	No
L25308	CB25310	CB25308	280.08	0.10	CIRCULAR	36	36	21	854.2	853.6	29	Yes
L25310	CB25312	CB25310	314.81	0.10	CIRCULAR	36	36	21	855.5	854.2	23	Yes
L25312	CB25314	CB25312	289.61	0.09	CIRCULAR	24	24	7	854.7	855.5	7	Yes
L25313	CB25316	CB25312	170.00	0.29	CIRCULAR	30	30	22	854.9	855.5	16	Yes
L25316	CB25318	CB25316	154.03	0.14	CIRCULAR	27	27	12	855.1	854.9	15	Yes
L25317	CB36418	CB25312	129.05	0.42	CIRCULAR	12	12	2	856.5	855.5	3	Yes
L25318	CB25320	CB25318	145.08	0.05	CIRCULAR	27	27	7	855.1	855.1	15	Yes
L25319	P25317	P26200	164.00	1.15	CIRCULAR	12	12	4	864.0	856.7	4	No
L25320	CB25322	CB25320	112.54	0.08	CIRCULAR	27	27	9	855.1	855.1	14	Yes
L25321	P25319	CB25331	10.00	2.00	CIRCULAR	15	15	9	866.9	862.5	3	No
L25322	CB25324	CB25322	184.35	0.20	CIRCULAR	27	27	14	855.0	855.1	14	Yes
L25323	CB25323	CB25325	421.45	0.88	CIRCULAR	18	18	10	870.4	867.5	1	No

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L25324	CB25326	CB25324	93.53	0.10	CIRCULAR	27	27	10	855.3	855.0	14	Yes
L25325	CB25325	CB25328	493.16	0.50	CIRCULAR	24	24	16	867.5	865.5	9	No
L25327	CB25327	CB25325	203.11	1.88	CIRCULAR	15	15	9	872.2	867.5	9	No
L25328	CB25330	P25328	112.00	0.18	CIRCULAR	18	18	4	860.0	855.3	21	Yes
L25329	P25321	CB25329	283.09	-0.16	CIRCULAR	15	15	3	876.6	876.3	1	No
L25330	CB25332	CB25330	228.73	0.44	CIRCULAR	18	18	7	860.1	860.0	10	Yes
L25331	CB25329	CB25360	53.35	1.48	CIRCULAR	18	18	13	876.3	875.8	1	No
L25332	CB25335	CB25332	466.28	0.21	CIRCULAR	18	18	5	861.0	860.1	8	Yes
L25334	CB25336	CB25335	400.04	0.20	CIRCULAR	15	15	3	861.2	861.0	5	Yes
L25336	CB25338	CB25336	99.80	0.20	CIRCULAR	15	15	3	861.2	861.2	5	Yes
L25339	CB25331	P25328	72.05	0.28	CIRCULAR	15	15	3	862.5	855.3	12	Yes
L25340	CB25340	CB25341	99.97	0.17	CIRCULAR	18	18	4	864.4	863.5	8	No
L25341	CB25341	CB25342	170.25	0.64	CIRCULAR	18	18	8	863.5	861.0	8	No
L25342	CB25342	CB25344	186.28	0.27	CIRCULAR	30	30	21	861.0	865.8	13	Yes
L25344	CB25344	P25315	179.99	0.22	CIRCULAR	30	30	19	865.8	861.0	17	Yes
L25346	CB25346	CB25348	57.18	0.38	CIRCULAR	15	15	4	886.2	885.3	6	Yes
L25348	CB25348	CB25350	140.92	0.30	CIRCULAR	15	15	4	885.3	878.8	6	No
L25350	CB25350	P25321	198.40	0.25	CIRCULAR	15	15	3	878.8	876.6	6	No
L25352	CB25352	CB25354	65.35	0.58	CIRCULAR	12	12	3	876.6	876.6	0	No
L25354	CB25354	P25321	177.99	0.29	CIRCULAR	18	18	6	876.6	876.6	0	No
L25356	CB25356	CB25358	38.14	1.18	CIRCULAR	12	12	4	875.8	875.8	0	No
L25358	CB25358	CB25360	158.78	1.37	CIRCULAR	18	18	12	875.8	875.8	0	No
L25360	CB25360	CB25323	209.09	-0.21	CIRCULAR	18	18	5	875.8	870.4	1	No
L25362	FES25362	CB25364	150.25	3.37	CIRCULAR	15	15	12	872.1	867.0	0	No
L25364	CB25364	CB25342	160.13	3.73	CIRCULAR	15	15	12	867.0	861.0	0	No
L25366	CB25366	CB25368	145.00	1.12	CIRCULAR	12	12	4	878.8	876.8	3	No
L25368	CB25368	CB25370	101.00	3.18	CIRCULAR	12	12	6	876.8	867.2	3	No
L25370	CB25370	P25319	295.12	0.78	CIRCULAR	18	18	9	867.2	866.9	3	No

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L25372	CB25372	CB25370	53.00	0.32	CIRCULAR	12	12	2	867.2	867.2	0	No
L25374	CB25374	P25319	53.00	0.81	CIRCULAR	12	12	3	866.9	866.9	0	No
L25376	CB25376	P25319	49.00	0.59	CIRCULAR	18	18	8	866.9	866.9	0	No
L25400	P25400	P24366	1295.66	0.39	CIRCULAR	15	15	4	866.8	860.6	2	No
L25402	P25402	CB25442	193.44	1.66	CIRCULAR	18	18	14	873.2	870.8	12	Yes
L25404	CB25404	P24366	143.00	0.35	CIRCULAR	15	15	4	863.4	860.6	6	No
L25405	CB25406	P24366	142.00	0.14	CIRCULAR	21	21	6	865.1	860.6	19	No
L25406	CB25408	CB25406	191.02	0.19	CIRCULAR	21	21	7	866.8	865.1	16	Yes
L25408	CB25410	CB25408	131.76	0.45	CIRCULAR	21	21	11	867.2	866.8	12	Yes
L25410	CB25412	CB25410	444.78	2.21	CIRCULAR	15	15	10	876.1	867.2	9	Yes
L25413	CB25414	P24366	120.00	0.42	CIRCULAR	18	18	7	864.0	860.6	8	No
L25414	CB25416	CB25414	256.00	0.23	CIRCULAR	18	18	5	864.5	864.0	6	Yes
L25416	CB25418	CB25416	179.01	0.61	CIRCULAR	15	15	5	863.9	864.5	5	Yes
L25418	P26176	CB25418	120.00	0.18	CIRCULAR	15	15	3	864.7	863.9	5	Yes
L25420	P25424	CB25420	27.10	3.69	CIRCULAR	12	12	7	863.6	863.6	2	Yes
L25424	CB25422	P25424	63.00	3.97	CIRCULAR	15	15	13	866.9	863.6	2	No
L25425	P25426	P25424	237.73	0.21	CIRCULAR	15	15	3	857.3	863.6	1	No
L25432	CB25434	CB25432	95.62	0.52	CIRCULAR	18	18	8	881.2	880.6	0	No
L25436	CB25438	CB25436	414.27	1.45	CIRCULAR	15	15	8	880.1	879.9	6	Yes
L25438	CB25440	CB25438	42.73	0.47	CIRCULAR	15	15	4	880.2	880.1	5	Yes
L25439	P25442	CB25438	157.24	1.27	CIRCULAR	12	12	4	879.1	880.1	4	Yes
L25444	P25454	CB25444	180.08	0.28	CIRCULAR	18	18	6	867.5	865.8	7	No
L25445	CB25447	CB25444	223.34	1.00	CIRCULAR	15	15	6	871.2	865.8	7	No
L254454	CB25442	P25454	146.97	1.22	CIRCULAR	18	18	12	870.8	867.5	13	Yes
L25446	CB25444	CB25446	72.39	5.37	CIRCULAR	21	21	37	865.8	864.5	14	No
L25447	P25456	CB25446	58.38	3.24	CIRCULAR	12	12	6	865.1	864.5	5	Yes
L25448	CB25446	CB25448	66.72	0.91	CIRCULAR	24	24	22	864.5	863.9	17	Yes
L25450	CB25448	CB25450	215.21	0.23	CIRCULAR	24	24	11	863.9	862.4	18	Yes

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L25452	CB25450	CB25452	222.88	0.36	CIRCULAR	24	24	14	862.4	860.8	18	No
L25454	CB25452	P25458	115.80	0.43	CIRCULAR	24	24	15	860.8	860.0	20	Yes
L25468	CB25466	CB25468	47.11	1.13	CIRCULAR	12	12	4	875.7	875.7	2	Yes
L25469	CB25466	CB25468	47.30	1.12	CIRCULAR	12	12	4	875.7	875.7	2	Yes
L25478	CB25486	CB25478	57.35	0.51	CIRCULAR	15	15	5	868.8	868.3	7	Yes
L25479	CB25480	CB25478	137.75	2.06	CIRCULAR	15	15	9	870.9	868.3	9	Yes
L25480	CB25482	CB25480	336.30	0.15	CIRCULAR	15	15	2	871.4	870.9	4	Yes
L25482	P25484	CB25482	98.15	1.53	CIRCULAR	12	12	4	871.0	871.4	3	No
L25488	P25488	P25490	210.00	0.00	CIRCULAR	18	18	0	876.3	876.3	1	Yes
L26102	CB26104	CB26102	71.73	0.78	CIRCULAR	15	15	6	867.6	867.3	5	Yes
L26104	CB26106	CB26104	108.03	0.78	CIRCULAR	12	12	3	867.6	867.6	3	Yes
L26106	CB26110	CB26106	173.29	0.78	CIRCULAR	12	12	3	867.7	867.6	3	Yes
L26110	P26112	CB26110	25.76	0.70	CIRCULAR	12	12	3	867.7	867.7	2	Yes
L26113	CB26114	J26186	85.00	2.35	CIRCULAR	12	12	5	863.6	860.9	5	No
L26115	CB26116	J26184	75.00	0.37	CIRCULAR	15	15	4	863.3	860.8	8	No
L26117	P26118	J26186	125.00	0.16	CIRCULAR	24	24	9	861.5	860.9	9	No
L26118	CB26122	P26118	52.00	0.38	CIRCULAR	24	24	14	862.7	861.5	13	No
L26119	CB26120	P26118	45.00	1.11	CIRCULAR	15	15	7	865.0	861.5	7	No
L26123	CB26124	CB26122	81.07	0.74	CIRCULAR	15	15	6	865.4	862.7	2	No
L26124	CB26126	CB26122	397.31	0.80	CIRCULAR	18	18	9	865.8	862.7	9	Yes
L26126	CB26456	CB26126	646.00	0.63	CIRCULAR	18	18	8	869.2	865.8	6	No
L26127	CB26128	J26180	130.00	1.21	CIRCULAR	27	27	34	862.0	860.0	15	No
L26128	CB26134	CB26128	97.50	1.38	CIRCULAR	18	18	12	862.8	862.0	5	No
L26129	CB26130	CB26128	317.70	1.98	CIRCULAR	15	15	9	867.7	862.0	5	No
L26130	CB26132	CB26130	204.02	1.87	CIRCULAR	12	12	5	871.5	867.7	3	No
L26134	CB26138	CB26134	176.50	1.04	CIRCULAR	18	18	11	864.6	862.8	4	No
L26135	P26136	CB26134	235.90	3.76	CIRCULAR	15	15	13	871.3	862.8	2	No
L26138	CB26142	CB26138	199.09	0.86	CIRCULAR	15	15	6	865.7	864.6	0	No

PIPE ID	FROM NODE	TO NODE	LENGTH (ft)	AVERAGE PIPE SLOPE %	PIPE SHAPE	PIPE DIAMETER (in)	PIPE WIDTH (in)	DESIGN FLOW CAPACITY (cfs)	MAXIMUM US HGL (ft)	MAXIMUM DS HGL (ft)	PEAK FLOW DURING ANALYSIS (CFS)	PIPE FLOWING FULL?
L26139	CB26140	CB26138	62.22	1.19	CIRCULAR	12	12	4	872.3	864.6	4	No
L26145	CB26146	J26180	138.00	1.30	CIRCULAR	24	24	26	864.2	860.0	17	No
L26146	CB26148	CB26146	307.50	0.47	CIRCULAR	21	21	11	866.4	864.2	13	No
L26148	CB26186	CB26148	664.02	0.47	CIRCULAR	21	21	11	868.6	866.4	9	No
L26149	CB26150	J26182	73.00	5.89	CIRCULAR	12	12	9	864.3	860.4	4	No
L26151	CB26152	J26182	92.00	3.59	CIRCULAR	15	15	12	863.5	860.4	6	No
L26153	CB26156	CB26154	83.15	0.36	CIRCULAR	18	18	6	860.9	860.6	5	No
L26154	P26158	CB26156	118.00	0.42	CIRCULAR	18	18	7	861.2	860.9	5	No
L26156	CB26162	CB26160	167.01	0.34	CIRCULAR	15	15	4	866.1	864.3	8	Yes
L26158	CB26160	P26158	51.00	0.33	CIRCULAR	15	15	4	864.3	861.2	11	Yes
L26159	CB26166	P26158	156.00	5.45	CIRCULAR	15	15	15	875.7	861.2	16	Yes
L26162	CB26164	CB26162	76.83	0.35	CIRCULAR	12	12	2	866.1	866.1	4	Yes
L26166	CB25468	CB26166	235.65	0.70	CIRCULAR	15	15	5	875.7	875.7	8	Yes
L26167	CB25472	CB26166	196.25	1.83	CIRCULAR	12	12	5	873.4	875.7	3	No
L26168	CB26170	P26168	141.00	0.71	CIRCULAR	15	15	5	865.6	861.5	11	No
L26169	CB25430	P26168	114.00	0.88	CIRCULAR	18	18	10	869.3	861.5	1	No
L26170	CB26172	CB26170	221.03	1.81	CIRCULAR	15	15	9	869.0	865.6	8	Yes
L26171	CB26174	CB26170	68.67	1.46	CIRCULAR	12	12	4	866.1	865.6	5	Yes
L26172	CB25436	CB26172	414.30	1.21	CIRCULAR	15	15	7	879.9	869.0	10	Yes
L26176	CB26178	P26176	343.00	0.76	CIRCULAR	15	15	6	867.9	864.7	4	No
L26178	CB23280	CB26178	237.00	0.16	CIRCULAR	15	15	3	869.1	867.9	4	No
L26187	P26190	CB26186	109.70	0.59	CIRCULAR	12	12	3	869.0	868.6	3	Yes
L26200	P26204	P26200	170.00	0.41	CIRCULAR	15	15	4	860.0	856.7	6	No
L26201	CB26102	J26188	320.00	0.18	CIRCULAR	15	15	3	867.3	861.1	7	No
L26203	CB26154	P26204	180.00	0.11	CIRCULAR	18	18	4	860.6	860.0	5	No
L26206	CB26206	P26204	150.00	2.47	CIRCULAR	15	15	10	865.8	860.0	13	Yes
L26207	CB26208	P26204	100.00	0.27	CIRCULAR	30	30	21	860.0	860.0	28	Yes
L26208	CB26210	CB26208	68.80	0.29	CIRCULAR	15	15	3	862.6	860.0	9	No

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L26209	P26206	CB26208	635.00	0.26	CIRCULAR	30	30	21	861.2	860.0	23	No
L26211	CB26212	P26204	115.00	2.17	CIRCULAR	30	30	60	861.8	860.0	22	No
L26212	CB26214	CB26212	71.93	1.39	CIRCULAR	27	27	37	863.1	861.8	18	No
L26214	CB26216	CB26214	90.91	0.77	CIRCULAR	24	24	20	863.7	863.1	12	No
L26215	P25315	P26204	52.00	0.54	CIRCULAR	12	12	3	861.0	860.0	4	No
L26216	CB26218	CB26216	73.09	0.82	CIRCULAR	21	21	14	864.2	863.7	10	No
L26218	CB26220	CB26218	85.90	1.98	CIRCULAR	15	15	9	866.1	864.2	8	Yes
L26220	CB26222	CB26220	193.09	0.26	CIRCULAR	12	12	2	869.0	866.1	5	Yes
L26302	CB26304	CB26302	66.94	0.25	CIRCULAR	18	18	5	863.8	863.7	11	Yes
L26303	CB26316	CB26302	672.41	0.52	CIRCULAR	24	24	16	868.2	863.7	15	Yes
L26304	CB26308	CB26304	334.10	2.28	CIRCULAR	18	18	16	871.4	863.8	15	Yes
L26307	CB26302	P26206	210.00	0.09	CIRCULAR	30	30	12	863.7	861.2	41	No
L26309	CB26314	CB26308	292.78	1.19	CIRCULAR	15	15	7	876.8	871.4	8	Yes
L26310	CB26312	CB26310	698.89	0.86	CIRCULAR	15	15	6	881.9	876.1	6	Yes
L26311	CB26328	P26308	120.00	0.40	CIRCULAR	24	24	14	874.9	874.1	26	Yes
L26315	CB26336	P26310	120.50	2.00	CIRCULAR	15	15	9	874.1	874.1	8	Yes
L26316	CB26318	CB26316	208.59	0.36	CIRCULAR	24	24	14	869.5	868.2	16	Yes
L26317	CB26338	P26310	188.00	4.52	CIRCULAR	30	30	87	877.6	874.1	35	No
L26318	CB26320	CB26318	190.70	1.30	CIRCULAR	21	21	18	870.1	869.5	16	Yes
L26320	CB26322	CB26320	138.21	0.12	CIRCULAR	18	18	4	871.1	870.1	12	Yes
L26321	CB26326	CB26320	346.62	0.78	CIRCULAR	15	15	6	870.2	870.1	4	No
L26322	CB26324	CB26322	301.46	1.86	CIRCULAR	15	15	9	876.2	871.1	8	Yes
L26323	P26304	CB26322	132.89	1.14	CIRCULAR	18	18	11	871.4	871.1	10	Yes
L26325	CB26348	P26312	22.00	0.23	CIRCULAR	18	18	5	856.2	854.8	13	No
L26326	P26306	MH28328	300.00	0.10	CIRCULAR	15	15	2	872.7	871.6	4	No
L26327	CB26344	P26312	30.00	0.67	CIRCULAR	21	21	13	858.0	854.8	17	No
L26328	CB28329	P26306	224.00	0.21	CIRCULAR	15	15	3	873.8	872.7	6	Yes
L26329	CB26330	CB26328	250.00	0.35	CIRCULAR	18	18	6	875.5	874.9	7	Yes

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L26330	CB26332	CB26330	297.42	0.31	CIRCULAR	18	18	6	876.5	875.5	7	Yes
L26331	CB26224	P26312	80.00	0.25	CIRCULAR	12	12	2	860.5	854.8	7	Yes
L26332	CB26334	CB26332	400.00	0.41	CIRCULAR	15	15	4	879.1	876.5	5	Yes
L26333	CB26354	P26312	165.00	0.91	CIRCULAR	15	15	6	868.0	854.8	9	No
L26338	CB26340	CB26338	459.35	0.11	CIRCULAR	24	24	7	881.8	877.6	18	No
L26341	CB28330	CB26328	30.00	1.20	CIRCULAR	15	15	7	874.2	874.9	6	Yes
L26344	CB26346	CB26344	142.48	4.74	CIRCULAR	15	15	14	865.8	858.0	16	Yes
L26345	CB26344	P26302	17.00	-1.18	CIRCULAR	24	24	2	858.0	856.0	23	Yes
L26348	CB26350	CB26348	87.98	6.50	CIRCULAR	15	15	16	865.6	856.2	13	No
L26350	CB26352	CB26350	54.36	2.72	CIRCULAR	15	15	11	866.7	865.6	6	Yes
L26402	CB26404	P26402	186.00	0.39	CIRCULAR	18	18	7	867.2	864.8	9	No
L26403	CB26412	P26402	28.00	2.14	CIRCULAR	15	15	8	865.9	864.8	6	No
L26404	CB26406	CB26404	127.71	0.98	CIRCULAR	18	18	10	867.3	867.2	4	No
L26406	CB26408	CB26406	221.12	0.92	CIRCULAR	15	15	6	868.9	867.3	4	No
L26408	CB26310	CB26308	265.14	1.44	CIRCULAR	15	15	8	876.1	871.4	8	Yes
L26409	CB26410	CB26408	156.28	0.47	CIRCULAR	15	15	4	870.0	868.9	4	No
L26413	CB26414	P26400	48.00	0.75	CIRCULAR	18	18	9	862.9	860.0	15	No
L26414	CB26416	CB26414	270.63	0.15	CIRCULAR	18	18	4	863.7	862.9	6	Yes
L26415	P26226	CB26414	120.00	4.20	CIRCULAR	15	15	13	862.0	862.9	0	No
L26416	CB26418	CB26416	88.01	0.27	CIRCULAR	18	18	5	864.0	863.7	6	Yes
L26418	P26420	CB26418	202.07	0.08	CIRCULAR	15	15	2	862.1	864.0	3	No
L26422	CB26422	CB26414	214.72	0.24	CIRCULAR	15	15	3	864.7	862.9	7	Yes
L26423	P26424	P26400	150.00	0.33	CIRCULAR	24	24	13	860.7	860.0	3	No
L26426	P26226	P26428	33.00	1.21	CIRCULAR	12	12	4	862.0	862.0	4	Yes
L26428	CB26430	P26428	80.00	0.21	CIRCULAR	36	36	31	862.0	862.0	12	No
L26430	CB26432	CB26430	68.14	0.76	CIRCULAR	15	15	6	869.4	862.0	1	No
L26431	CB26434	CB26430	138.90	0.22	CIRCULAR	36	36	31	862.0	862.0	9	No
L26434	CB26436	CB26434	294.96	0.19	CIRCULAR	33	33	23	862.2	862.0	7	No

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L26436	CB26438	CB26436	113.74	0.21	CIRCULAR	27	27	14	862.4	862.2	6	No
L26438	CB26440	CB26438	227.48	0.20	CIRCULAR	21	21	7	862.6	862.4	2	No
L26440	CB26442	CB26440	232.65	0.35	CIRCULAR	15	15	4	863.0	862.6	1	No
L26442	P26144	CB26442	306.76	0.15	CIRCULAR	15	15	2	863.6	863.0	1	No
L26445	CB26446	P26428	81.00	1.00	CIRCULAR	15	15	6	862.0	862.0	6	No
L26446	CB26448	CB26446	90.70	3.12	CIRCULAR	15	15	11	864.3	862.0	6	No
L26448	CB26450	CB26448	149.29	0.35	CIRCULAR	15	15	4	865.4	864.3	4	No
L26450	CB26452	CB26450	135.32	0.35	CIRCULAR	15	15	4	865.6	865.4	2	No
L26452	CB26454	CB26452	224.07	0.33	CIRCULAR	15	15	4	865.8	865.6	1	No
L26456	P26458	CB26456	69.80	0.90	CIRCULAR	15	15	6	869.2	869.2	1	No
L26458	CB26460	P26458	125.00	0.58	CIRCULAR	15	15	5	869.2	869.2	8	Yes
L26460	CB26462	CB26460	68.88	0.38	CIRCULAR	15	15	3	869.2	869.2	8	Yes
L26462	CB26464	CB26462	114.15	0.25	CIRCULAR	15	15	3	870.1	869.2	7	Yes
L26463	CB26263	CB26462	94.18	7.78	CIRCULAR	12	12	10	872.0	869.2	2	No
L26464	CB26466	CB26464	163.76	0.52	CIRCULAR	15	15	5	871.1	870.1	5	Yes
L26466	CB26468	CB26466	50.57	0.85	CIRCULAR	15	15	6	871.2	871.1	3	Yes
L26467	CB26476	CB26466	62.62	0.70	CIRCULAR	18	18	9	871.2	871.1	4	Yes
L26468	CB26470	CB26468	143.74	0.49	CIRCULAR	15	15	5	871.2	871.2	2	Yes
L26470	CB26472	CB26470	236.36	0.50	CIRCULAR	15	15	5	871.4	871.2	3	Yes
L26472	CB26474	CB26472	103.95	5.37	CIRCULAR	15	15	15	873.8	871.4	3	No
L26476	CB26478	CB26476	101.05	0.76	CIRCULAR	15	15	6	871.2	871.2	3	Yes
L26478	CB26480	CB26478	146.10	0.17	CIRCULAR	15	15	3	871.2	871.2	3	Yes
L26480	CB26482	CB26480	110.88	4.88	CIRCULAR	12	12	8	872.9	871.2	4	No
L26482	CB26484	CB26482	107.55	0.60	CIRCULAR	12	12	3	873.8	872.9	2	No
L26486	CB26188	CB26186	70.92	0.47	CIRCULAR	15	15	4	868.8	868.6	4	No
L28312	CB28330	CB28329	10.00	0.40	CIRCULAR	15	15	4	874.2	873.8	6	Yes
L28313	P26312	P28313	140.00	-1.09	CIRCULAR	18	18	9	854.8	853.9	2	No
L28315	P28313	J28317	35.00	0.00	CIRCULAR	18	18	1	853.9	853.9	4	Yes

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L28317	J28317	O28301	40.00	1.33	CIRCULAR	24	24	26	853.9	853.0	1	No
L28328	MH28328	MH28329	23.00	0.74	CIRCULAR	15	15	6	871.6	871.4	4	No
L28329	MH28329	CB26326	137.00	0.51	CIRCULAR	15	15	5	871.4	870.2	4	No
L36400	CB36406	P36400	240.00	0.42	CIRCULAR	24	24	15	855.2	852.4	21	No
L36401	CB36402	P36400	184.00	0.27	CIRCULAR	18	18	5	853.3	852.4	7	No
L36402	CB36404	CB36402	132.52	0.38	CIRCULAR	12	12	2	854.4	853.3	3	Yes
L36406	CB36408	CB36406	333.90	0.46	CIRCULAR	15	15	4	855.9	855.2	5	Yes
L36407	CB36414	CB36406	116.23	0.50	CIRCULAR	18	18	7	856.2	855.2	11	Yes
L36408	CB36410	CB36408	98.14	0.46	CIRCULAR	15	15	4	857.1	855.9	1	Yes
L36409	CB36412	CB36408	111.18	0.40	CIRCULAR	15	15	4	857.5	855.9	4	Yes
L36414	CB36416	CB36414	174.66	0.50	CIRCULAR	15	15	5	856.5	856.2	3	Yes
Link-28	CB25328	P25317	198.62	0.20	CIRCULAR	24	24	10	865.5	864.0	9	No

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L13202	CB13204	J144278	177.65	3.34	CIRCULAR	18	18	19	864.0	856.9	19	YES
L13203	J144278	O-13-2-01	144.46	3.39	CIRCULAR	18	18	19	856.9	857.6	18	YES
L13204	CB13206	CB13204 A	107.3	0.4	CIRCULAR	21	21	10	865.4	864.5	13	YES
L13204 A	CB13204 A	CB13204	55.47	0.7	CIRCULAR	21	21	13	864.5	864.0	13	YES
L13206	CB13208	CB13206	394.22	0.36	CIRCULAR	21	21	9	865.6	865.4	11	YES
L13208	CB13210	CB13208	138	0.11	CIRCULAR	21	21	5	864.5	865.6	19	YES
L13209	CB13312	CB13208	158.18	5.37	CIRCULAR	12	12	8	872.7	865.6	9	YES
L13210	CB24112	CB13210	259	0.15	CIRCULAR	21	21	6	864.6	864.5	8	YES
L13402	J13404	J13402	67.47	0.13	CIRCULAR	48	48	31	857.8	856.1	110	YES
L13406	P13408	J13406	64.21	0.16	CIRCULAR	36	36	31	859.4	857.9	104	YES
L14102	P14104	CB14102	32	-6.25	CIRCULAR	12	12	9	866.3	866.0	3	YES
L14104	CB14106	P14104	99	0.32	CIRCULAR	21	21	9	866.4	866.3	11	YES
L14106	CB14108	CB14106	154.29	0.4	CIRCULAR	18	18	7	868.0	866.4	9	YES
L14108	CB14110	CB14108	181.64	0.3	CIRCULAR	18	18	6	868.0	868.0	8	YES
L14110	CB14112	CB14110	131.54	6.13	CIRCULAR	15	15	16	873.5	868.0	4	NO
L14111	CB14114	CB14110	216.58	0.48	CIRCULAR	12	12	2	869.0	868.0	2	YES
L14112	CB14214	CB14212	464.48	0.11	CIRCULAR	18	18	3	887.0	885.6	7	YES
L14116	P14118	CB14116	91.84	0.54	CIRCULAR	18	18	8	863.1	862.2	7	NO
L14118	CB14120	P14118	24	2.08	CIRCULAR	12	12	5	864.5	863.1	6	NO
L14120	P14122	CB14120	25	-20	CIRCULAR	12	12	16	865.6	864.5	6	YES
L14121	CB14134	P14122	149	0.68	CIRCULAR	21	21	13	865.6	865.6	11	NO
L14122	CB14124	P14122	149	0.3	CIRCULAR	24	24	12	865.6	865.6	15	YES
L14123	CB14132	CB14124	186.87	0.49	CIRCULAR	15	15	5	865.9	865.6	3	YES
L14124	CB14126	CB14124	136.24	0.34	CIRCULAR	21	21	9	866.6	865.6	10	YES
L14126	CB14128	CB14126	143.75	0.24	CIRCULAR	18	18	5	867.3	866.6	7	YES
L14127	P14126	P14118	503.35	0.16	CIRCULAR	12	12	1	866.9	863.1	1	NO
L14128	CB14130	CB14128	411.79	0.45	CIRCULAR	15	15	4	869.1	867.3	5	YES
L14132	P14124	J14132	389.16	1.54	Rectangular	48	48	227	870.2	861.1	3	NO

PIPE ID	FROM NODE	TO NODE	LENGTH (ft)	AVERAGE PIPE SLOPE %	PIPE SHAPE	PIPE DIAMETER (in)	PIPE WIDTH (in)	DESIGN FLOW CAPACITY (cfs)	MAXIMUM US HGL (ft)	MAXIMUM DS HGL (ft)	PEAK FLOW DURING ANALYSIS (CFS)	PIPE FLOWING FULL?
L14134	CB14136	CB14134	288.03	1.39	CIRCULAR	18	18	12	868.9	865.6	8	NO
L14135	CB14142	CB14134	127.76	3.24	CIRCULAR	15	15	12	868.6	865.6	3	NO
L14136	CB14138	CB14136	25.16	1.79	CIRCULAR	15	15	9	869.0	868.9	2	NO
L14137	P14140	CB14136	212.98	0.42	CIRCULAR	12	12	2	869.4	868.9	1	NO
L14202	CB14204	P14202	180	1.67	CIRCULAR	36	36	86	873.2	868.7	63	NO
L14204	CB14206	CB14204	216.41	1.39	CIRCULAR	36	36	79	876.0	873.2	52	NO
L14205	CB14242	CB14204	41.31	1.21	CIRCULAR	15	15	7	874.2	873.2	8	YES
L14206	CB14208	CB14206	184.31	0.43	CIRCULAR	36	36	44	877.4	876.0	46	NO
L14207	CB14230	CB14206	198.09	3.03	CIRCULAR	12	12	6	883.0	876.0	6	YES
L14208	CB14210	CB14208	64.52	1.86	CIRCULAR	24	24	31	878.4	877.4	22	YES
L14209	CB14216	CB14208	62.32	1.93	CIRCULAR	30	30	57	877.6	877.4	23	NO
L14210	CB14212	CB14210	709.04	0.78	CIRCULAR	21	21	14	885.6	878.4	16	YES
L14216	CB14258	J14216	20	51.3	CIRCULAR	12	12	26	863.4	859.7	4	NO
L14217	CB14232	CB14216	558.68	0.21	CIRCULAR	30	30	19	879.2	877.6	17	NO
L14218	P14220	J14218	79.04	0.14	CIRCULAR	48	48	46	860.1	859.7	63	YES
L14219	CB14102	P14218	368	0.27	CIRCULAR	12	12	2	866.0	861.4	3	NO
L14224	J14226	J14224	75.71	0.15	CIRCULAR	36	36	22	861.0	860.2	49	YES
L14232	CB14234	CB14232	182.64	0.33	CIRCULAR	21	21	9	879.8	879.2	9	YES
L14233	CB14238	CB14232	442.17	0.97	CIRCULAR	21	21	16	882.3	879.2	7	NO
L14234	CB14236	CB14234	44.1	0.45	CIRCULAR	15	15	4	880.3	879.8	6	YES
L14236	CB14248	CB14236	117.98	0.42	CIRCULAR	12	12	2	882.1	880.3	4	YES
L14237	P14246	CB14236	147.51	4.07	CIRCULAR	12	12	7	884.4	880.3	2	NO
L14238	P14240	CB14238	147.06	0.34	CIRCULAR	21	21	9	882.8	882.3	4	NO
L14242	CB14244	CB14242	143.49	2.44	CIRCULAR	12	12	6	878.4	874.2	6	YES
L14254	CB14256	CB14254	78.82	0.38	CIRCULAR	15	15	4	879.9	877.9	8	NO
L14258	P14260	CB14258	20	-10	CIRCULAR	12	12	11	864.1	863.4	4	NO
L14260	CB14262	P14260	334.13	0.38	CIRCULAR	18	18	6	869.1	864.1	8	NO
L14262	CB14264	CB14262	366.88	0.54	CIRCULAR	15	15	5	867.2	869.1	4	NO

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L14263	P14268	CB14262	184	0.42	CIRCULAR	12	12	2	866.4	869.1	3	YES
L14264	CB14266	CB14264	192.35	0.32	CIRCULAR	15	15	4	868.0	867.2	4	NO
L14430	P14432	J14430	83.02	0.13	CIRCULAR	36	36	21	863.7	862.5	45	NO
L14434	P14436	J14434	623.82	0.03	CIRCULAR	15	15	1	871.4	869.9	1	NO
L14438	P14438	P14436	30	3.33	CIRCULAR	15	15	12	872.0	871.4	9	NO
L14440	P14449	J14442	715	0.97	CIRCULAR	18	18	10	872.4	861.6	2	NO
L15234	P15236	J15234	157.83	0.19	CIRCULAR	36	36	29	866.9	866.7	18	YES
L15238	P15240	J15238	108.17	0.65	CIRCULAR	36	36	47	867.8	867.7	20	NO
L15347	P15352	J15352A	113.73	0.69	CIRCULAR	18	18	8	870.0	869.2	11	YES
L15348	P15350	J15348	178.72	0.04	CIRCULAR	36	36	14	869.8	869.3	26	NO
L15402	J15404	P15402	1090	0.37	CIRCULAR	18	18	6	884.6	872.0	2	NO
L16102	P16104	CB16102	28	0.36	CIRCULAR	12	12	2	871.9	871.7	5	YES
L16104	CB16106	P16104	172	0.23	CIRCULAR	18	18	5	874.9	871.9	9	YES
L16106	CB16108	CB16106	358.52	0.66	CIRCULAR	15	15	5	875.7	874.9	6	YES
L16107	CB16110	CB16106	157.42	0.26	CIRCULAR	15	15	3	873.6	874.9	3	YES
L16114	CB16117	P16114	195.62	0.42	CIRCULAR	33	33	34	876.2	874.7	16	NO
L16115	CB16134	P16114	57.69	0.38	CIRCULAR	12	12	2	874.7	874.7	5	YES
L16116	CB16118	CB16116	103.2	0.69	CIRCULAR	24	24	19	880.6	880.4	8	YES
L16117	CB16117	CB16116	175.89	1.18	CIRCULAR	15	15	7	876.2	880.4	10	YES
L16118	CB16120	CB16118	151.27	0.62	CIRCULAR	27	27	24	880.7	880.6	7	YES
L16119	CB16132	CB16118	251.79	0.26	CIRCULAR	15	15	3	881.0	880.6	2	YES
L16120	CB16122	CB16120	123.14	0.25	CIRCULAR	18	18	5	880.9	880.7	5	YES
L16122	CB16124	CB16122	407.52	0.64	CIRCULAR	15	15	5	882.5	880.9	4	YES
L16123	CB16126	CB16122	55.11	0.45	CIRCULAR	12	12	2	881.0	880.9	2	YES
L16127	CB16102	P16128	255	0.78	CIRCULAR	12	12	3	871.7	869.8	2	NO
L16128	CB16130	CB16117	332.14	1.83	CIRCULAR	12	12	5	886.0	876.2	4	NO
L16129	CB16138	P16128	255	0.24	CIRCULAR	12	12	2	873.7	869.8	4	NO
L16134	CB16136	CB16134	118.4	5.07	CIRCULAR	15	15	15	883.5	874.7	5	NO

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L16138	P16114	CB16138	64	0.16	CIRCULAR	12	12	1	874.7	873.7	4	YES
L16254a	P16140	J16254	72	-2.08	CIRCULAR	18	18	15	871.4	870.9	3	NO
L16255	P16140	J16254	72	-0.14	CIRCULAR	18	18	8	871.4	870.9	5	NO
L16402	P16404	P16402	110	0.45	CIRCULAR	15	15	4	872.6	871.5	2	NO
L16404	P16406	P16404	115	-0.87	CIRCULAR	15	15	5	872.7	872.6	2	NO
L19300	CB19302	O-19E-3-01	101.19	0.99	CIRCULAR	12	12	4	854.5	854.5	9	YES
L19302	P19E304	CB19302	50	2	CIRCULAR	21	21	22	854.5	854.5	21	YES
L19304	CB19306	P19E304	619.81	6.7	CIRCULAR	18	18	27	888.3	854.5	16	NO
L19306	CB19308	CB19306	123.51	0.4	CIRCULAR	18	18	7	889.4	888.3	9	NO
L22146	J22148	J22146	111.28	0.45	CIRCULAR	24	24	15	884.6	882.7	17	NO
L22204	CB22206	CB22204	468.08	0.75	CIRCULAR	15	15	6	882.0	877.9	6	NO
L22206	P22208	CB22206	145.84	0.53	CIRCULAR	15	15	5	883.0	882.0	5	YES
L22208	P22110	P22208	484	0.72	CIRCULAR	15	15	5	886.0	883.0	5	NO
L22216	CB22218	P22216	240	0.63	CIRCULAR	15	15	5	876.0	870.3	9	NO
L22218	P22220	CB22218	430	0.12	CIRCULAR	15	15	2	874.7	876.0	5	YES
L22220	J22222	P22220	145	0.32	CIRCULAR	15	15	4	875.0	874.7	5	NO
L22402	P22404	J22404A	108.91	0.33	CIRCULAR	15	15	4	869.8	869.8	4	YES
L22404	P22406	J122406A	124.72	0.26	CIRCULAR	15	15	3	869.8	869.8	3	YES
L22406	J22408A	P22408	96.96	0.55	CIRCULAR	15	15	5	869.8	869.8	4	YES
L22408	P22410	P22402	160	1.25	CIRCULAR	18	18	12	873.6	869.8	14	NO
L23101	P23102	P23158	55	0.55	CIRCULAR	12	12	3	872.6	865.3	10	YES
L23102	CB23104	P23102	104.77	1.34	CIRCULAR	30	30	47	872.8	872.6	37	YES
L23103	CB23106	CB23104	47.85	1.5	CIRCULAR	12	12	4	872.8	872.8	7	YES
L23104	CB23108	CB23104	245.93	1.5	CIRCULAR	27	27	38	874.4	872.8	32	YES
L23108	CB23112	CB23108	314.43	1.5	CIRCULAR	24	24	28	879.4	874.4	27	YES
L23109	CB23136	CB23108	207.37	2.47	CIRCULAR	15	15	10	876.9	874.4	7	NO
L23110	CB24412	CB23110	123.08	0.45	CIRCULAR	15	15	4	868.0	868.0	5	YES
L23112	CB23114	CB23112	115.59	1.5	CIRCULAR	21	21	19	881.4	879.4	20	YES

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L23114	CB23116	CB23114	147.64	1.49	CIRCULAR	18	18	13	883.5	881.4	17	YES
L23116	CB23118	CB23116	225.26	1.5	CIRCULAR	18	18	13	887.2	883.5	13	YES
L23117	CB24420	P23118	94	0.2	CIRCULAR	21	21	7	869.2	867.5	18	NO
L23118	CB23128	CB23118	207.78	1.49	CIRCULAR	15	15	8	888.2	887.2	7	YES
L23119	CB23120	CB23118	47.96	1.5	CIRCULAR	15	15	8	888.4	887.2	9	YES
L23120	CB23122	CB24420	154.67	0.2	CIRCULAR	21	21	7	871.6	869.2	18	YES
L23122	CB23124	CB23122	250.45	0.2	CIRCULAR	18	18	5	871.9	871.6	8	YES
L23129	CB23130	P23158	140	1.25	CIRCULAR	18	18	12	869.8	865.3	9	NO
L23130	CB23132	CB23130	48.84	0.31	CIRCULAR	18	18	6	870.2	869.8	8	NO
L23132	CB23134	CB23132	203.67	0.54	CIRCULAR	15	15	5	870.8	870.2	4	NO
L23138	CB23140	CB23138	171.5	0.99	CIRCULAR	15	15	6	872.5	868.5	7	YES
L23142	CB23144	CB23142	75.51	1.8	CIRCULAR	12	12	5	870.4	866.4	7	NO
L23144	CB23146	CB23144	345.73	1.82	CIRCULAR	15	15	9	873.9	870.4	5	NO
L23159	P23160	P23158	90	-1.11	CIRCULAR	15	15	6	865.3	865.3	3	YES
L23160	CB23162	P23160	130.62	0.38	CIRCULAR	18	18	7	867.1	865.3	13	NO
L23161	CB23168	CB23162	57.62	3.47	CIRCULAR	12	12	7	868.2	867.1	5	YES
L23162	CB23164	CB23162	103.54	0.97	CIRCULAR	15	15	6	869.3	867.1	9	YES
L23164	CB23166	CB23164	174.29	0.57	CIRCULAR	15	15	5	870.1	869.3	6	YES
L23169	CB23170	P23158	77	0.3	CIRCULAR	24	24	12	867.9	865.3	14	NO
L23170	CB23172	CB23170	113.96	0.3	CIRCULAR	24	24	12	868.5	867.9	14	NO
L23172	CB23174	CB23172	121.13	0.3	CIRCULAR	24	24	12	868.8	868.5	10	NO
L23173	CB23184	CB23172	96.08	0.3	CIRCULAR	12	12	2	869.4	868.5	3	YES
L23174	CB23176	CB23174	53.2	0.3	CIRCULAR	21	21	9	868.8	868.8	5	YES
L23176	CB23178	CB23176	80.98	0.3	CIRCULAR	21	21	9	868.9	868.8	4	NO
L23178	CB23180	CB23178	132.97	0.3	CIRCULAR	15	15	4	869.5	868.9	4	YES
L23180	CB23182	CB23180	64.98	0.31	CIRCULAR	12	12	2	869.9	869.5	3	YES
L23185	P23186	P23158	10	0.8	CIRCULAR	15	15	6	865.3	865.3	5	NO
L23186	CB23188	P23186	181	3.87	CIRCULAR	18	18	21	871.8	865.3	11	NO

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L23302	CB22204	P23302	165	4.3	CIRCULAR	15	15	13	877.9	865.9	10	NO
L23312	CB23314	P23312	130	0.22	CIRCULAR	18	18	5	865.9	865.9	5	NO
L23314	CB23314	P23302	60	1.58	CIRCULAR	15	15	8	865.9	865.9	7	YES
L23402	CB23404	CB23402	215.66	2.56	CIRCULAR	15	15	10	876.2	868.8	4	NO
L23403	CB23402	P23444	52	0.79	CIRCULAR	15	15	6	868.8	867.1	10	NO
L23404	CB23406	CB23404	63.3	1.42	CIRCULAR	15	15	8	877.0	876.2	2	NO
L23407	CB23408	P23444	197	0.15	CIRCULAR	18	18	4	868.8	867.1	8	NO
L23408	P23416	CB23408	48.31	-0.06	CIRCULAR	18	18	3	869.3	868.8	11	YES
L23410	CB23412	CB23410	111.09	1.04	CIRCULAR	18	18	11	874.3	872.9	6	NO
L23412	CB23414	CB23412	83.34	1.32	CIRCULAR	15	15	7	875.0	874.3	3	NO
L23416	CB23410	P23416	55.82	7.67	CIRCULAR	18	18	29	872.9	869.3	7	NO
L23417	CB23418	P23416	107	3.52	CIRCULAR	18	18	20	872.4	869.3	7	NO
L23418	CB23420	CB23418	213.98	0.34	CIRCULAR	15	15	4	873.7	872.4	4	NO
L23444	P23446	P23444	110	1.82	CIRCULAR	18	18	14	872.1	867.1	11	NO
L24111	J24113	CB24112	70	0.2	CIRCULAR	21	21	7	864.6	864.6	11	YES
L24112	P24114	J24113	80.47	-1.34	CIRCULAR	21	21	18	864.6	864.6	11	YES
L24113	CB24115	P24114	135	0.37	CIRCULAR	12	12	2	881.6	864.6	9	YES
L24114	CB24116	P24114	247	0.12	CIRCULAR	18	18	4	872.3	864.6	5	YES
L24116	P24118	CB24116	778	0.29	CIRCULAR	15	15	3	865.4	872.3	3	NO
L24118	CB24120	P24118	192	1.29	CIRCULAR	24	24	26	868.6	865.4	23	NO
L24119	CB24164	P24118	230	3.19	CIRCULAR	36	36	119	866.3	865.4	25	NO
L24120	CB24122	CB24120	220.75	2.42	CIRCULAR	21	21	25	873.3	868.6	12	NO
L24121	CB24128	CB24120	170	0.71	CIRCULAR	21	21	13	869.7	868.6	8	NO
L24122	CB24124	CB24122	145.6	0.37	CIRCULAR	21	21	10	874.1	873.3	8	NO
L24124	P24126	CB24124	223.44	2.27	CIRCULAR	21	21	24	878.6	874.1	5	NO
L24128	CB24130	CB24128	178	0.38	CIRCULAR	21	21	10	869.9	869.7	4	NO
L24130	CB24252	CB24130	331.49	2.91	CIRCULAR	15	15	11	879.6	869.9	4	NO
L24135	CB24136	CB24116	311	0.12	CIRCULAR	15	15	2	864.3	872.3	3	YES

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L24136	CB24138	CB24136	541	0.07	CIRCULAR	15	15	2	863.8	864.3	3	YES
L24137	CB24152	CB24136	220	2.32	CIRCULAR	15	15	10	873.0	864.3	3	NO
L24138	P24440	CB24138	50	-3.68	CIRCULAR	15	15	12	863.8	863.8	3	YES
L24140	CB24142	P24440	392.47	1.03	CIRCULAR	21	21	16	865.7	863.8	15	YES
L24142	CB24144	CB24142	203.48	0.49	CIRCULAR	18	18	7	867.8	865.7	11	YES
L24143	CB24150	CB24142	47.34	4.33	CIRCULAR	12	12	7	865.2	865.7	4	YES
L24144	CB24146	CB24144	102.3	0.27	CIRCULAR	18	18	6	867.7	867.8	5	YES
L24146	P24148	CB24146	482.84	0.37	CIRCULAR	15	15	4	868.2	867.7	4	YES
L24148	CB24154	P24148	189.27	0.77	CIRCULAR	30	30	36	868.3	868.2	15	YES
L24149	P24118	P24148	150	0.33	CIRCULAR	18	18	6	865.4	868.2	8	NO
L24150	P24222	CB24250	127	1.09	CIRCULAR	15	15	7	885.0	885.4	5	YES
L24152	CB24250	CB24252	917	0.28	CIRCULAR	15	15	3	885.4	879.6	4	NO
L24154	CB24156	CB24154	132.36	1.46	CIRCULAR	27	27	37	868.4	868.3	14	NO
L24156	CB24158	CB24156	220.97	1.05	CIRCULAR	21	21	16	870.8	868.4	10	NO
L24158	CB24160	CB24158	177.61	2.63	CIRCULAR	18	18	17	874.9	870.8	5	NO
L24159	CB24162	CB24158	223.7	0.59	CIRCULAR	15	15	5	871.8	870.8	3	NO
L24164	CB24172	CB24164	117.66	4.31	CIRCULAR	18	18	22	870.9	866.3	6	NO
L24165	CB24166	CB24164	384.44	0.18	CIRCULAR	33	33	23	867.6	866.3	14	NO
L24166	CB24168	CB24166	362.68	4.4	CIRCULAR	30	30	86	882.5	867.6	7	NO
L24167	CB24170	CB24166	46.52	12.75	CIRCULAR	18	18	38	879.9	867.6	6	NO
L24172	CB24174	CB24172	169.36	0.89	CIRCULAR	15	15	6	872.6	870.9	3	NO
L24175	CB24176	P24118	175	0.57	CIRCULAR	27	27	23	865.8	865.4	25	NO
L24176	CB24178	CB24176	35.75	0.28	CIRCULAR	24	24	12	866.3	865.8	22	YES
L24178	CB24180	CB24178	227.07	0.22	CIRCULAR	18	18	5	870.1	866.3	14	YES
L24180	CB24182	CB24180	108.04	8.33	CIRCULAR	15	15	19	876.0	870.1	14	YES
L24182	CB24184	CB24182	322.72	2.17	CIRCULAR	15	15	10	880.5	876.0	3	NO
L24183	CB24186	CB24182	189.5	0.26	CIRCULAR	12	12	2	877.2	876.0	5	YES
L24185	CB24188	P24118	400	1.36	CIRCULAR	15	15	8	871.8	865.4	8	NO

PIPE ID	FROM NODE	TO NODE	LENGTH (ft)	AVERAGE PIPE SLOPE %	PIPE SHAPE	PIPE DIAMETER (in)	PIPE WIDTH (in)	DESIGN FLOW CAPACITY (cfs)	MAXIMUM US HGL (ft)	MAXIMUM DS HGL (ft)	PEAK FLOW DURING ANALYSIS (CFS)	PIPE FLOWING FULL?
L24186	CB24190	CB24188	154.69	3.38	CIRCULAR	12	12	7	879.3	871.8	8	YES
L24189	CB24194	P24118	231.55	1.51	CIRCULAR	15	15	8	868.7	865.4	5	NO
L24221	CB24238	P24222	150	3	CIRCULAR	18	18	18	887.2	885.0	18	YES
L24222	CB24224	P24222	140	0.26	CIRCULAR	15	15	3	885.1	885.0	7	YES
L24224	CB24226	CB24224	564.98	0.2	CIRCULAR	15	15	3	889.2	885.1	6	YES
L24226	CB24228	CB24226	63.11	0.13	CIRCULAR	15	15	2	889.1	889.2	3	YES
L24228	P24230	CB24228	198.62	0.35	CIRCULAR	12	12	2	886.8	889.1	4	YES
L24230	CB24232	P24230	40	0.25	CIRCULAR	15	15	3	886.5	886.8	5	YES
L24231	CB24234	CB24232	162.95	0.09	CIRCULAR	15	15	2	886.5	886.5	4	NO
L24232	CB24236	CB24232	994.12	0.1	CIRCULAR	15	15	2	889.3	886.5	4	YES
L24234	CB24234	O-24-2-01	143.71	21.57	CIRCULAR	12	12	17	886.5	854.5	15	YES
L24238	CB24240	CB24238	223.33	0.22	CIRCULAR	15	15	3	891.5	887.2	10	YES
L24241	CB24242	P24222	132	0.38	CIRCULAR	15	15	4	886.8	885.0	8	YES
L24242	P24244	CB24242	232.02	0.86	CIRCULAR	15	15	6	887.6	886.8	5	YES
L24245	CB24246	P24222	313	0.26	CIRCULAR	18	18	5	889.2	885.0	8	NO
L24246	CB24248	CB24246	123.85	0.16	CIRCULAR	18	18	4	891.0	889.2	7	YES
L24402	CB24104	P24402	240	0.17	CIRCULAR	15	15	3	864.0	863.1	5	YES
L24403	CB23150	P24402	110	1.82	CIRCULAR	18	18	14	870.1	863.1	12	NO
L24404	P24406	CB24104	90	0.44	CIRCULAR	15	15	4	864.5	864.0	5	YES
L24405	CB23138	P24406	98	0.82	CIRCULAR	15	15	6	868.5	864.5	7	NO
L24406	CB24408	P24406	22	2	CIRCULAR	15	15	9	865.9	864.5	16	YES
L24407	CB23142	P24406	86	1.8	CIRCULAR	24	24	30	866.4	864.5	10	NO
L24408	CB24428	CB24408	147.52	2.7	CIRCULAR	21	21	26	867.7	865.9	15	NO
L24409	CB23110	CB24408	298.32	0.69	CIRCULAR	15	15	5	868.0	865.9	6	YES
L24412	P23118	CB24412	51	1.86	CIRCULAR	15	15	9	867.5	868.0	8	YES
L24413	CB24414	CB24412	230.88	1.98	CIRCULAR	15	15	9	872.3	868.0	8	YES
L24414	CB24416	CB24414	167.29	0.54	CIRCULAR	12	12	3	873.6	872.3	3	YES
L24425	P24426	CB24408	186	0.04	CIRCULAR	15	15	1	864.0	865.9	4	NO

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L24428	CB24430	CB24428	219.66	1.63	CIRCULAR	18	18	13	870.9	867.7	8	NO
L24430	CB24432	CB24430	271.51	0.61	CIRCULAR	18	18	8	872.9	870.9	8	NO
L24432	CB24434	CB24432	173.89	0.88	CIRCULAR	15	15	6	875.0	872.9	7	YES
L24434	CB24436	CB24434	163.1	0.44	CIRCULAR	15	15	4	875.8	875.0	3	YES
L24440	CB24442	P24440	40	6.88	CIRCULAR	24	24	59	863.8	863.8	34	YES
L24442	J24444	CB24442	265.78	0.13	CIRCULAR	18	18	4	865.9	863.8	13	YES
L24444	J24446	J24444	798.9	0.13	CIRCULAR	18	18	4	866.5	865.9	3	YES
L24446	J24448	J24446	400.9	0.12	CIRCULAR	18	18	4	864.6	866.5	7	YES
L24448	P24450	J24448	70	0.17	CIRCULAR	18	18	4	863.0	864.6	12	NO
L24449	P24452	P24450	110	0.91	CIRCULAR	18	18	10	871.5	863.0	10	NO
L24451	P24402	P24450	146	-0.34	CIRCULAR	15	15	4	863.1	863.0	2	YES
L24453	P23158	P24402	205	0.3	CIRCULAR	18	18	6	865.3	863.1	1	NO
L25250	CB23152	CB23150	38.26	7.84	CIRCULAR	18	18	25	872.7	870.1	10	NO
Link-12	P14270	P14220	300	0.45	CIRCULAR	15	15	4	878.8	860.1	3	NO
ZC15352	J22454	J22454A	93.96	0.28	CIRCULAR	15	15	3	870.0	872.0	5	YES
ZC24414A	CB24416	CB24414	140.12	0.65	CIRCULAR	15	15	5	873.6	872.3	5	YES

PIPE ID	FROM NODE	TO NODE	LENGTH (ft)	AVERAGE PIPE SLOPE %	PIPE SHAPE	PIPE DIAMETER (in)	PIPE WIDTH (in)	DESIGN FLOW CAPACITY (cfs)	MAXIMUM US HGL (ft)	MAXIMUM DS HGL (ft)	PEAK FLOW DURING ANALYSIS (CFS)	PIPE FLOWING FULL?
C27270	P27276	P27270	90	2	CIRCULAR	18	18	13	873.8	862.6	0	No
L22302	P22304	P22302	85	1.76	CIRCULAR	15	15	5	866.7	866.4	3	No
L27116	P22302	P27116	75	0.4	CIRCULAR	12	12	1	866.4	866.4	2	Yes
L27118	P27402	P27118	150	0.13	CIRCULAR	24	24	7	861.8	862.5	0	No
L27119	P27102	P27118	150	0.33	CIRCULAR	18	18	6	862.5	862.5	0	No
L27168	CB27170	CB27168	205	0.15	CIRCULAR	15	15	2	867.7	867.4	0	No
L27202	CB27204	P27202	246.08	0.57	CIRCULAR	27	27	23	866.3	865.5	25	Yes
L27203	CB27216	P27202	253	0.09	CIRCULAR	36	36	20	866.1	865.5	43	Yes
L27204	CB27206	CB27204	249.76	0.2	CIRCULAR	27	27	14	869.3	866.3	25	Yes
L27206	CB27208	CB27206	358.38	0.2	CIRCULAR	27	27	14	869.8	869.3	25	Yes
L27207	CB27214	CB27208	355.78	0.2	CIRCULAR	24	24	10	870.6	869.8	12	Yes
L27208	CB27210	CB27208	274.29	0.3	CIRCULAR	24	24	12	870.4	869.8	15	Yes
L27210	CB27212	CB27210	249.7	0.3	CIRCULAR	15	15	4	870.1	870.4	6	Yes
L27216	CB27218	CB27216	411.98	1.28	CIRCULAR	21	21	18	867.1	866.1	12	Yes
L27217	CB27220	CB27216	432.3	0.13	CIRCULAR	30	30	15	866.3	866.1	21	Yes
L27220	CB27222	CB27220	56.19	1.25	CIRCULAR	18	18	12	867.6	866.3	16	Yes
L27221	CB27322	CB27220	90.48	0.13	CIRCULAR	18	18	4	866.3	866.3	9	Yes
L27222	CB27224	CB27222	239.52	2.3	CIRCULAR	15	15	10	869.6	867.6	6	Yes
L27226	CB27228	CB27226	242.8	0.1	CIRCULAR	36	36	21	863.2	862.6	47	Yes
L27228	CB27230	CB27228	92.2	0.1	CIRCULAR	36	36	21	863.7	863.2	39	Yes
L27229	P27234	CB27228	30	0.27	CIRCULAR	15	15	3	863.7	863.2	9	Yes
L27230	CB27232	CB27230	203	0.06	CIRCULAR	36	36	17	864.6	863.7	39	Yes
L27232	P27202	CB27233	24	-1.46	CIRCULAR	36	36	81	865.5	865.1	41	Yes
L27234	CB27236	P27234	60	0.42	CIRCULAR	36	36	43	863.9	863.7	38	Yes
L27236	CB27238	CB27236	261.17	0.51	CIRCULAR	36	36	47	864.5	863.9	30	Yes
L27238	CB27240	CB27241	53.52	0.3	CIRCULAR	30	30	22	865.7	865.1	29	Yes
L27238A	CB27241	CB27238	276.59	0.54	CIRCULAR	33	33	39	865.1	864.5	24	Yes
L27240	CB27242	CB27240	261.17	0.2	CIRCULAR	30	30	18	865.7	865.7	5	Yes

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L27242	CB27244	CB27242	184.51	0.26	CIRCULAR	24	24	12	865.8	865.7	4	Yes
L27243	CB27246	CB27244	68.2	0.22	CIRCULAR	18	18	5	865.9	865.8	4	Yes
L27244	CB27274	CB27244	38	0.71	CIRCULAR	21	21	13	864.9	865.8	18	Yes
L27248	CB27250	CB27248	107	0.21	CIRCULAR	15	15	3	858.2	858.0	0	No
L27250	CB27252	CB27250	247	0.18	CIRCULAR	15	15	3	858.7	858.2	0	No
L27252	CB27254	CB27252	291	0.15	CIRCULAR	15	15	3	859.1	858.7	0	No
L27254	CB27256	CB27254	250	1.84	CIRCULAR	15	15	9	863.7	859.1	0	No
L27256	CB27258	CB27256	400.78	0.21	CIRCULAR	15	15	3	864.5	863.7	0	No
L27258	CB27260	CB27258	394	0.12	CIRCULAR	15	15	2	865.0	864.5	0	No
L27260	CB27262	CB27260	387	0.1	CIRCULAR	15	15	2	865.4	865.0	0	No
L27262	CB27264	CB27262	400	0.21	CIRCULAR	15	15	3	866.3	865.4	0	No
L27264	CB27266	CB27264	403	0.12	CIRCULAR	15	15	2	866.8	866.3	0	No
L27266	CB27168	CB27266	403	0.15	CIRCULAR	15	15	2	867.4	866.8	0	No
L27272	CB27226	MH27235	136	0.16	CIRCULAR	42	42	40	862.6	862.6	47	Yes
L27274	P34174	CB27274	14	0.71	CIRCULAR	15	15	5	863.4	864.9	17	Yes
L27276	MH27235	P27270	40	0.55	CIRCULAR	42	42	75	862.6	862.6	47	Yes
L27301	P27316	P27302	120	0.67	CIRCULAR	24	24	18	865.5	866.0	5	No
L27302	CB27304	P27302	202.82	0.2	CIRCULAR	24	24	10	866.5	866.0	17	Yes
L27303	CB27310	P27302	156.58	0.32	CIRCULAR	18	18	6	866.2	866.0	17	Yes
L27304	CB27306	CB27304	412.06	0.1	CIRCULAR	24	24	7	866.5	866.5	13	Yes
L27306	CB27308	CB27306	333.84	0.1	CIRCULAR	24	24	7	866.6	866.5	11	Yes
L27310	CB27312	CB27310	502.07	0.22	CIRCULAR	18	18	5	866.6	866.2	7	Yes
L27312	CB27314	CB27312	131.05	0.31	CIRCULAR	15	15	4	866.6	866.6	2	Yes
L27322	CB27324	CB27322	273.79	0.13	CIRCULAR	18	18	4	866.7	866.3	7	Yes
L27324	CB27326	CB27324	220.51	0.13	CIRCULAR	18	18	4	865.5	866.7	10	Yes
L27326	CB27328	CB27326	268.85	0.54	CIRCULAR	18	18	8	865.4	865.5	10	Yes
L27328	P27330	CB27328	20	0	CIRCULAR	18	18	1	865.4	865.4	10	Yes
L27330	CB27332	P27330	128	0.31	CIRCULAR	30	30	23	865.4	865.4	24	Yes

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L27332	CB27334	CB27332	353.86	0.23	CIRCULAR	27	27	15	865.4	865.4	18	Yes
L27334	CB27336	CB27334	397.22	0.2	CIRCULAR	18	18	5	865.6	865.4	8	Yes
L27338	CB27340	P27338	136	0.2	CIRCULAR	21	21	7	862.5	862.3	9	Yes
L27340	CB27342	CB27340	396.9	0.2	CIRCULAR	21	21	7	863.1	862.5	9	Yes
L27342	CB27344	CB27342	388.64	0.17	CIRCULAR	21	21	7	863.8	863.1	9	Yes
L27344	P27302	CB27344	143.35	0	CIRCULAR	15	15	0	866.0	863.8	9	Yes
L27346	CB27348	P27346	70	0.71	CIRCULAR	30	30	35	864.4	863.9	31	No
L27347	CB27352	P27346	108	0.37	CIRCULAR	21	21	10	864.0	863.9	14	Yes
L27348	CB27350	CB27348	660.47	0.08	CIRCULAR	24	24	6	866.6	864.4	13	Yes
L27352	CB27354	CB27352	233.15	0.09	CIRCULAR	21	21	5	864.6	864.0	8	Yes
L27401	P27446	CB27447	81.71	-1.6	CIRCULAR	12	12	5	869.1	867.3	5	Yes
L27402	CB27447	P27102	96	0.72	CIRCULAR	12	12	3	867.3	862.5	5	No
L27404	P27346	P27402	100	0.5	CIRCULAR	18	18	7	863.9	861.8	10	No
L27407	CB27444	P27408	204	1.96	CIRCULAR	15	15	9	872.7	865.4	5	No
L27408	CB27410	P27408	174	0.34	CIRCULAR	21	21	9	868.1	865.4	10	No
L27409	CB27438	P27408	856.87	0.18	CIRCULAR	24	24	9	872.0	865.4	13	No
L27410	CB27412	CB27410	55.74	0.36	CIRCULAR	18	18	6	868.8	868.1	9	Yes
L27412	CB27414	CB27412	257.7	0.35	CIRCULAR	18	18	6	870.2	868.8	8	Yes
L27414	P27416	CB27414	55	0.55	CIRCULAR	15	15	5	871.0	870.2	7	Yes
L27415	CB27436	CB27414	184.49	0.6	CIRCULAR	18	18	8	870.2	870.2	3	No
L27416	CB27418	P27416	164	0.37	CIRCULAR	21	21	10	873.8	871.0	16	No
L27417	CB27426	P27416	148	0.54	CIRCULAR	21	21	12	871.1	871.0	13	Yes
L27418	CB27420	CB27418	209.66	0.29	CIRCULAR	21	21	8	874.7	873.8	11	Yes
L27420	CB27422	CB27420	94.92	0.32	CIRCULAR	18	18	6	875.7	874.7	9	Yes
L27422	CB27424	CB27422	167.88	0.3	CIRCULAR	15	15	4	878.0	875.7	7	Yes
L27426	CB27428	CB27426	35.71	0.56	CIRCULAR	18	18	8	871.3	871.1	11	Yes
L27428	CB27430	CB27428	63.59	0.79	CIRCULAR	15	15	6	872.9	871.3	9	Yes
L27430	CB27432	CB27430	407.35	1.35	CIRCULAR	12	12	4	880.0	872.9	4	Yes

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L27432	P27434	CB27432	158.66	0.63	CIRCULAR	12	12	3	878.0	880.0	4	Yes
L27438	CB27440	CB27438	247.67	0.81	CIRCULAR	18	18	9	874.0	872.0	12	Yes
L27440	CB27442	CB27440	220.83	0.91	CIRCULAR	15	15	6	876.1	874.0	8	Yes
L27446	CB27448	P27446	48	2.06	CIRCULAR	15	15	9	869.2	869.1	6	Yes
L27447	CB27454	P27446	160	1.08	CIRCULAR	12	12	4	869.5	869.1	2	Yes
L27448	CB27450	CB27448	144	1.14	CIRCULAR	15	15	7	870.1	869.2	7	Yes
L27450	CB27452	CB27450	124	1.05	CIRCULAR	15	15	7	870.8	870.1	4	No
L34104	P34106	CB34104	254.91	1.45	CIRCULAR	24	24	27	859.0	854.0	22	No
L34118	CB34120	CB35318	152.36	0.47	CIRCULAR	42	42	69	852.7	851.7	61	No
L34120	CB34122	CB34120	105.12	0.47	CIRCULAR	42	42	69	853.5	852.7	61	No
L34121	CB34152	CB34130	710	0.2	CIRCULAR	30	30	18	860.7	856.9	29	Yes
L34122	CB34124	CB34122	145.85	0.71	CIRCULAR	42	42	85	854.3	853.5	61	No
L34124	CB34126	CB34124	31	0.13	CIRCULAR	42	42	36	854.8	854.3	61	No
L34128	CB34130	CB34128	194	0.14	CIRCULAR	42	42	38	856.9	856.5	39	Yes
L34130	CB34132	CB34130	80	0.18	CIRCULAR	42	42	42	856.9	856.9	9	Yes
L34132	CB34134	CB34132	44	0.73	CIRCULAR	21	21	14	857.1	856.9	9	Yes
L34134	CB34136	CB34134	233	0.15	CIRCULAR	21	21	6	858.0	857.1	9	Yes
L34136	CB34138	CB34136	304	0.16	CIRCULAR	21	21	6	858.0	858.0	2	Yes
L34137	P34137	CB34136	41.71	-1.03	CIRCULAR	15	15	7	859.1	858.0	10	Yes
L34138	CB34140	CB34138	321.89	0.14	CIRCULAR	21	21	6	858.0	858.0	2	Yes
L34139	P34170	CB34182	200	0.08	CIRCULAR	15	15	2	862.2	861.3	6	Yes
L34140	CB34142	CB34140	324	0.21	CIRCULAR	21	21	7	858.0	858.0	2	Yes
L34142	CB34144	CB34142	404	0.13	CIRCULAR	18	18	4	858.0	858.0	1	No
L34144	CB34146	CB34144	396	0.17	CIRCULAR	18	18	4	858.0	858.0	1	No
L34146	CB27248	CB34146	386	0.19	CIRCULAR	18	18	5	858.0	858.0	0	No
L34149	P34148	CB34128	522	0.38	CIRCULAR	24	24	14	857.9	856.5	11	Yes
L34150	CB34154	P34150	141	0.23	CIRCULAR	36	36	32	861.3	861.2	39	Yes
L34152	P34150	CB34152	46	0.2	CIRCULAR	30	30	18	861.2	860.7	29	Yes

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L34154	CB34156	CB34154	270	0.05	CIRCULAR	36	36	15	861.8	861.3	40	Yes
L34156	CB34158	CB34156A	20.21	-0.54	CIRCULAR	36	36	49	862.2	862.0	41	Yes
L34156B	CB34156A	CB34156	18	0.61	CIRCULAR	36	36	52	862.0	861.8	41	Yes
L34158	CB34160	CB34158	344	0.09	CIRCULAR	36	36	20	863.1	862.2	37	Yes
L34160	CB34162	CB34160	311	0.13	CIRCULAR	36	36	24	863.8	863.1	35	Yes
L34174	CB34176	CB34178	300	0.1	Arch	15.48	26.04	3	862.0	861.4	9	Yes
L34178	CB34178	CB34180	350	0.1	Arch	15.48	26.04	3	861.4	864.3	10	Yes
L34180	CB34180	CB34162	352	0.1	CIRCULAR	36	36	18	864.3	863.8	25	Yes
L34182	CB34182	P34150	80	0.54	CIRCULAR	15	15	5	861.3	861.2	6	Yes
L34405	P34402	MH34404	44	-2.66	Arch	15.48	26.04	18	860.7	860.5	9	Yes
L34406	CB34406	P34402	47	0.06	CIRCULAR	24	24	6	860.7	860.7	8	Yes
L34412	CB34408	CB34406	188	0.16	CIRCULAR	24	24	9	860.8	860.7	8	Yes
L34416	CB34410	CB34408	247	0.09	CIRCULAR	24	24	7	861.0	860.8	8	Yes
L35126	CB34128	CB34126	417	0.14	CIRCULAR	42	42	37	856.5	854.8	61	Yes
L35300	CB35302	O35301	209.03	1.91	CIRCULAR	27	27	43	851.8	842.1	64	Yes
L35302	CB35304	CB35302	385.37	1.04	CIRCULAR	27	27	32	857.6	851.8	43	Yes
L35304	CB35306	CB35304	426.8	0.94	CIRCULAR	24	24	22	857.6	857.6	27	Yes
L35310	CB35312	O34204	269.57	0.48	CIRCULAR	48	48	99	849.7	847.9	92	No
L35312	CB35314	CB35312	73.86	0.47	CIRCULAR	48	48	99	850.5	849.7	92	No
L35314	CB35316	CB35314	86.54	0.46	CIRCULAR	48	48	98	851.0	850.5	75	No
L35316	CB35318	CB35316	431.98	0.47	CIRCULAR	48	48	98	851.7	851.0	66	No
L35317	P35402	CB35316	126.17	1.16	CIRCULAR	18	18	11	852.5	851.0	11	Yes
L35400	J34101	O34203	32	1.84	CIRCULAR	21	21	22	843.9	842.5	45	Yes
L35401	CB34102	J34101	470	1.1	CIRCULAR	21	21	21	855.0	843.9	23	Yes
L35402	CB35403	CB35404	430	0.1	CIRCULAR	36	36	21	857.1	857.6	24	Yes
L35403	MH34404	CB34176	150	0.12	Arch	15.48	26.04	4	860.5	862.0	9	Yes
L35404	CB35404	CB35406	225	0.1	CIRCULAR	36	36	23	857.6	858.1	24	Yes
L35406	CB35406	CB35407	110	0.14	CIRCULAR	36	36	25	858.1	858.2	24	Yes

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L35407	P35407	CB35407	40	-1.32	CIRCULAR	36	36	77	858.2	858.2	69	Yes
L35408	CB35408	CB35410	205	0.13	CIRCULAR	42	42	36	859.3	859.7	42	Yes
L35410	CB35410	P35420	296.71	0.27	CIRCULAR	42	42	52	859.7	860.2	39	Yes
L35411	CB35412	CB35410	109.33	0.91	CIRCULAR	42	42	96	859.7	859.7	11	Yes
L35414	CB35416	CB35414	355.99	0.27	CIRCULAR	48	48	75	860.8	860.3	53	Yes
L35416	CB35418	CB35416	349.36	0.27	CIRCULAR	48	48	75	861.6	860.8	38	Yes
L35419	CB35440	P35420	735.61	0.48	CIRCULAR	30	30	28	862.0	860.2	30	Yes
L35420	P35420	P35424	133	0.38	CIRCULAR	42	42	62	860.2	861.3	59	No
L35421	CB35414	P35420	148.95	0.34	CIRCULAR	48	48	83	860.3	860.2	53	Yes
L35422	SB35409	SB35411	220	0.27	CIRCULAR	36	36	38	858.5	859.2	44	Yes
L35423	CB35407	SB35409	202	0.21	CIRCULAR	36	36	31	858.2	858.5	47	Yes
L35424	CB35426	P35424	180	0.28	CIRCULAR	54	54	104	861.6	861.3	59	Yes
L35425	CB35403	CB35402	295	-0.1	CIRCULAR	36	36	21	857.1	856.9	24	Yes
L35426	CB35428	CB35427	374.3	0.11	CIRCULAR	48	48	49	862.6	862.4	41	Yes
L35427	CB34129	CB34128	41	0.39	CIRCULAR	36	36	42	856.6	856.5	25	Yes
L35428	CB35402	CB34129	502	-0.1	CIRCULAR	36	36	21	856.9	856.6	25	Yes
L35429	CB35434	CB35428	209.63	0.24	CIRCULAR	24	24	11	862.6	862.6	10	Yes
L35430	CB35430	CB35428	459	0.15	CIRCULAR	42	42	39	863.0	862.6	39	Yes
L35431	CB35432	CB35430	121.33	0.15	CIRCULAR	36	36	26	863.3	863.0	35	Yes
L35432	P35474	CB35432	331.18	3	CIRCULAR	15	15	11	867.1	863.3	2	No
L35434	CB35436	CB35434	50.99	0.59	CIRCULAR	12	12	3	862.3	862.6	4	Yes
L35436	P35438	CB35436	87.43	0.57	CIRCULAR	12	12	3	861.9	862.3	4	Yes
L35440	CB35442	CB35440	203.01	0.75	CIRCULAR	30	30	35	862.0	862.0	23	Yes
L35442	CB35444	CB35442	255.69	0.77	CIRCULAR	30	30	36	862.6	862.0	27	Yes
L35445	CB35454	P35446	497.39	0.6	CIRCULAR	30	30	32	866.7	866.7	18	Yes
L35446	CB35466	CB354466A	363	1	CIRCULAR	27	27	31	872.1	867.7	33	No
L35446A	CB354466A	CB35466B	180	4.28	CIRCULAR	27	27	64	867.7	866.7	33	No
L35446B	CB35466B	P35446	26	1.46	CIRCULAR	27	27	37	866.7	866.7	27	Yes

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L35447	CB35470	P35446	470.04	1.17	CIRCULAR	30	30	44	866.7	866.7	16	Yes
L35448	CB35448	P35446	187.07	4.01	CIRCULAR	21	21	32	866.8	866.7	17	Yes
L35449	CB35450	CB35448	492.25	0.81	CIRCULAR	18	18	9	868.3	866.8	6	No
L35450	CB35452	CB35450	332.39	3.16	CIRCULAR	15	15	11	877.9	868.3	3	No
L35454	CB35456	CB35454	121.65	2.06	CIRCULAR	24	24	32	866.7	866.7	4	Yes
L35455	CB35458	CB35454	110.77	0.45	CIRCULAR	24	24	15	866.7	866.7	7	Yes
L35458	CB35460	CB35458	127.61	1.41	CIRCULAR	18	18	12	866.7	866.7	3	Yes
L35460	CB35462	CB35460	41.58	0.48	CIRCULAR	15	15	4	866.7	866.7	2	Yes
L35462	P35464	CB35462	84.51	0.59	CIRCULAR	12	12	3	866.7	866.7	5	Yes
L35466	CB35468	CB35466	174.06	1.19	CIRCULAR	18	18	11	874.3	872.1	12	Yes
L35468A	CB35468A	CB35468	115	0.61	CIRCULAR	18	18	8	876.2	874.3	12	Yes
L35468B	CB35468B	CB35468A	40	0.6	CIRCULAR	18	18	8	877.2	876.2	12	Yes
L35470	CB35472	CB35470	545.93	0.22	CIRCULAR	24	24	11	866.7	866.7	6	Yes
P243	CB35476	CB35474	398.8	0.26	CIRCULAR	42	42	51	861.1	862.0	24	Yes
P244	CB35474	CB35418	399.36	0.27	CIRCULAR	42	42	52	862.0	861.6	34	Yes
P247	SB35411	CB35408	65	0.31	CIRCULAR	42	42	56	859.2	859.3	43	Yes
P248	CB35427	CB35426	518.65	0.11	CIRCULAR	48	48	48	862.4	861.6	59	Yes
P35418	P35422	CB35476	392.31	0.05	CIRCULAR	42	42	23	860.3	861.1	10	Yes

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C11407	P11316	P11338	50	0.2	CIRCULAR	18	18	4	872.5	872.2	1	No
L11118	P11116	P11118	100	-1.1	CIRCULAR	18	18	11	879.2	874.1	1	No
L11120	P11118	P11402	100	1	CIRCULAR	18	18	11	874.1	871.5	9	No
L11204	P11206	J11204	85	0.24	CIRCULAR	24	24	11	872.5	872.0	7	No
L11211	P11202	J11206	398.43	-0.1	CIRCULAR	12	12	1	869.6	868.8	1	No
L11212	J11206	J11207	100	1	CIRCULAR	12	12	4	868.8	868.0	1	No
L11213	J11207	J11208	672.77	0.34	CIRCULAR	12	12	2	868.0	865.0	1	No
L11216	J11209	J11210	63.25	0.47	CIRCULAR	12	12	2	875.3	874.2	5	No
L11218	J11204	P11213	20	6.5	CIRCULAR	12	12	9	872.0	870.6	7	No
L11338	P11340	P11338	100	2	CIRCULAR	18	18	13	874.5	872.2	3	No
L11401	J11412	P11402	185	1.35	CIRCULAR	18	18	12	875.8	871.5	7	No
L12306	P12313	P12314	20	9	CIRCULAR	15	15	19	858.0	856.5	1	No
L13406	P13408	J13406	40	1	CIRCULAR	12	12	2	864.0	863.1	1	No
L14104	P14106	J14104	80	0.25	CIRCULAR	12	12	2	875.2	874.4	1	No
L14434	P14436	J14434	76	-0.66	CIRCULAR	15	15	5	871.5	870.6	3	No
L14435	P14401	O14429	715	0.91	CIRCULAR	15	15	7	874.9	866.3	8	Yes

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L34106	CB34108	CB34106	444.35	0.56	CIRCULAR	18	18	8	857.7	855.2	12	Yes
L34200	CB34202	O34300	181.87	7.15	CIRCULAR	27	27	83	849.7	843.0	15	No
L34201	CB34204	O34301	340.29	3.23	CIRCULAR	27	27	56	852.3	843.3	49	Yes
L34204	CB34106	CB34204	562.32	0.53	CIRCULAR	27	27	23	855.2	852.3	33	Yes
L34300	CB34302	O34400	43	0.67	CIRCULAR	24	24	19	847.7	843.6	59	Yes
L34302	P34304	CB34302	90	1.14	CIRCULAR	24	24	24	847.0	847.7	28	Yes
L34304	CB34306	P34304	150	0.5	CIRCULAR	27	27	22	848.1	847.0	33	Yes
L34305	CB34342	P34304	165	0.3	CIRCULAR	18	18	6	848.4	847.0	13	Yes
L34306	CB34308	CB34306	251	0.39	CIRCULAR	27	27	19	851.4	848.1	33	Yes
L34308	CB34310	CB34308	225	0.45	CIRCULAR	27	27	21	853.3	851.4	21	Yes
L34310	CB34412	CB34310	147	0.48	CIRCULAR	27	27	21	852.1	853.3	19	Yes
L34311	P34311	CB34310	65	1.08	CIRCULAR	15	15	7	852.0	853.3	6	Yes
L34328	CB34442	CB34440	279	0.42	CIRCULAR	27	27	20	854.9	854.4	14	No
L34340	CB34344	CB34342	320	0.37	CIRCULAR	18	18	6	854.0	848.4	13	Yes
L34342	CB34346	CB34344	270	0.26	CIRCULAR	18	18	5	854.8	854.0	7	Yes
L34344	CB34448	CB34346	472	0.2	CIRCULAR	18	18	5	854.8	854.8	6	Yes
L344100	CB34485	CB34487	28.54	0.7	CIRCULAR	30	30	34	854.3	854.3	2	Yes
L344101	CB34487	CB34489	33.67	0	CIRCULAR	30	30	2	854.3	854.3	2	Yes
L344102	CB34488	CB34489	46.54	5.35	CIRCULAR	18	18	24	854.3	854.3	0	No
L344103	CB34486	CB34485	71.93	1.11	CIRCULAR	18	18	11	854.3	854.3	0	Yes
L344104	CB34489	CB34497	241.59	0.41	CIRCULAR	30	30	26	854.3	854.3	2	Yes
L344105	CB34474	CB34476	97.57	1.47	CIRCULAR	30	30	50	854.3	854.3	0	No
L34412	CB34414	CB34412	217	0.3	CIRCULAR	27	27	17	855.5	852.1	19	Yes
L34414	P34418	CB34414	380	0.42	CIRCULAR	24	24	15	854.3	855.5	19	Yes
L34415	P34316	CB34414	30	12.17	CIRCULAR	15	15	23	852.3	855.5	4	No
L34416	CB34418	P34418	157	0.21	CIRCULAR	42	42	46	854.4	854.3	37	Yes
L34417	CB34430	P34418	51	1	CIRCULAR	18	18	11	854.4	854.3	9	Yes
L34418	CB34420	CB34418	155	0.43	CIRCULAR	36	36	44	854.4	854.4	35	Yes

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L34420	CB34422	CB34420	450	0.34	CIRCULAR	36	36	39	854.4	854.4	28	No
L34422	CB34424	CB34422	219	0.39	CIRCULAR	30	30	26	855.6	854.4	22	No
L34424	CB34426	CB34424	219	0.61	CIRCULAR	24	24	18	856.5	855.6	15	No
L34426	CB34428	CB34426	143	0.44	CIRCULAR	24	24	15	857.3	856.5	15	No
L34430	CB34432	CB34430	65	1.25	CIRCULAR	15	15	7	854.4	854.4	9	Yes
L34432	P34434	CB34432	32	3.28	CIRCULAR	15	15	12	854.4	854.4	4	Yes
L34433	CB34433	CB34432	30	1.97	CIRCULAR	15	15	9	855.5	854.4	11	Yes
L34434	CB34436	P34434	54	0.43	CIRCULAR	36	36	44	854.4	854.4	26	Yes
L34436	CB34438	CB34436	149	0.13	CIRCULAR	36	36	24	854.4	854.4	26	Yes
L34438	CB34440	CB34438	333	0.4	CIRCULAR	30	30	26	854.4	854.4	25	No
L34442	CB34444	CB34442	183	0.59	CIRCULAR	24	24	17	855.8	854.9	14	No
L34444	CB34446	CB34444	282	0.72	CIRCULAR	15	15	5	857.5	855.8	4	No
L34448	CB34450	CB34448	204	0.84	CIRCULAR	18	18	10	852.3	854.8	11	Yes
L34450	CB34454	CB34450	168	0.21	CIRCULAR	18	18	5	853.3	852.3	8	Yes
L34451	P34451	CB34450	32	0.31	CIRCULAR	18	18	6	852.2	852.3	15	Yes
L34452	P34452	CB34450	62	0.48	CIRCULAR	18	18	7	852.3	852.3	7	Yes
L34454	CB34456	CB34454	267	0.25	CIRCULAR	18	18	5	854.7	853.3	8	Yes
L34456	CB34458	CB34456	140	0.36	CIRCULAR	15	15	4	857.1	854.7	7	Yes
L34458	P34460	CB34458	2.61	100	CIRCULAR	27	27	310	855.0	857.1	84	No
L34459	CB34493	CB34494	33.37	0.27	CIRCULAR	18	18	5	854.3	854.3	0	No
L34460	CB34496	CB34497	122.82	1.15	CIRCULAR	18	18	11	854.3	854.3	1	Yes
L34461	CB34494	CB34496	136.81	1.36	CIRCULAR	18	18	12	854.3	854.3	0	No
L34462	CB34495	CB34496	103.55	0.69	CIRCULAR	18	18	9	854.3	854.3	2	Yes
L34463	CB34492	CB34493	81.16	0.36	CIRCULAR	18	18	6	854.3	854.3	0	No
L34464	CB34497	CB34498	38.88	1.8	CIRCULAR	36	36	90	854.3	854.3	3	Yes
L34465	CB34498	P34418	45	0.82	CIRCULAR	36	36	60	854.3	854.3	3	Yes
L34466	CB34491	CB34497	119.39	1.37	CIRCULAR	18	18	12	854.3	854.3	0	Yes
L34467	CB34490	CB34491	109.2	0.62	CIRCULAR	18	18	8	854.3	854.3	0	Yes

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L34468	CB344102	CB344103	36.58	0.36	CIRCULAR	18	18	6	854.3	854.3	0	Yes
L34469	CB344104	CB344105	132.01	-0.05	CIRCULAR	21	21	4	854.3	854.3	0	Yes
L34470	CB344103	CB344104	72.86	2.14	CIRCULAR	21	21	23	854.3	854.3	0	Yes
L34471	CB344105	CB344106	117.23	0.38	CIRCULAR	21	21	10	854.3	854.3	1	Yes
L34472	CB344106	P34418	47	0.21	CIRCULAR	24	24	10	854.3	854.3	1	Yes
L34473	CB344100	P34418	20	1	CIRCULAR	12	12	10	854.3	854.3	0	Yes
L34474	CB34499	P34418	20	1	CIRCULAR	12	12	7	854.3	854.3	0	Yes
L34475	CB34459	CB34460	31.4	7.36	CIRCULAR	12	12	10	858.5	856.2	0	No
L34476	CB34461	CB34462	23.73	12.73	CIRCULAR	12	12	13	858.5	855.5	0	No
L34477	CB34460	CB34462	69.2	0.94	CIRCULAR	18	18	10	856.2	855.5	0	No
L34478	CB34462	CB34463	77.68	0.33	CIRCULAR	18	18	6	855.5	855.3	0	No
L34479	CB34463	CB34465	94.68	0.25	CIRCULAR	18	18	5	855.3	855.0	0	No
L34480	CB34464	CB34465	24.77	4.84	CIRCULAR	12	12	8	856.2	855.0	0	No
L34481	CB34465	CB34474	38.36	5.14	CIRCULAR	18	18	24	855.0	854.3	0	No
L34482	CB34466	CB34467	36	0.44	CIRCULAR	12	12	2	855.9	855.8	0	No
L34483	CB34467	CB34468	42.89	0.49	CIRCULAR	12	12	2	855.8	855.6	0	No
L34484	CB34468	CB34469	89.41	0.83	CIRCULAR	18	18	10	855.6	854.8	0	No
L34485	CB34469	CB34470	179.48	0.53	CIRCULAR	18	18	8	854.8	854.3	0	No
L34486	CB34471	CB34472	32.86	0.79	CIRCULAR	12	12	3	855.9	855.6	0	No
L34487	CB34472	CB34470	61.69	2.8	CIRCULAR	12	12	6	855.6	854.3	0	No
L34488	CB34470	CB34473	60.49	0.31	CIRCULAR	18	18	6	854.3	854.3	0	No
L34489	CB34473	CB34474	59.35	1.1	CIRCULAR	18	18	11	854.3	854.3	0	No
L34490	CB34475	CB34476	42.98	7.38	CIRCULAR	18	18	29	854.8	854.3	0	No
L34491	CB34477	CB34478	35.24	6.07	CIRCULAR	18	18	26	854.3	854.3	0	No
L34492	CB34476	CB34478	147.21	0	CIRCULAR	30	30	1	854.3	854.3	1	Yes
L34493	CB34479	CB34480	139.99	0.34	CIRCULAR	18	18	6	854.5	854.3	0	No
L34494	CB34480	CB34481	118.29	0.74	CIRCULAR	18	18	9	854.3	854.3	0	No
L34495	CB34481	CB34483	99.83	0.56	CIRCULAR	18	18	8	854.3	854.3	0	No

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L34496	CB34482	CB34483	133.04	0.56	CIRCULAR	18	18	8	854.3	854.3	0	No
L34497	CB34483	CB34478	108.36	0.88	CIRCULAR	18	18	10	854.3	854.3	0	Yes
L34498	CB34478	CB34484	126.56	-0.37	CIRCULAR	30	30	25	854.3	854.3	1	No
L34499	CB34484	CB34485	123.45	0.5	CIRCULAR	30	30	29	854.3	854.3	2	No

PIPE ID	FROM NODE	TO NODE	LENGTH (ft)	AVERAGE PIPE SLOPE %	PIPE SHAPE	PIPE DIAMETER (in)	PIPE WIDTH (in)	DESIGN FLOW CAPACITY (cfs)	MAXIMUM US HGL (ft)	MAXIMUM DS HGL (ft)	PEAK FLOW DURING ANALYSIS (CFS)	PIPE FLOWING FULL?
L01306	P01308	P01306	50	5	Filled Circula	6	18	4	871.1	867.4	1	No
L03312	P03314	J03312	70	1.43	CIRCULAR	18	18	11	882.7	881.1	4	No
L03419	P03432	P03418	150	0.67	CIRCULAR	18	18	7	888.8	888.3	0	No
L04402	P06404	J06402	98.38	0.51	CIRCULAR	18	18	6	888.4	887.3	9	No
L05336	P05338	J05136	20	5	CIRCULAR	42	42	195	887.2	885.2	32	No
L05338	P05340	P05338	150	2.67	CIRCULAR	42	42	142	891.2	887.2	31	No
L06408	P06410	J06408	107.95	0.93	CIRCULAR	18	18	9	891.0	889.1	6	No
L06412	P06414	J06412	96.03	2.08	CIRCULAR	18	18	13	902.5	900.1	2	No
L06416	P06418	J06416	99.94	2	CIRCULAR	18	18	13	901.5	899.1	3	No
L06419	J06420	J06419	39.28	20.37	CIRCULAR	18	18	41	909.0	900.2	20	No
L06422	P06424	J06422	106.7	0.47	CIRCULAR	18	18	6	910.3	909.6	1	No
L07102	P07107	P07102	100	0.5	CIRCULAR	24	24	14	892.2	892.2	6	yes
L07107	P07106	P07107	100	0.2	CIRCULAR	24	24	9	892.3	892.2	7	yes
L07202	P07204	J07202	300	4.33	CIRCULAR	18	18	13	885.6	872.4	3	No
L07204	P07206	P07204	77	10.39	CIRCULAR	18	18	20	900.4	885.6	20	No
L07206	J07208	P07206	100	0.5	CIRCULAR	18	18	6	901.3	900.4	13	yes
L07414	P07102	P07414	100	0.5	CIRCULAR	15	15	4	892.2	892.2	4	yes
L08302	P08304	J08302	90	2.78	CIRCULAR	18	18	15	886.4	883.6	1	No
L08328	P08330	J08328	91.17	1.1	Arch	60	108	481	870.2	870.1	81	No
L08406	CB08408	P08406	50	0.2	CIRCULAR	15	15	3	887.1	887.1	9	yes
L08407	P08418	P08408	50	11.4	CIRCULAR	18	18	22	892.4	885.0	10	No
L08408	P08416	P08408	35	0.57	CIRCULAR	15	15	4	885.0	885.0	8	yes
L08409	CB08406	P08406	50	3	CIRCULAR	18	18	16	888.6	887.1	19	yes
L08410	P07112	P08410	130	1.15	Arch	27.6	18	23	890.4	889.8	2	No
L08416	CB08420	P08416	30	13.33	CIRCULAR	15	15	20	885.0	885.0	10	No
L08417	CB08418	P08416	50	0.2	CIRCULAR	15	15	3	887.4	885.0	11	yes
L08418	P08420	P08418	105	1.05	CIRCULAR	15	15	6	896.2	892.4	9	No
L09123	P09434	P09122	1659.56	0.03	CIRCULAR	15	15	1	885.6	890.0	1	No

PIPE ID	FROM NODE	TO NODE	LENGTH (ft)	AVERAGE PIPE SLOPE %	PIPE SHAPE	PIPE DIAMETER (in)	PIPE WIDTH (in)	DESIGN FLOW CAPACITY (cfs)	MAXIMUM US HGL (ft)	MAXIMUM DS HGL (ft)	PEAK FLOW DURING ANALYSIS (CFS)	PIPE FLOWING FULL?
L09218	P09320	J09218	110	0.23	Arch	60	108	219	867.1	866.9	89	No
L09324	P09426	P09424	100	0.5	CIRCULAR	15	15	4	892.8	892.0	0	No
L09326	P09428	P09426	1100.57	0.05	CIRCULAR	15	15	1	892.0	892.8	1	No
L09330	P09432	P09330	818.23	1.28	CIRCULAR	15	15	6	887.9	873.4	7	No
L10110	P10412	J10110	90	0.56	Arch	84	138	766	865.4	865.3	91	No
L10112	P10114	J10112	115	0.43	rizontal Ellip	18	24	11	886.8	885.7	6	No
L10122	P10122	P10120	100	1	CIRCULAR	15	15	6	888.5	888.6	1	No
L17405	P17407	P17404	100	3	CIRCULAR	15	15	10	873.5	874.2	0	No

PIPE ID	FROM NODE	TO NODE	LENGTH (ft)	AVERAGE PIPE SLOPE %	PIPE SHAPE	PIPE DIAMETER (in)	PIPE WIDTH (in)	DESIGN FLOW CAPACITY (cfs)	MAXIMUM US HGL (ft)	MAXIMUM DS HGL (ft)	PEAK FLOW DURING ANALYSIS (CFS)	PIPE FLOWING FULL?
2P Pipe	2P	1P	172	0.58	CIRCULAR	21	21	10	869.5	868.6	15	Yes
3P pipe	3P	2P	115	0.55	CIRCULAR	18	18	7	871.1	869.5	9	No
L17400	P17400	CB17400	107.87	-0.76	CIRCULAR	15	15	5	872.0	871.9	1	No
L17402	CB17401	MH17401	51.89	1.16	CIRCULAR	15	15	6	871.7	871.5	1	No
L174111	P17406	CB17402	100	0.3	CIRCULAR	15	15	3	873.3	873.0	0	No
L174112	CB17402	CB17403	31	0.65	CIRCULAR	15	15	5	873.0	872.8	0	No
L174113	CB17403	J17405	181.73	0.72	CIRCULAR	15	15	5	872.8	872.0	0	No
L18302	CB18304	J18302	195	0.39	CIRCULAR	24	24	14	883.1	868.7	27	No
L18304	CB18306	CB18304	48	0.15	CIRCULAR	24	24	9	883.2	883.1	8	No
L18305	CB18310	CB18304	168.05	1.79	CIRCULAR	15	15	9	885.4	883.1	8	Yes
L18306	CB18308	CB18306	224.92	0.12	CIRCULAR	15	15	2	883.7	883.2	5	Yes
L18307	CB18312	CB18304	484	0.4	CIRCULAR	15	15	4	886.5	883.1	6	Yes
L18312	CB18314	CB18312	169	0.5	CIRCULAR	15	15	5	887.0	886.5	6	Yes
L18316	J18318	L18316	164	6.9	CIRCULAR	15	15	15	879.2	868.5	6	No
L18318	CB18320	J18318	350	0.35	CIRCULAR	15	15	3	884.5	879.2	6	No
L18322	CB18324	J18322	320	4.54	CIRCULAR	15	15	14	881.9	868.6	12	No
L18326	CB18328	J18326	195	0.39	CIRCULAR	24	24	14	880.8	878.1	12	No
L18328	CB18330	CB18328	48	0.13	CIRCULAR	24	24	8	881.9	880.8	1	No
L18329	CB18340	CB18328	293	0.2	CIRCULAR	18	18	5	884.6	880.8	9	Yes
L18330	J18332	CB18330	275	0.1	CIRCULAR	15	15	2	882.5	881.9	1	No
L18336	CB18338	J18336	198	0.29	CIRCULAR	15	15	3	890.3	885.9	5	No
L18339	CB18339	CB18338	68	0.28	CIRCULAR	15	15	3	893.5	890.3	11	Yes
L20306	P20400	P20306	125	0	CIRCULAR	24	24	1	870.2	869.8	0	No
L21202-E	P21204-E	P21202-E	90	0.33	CIRCULAR	15	15	4	868.4	868.3	3	Yes
L21204-E	P21206-E	P21204-E	86	0.58	CIRCULAR	15	15	4	868.5	868.4	4	Yes
L21400	P21402	P21400	100	2	CIRCULAR	24	24	28	876.9	867.8	9	No
L27300	CB27302	J27300	176.06	0.01	CIRCULAR	18	18	15	863.5	863.4	5	No
L27301	P27306	J27300	120.3	0.06	CIRCULAR	18	18	3	862.9	863.4	4	No

PIPE ID	FROM NODE	TO NODE	LENGTH (ft)	AVERAGE PIPE SLOPE %	PIPE SHAPE	PIPE DIAMETER (in)	PIPE WIDTH (in)	DESIGN FLOW CAPACITY (cfs)	MAXIMUM US HGL (ft)	MAXIMUM DS HGL (ft)	PEAK FLOW DURING ANALYSIS (CFS)	PIPE FLOWING FULL?
L27302	CB27304	CB27302	153.25	0.03	CIRCULAR	18	18	2	863.5	863.5	3	Yes
L27308	P34400	O27308	90	0	Arch	18	15	0	863.1	860.0	3	No
L28100	P28102	CB28100	1050	0.25	Arch	45	72	99	865.3	864.5	68	Yes
L28100-E	CB28102-E	CB28136	120.01	-0.52	CIRCULAR	24	24	16	865.5	865.4	11	Yes
L28101	J28116	P28102	10	0	CIRCULAR	15	15	1	865.3	865.3	5	Yes
9P outlet	9P	1P	108	4.31	CIRCULAR	15	15	12	868.6	868.6	3	Yes
L28102-E	P28104-E	CB28102-E	415	0.36	CIRCULAR	24	24	14	864.3	865.5	12	No
L28103	CB28130	P28102	50	0.1	CIRCULAR	24	24	7	865.4	865.3	21	Yes
L28104	CB28106	P28104	43	0.22	Arch	36	58	53	865.3	865.3	64	Yes
L28104-E	P28106-E	P28104-E	70	0.71	CIRCULAR	18	18	9	865.8	864.3	10	No
L28105	J28132	P28102	150	0.39	CIRCULAR	60	60	152	865.3	865.3	80	No
L28105-E	MH28154-E	P28104-E	90	0.11	CIRCULAR	18	18	42	865.9	864.3	8	No
L28106	CB28254	P28104	70	0.21	CIRCULAR	42	42	43	865.4	865.3	41	Yes
L28106a	CB28108	CB28106	56	0.2	Arch	36	58	50	865.4	865.3	58	Yes
L28106-E	CB28108-E	P28106-E	100	0.46	CIRCULAR	48	48	97	866.8	865.8	33	No
L28107	CB28120	P28104	67	0.55	CIRCULAR	33	33	36	865.4	865.3	37	Yes
L28107a	CB28146	P28102	50	0.76	CIRCULAR	48	48	116	865.3	865.3	76	Yes
L28107-E	CB28142-E	P28106-E	282.65	0.18	CIRCULAR	18	18	4	867.9	865.8	7	No
L28108	J28110	CB28108	208	0.5	CIRCULAR	36	36	44	868.1	865.4	28	Yes
L28108-E	CB28110-E	CB28108-E	94.51	0.28	CIRCULAR	30	30	22	867.8	866.8	31	No
L28109	J28156	P28102	120	0.1	CIRCULAR	54	54	58	865.3	865.3	58	Yes
L28109-E	CB28138-E	CB28110-E	209.73	1.56	CIRCULAR	12	12	4	868.5	867.8	2	No
L28110	CB28112	J28110	300	0.5	CIRCULAR	30	30	27	869.5	868.1	28	Yes
L28110-E	CB28112-E	CB28110-E	110	0.55	CIRCULAR	27	27	23	869.2	867.8	28	Yes
L28111	CB28256	P28104	50	0.38	CIRCULAR	21	21	9	865.3	865.3	5	Yes
L28111-E	CB28134-E	CB28110-E	163.57	0.41	CIRCULAR	15	15	4	868.2	867.8	4	Yes
L28112	CB28114	CB28112	320	0.5	CIRCULAR	24	24	15	870.0	869.5	13	Yes
L28112-E	CB28114-E	CB28112-E	186.54	0.36	CIRCULAR	27	27	19	870.6	869.2	23	Yes

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L28113-E	CB28140-E	CB28112-E	223.47	1.24	CIRCULAR	12	12	4	871.8	869.2	4	Yes
L28114-E	CB28116-E	CB28114-E	218.56	0.69	CIRCULAR	27	27	26	871.0	870.6	11	Yes
L17401	CB17400	CB17401	27	-0.3	CIRCULAR	15	15	3	871.9	871.7	1	No
L28115-E	CB28124-E	CB28114-E	62.98	0.79	CIRCULAR	24	24	20	870.9	870.6	14	Yes
L28116-E	CB28118-E	CB28116-E	286.64	0.23	CIRCULAR	21	21	8	871.8	871.0	6	Yes
L28118	P28104	N28118	10	0	CIRCULAR	15	15	1	865.3	865.3	7	Yes
L28118-E	CB28120-E	CB28118-E	134.75	1.22	CIRCULAR	15	15	7	870.9	871.8	1	No
L28119-E	CB28122-E	CB28118-E	78.67	0.6	CIRCULAR	18	18	8	872.6	871.8	5	Yes
L28120	J28122	CB28120	250	1	CIRCULAR	18	18	10	867.7	865.4	11	Yes
L28121	J28126	CB28120	191	0.5	CIRCULAR	30	30	27	865.8	865.4	24	Yes
L28122	P28124	J28122	40	0.5	CIRCULAR	18	18	7	868.2	867.7	12	Yes
L28124-E	CB28126-E	CB28124-E	332.53	0.23	CIRCULAR	24	24	11	871.3	870.9	11	Yes
L28126	CB28128	J28126	200	0.49	CIRCULAR	30	30	27	867.8	865.8	24	Yes
L28126-E	CB28128-E	CB28126-E	137.89	0.23	CIRCULAR	21	21	8	871.6	871.3	7	Yes
L28128-E	CB28132-E	CB28128-E	316.76	0.32	CIRCULAR	18	18	6	872.6	871.6	7	Yes
L28129-E	CB28130-E	CB28128-E	194.16	0.22	CIRCULAR	12	12	2	872.0	871.6	2	Yes
L28132	CB28134	J28132	300	0.09	CIRCULAR	60	60	74	865.3	865.3	81	No
L28134a	CB28136	CB28134	130	0.42	CIRCULAR	54	54	119	865.4	865.3	55	No
L28134-E	P28136-E	CB28134-E	193.08	0.83	CIRCULAR	15	15	6	867.8	868.2	4	No
L28136	J28138	CB28136	100	0.69	CIRCULAR	30	30	32	866.0	865.4	21	Yes
L28136-E	P21202-E	P28136-E	100	0.2	CIRCULAR	18	18	3	868.3	867.8	4	No
L28137	CB28144	CB28136	300	0.65	CIRCULAR	27	27	23	870.4	865.4	21	Yes
L28138	CB28140	J28138	250	0.44	CIRCULAR	27	27	19	869.9	866.0	21	Yes
L28143-E	MH28144-E	P28143-E	30	2.5	CIRCULAR	48	48	227	866.2	866.2	17	No
L28144-E	MH28146-E	MH28144-E	19.78	0.51	CIRCULAR	48	48	102	866.2	866.2	10	No
L28145-E	MH28148-E	MH28146-E	64.82	0.08	CIRCULAR	12	12	1	866.7	866.2	3	Yes
L28146	CB28148	CB28146	220	0.12	Arch	36	58	39	867.3	865.3	68	Yes
L28146-E	MH28150-E	MH28146-E	399.16	-0.03	CIRCULAR	36	36	11	866.4	866.2	7	No

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L28148	CB28150	CB28148	600	0.21	CIRCULAR	27	27	13	869.6	867.3	23	Yes
L28149	CB28154	CB28148	350	0.54	CIRCULAR	33	33	36	871.1	867.3	24	Yes
L28150	CB28152	CB28150	320	0.13	CIRCULAR	27	27	11	871.8	869.6	6	Yes
L28150-E	MH28152-E	MH28150-E	296.88	0.13	CIRCULAR	30	30	15	866.5	866.4	4	No
L28154-E	P28143-E	MH28154-E	40	0	CIRCULAR	18	18	1	866.2	865.9	12	Yes
L28156	CB28158	J28156	100	0.1	CIRCULAR	27	27	9	865.4	865.3	21	Yes
L28157	CB28162	J28156	300	0.1	CIRCULAR	30	30	12	865.3	865.3	14	Yes
L28158	CB28160	CB28158	180	0.39	CIRCULAR	21	21	9	866.4	865.4	14	Yes
L28159	CB28164	J28156	280	0.1	CIRCULAR	42	42	30	865.3	865.3	25	Yes
L28164	CB28166	CB28164	365	0.1	CIRCULAR	42	42	29	865.4	865.3	24	Yes
L28188	J28490	J28488	400	0.5	CIRCULAR	36	36	41	865.8	870.0	27	Yes
L28201	P28310	J28202	20	-0.15	CIRCULAR	48	48	52	862.4	861.4	111	Yes
L28202	J28204	J28202	120.29	0.12	CIRCULAR	60	60	218	861.4	861.4	37	Yes
L28204	J28206	J28204	141	0.1	CIRCULAR	60	60	76	861.4	861.4	37	Yes
L28206	J28208	J28206	343	0.1	CIRCULAR	60	60	71	861.3	861.4	37	Yes
L28208	J28210	J28208	360	0.1	CIRCULAR	60	60	76	861.1	861.3	37	Yes
L28210	J28212	J28210	360	0.1	CIRCULAR	60	60	76	861.0	861.1	37	Yes
L28212	J28214	J28212	360	0.1	CIRCULAR	60	60	76	860.9	861.0	37	Yes
L28214	J28216	J28214	360	0.1	CIRCULAR	60	60	76	860.8	860.9	37	Yes
L28216	J28218	J28216	246	0.1	CIRCULAR	60	60	77	862.2	860.8	151	Yes
L28218	P28220	J28218	210	2.33	Rectangular	36	84	352	863.5	862.2	151	Yes
L28219	P28228	P28220	591	-0.04	Arch	72	114	135	863.4	863.5	150	Yes
L28220	J28222	P28220	106	-0.33	Arch	54	88	193	863.6	863.5	94	Yes
L28221	CB28250	P28220	150	-0.31	CIRCULAR	36	36	35	864.9	863.5	50	Yes
L28222	CB28224	J28222	179	0.13	Arch	54	88	123	863.8	863.6	94	Yes
L28223	CB28252	P28220	200	-0.21	CIRCULAR	30	30	17	864.5	863.5	28	Yes
L28224	CB28226	CB28224	500	0.1	Arch	54	87	104	864.2	863.8	73	Yes
L28225	J27300	P28220	341.37	1.74	CIRCULAR	24	24	30	863.4	863.5	4	No

PIPE ID	FROM NODE	TO NODE	LENGTH (ft)	AVERAGE PIPE SLOPE %	PIPE SHAPE	PIPE DIAMETER (in)	PIPE WIDTH (in)	DESIGN FLOW CAPACITY (cfs)	MAXIMUM US HGL (ft)	MAXIMUM DS HGL (ft)	PEAK FLOW DURING ANALYSIS (CFS)	PIPE FLOWING FULL?
L28226	CB28100	CB28226	300	0.1	Arch	54	87	102	864.5	864.2	73	Yes
L28228	CB28230	P28228	239	0.07	Arch	72	114	181	863.4	863.4	152	Yes
L28230	CB28232	CB28230	365	0.07	Arch	54	88	88	863.4	863.4	104	Yes
L28231	J28246	CB28230	750	0.17	Arch	36	58	46	865.4	863.4	32	Yes
L28232	CB28234	CB28232	265	0.07	Arch	54	88	87	863.3	863.4	77	Yes
L28234	J28236	CB28234	440	0.07	Arch	54	88	88	863.8	863.3	80	Yes
L28236	J28238	J28236	340	0.13	Arch	54	88	121	864.1	863.8	80	Yes
L28237	P28244	J28238	125	1.18	Arch	31	51	85	864.6	864.1	36	Yes
L28238	J28240	J28238	260	0.1	CIRCULAR	60	60	75	865.0	864.1	45	Yes
L28240	P28242	J28240	200	0.11	CIRCULAR	42	42	30	864.4	865.0	18	Yes
L28244	P28326	P28244	200	0.38	Arch	31	51	48	865.2	864.6	33	Yes
L28246	P28248	J28246	280	0.1	CIRCULAR	33	33	16	864.0	865.4	13	Yes
L28300	J28302	J28300	300	1.63	CIRCULAR	42	42	111	851.7	846.7	28	No
L28301	P28334	Mh28305	44	-3	CIRCULAR	30	30	62	854.3	853.5	28	Yes
L28302	P28304	P28334	146	0.25	CIRCULAR	42	42	47	854.4	854.3	25	Yes
L28303	Mh28305	J28302	400	0.1	CIRCULAR	42	42	28	853.5	851.7	28	No
L28305	MH28306	J28302	129.86	0.32	CIRCULAR	42	42	2	851.7	851.7	0	No
L28306	J28200	I28337	6.03	3.48	CIRCULAR	72	72	785	854.4	862.0	4	No
L28310	CB28312	P28310	187	0.18	CIRCULAR	54	54	153	863.0	862.4	137	Yes
L28312	CB28314	CB28312	560	0.1	CIRCULAR	84	84	188	863.3	863.0	119	No
L28314	CB28316	CB28314	357	0.1	CIRCULAR	84	84	188	863.6	863.3	105	No
L28316	CB28318	CB28316	506	0.1	CIRCULAR	84	84	188	863.8	863.6	95	No
L28317	CB28400	CB28318	650	0.1	CIRCULAR	72	72	124	863.9	863.8	66	No
L28318	P28320	CB28318	340	0.2	CIRCULAR	48	48	60	864.3	863.8	50	Yes
L28320	CB28324	P28320	300	1.34	CIRCULAR	18	18	11	868.1	864.3	10	Yes
L28321	CB28322	P28320	660	0.26	CIRCULAR	24	24	11	865.1	864.3	7	Yes
L28326	CB28328	P28326	400	0.1	Arch	26	43	16	866.5	865.2	23	Yes
L28400	J28102	CB28400	500	0.1	CIRCULAR	72	72	122	863.9	863.9	38	No

PIPE ID	FROM NODE	TO NODE	LENGTH (ft)	AVERAGE PIPE SLOPE %	PIPE SHAPE	PIPE DIAMETER (in)	PIPE WIDTH (in)	DESIGN FLOW CAPACITY (cfs)	MAXIMUM US HGL (ft)	MAXIMUM DS HGL (ft)	PEAK FLOW DURING ANALYSIS (CFS)	PIPE FLOWING FULL?
L28401	J28488	CB28400	600	0.2	CIRCULAR	36	36	28	870.0	863.9	27	Yes
L28402	J28404	J28102	125	0.05	CIRCULAR	42	42	20	863.9	863.9	34	Yes
L28403	CB28476	J28102	420	0.27	Arch	45	72	106	864.2	863.9	53	No
L28404	J28406	J28404	605	0.05	CIRCULAR	42	42	21	864.2	863.9	34	Yes
L28405	CB28454	P28408	220	0.1	CIRCULAR	72	72	122	864.3	864.3	100	No
L28406	P28408	J28406	100	0.15	Rectangular	24	60	33	864.3	864.2	130	Yes
L28407	CB28430	P28408	100	0.6	CIRCULAR	21	21	11	864.3	864.3	13	Yes
L28408	CB28410	P28408	215	0.05	CIRCULAR	54	54	41	864.5	864.3	33	No
L28409	J28432	P28408	150	0.27	CIRCULAR	60	60	126	864.3	864.3	14	No
L28410	P28412	CB28410	107	0.05	CIRCULAR	48	48	29	864.3	864.5	24	No
L28411	CB28426	CB28410	330	0.1	CIRCULAR	42	42	30	866.0	864.5	36	No
L28413	CB28470	P28408	100	0.14	CIRCULAR	48	48	50	864.3	864.3	40	Yes
L28414	P28416	P28414	116	0.22	CIRCULAR	30	30	18	867.2	864.3	36	No
L28415	CB28401	P28402	220	0.5	CIRCULAR	18	18	6	877.4	876.6	3	No
L28416	P29104	P28416	60	0.1	CIRCULAR	24	24	6	866.3	867.2	17	No
L28417	MH28401	MH28402	24.7	2.06	CIRCULAR	15	15	8	873.1	872.7	1	No
L28418	MH28402	MH28403	232.36	0.5	CIRCULAR	18	18	6	872.7	871.4	1	No
L28419	MH28403	MH28404	43.44	0.99	CIRCULAR	24	24	20	871.4	870.9	1	No
L28420	MH28404	MH28405	30.14	1	CIRCULAR	24	24	20	870.9	870.7	1	No
L28421	MH28405	CB28406	324.57	1.04	CIRCULAR	24	24	20	870.7	866.2	5	No
L28422	P28403	CB28406	432.27	0.14	CIRCULAR	27	27	10	866.4	866.2	1	No
L28423	CB28407	P28404	94.17	0.46	CIRCULAR	18	18	6	870.4	869.9	3	No
L28424	P28404	P28405	164.3	0.6	CIRCULAR	21	21	11	869.9	869.2	4	No
L28425	P28405	P28406	177.99	0.47	CIRCULAR	24	24	13	869.2	868.5	6	No
L28426	CB28428	CB28426	380	0.21	CIRCULAR	33	33	22	866.8	866.0	19	Yes
L28427	P28406	P28407	148.52	0.55	CIRCULAR	24	24	15	868.5	867.9	8	No
L28428	P28407	CB28408	168.11	0.47	CIRCULAR	24	24	13	867.9	866.8	9	No
L28429	CB28408	CB28409	140.84	0.5	CIRCULAR	30	30	25	866.8	865.9	9	No

PIPE ID	FROM NODE	TO NODE	LENGTH (ft)	AVERAGE PIPE SLOPE %	PIPE SHAPE	PIPE DIAMETER (in)	PIPE WIDTH (in)	DESIGN FLOW CAPACITY (cfs)	MAXIMUM US HGL (ft)	MAXIMUM DS HGL (ft)	PEAK FLOW DURING ANALYSIS (CFS)	PIPE FLOWING FULL?
L28430	CB28409	CB28412	149.41	0.91	CIRCULAR	33	33	44	865.9	865.1	12	No
L28431	CB28406	CB28411	281.54	0.25	CIRCULAR	48	48	63	866.2	865.7	6	No
L28432	CB28434	P28440	214	0.26	Arch	45	72	103	864.3	863.6	32	No
L28433	CB28411	CB28412	315.8	0.14	CIRCULAR	60	60	84	865.7	865.1	18	No
L28434	CB28413	CB28411	142.32	1.1	CIRCULAR	36	36	61	866.4	865.7	11	No
L28435	CB28414	CB28413	87.52	1.58	CIRCULAR	30	30	45	867.8	866.4	7	No
L28436	CB28415	CB28414	109.46	0.59	CIRCULAR	24	24	15	868.8	867.8	7	No
L28437	CB28416	CB28415	98.08	0.53	CIRCULAR	18	18	7	869.0	868.8	3	No
L28439	P28410	CB28415	75.79	0.51	CIRCULAR	18	18	7	869.1	868.8	4	No
L28440	P28409	P28410	220.74	0.49	CIRCULAR	18	18	6	869.8	869.1	2	No
L28441	P28411	P28413	173.23	0.5	CIRCULAR	18	18	6	868.3	868.0	4	No
L28442	P28413	P28415	220.61	0.5	CIRCULAR	18	18	6	868.0	867.6	4	Yes
L28449	P28420	CB28412	142	0.39	CIRCULAR	15	15	3	861.8	865.1	0	No
L28454	CB28456	CB28454	300	0.23	CIRCULAR	54	54	88	865.3	864.3	80	No
L28455	J28466	CB28456	290	0.33	CIRCULAR	42	42	54	866.0	865.3	34	Yes
L28456	CB28458	CB28456	445	0.28	CIRCULAR	42	42	49	866.2	865.3	34	Yes
L28458	CB28460	CB28458	389	0.28	CIRCULAR	42	42	49	866.6	866.2	32	No
L28460	CB28462	CB28460	188	0.28	CIRCULAR	42	42	49	866.9	866.6	31	No
L28462	CB28464	CB28462	400	0.41	CIRCULAR	27	27	19	871.1	866.9	23	Yes
L28466	J28468	J28466	350	0.53	CIRCULAR	27	27	21	868.5	866.0	16	Yes
L28470	P28472	CB28470	360	0.13	CIRCULAR	33	33	18	864.4	864.3	23	Yes
L28472	P28474	P28472	150	0.1	CIRCULAR	33	33	16	865.0	864.4	23	Yes
L28475	CB28186	CB28476	100	0.27	CIRCULAR	54	54	95	864.2	864.2	1	No
L28476	J28478	CB28476	130	0.28	Arch	40	65	79	864.3	864.2	27	Yes
L28478	CB28480	J28478	210	0.1	CIRCULAR	42	42	30	864.5	864.3	28	No
L28480	CB28482	CB28480	170	0.11	CIRCULAR	42	42	30	864.7	864.5	25	No
L28482	CB28484	CB28482	150	0.11	CIRCULAR	42	42	31	864.8	864.7	18	No
L28484	P28486	CB28484	470	0.2	CIRCULAR	27	27	13	865.7	864.8	13	Yes

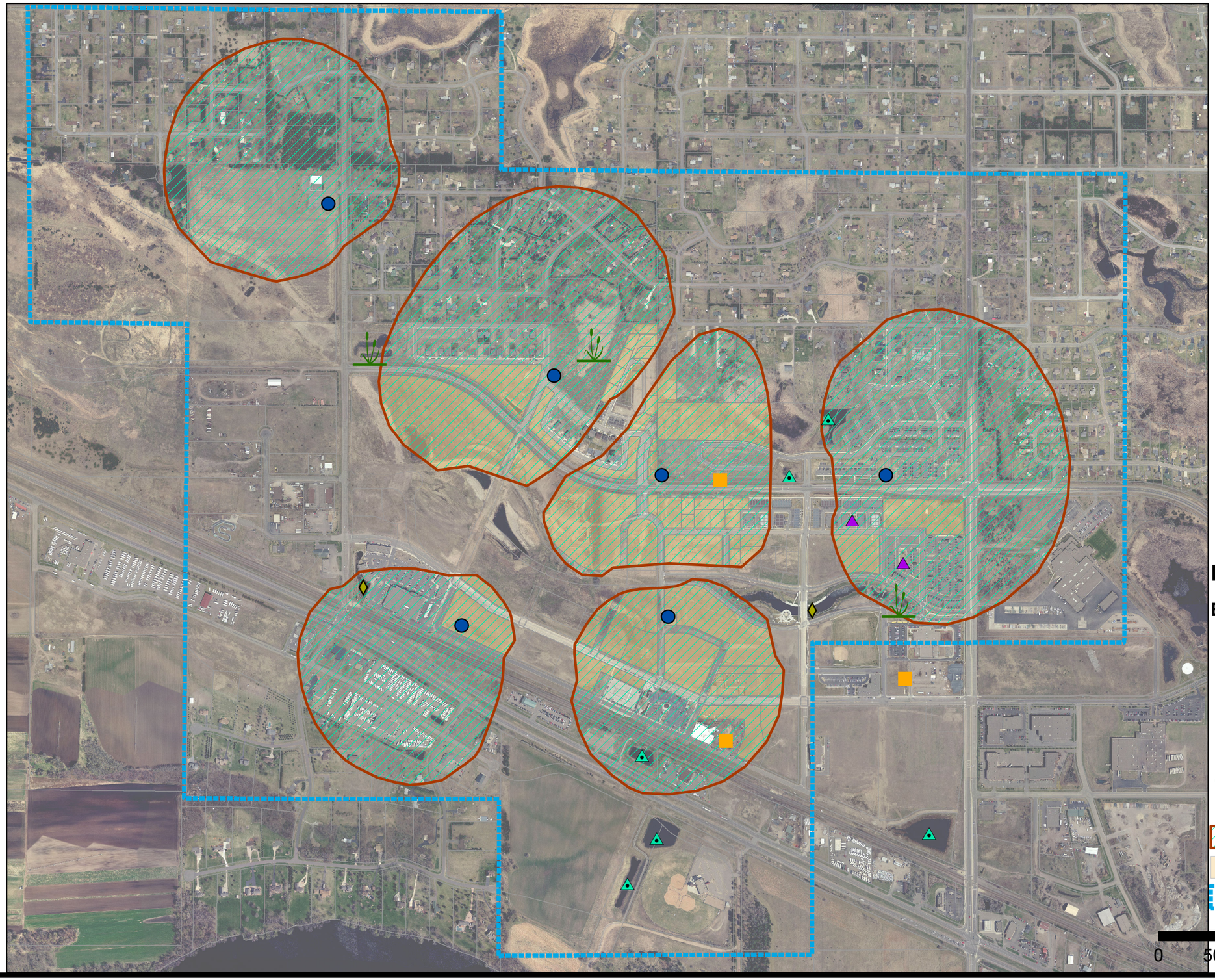
PIPE ID	FROM NODE	TO NODE	LENGTH (ft)	AVERAGE PIPE SLOPE %	PIPE SHAPE	PIPE DIAMETER (in)	PIPE WIDTH (in)	DESIGN FLOW CAPACITY (cfs)	MAXIMUM US HGL (ft)	MAXIMUM DS HGL (ft)	PEAK FLOW DURING ANALYSIS (CFS)	PIPE FLOWING FULL?
L28490	P28492	J28490	56	-0.38	CIRCULAR	36	36	58	866.2	865.8	40	Yes
L28492	J28494	P28492	28	0.5	CIRCULAR	36	36	44	866.4	866.2	65	Yes
L28494	J28496	J28494	46	0.5	CIRCULAR	36	36	44	868.2	866.4	65	Yes
L28496	CB28498	J28496	12.5	0.4	CIRCULAR	36	36	39	869.0	868.2	65	Yes
L28497	CB29106	CB28498	80	0.2	CIRCULAR	36	36	28	869.4	869.0	39	Yes
L28498	CB28499	CB28498	76	0.5	CIRCULAR	24	24	15	870.1	869.0	25	Yes
L29100	P29102	CB29105	371.55	0.5	CIRCULAR	18	18	6	869.4	868.4	4	No
L29102	CB29105	P29100	26.71	1.87	CIRCULAR	18	18	12	868.4	868.4	4	Yes
L29104	CB29104	P29102	39.89	0.18	CIRCULAR	12	12	1	871.2	869.4	5	No
L30102	CB30104	O30101	345.94	0.23	CIRCULAR	24	24	11	852.8	849.0	16	Yes
L30104	CB30106	CB30104	244.41	0.08	CIRCULAR	18	18	36	852.0	852.8	9	Yes
L30106	CB30108	CB30106	802.88	1.18	CIRCULAR	12	12	4	862.0	852.0	4	Yes
L33404	J33408	O33404	10	10	CIRCULAR	4	4	1	842.5	850.5	4	Yes
L33408	J33410	J33408	176	1.51	CIRCULAR	42	42	107	861.3	842.5	98	Yes
L33410	J33412	J33410	294	1.5	CIRCULAR	42	42	114	843.0	861.3	28	No
L33412	J28300	J33412	300	1.49	CIRCULAR	42	42	114	846.7	843.0	28	No
L5065	5065	CB28100	257.71	0.57	CIRCULAR	24	24	15	867.8	864.5	22	Yes
L5066	5066	5065	214.13	0.51	CIRCULAR	24	24	14	866.4	867.8	11	Yes
L5067	5067	5066	218.78	0.42	CIRCULAR	18	18	6	867.5	866.4	4	Yes
L5073	5073	5065	66.74	0.72	CIRCULAR	15	15	5	868.9	867.8	4	Yes
L5074	5074	5066	65.95	0.86	CIRCULAR	21	21	13	866.5	866.4	10	Yes
L5200	5200	5067	103.59	0.29	CIRCULAR	15	15	3	866.5	867.5	2	Yes
L5202	5202	5067	41.18	0.44	CIRCULAR	18	18	6	867.2	867.5	3	Yes
L5203	5203	5202	94.35	0.35	CIRCULAR	18	18	5	867.2	867.2	4	Yes
L5204	5204	5203	99.58	0.27	CIRCULAR	18	18	5	866.7	867.2	5	Yes
L-A1	A1	5065	65	1	CIRCULAR	24	24	20	868.2	867.8	14	Yes
L-A2	A2	A1	165	1	CIRCULAR	21	21	14	868.2	868.2	9	Yes
L-A3	A3	A2	40	1	CIRCULAR	15	15	6	867.8	868.2	6	Yes

PIPE ID	FROM NODE	TO NODE	LENGTH (ft)	AVERAGE PIPE SLOPE %	PIPE SHAPE	PIPE DIAMETER (in)	PIPE WIDTH (in)	DESIGN FLOW CAPACITY (cfs)	MAXIMUM US HGL (ft)	MAXIMUM DS HGL (ft)	PEAK FLOW DURING ANALYSIS (CFS)	PIPE FLOWING FULL?
Link-05	J28353A	I28348	47	0.4	CIRCULAR	12	12	2	870.0	862.0	4	Yes
Link-06	J28376	J28374	7.13	1.96	CIRCULAR	18	18	13	874.0	873.9	0	No
Link-07	J28374	I28372	27.33	0.88	CIRCULAR	18	18	9	873.9	862.0	0	No
Link-08	J28362	P28336	127	0.31	CIRCULAR	30	30	23	860.8	860.4	23	No
Link-10	I28366	I28364	62.51	1.68	CIRCULAR	18	18	12	862.0	862.0	1	No
Link-11	CB28412	CB28434	57	0.14	Arch	45	72	72	865.1	864.3	32	No
Link-12	I28362	I28364	34.22	0.7	CIRCULAR	18	18	8	862.0	862.0	0	No
Link-13	I28364	I28368	56.5	0.81	CIRCULAR	18	18	8	862.0	862.0	2	No
Link-14	J28380	I28380	61.28	0.46	CIRCULAR	18	18	6	870.8	862.0	1	No
Link-15	I28380	J28378	21.43	1.49	CIRCULAR	18	18	11	862.0	870.3	2	No
Link-25	I28337	P28304	91.97	0.34	CIRCULAR	72	72	228	862.0	854.4	17	No
Link-26	J28433	P28418	371.31	0.08	CIRCULAR	42	42	25	867.3	867.2	13	Yes
Link-27	J28431	J28433	130.06	1.66	CIRCULAR	24	24	25	867.4	867.3	9	Yes
Link-30	P28415	P28417	162.38	0.5	CIRCULAR	21	21	10	867.6	867.3	7	Yes
Link-31	P28417	J28430	95.49	1.15	CIRCULAR	24	24	21	867.3	870.9	5	Yes
Link-32	J28430	J28433	163.57	0.62	CIRCULAR	33	33	36	870.9	867.3	12	Yes
Link-35	P-6	P29104	50	-1.6	CIRCULAR	36	36	219	874.3	866.3	4	No
Link-40	1P	1P outlet	32	-5	CIRCULAR	18	18	20	868.6	868.0	8	Yes
Link-42	1P outlet	RTC Connect	426	0.12	CIRCULAR	36	36	20	868.0	868.0	0	Yes
P-33	I28360	I28358	10.85	1.66	CIRCULAR	18	18	12	862.0	862.0	0	Yes
P-38A	I28352	I28356	69.17	0.39	CIRCULAR	15	15	4	862.0	862.0	3	No
P391	I28372	I28370	73.42	6.69	CIRCULAR	18	18	24	862.0	862.0	0	No
P392	I28370	J28372	92.42	0.94	CIRCULAR	18	18	9	862.0	868.6	5	No
Pipe - (11)	I28348	I28346	37.5	0.51	CIRCULAR	15	15	5	862.0	862.0	4	No
Pipe - (28)	I28378	I28376	36	0.33	CIRCULAR	18	18	10	862.0	862.0	2	No
Pipe 10	I28336	I28334	35	0.26	CIRCULAR	15	15	3	862.0	862.0	3	No
Pipe 11	CBMH13	J28360	55	0.58	CIRCULAR	24	24	17	862.0	857.6	8	No
Pipe 12	J28360	J28358	454	0.22	CIRCULAR	24	24	11	857.6	856.8	8	No

PIPE ID	FROM NODE	TO NODE	LENGTH (ft)	AVERAGE PIPE SLOPE %	PIPE SHAPE	PIPE DIAMETER (in)	PIPE WIDTH (in)	DESIGN FLOW CAPACITY (cfs)	MAXIMUM US HGL (ft)	MAXIMUM DS HGL (ft)	PEAK FLOW DURING ANALYSIS (CFS)	PIPE FLOWING FULL?
Pipe 14	CBMH 14	CBMH13	34	0.5	CIRCULAR	18	18	7	862.0	862.0	7	No
Pipe 15	I28340	I28338	36.74	0.49	CIRCULAR	15	15	5	862.0	862.0	2	No
Pipe 16	P28336	CBMH 14	116	0.72	CIRCULAR	15	15	6	860.4	862.0	6	No
Pipe 18	J28364	J28362	164	0.44	CIRCULAR	30	30	27	861.6	860.8	23	No
Pipe 19	J28366	J28364	243	0.44	CIRCULAR	30	30	27	862.6	861.6	23	No
Pipe 20a	I28338	J28366	320.21	0.44	CIRCULAR	30	30	27	862.0	862.6	23	No
Pipe 21	I28342	I28338	195	0.35	CIRCULAR	30	30	24	862.0	862.0	20	No
Pipe 22	I28346	I28342	164	0.35	CIRCULAR	27	27	18	862.0	862.0	17	No
Pipe 24	I28344	I28342	38.2	0.5	CIRCULAR	18	18	7	862.0	862.0	2	No
Pipe 25	J28368	I28346	384	0.24	CIRCULAR	27	27	15	866.3	862.0	12	No
Pipe 27	J28370	J28368	248	0.25	CIRCULAR	27	27	15	866.8	866.3	12	No
Pipe 28	I28354	J28370	236	0.49	CIRCULAR	24	24	16	862.0	866.8	12	No
Pipe 29	I28376	I28368	34	0.32	CIRCULAR	18	18	6	862.0	862.0	2	No
Pipe 3	J28356	I28337	96	0.36	CIRCULAR	18	18	6	861.8	862.0	0	No
Pipe 30	I28368	I28370	38	0.34	CIRCULAR	18	18	6	862.0	862.0	4	No
Pipe 31	I28374	J28376	33	0.64	CIRCULAR	18	18	8	862.0	874.0	0	No
Pipe 312	J28358	I28337	267	0.22	CIRCULAR	24	24	11	856.8	862.0	10	No
Pipe 32	J28372	I28354	121	0.6	CIRCULAR	18	18	8	868.6	862.0	5	No
Pipe 35	I28356	I28354	39.01	1.1	CIRCULAR	18	18	11	862.0	862.0	6	No
Pipe 36	J28378	I28378	34	0.5	CIRCULAR	15	15	5	870.3	862.0	2	No
Pipe 37	I28350	I28352	10.54	1.23	CIRCULAR	15	15	8	862.0	862.0	3	No
Pipe 4	J28354	J28356	164	0.35	CIRCULAR	18	18	6	862.4	861.8	0	No
Pipe 40	P28342	J28354	115.58	-1.3	CIRCULAR	18	18	10	861.7	862.4	5	No
Pipe 5	J28352	J28354	93	0.35	CIRCULAR	18	18	6	863.7	862.4	5	No
Pipe 6	J28350	J28352	321	0.35	CIRCULAR	18	18	6	864.8	863.7	5	No
Pipe 8	I28334	J28350	115	0.35	CIRCULAR	18	18	6	862.0	864.8	6	No
Pipe PL	P28340	I28344	26	1.96	CIRCULAR	12	12	5	867.3	862.0	0	No

Figures

2015 Infiltration Exhibit



N
W E
S

City of RAMSEY

Legend

BMP_Style

- Lined Pond
- Pond
- Raingarden
- Underground Infil
- Wetland
- Public Wells
- 10 Year Capture Zone
- COR Parcels in 10 Year Zone
- Drinking Water Supply Managment Area

0 500 1,000 2,000 3,000 Feet

City of RAMSEY

SLOPE AREAS MAP

FIGURE NO. 1
OCTOBER, 2015

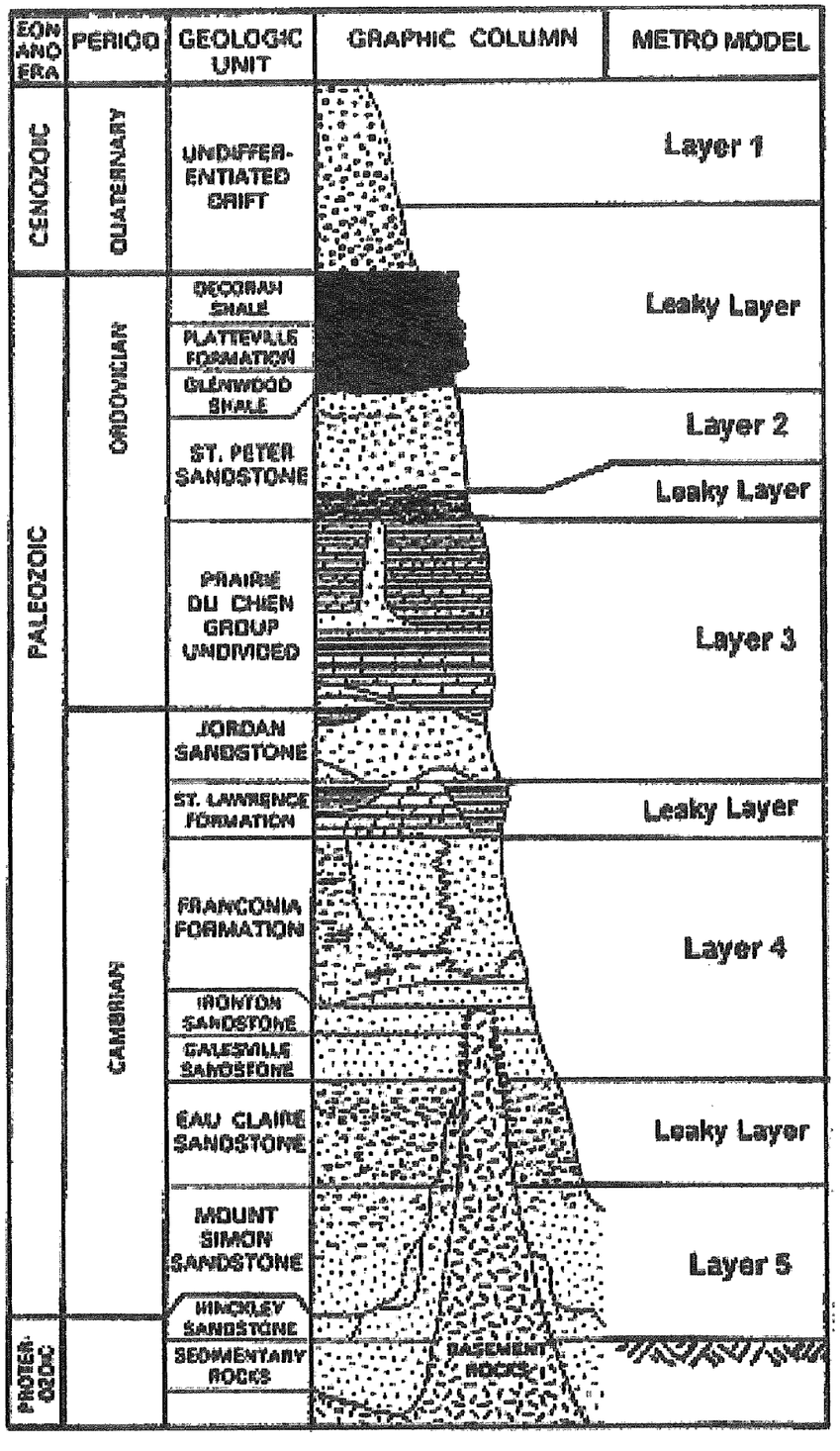
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SLOPES

- Less than 12% Slopes
- 12% - 18% Slopes
- Greater than 18% Slopes

N

0 2,000 4,000 8,000 Feet



Source http://pca.state.mn.us/water/groundwater/mnoverview.html
2015 -Link Broken

City of RAMSEY

HYDROSTRATIGRAPHIC COLUMN AND CONCEPTURAL MODEL METROPOLITAN AREA GROUNDWATER MODEL - CONCEPTUAL

FIGURE 2
OCTOBER, 2015

GEOLOGIC SENSITIVITY OF THE UPPERMOST AQUIFER TO POLLUTION

FIGURE NO. 3
OCTOBER, 2015

Legend

Sensitivity Ratings

- Very High - Hours to Months
- High - Weeks to Years
- Moderate - Years to Decades
- Low - Decades to Years
- Water
- City Limits

Estimated travel time for water-borne contaminants at the land surface to reach the uppermost aquifer.

N

0 2,000 4,000 8,000 Feet

City of RAMSEY

DRINKING WATER SUPPLY MANAGEMENT AREA MAP

FIGURE NO. 4
OCTOBER, 2015

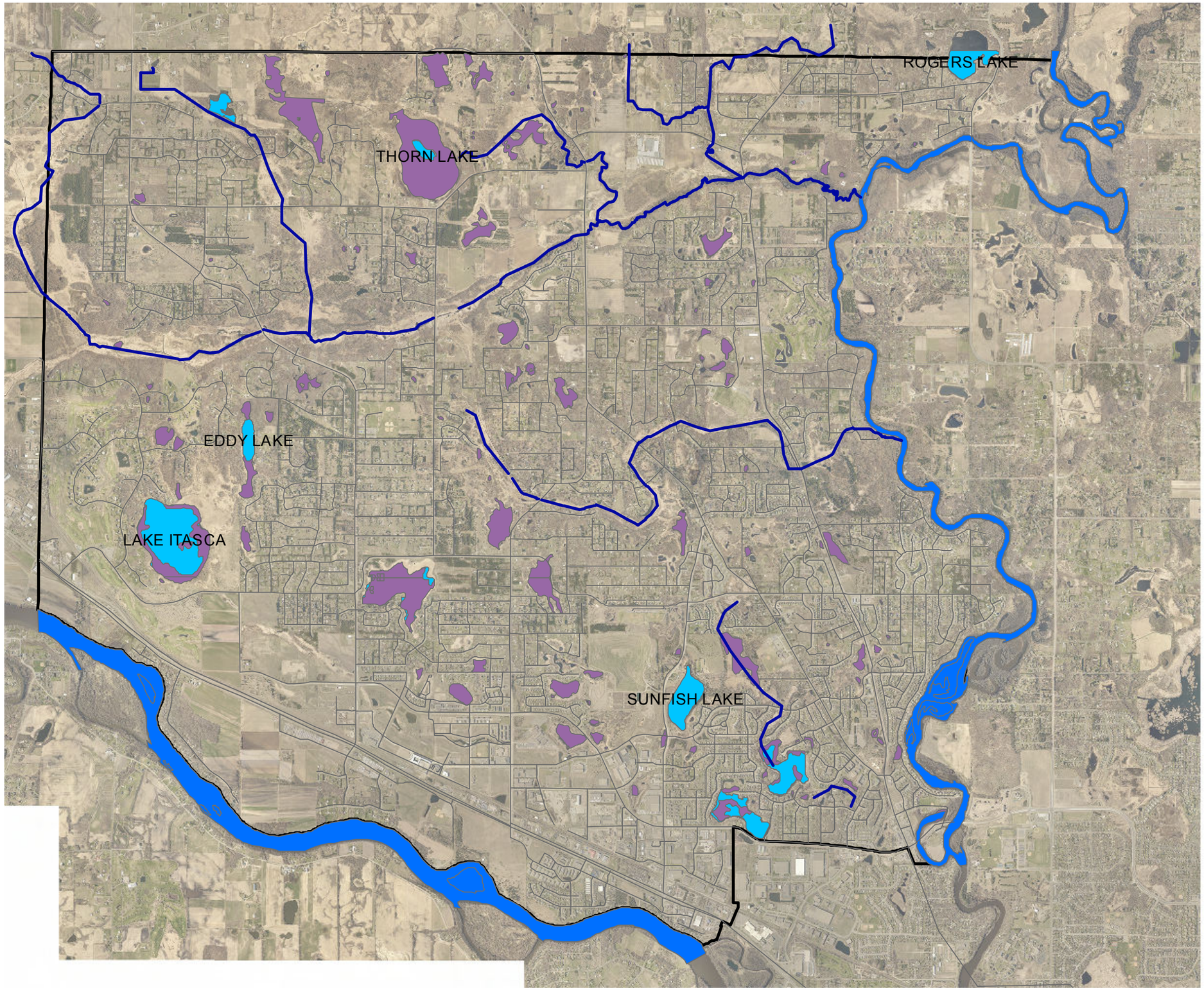
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NWI_CODE

- Protected Waters
- Lakes and Ponds
- Capture Zones
- dwsma

N

0 2,000 4,000 8,000 Feet



City of RAMSEY

PUBLIC WATERS INVENTORY MAP

FIGURE NO. 5
OCTOBER, 2015

Legend

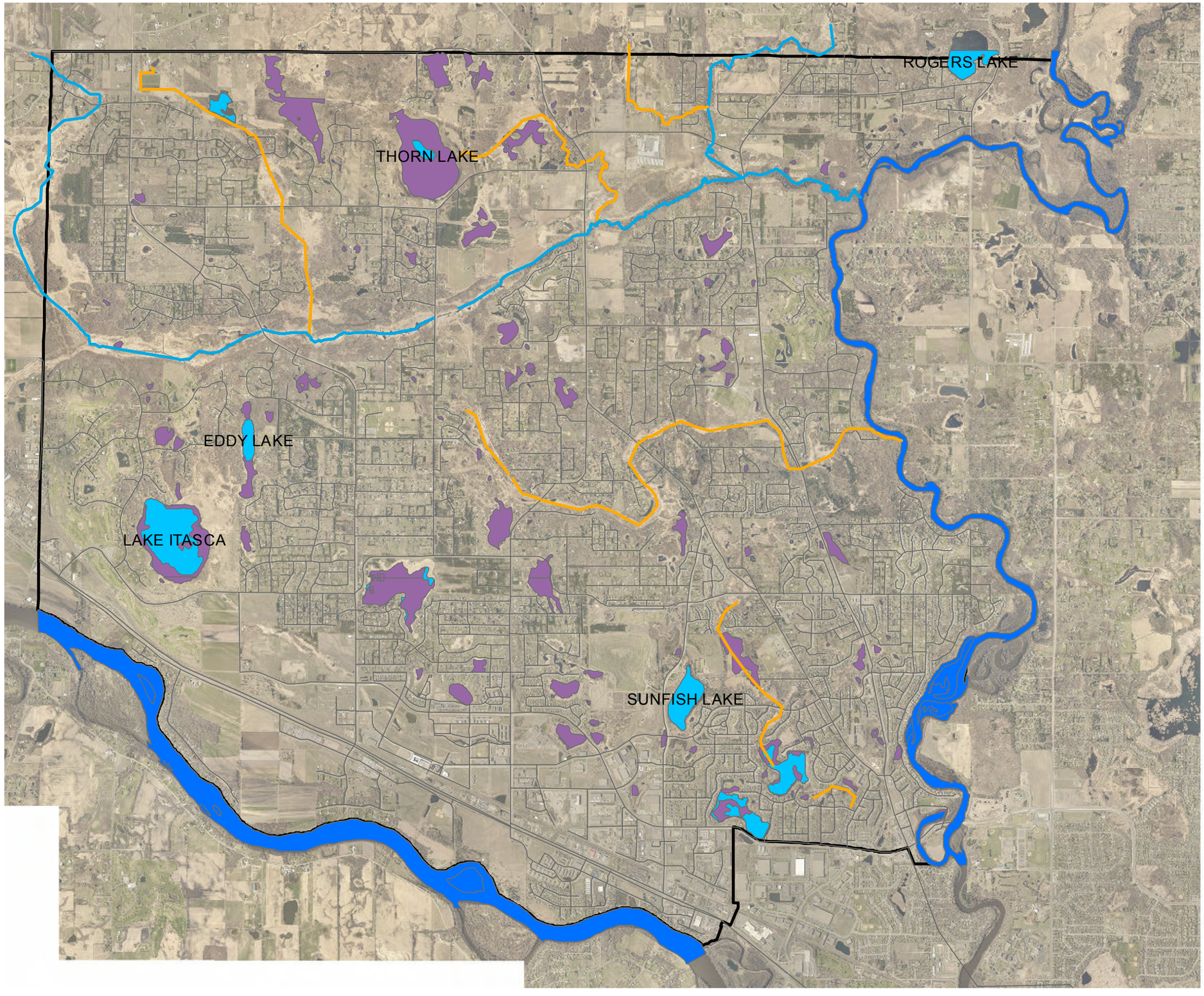
- Creeks and Ditches
- Rivers

NWI_CODE

- Protected Waters
- Lakes and Ponds

N

0 2,000 4,000 8,000 Feet



City of RAMSEY

PUBLIC WATERS INVENTORY MAP WITH PUBLIC DITCHES (MS 103E)

FIGURE NO. 5A
OCTOBER, 2015

Legend

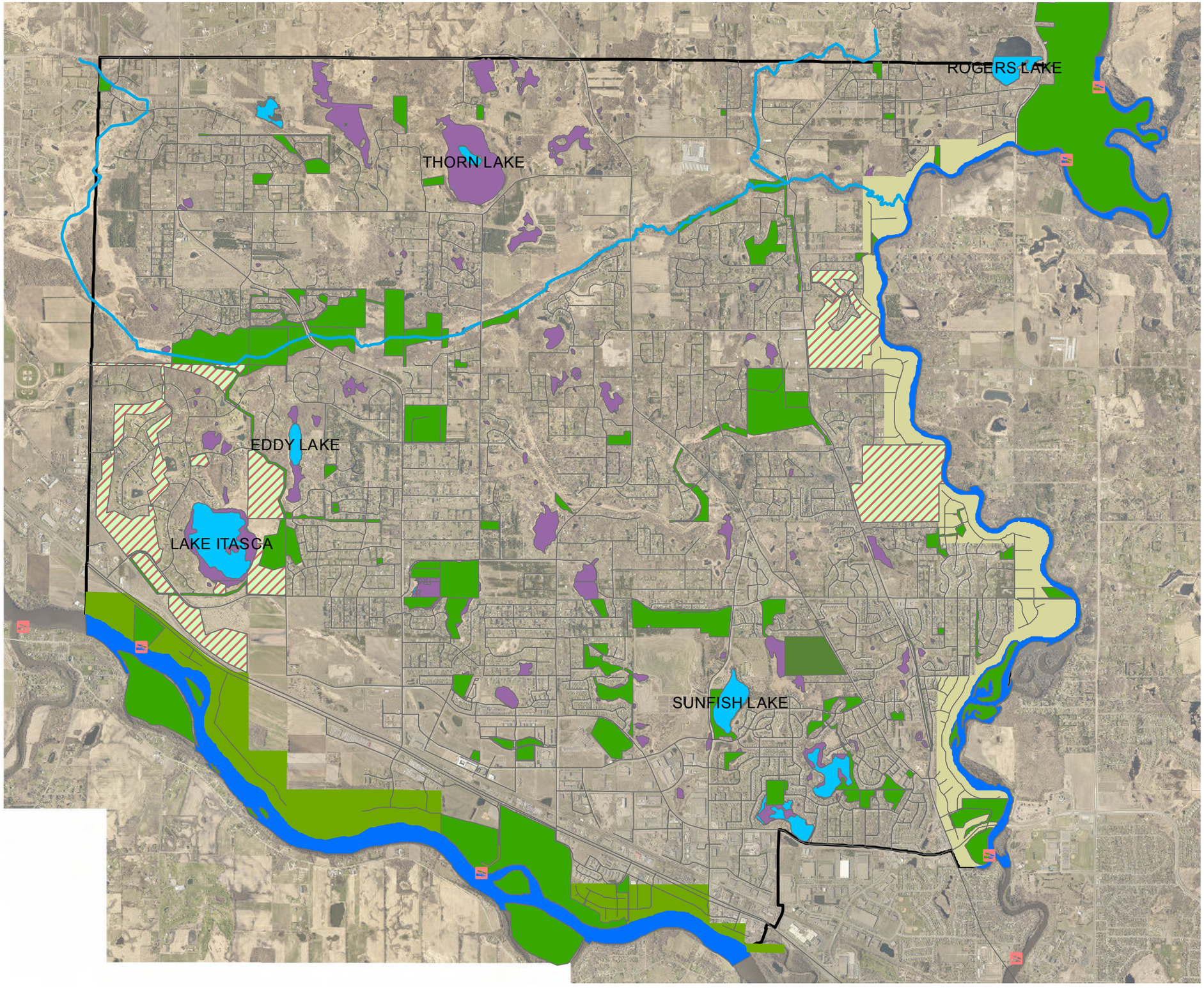
- County Ditches
- Brooks
- Rivers

NWI_CODE

- Protected Waters
- Lakes and Ponds

N

0 2,000 4,000 8,000 Feet



City of RAMSEY

PARKS MAP

FIGURE NO. 6
OCTOBER, 2015

Legend

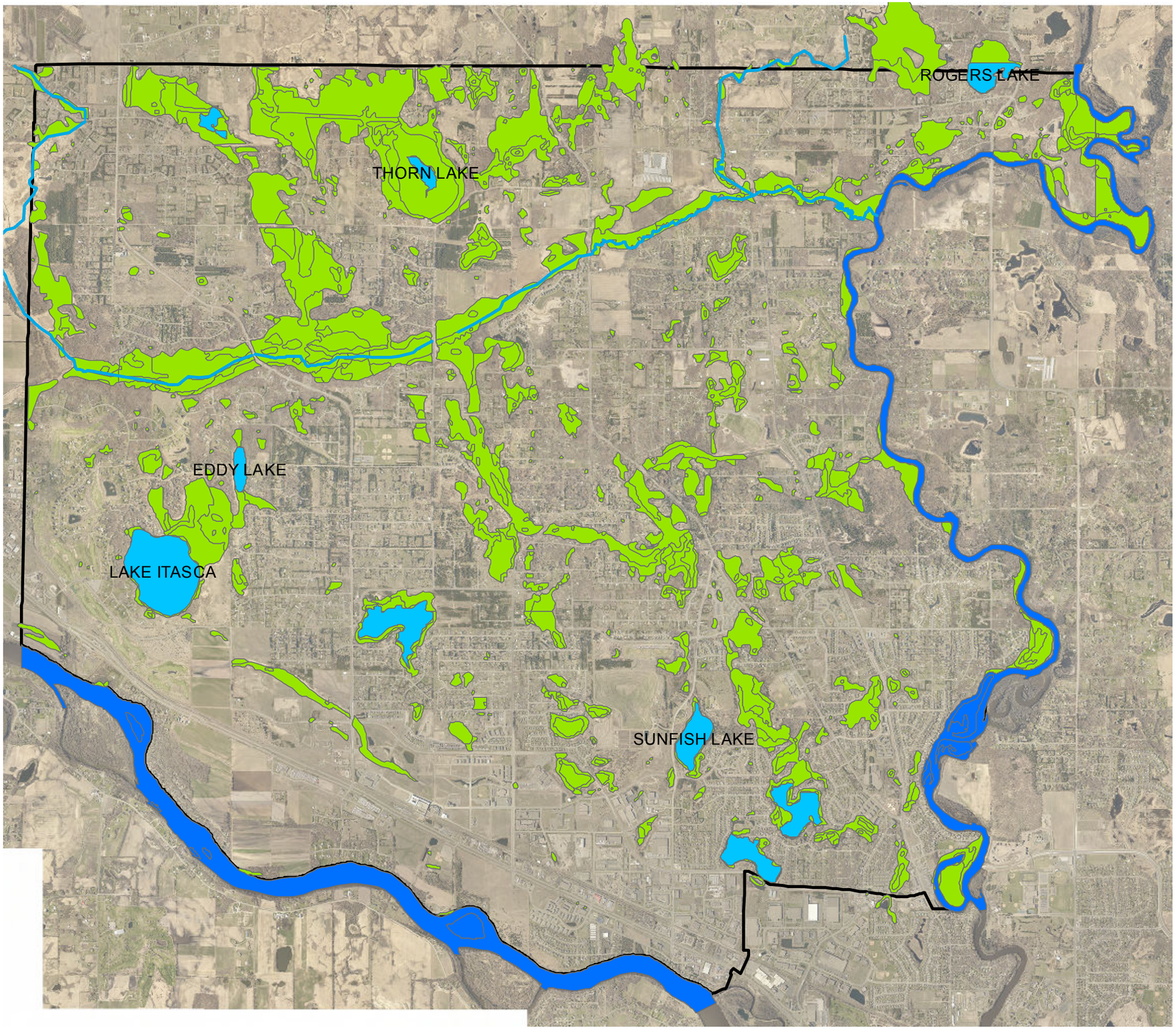
- Water Access Points
- Brooks
- Parks
- School
- Club Recreation Areas
- Mississippi River Corridor Critical Area
- Rum River Scenic Land Use District
- Rivers

NWI

- Protected Waters
- Lakes and Ponds

N

Feet
0 2,000 4,000 8,000



City of RAMSEY

NATIONAL WETLAND INVENTORY MAP

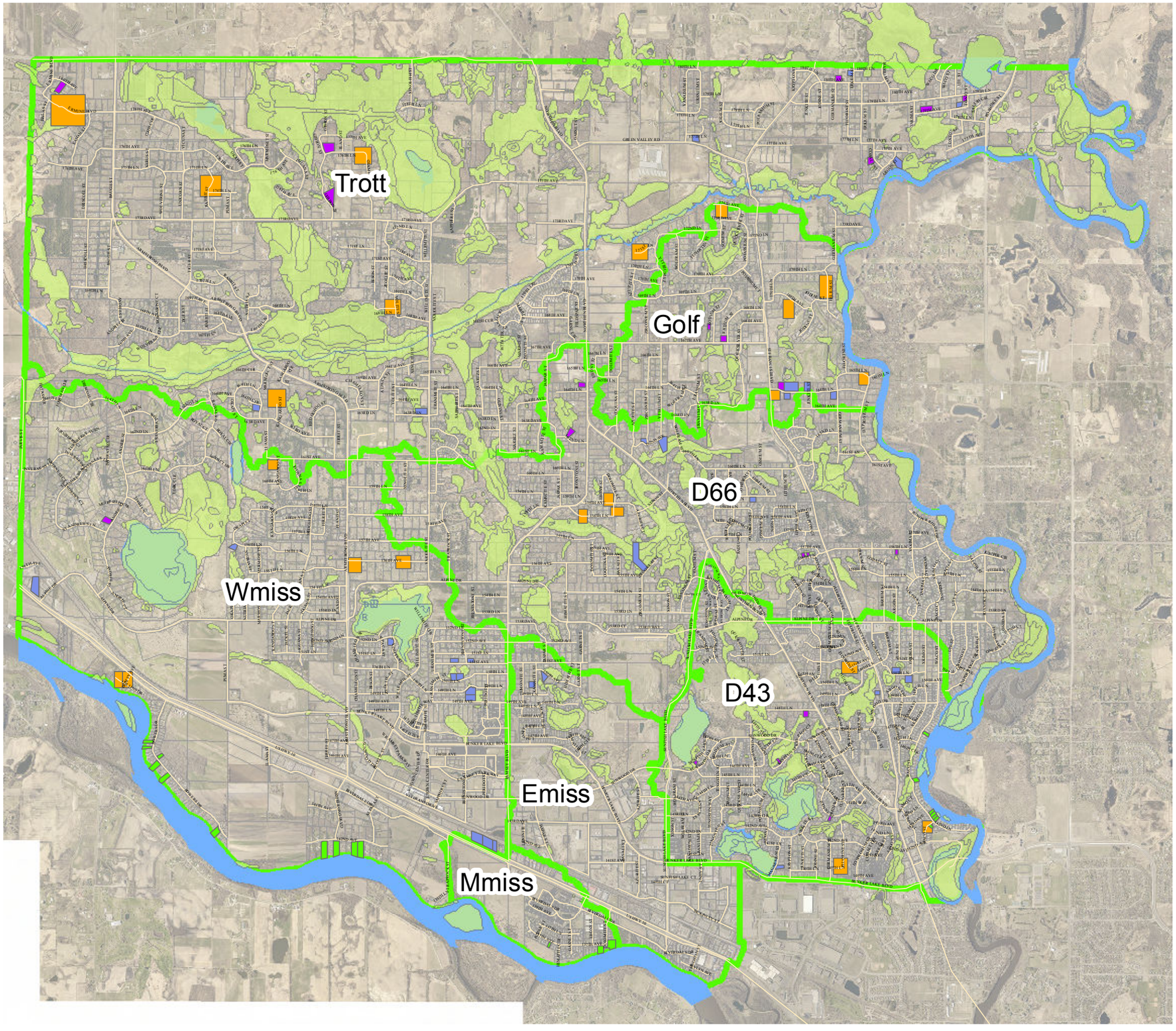
FIGURE NO. 7
OCTOBER, 2015

Legend

- Brooks
- Rivers
- Lakes and Ponds
- NWI

N

0 2,000 4,000 8,000 Feet



City of RAMSEY

GENERAL WATERSHED MAP WITH HISTORIC FLOODING LOCATIONS

FIGURE NO. 8
OCTOBER, 2015

Legend

- Streets

HISTORIC FLOODING

- 10-18-85 CITY COUNCIL MEETING
- 1997 LIST
- CITY STAFF 2007
- 2011 LIST
- 2014 LIST
- NWI
- Creeks
- Rivers
- Lakes, Ponds
- City Limits
- Watersheds
- Parcels

N

0 2,000 4,000 8,000 Feet

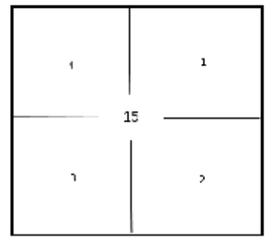
COUNTY SECTION NUMBERING AND MODELING ELEMENT NAMING CONVENTION

FIGURE NO. 9
OCTOBER, 2015

Trott
Golf
D66
Wmiss
D43
Emiss
Mmiss

Modeling Element Naming Convention

Elements are named based on the location of the item in the quadrant of the County Section, their numbered sequentially based on its relative position to the outfall. Outfall begins with O, unless multiple outfalls exist in a given quadrant, and additional elements are numbered in the upstream direction. Pipes and Channels share sequencing numbers with the Junction, Catch Basin or Pond to which it flows. Also, catch basins share sequence numbers with the Junction. Each Storm Pond or Wetland is unique. There are exceptions to these, like where elements were added due to new developments, or when the sequencing numbers wouldn't fall in exact numerical order. Please see the figure below for the quadrant order and example. The thick black lines is the section outline with the section number in the middle. The quadrant numbers start in the northeast quadrant and move clockwise.



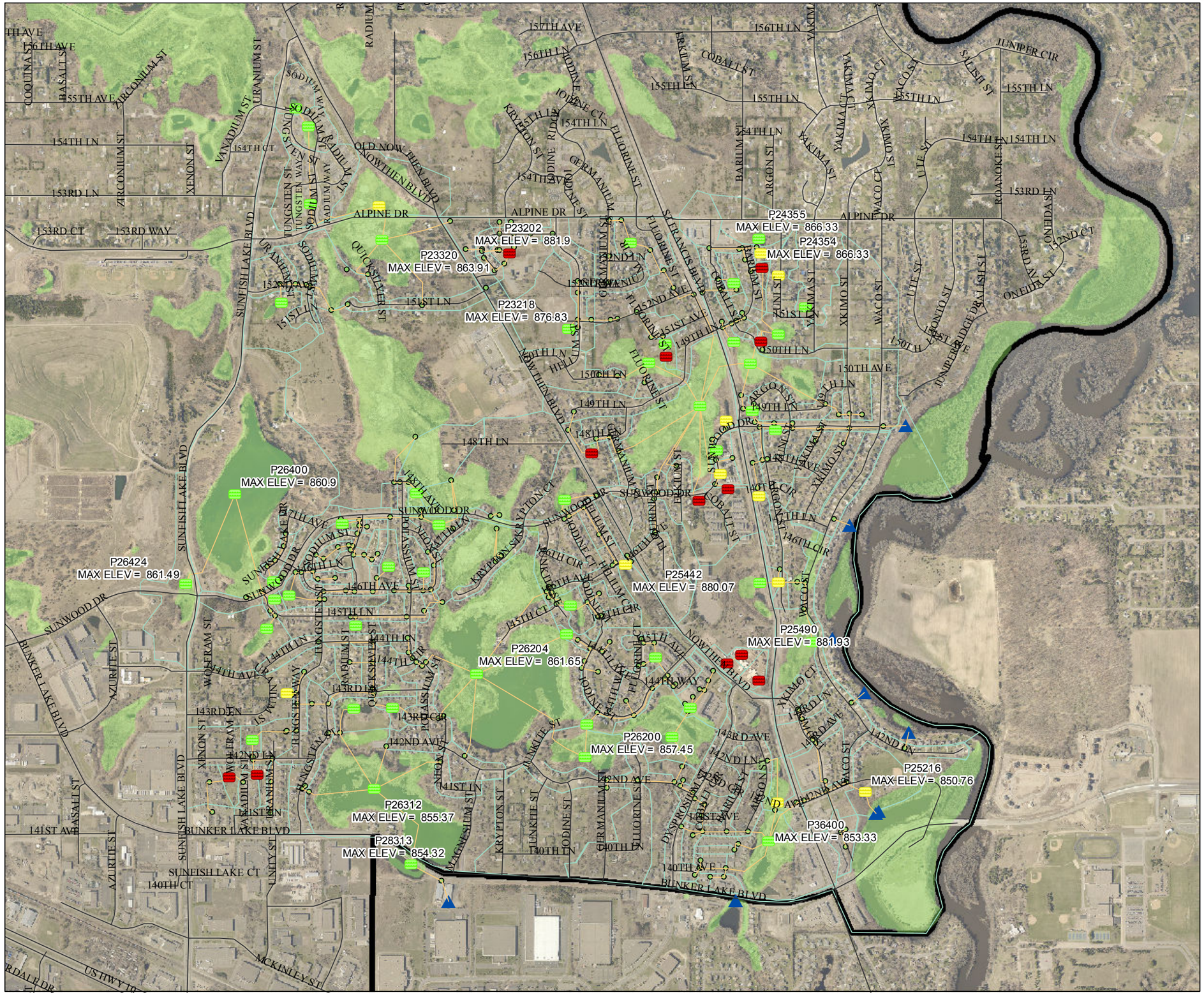
Example: OS 5106
This would be catch basin number 6 located in quadrant 1 of section 15.

Legend

- Streets
- NWI
- Creeks
- Rivers
- Lakes, Ponds
- Watersheds
- Section_only
- Section_qtr
- City Limits

N

0 2,000 4,000 8,000 Feet



D43 POND SUMMARY 100 YEAR PEAK ELEVATION

FIGURE NO. 10
OCTOBER, 2015

Legend

Pond Flood Status

- Functioning Properly
- EOF Utilized
- Potential Threat to Structures

- Pipe
- Junc
- Outfall
- Subbasin
- NWI
- City Limits

N

0 500 1,000 2,000 Feet

City of RAMSEY

D43 PIPE SUMMARY
10 YEAR PIPE CAPACITY

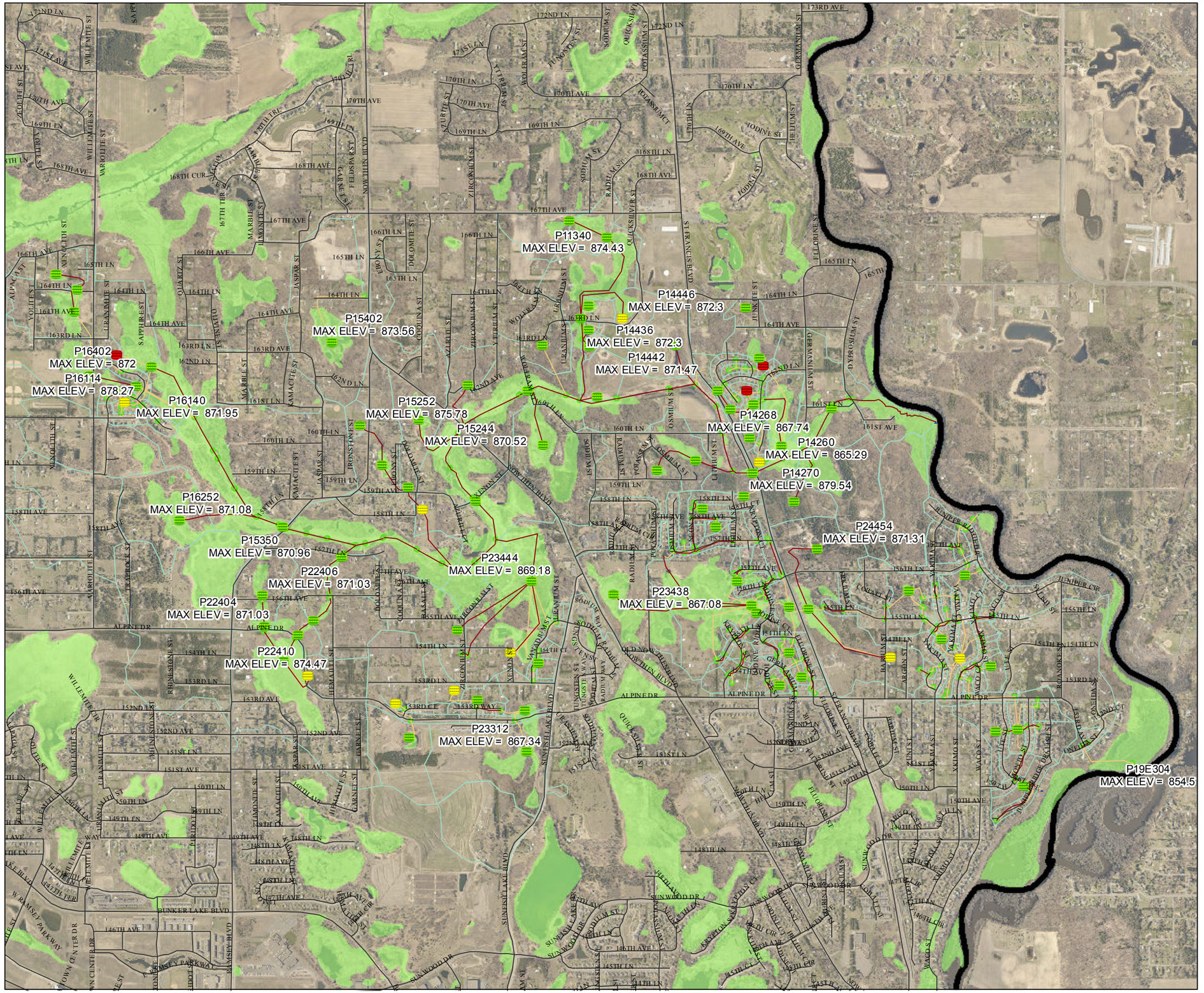
FIGURE NO. 11
OCTOBER, 2015

Legend

- Pond
- Pipe
- Pipe Flowing Full
- Junc
- Outfall
- Subbasin
- NWI
- City Limits

N

0 500 1,000 2,000 Feet



D66 POND SUMMARY 100 YEAR PEAK ELEVATION

FIGURE NO. 12
OCTOBER, 2015

Legend

Pond Flood Status

- Functioning Properly
- EOF Utilized
- Potential Threat to Structures

- Channel
- Pipe
- Junc
- Outfall
- Subbasin
- NWI
- City Limits

N

0 1,000 2,000 4,000 Feet

D66 PIPE SUMMARY
10 YEAR PIPE CAPACITY

FIGURE NO. 13
OCTOBER, 2015

Legend

Pond

PIPE_FULL

Pipe

Pipe Flowing Full

Junc

Outfall

Subbasin

NWI

City Limits

N

Feet
0 1,000 2,000 4,000

EMISS POND SUMMARY
100 YEAR PEAK ELEVATION

FIGURE NO. 14
OCTOBER, 2015

Legend

Pond Flood Status

- Functioning Properly
- EOF Utilized
- Potential Threat to Structures

- Pipe
- Junc
- Outfall
- Subbasin
- NWI
- City Limits

N

Feet
0 500 1,000 2,000

City of RAMSEY

EMISS PIPE SUMMARY
10 YEAR PIPE CAPACITY

FIGURE NO. 15
OCTOBER, 2015

Legend

Pond

PIPE_FULL

Pipe

Pipe Flowing Full

Junc

Outfall

Subbasin

NWI

City Limits

N

Feet

0 500 1,000 2,000

GOLF POND SUMMARY
100 YEAR PEAK ELEVATION

FIGURE NO. 16
OCTOBER, 2015

Legend

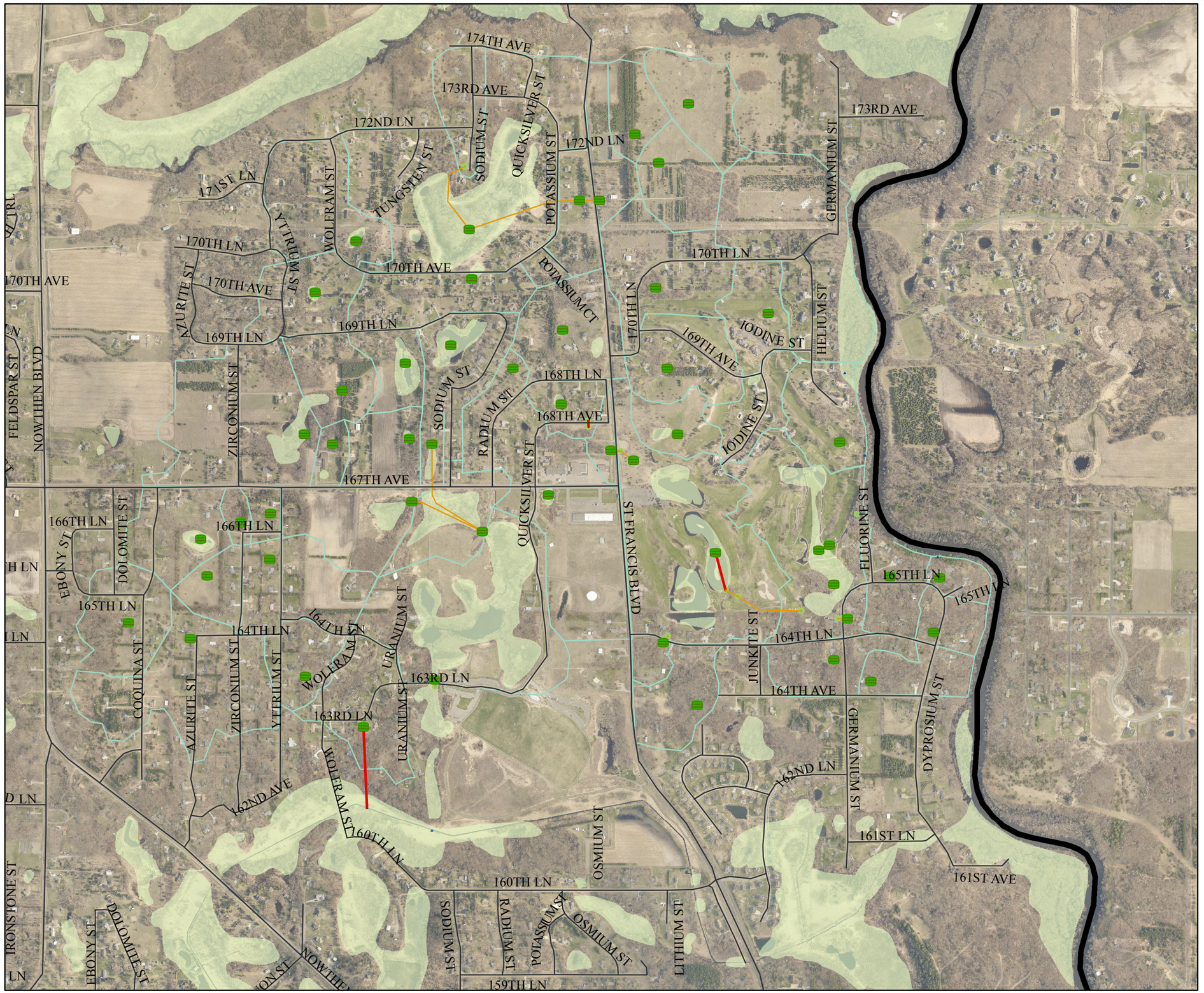
Pond Flood Status

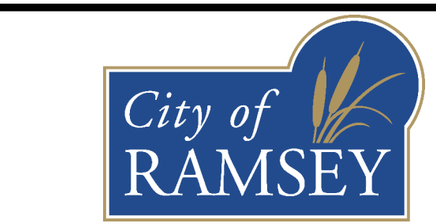
- Functioning Properly
- EOF Utilized
- Potential Threat to Structures

- Channel
- Pipe
- Junc
- Outfall
- Subbasin
- NWI
- City Limits

N

0 500 1,000 2,000 Feet





GOLF PIPE SUMMARY
10 YEAR PIPE CAPACITY

FIGURE NO. 17
OCTOBER, 2015

Legend

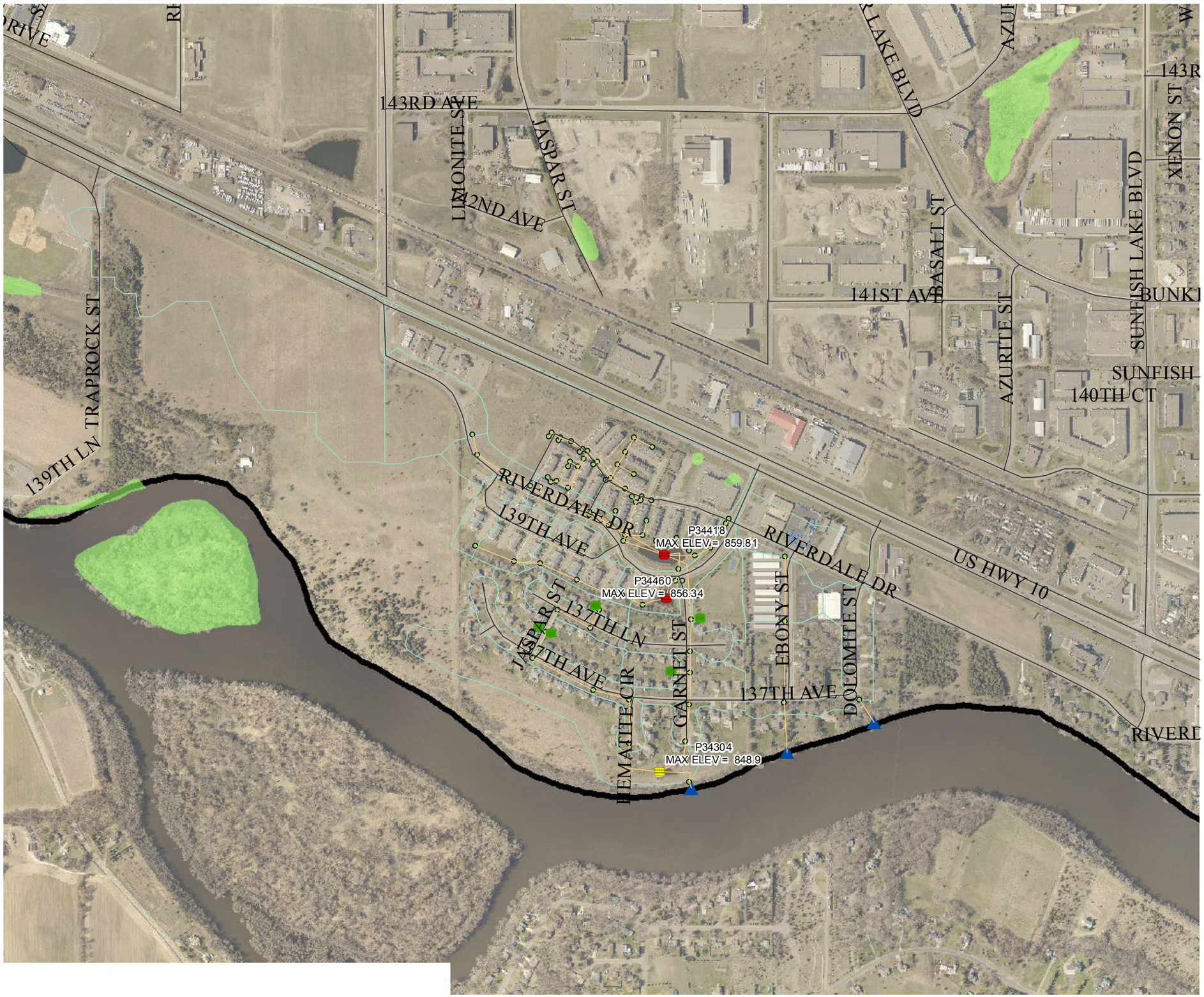
- Pond

PIPE_FULL

- Pipe
- Pipe Flowing Full
- Junc
- Outfall
- Subbasin
- NWI
- City Limits

N

0 500 1,000 2,000 Feet



MMISS POND SUMMARY 100 YEAR PEAK ELEVATION

FIGURE NO. 18
OCTOBER, 2015

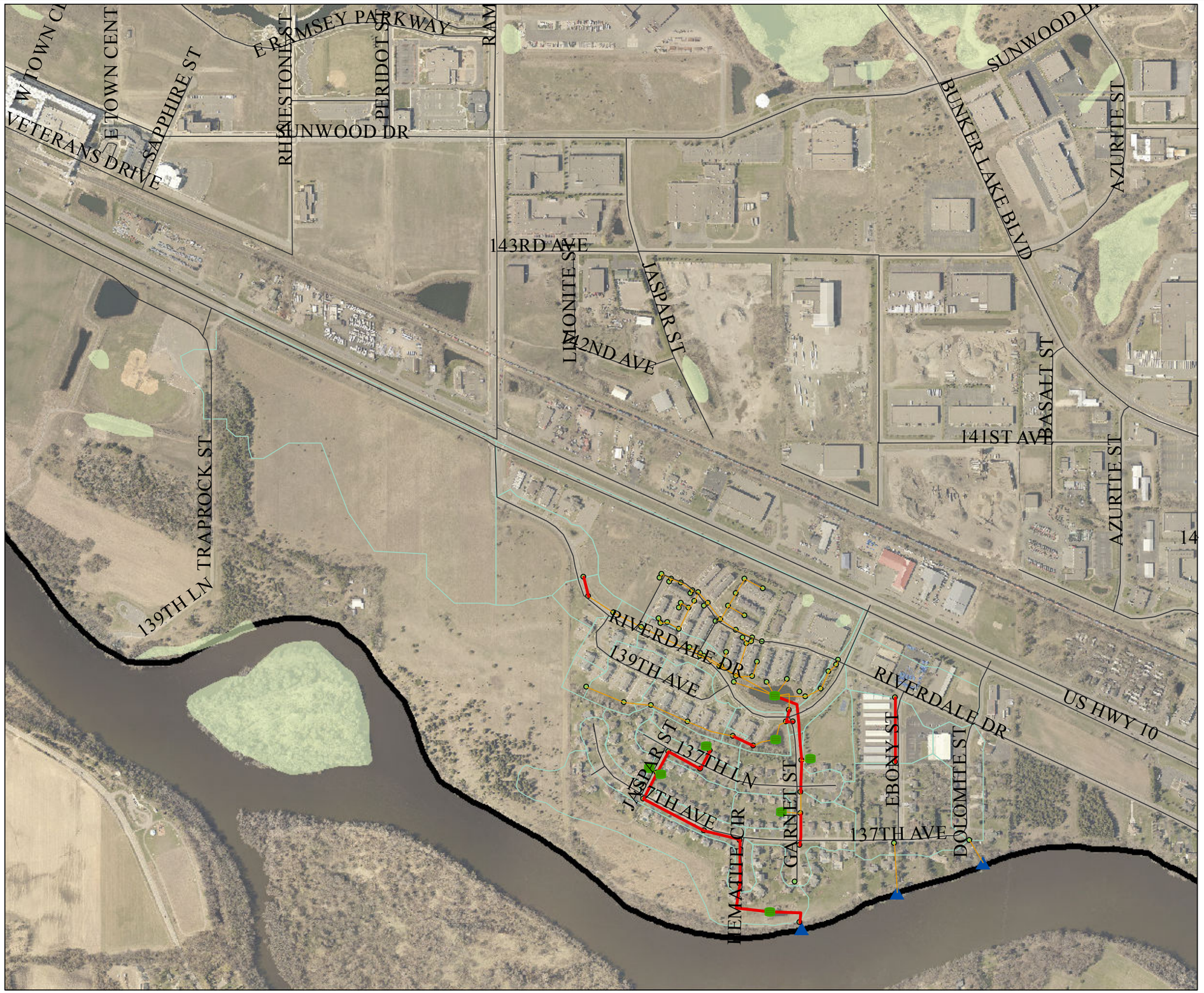
Legend

Pond Flood Status

- Functioning Properly
- EOF Utilized
- Potential Threat to Structures
- Pipe
- Junc
- Outfall
- Subbasin
- NWI
- City Limits

N

0 300 600 1,200 Feet



MMISS PIPE SUMMARY
10 YEAR PIPE CAPACITY

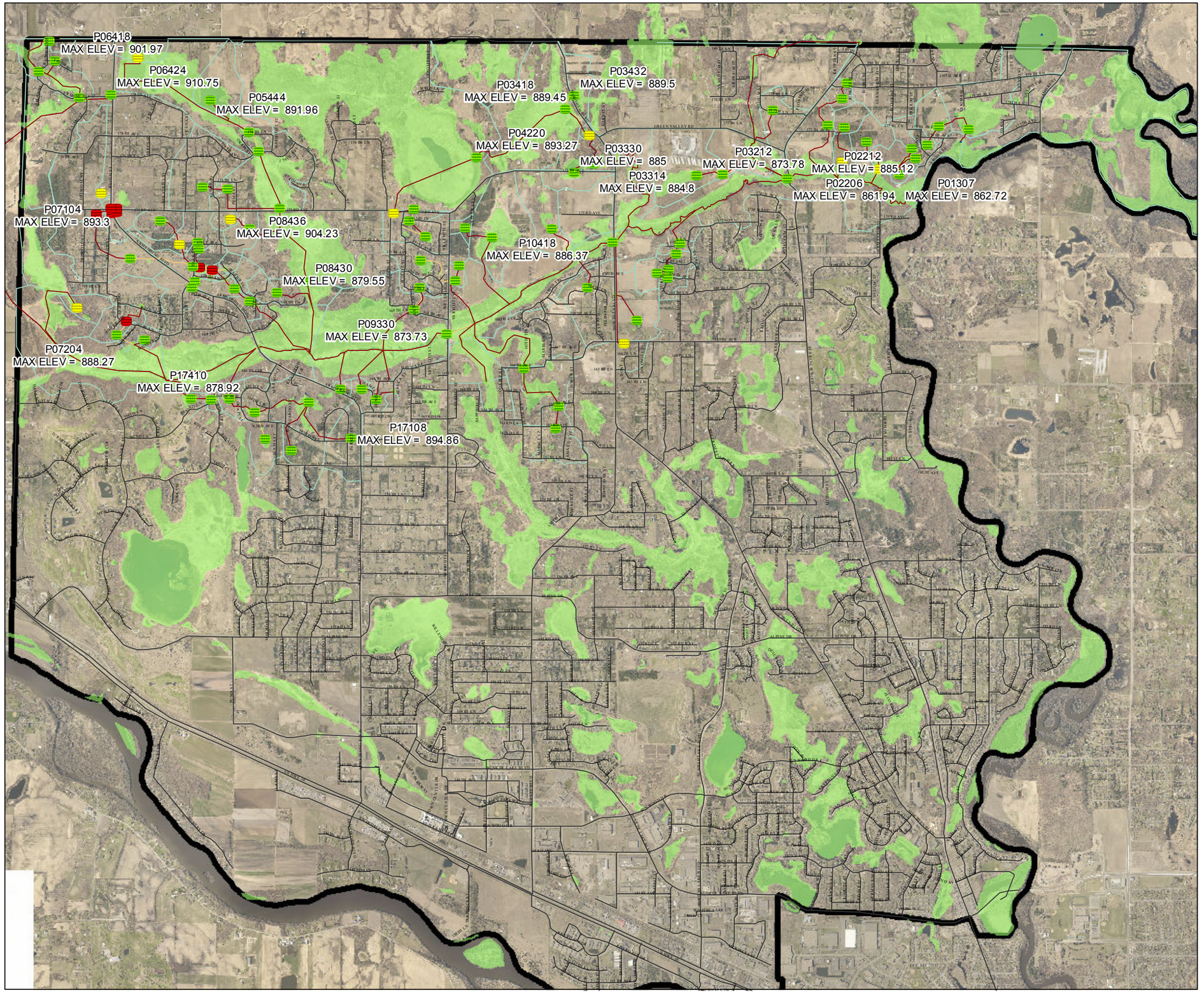
FIGURE NO. 19
OCTOBER, 2015

Legend

- Pond
- **PIPE_FULL**
- Pipe
- Pipe Flowing Full
- Junc
- Outfall
- Subbasin
- NWI
- City Limits

N

0 300 600 1,200 Feet



City of RAMSEY

TROTT POND SUMMARY 100 YEAR PEAK ELEVATION

FIGURE NO. 20
OCTOBER, 2015

Legend

Pond Flood Status

- Functioning Properly
- EOF Utilized
- Potential Threat to Structures

Channel

Pipe

Junc

Outfall

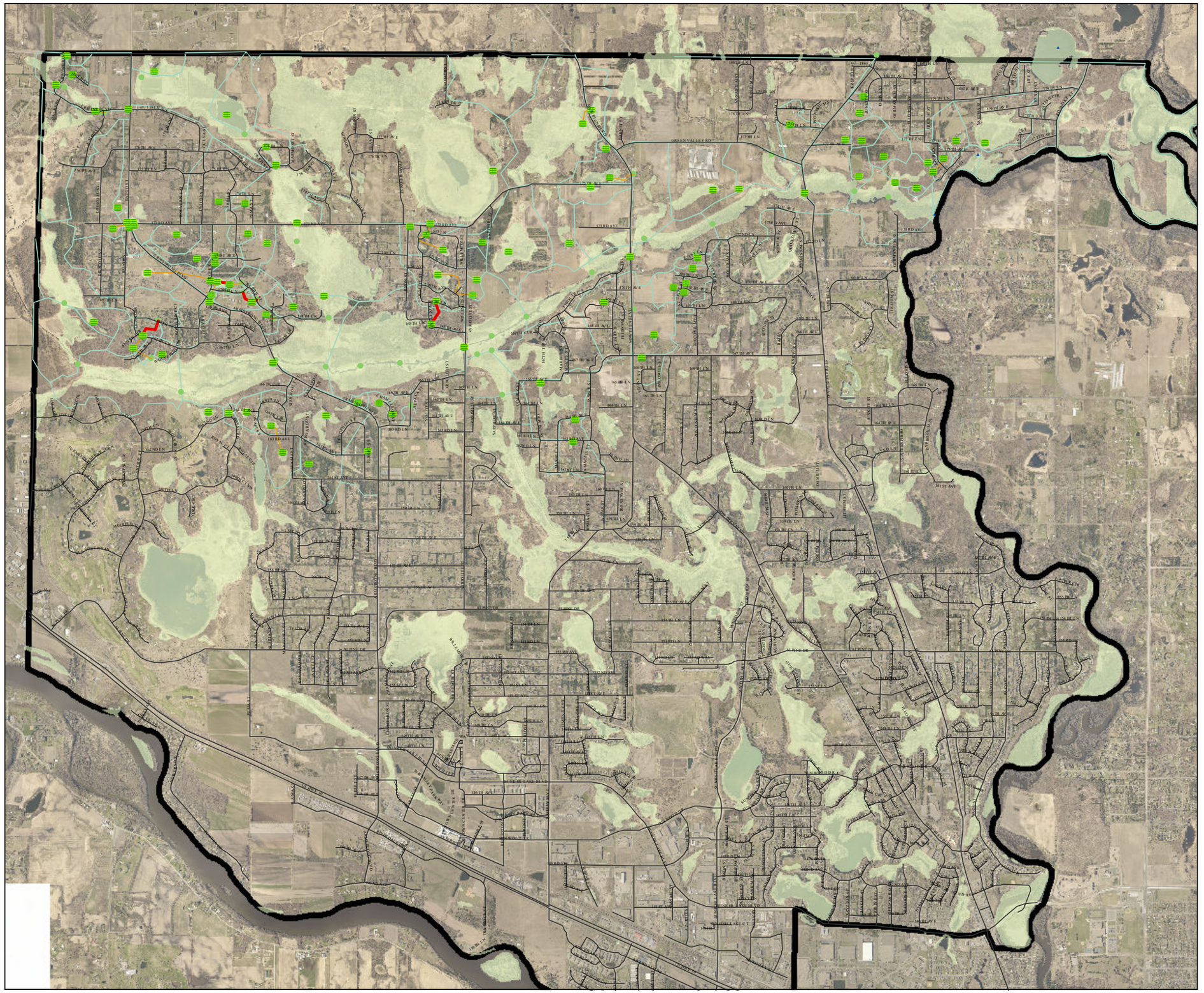
Subbasin

NWI

City Limits

N

0 1,500 3,000 6,000 Feet



TROTT PIPE SUMMARY
10 YEAR PIPE CAPACITY

FIGURE NO. 21
OCTOBER, 2015

Legend

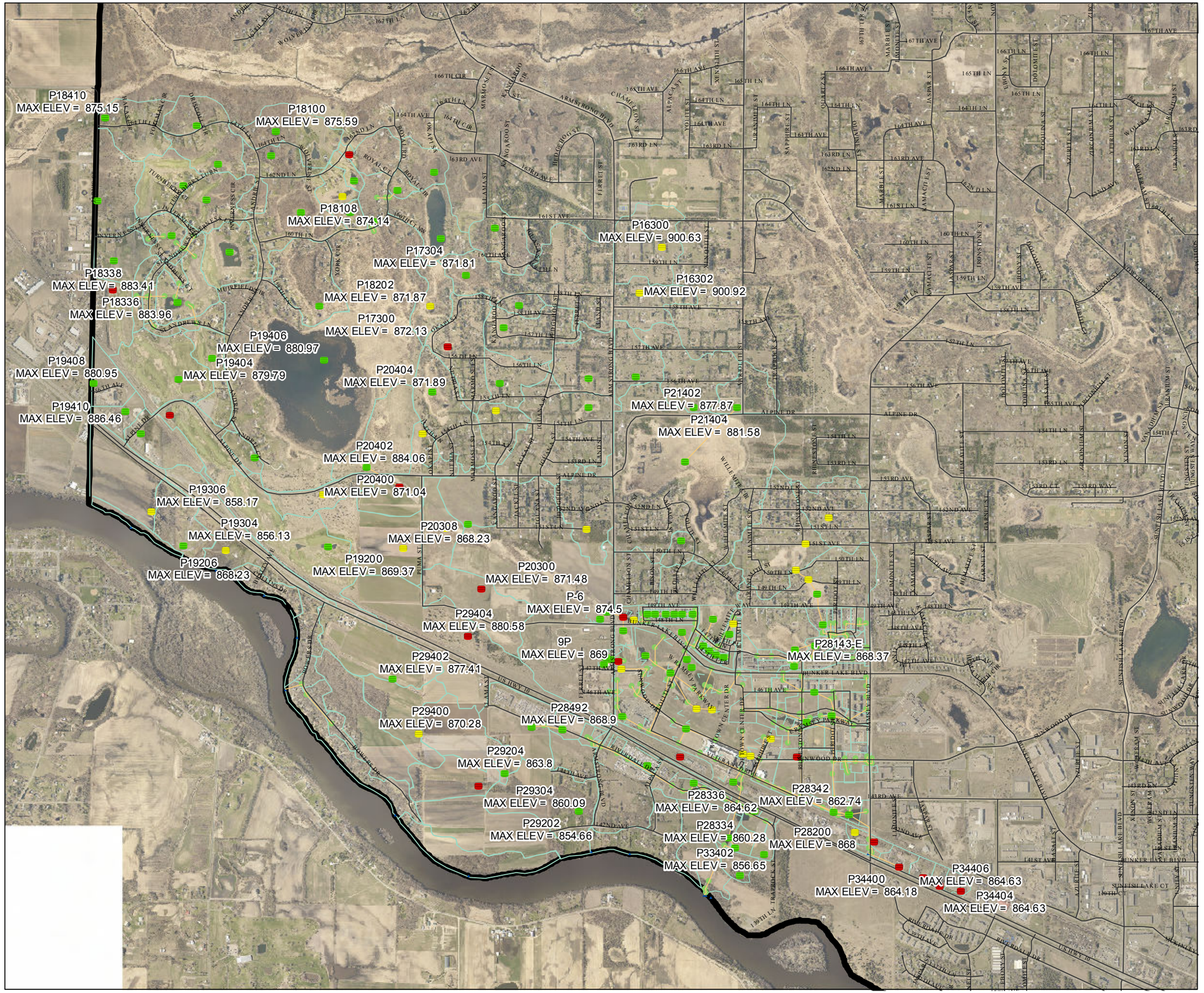
- Pond
- Streets2012

PIPE_FULL

- Pipe
- Pipe Flowing Full
- Junc
- Outfall
- Subbasin
- NWI
- City Limits

N

Feet
0 1,500 3,000 6,000



City of RAMSEY

WMISS POND SUMMARY 100 YEAR PEAK ELEVATION

FIGURE NO. 22
OCTOBER, 2015

Legend

Pond Flood Status

- Functioning Properly
- EOF Utilized
- Potential Threat to Structures

Streets2012

Pipe

Junc

Outfall

Subbasin

City Limits

N

0 1,000 2,000 4,000 Feet

City of RAMSEY

WMISS PIPE SUMMARY
10 YEAR PIPE CAPACITY

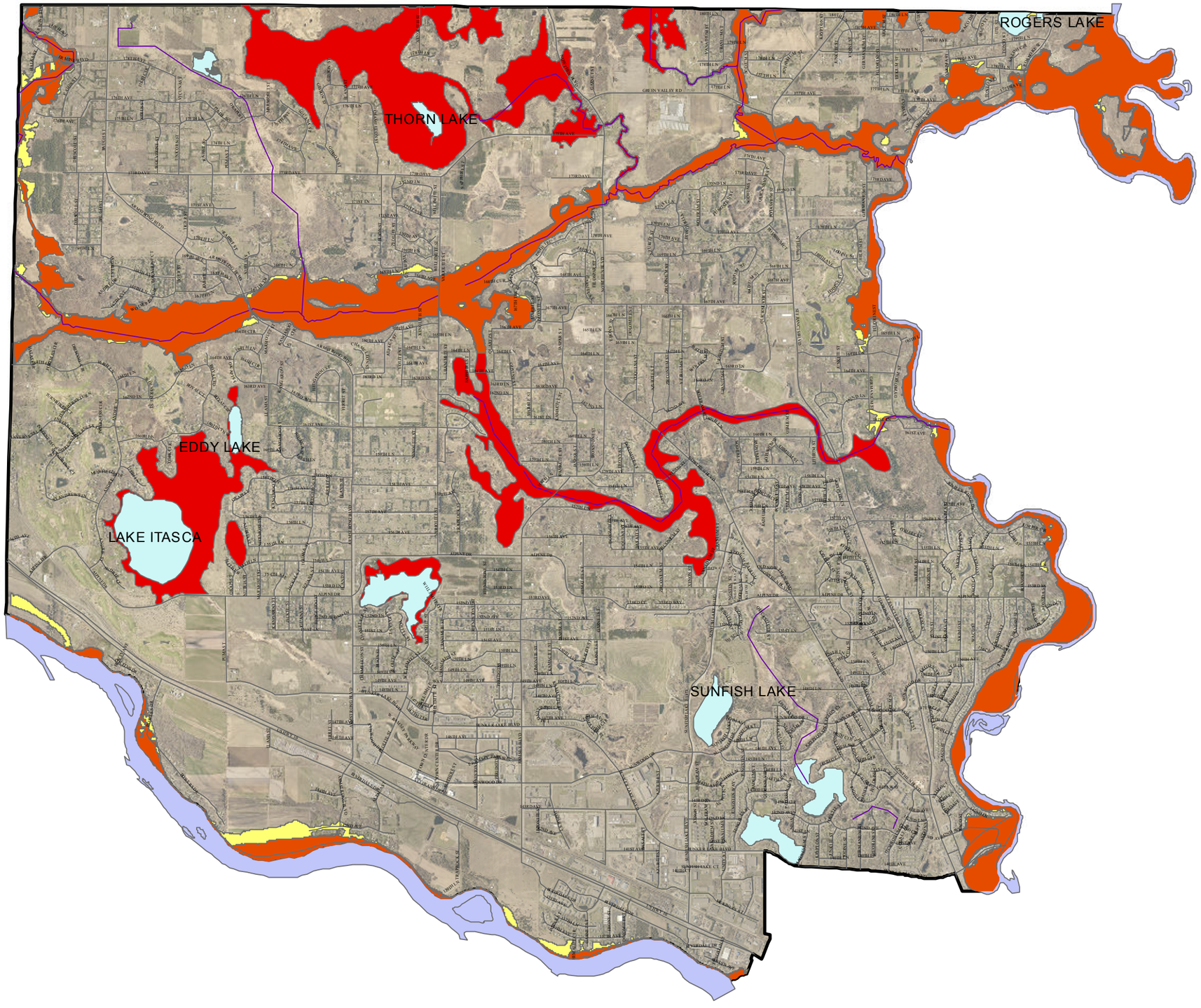
FIGURE NO. 23
OCTOBER, 2015

Legend

- Pond
- Pipe
- Pipe Flowing Full
- Junc
- Outfall
- Subbasin
- NWI
- City Limits

N

0 1,000 2,000 4,000 Feet



City of RAMSEY

FEMA FLOODPLAIN BOUNDARIES MAP

FIGURE NO. 24
OCTOBER, 2015

Legend

- Streams and Ditches
- Lakes_Ponds

FLD_ZONE

- 500 YR
- 100 YR Approximate
- 100 YR Detailed
- 100 YR Shallow
- Rivers

N

0 2,000 4,000 8,000 Feet

City of RAMSEY

HYDROLOGIC SOILS MAP

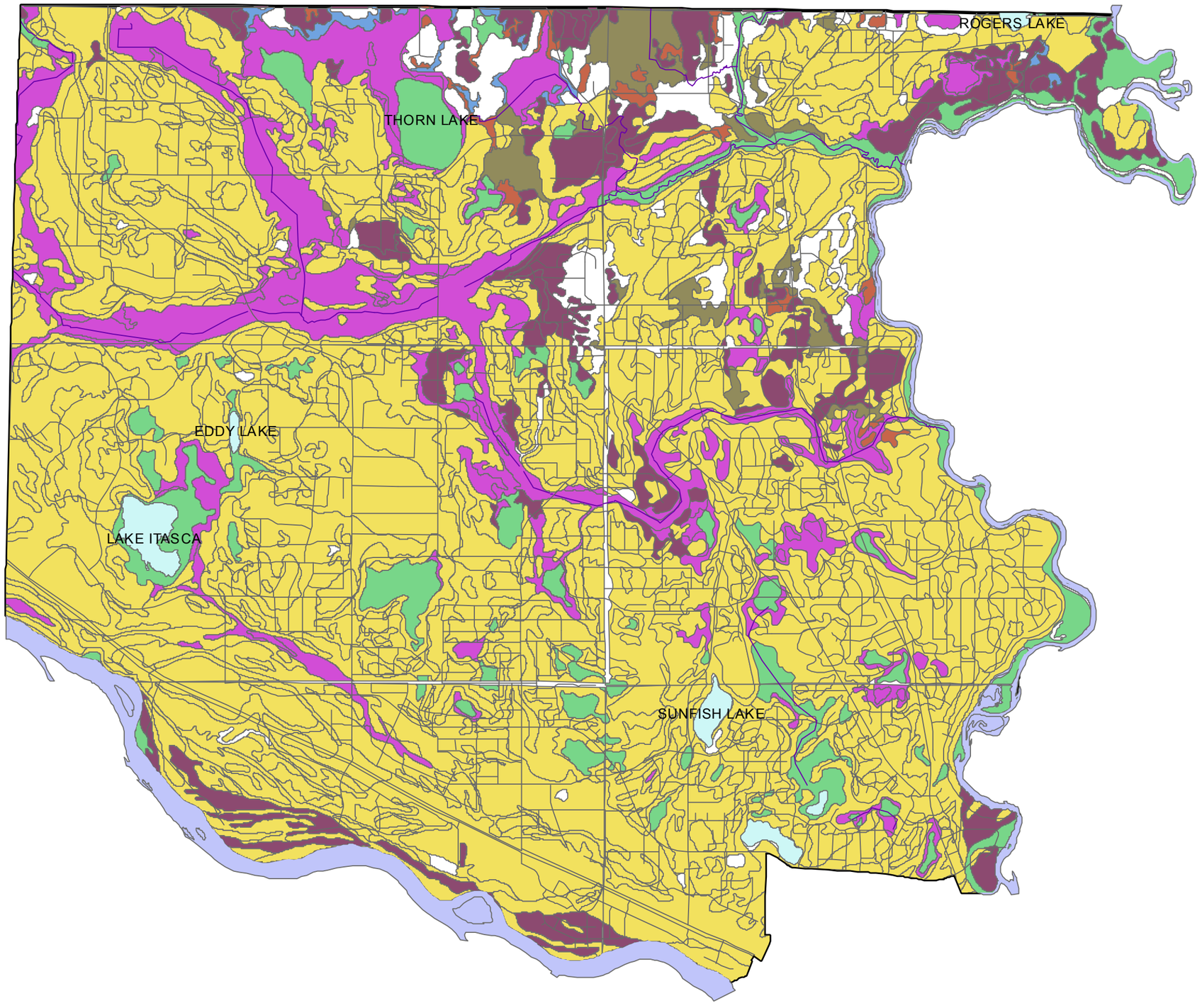


FIGURE NO. 25
OCTOBER, 2015

Legend

Streams and Ditches

Soil Hydrologic Groupings

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Lakes_Ponds
- Rivers

N

Feet
0 2,000 4,000 8,000

City of RAMSEY

EXISTING LAND USE MAP

FIGURE NO. 26A
OCTOBER, 2015

Legend

EXISTING LAND USES

- Agricultural
- Rural Estate Residential
- Single Family Residential
- Multi-Famil;y Residential
- Commercial
- Industrial
- Landfill
- Public/Quasi-public
- Park
- Vacant
- Right-of-Way
- Water

N

0 2,000 4,000 8,000 Feet

City of RAMSEY

FUTURE LAND USE MAP

FIGURE NO. 26B
OCTOBER, 2015

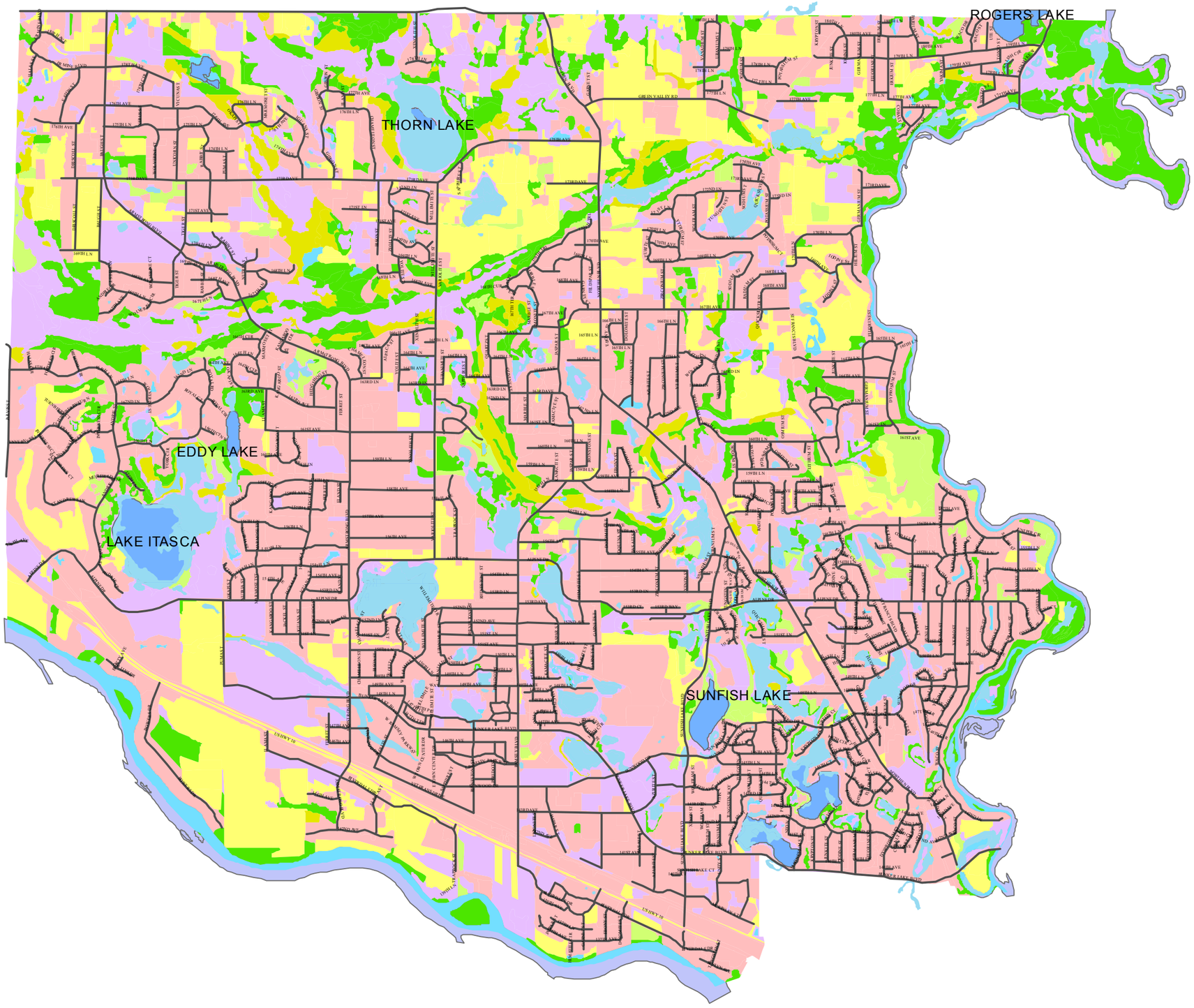
Legend

Future Land Use

- LDR
- MDR
- HDR
- Office Park
- Commercial
- MU
- Business Park
- Public
- Rural Developing
- Rural Preserve
- Park

N

0 2,000 4,000 8,000 Feet



City of RAMSEY

MINNESOTA LAND COVER CLASSIFICATION SYSTEM MAP

FIGURE NO. 26C
OCTOBER, 2015

Legend

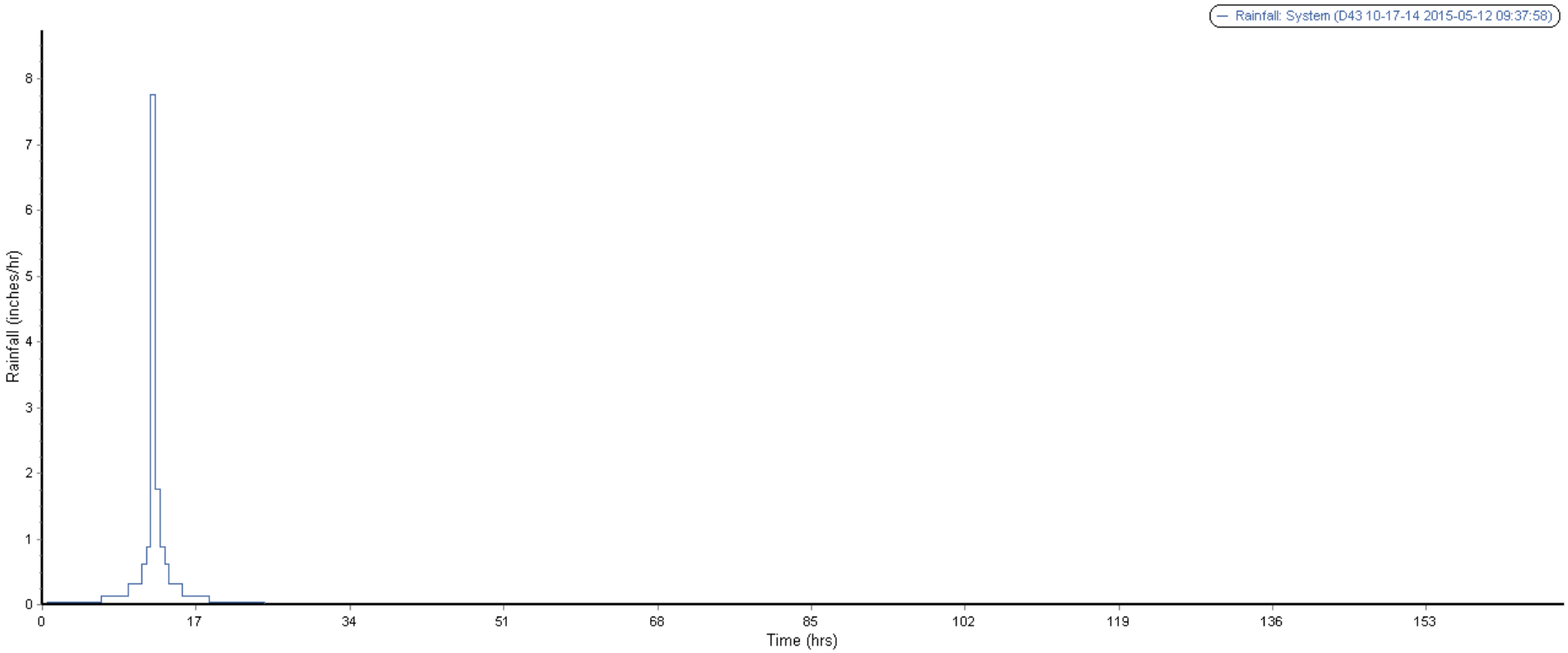
- NWI
- Protected Waters

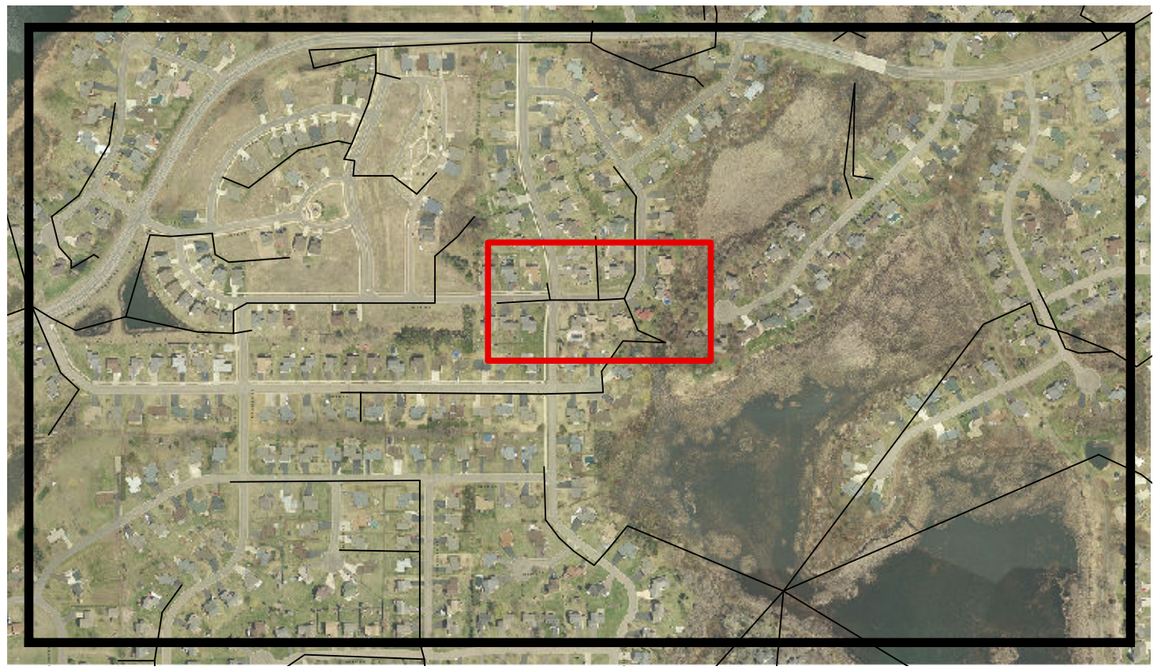
MLCCS

- <all other values>
- Artificial Surfaces and Associated Area
- Planted or Cultivated Vegetation
- Forests
- Woodland
- Shrubland
- Herbaceous
- Water
- Rivers

N

0 2,000 4,000 8,000 Feet


Rainfall: System (D43 10-17-14 2015-05-12 09:37:58)
Rainfall (inches/hr)
0
1
2
3
4
5
6
7
8
0
17
34
51
68
85
102
119
136
153
Time (hrs)





PLAN VIEW PLOT OF 146TH AVENUE NW

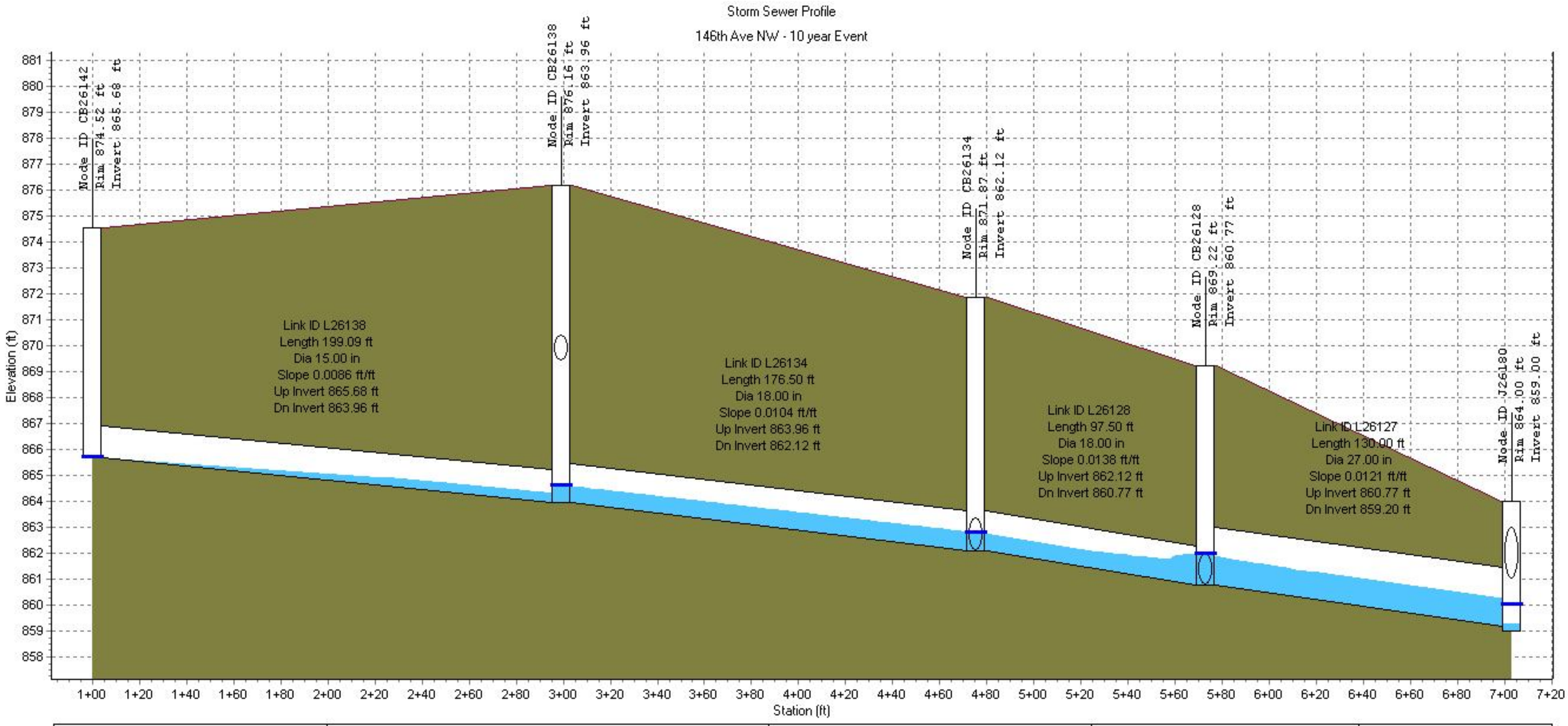
FIGURE NO. 28
OCTOBER, 2015

Legend

- Pond
- Pipe
- Junc
- Outfall
- Subbasin
- City Limits

N

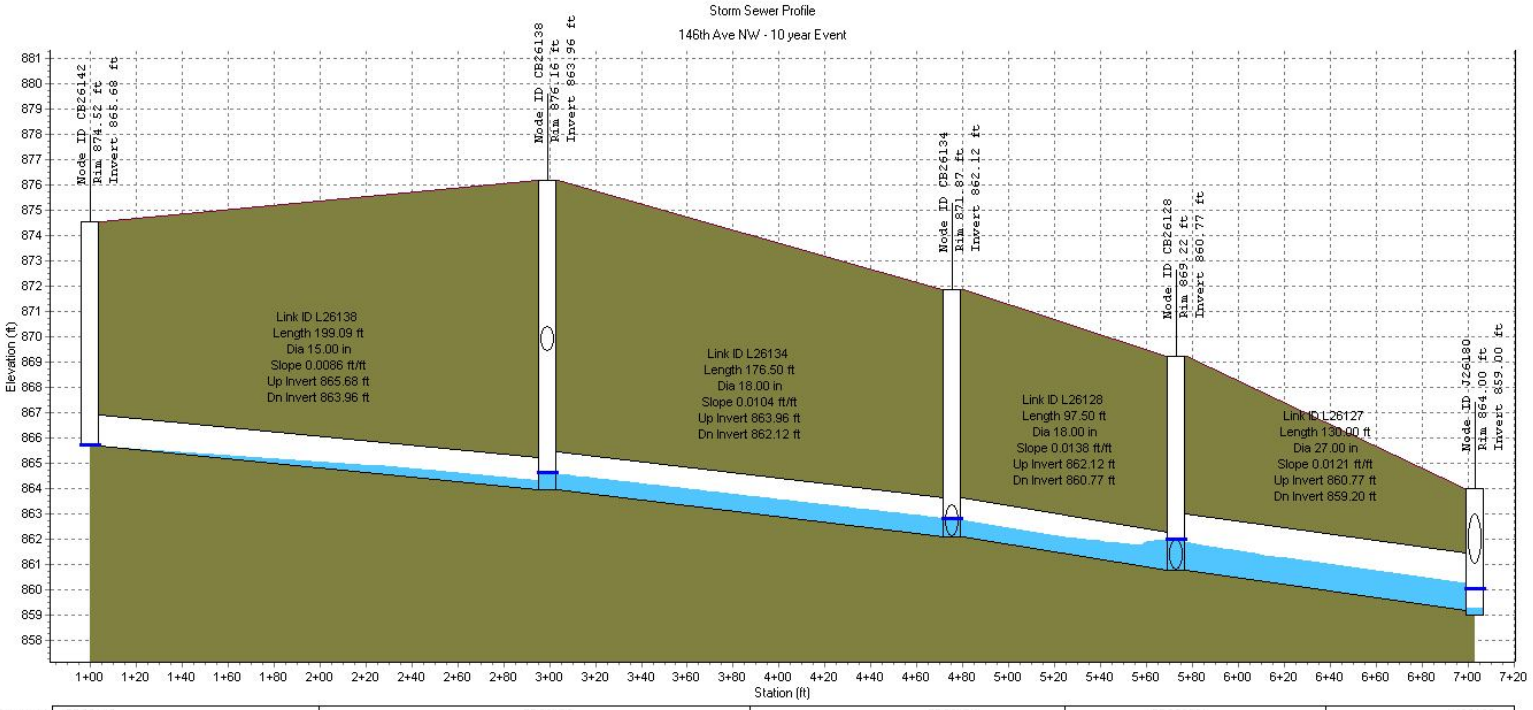
0 50 100 200 Feet



Node ID:	CB26142	CB26138	CB26134	CB26128	J26180
Rim (ft):	874.52	876.16	871.87	869.22	864.00
Invert (ft):	865.68	863.96	862.12	860.77	859.00
Min Pipe Cover (ft):	0.00	0.00	8.25	0.00	1.00
Max HGL (ft):	865.68	864.61	862.81	861.99	860.03

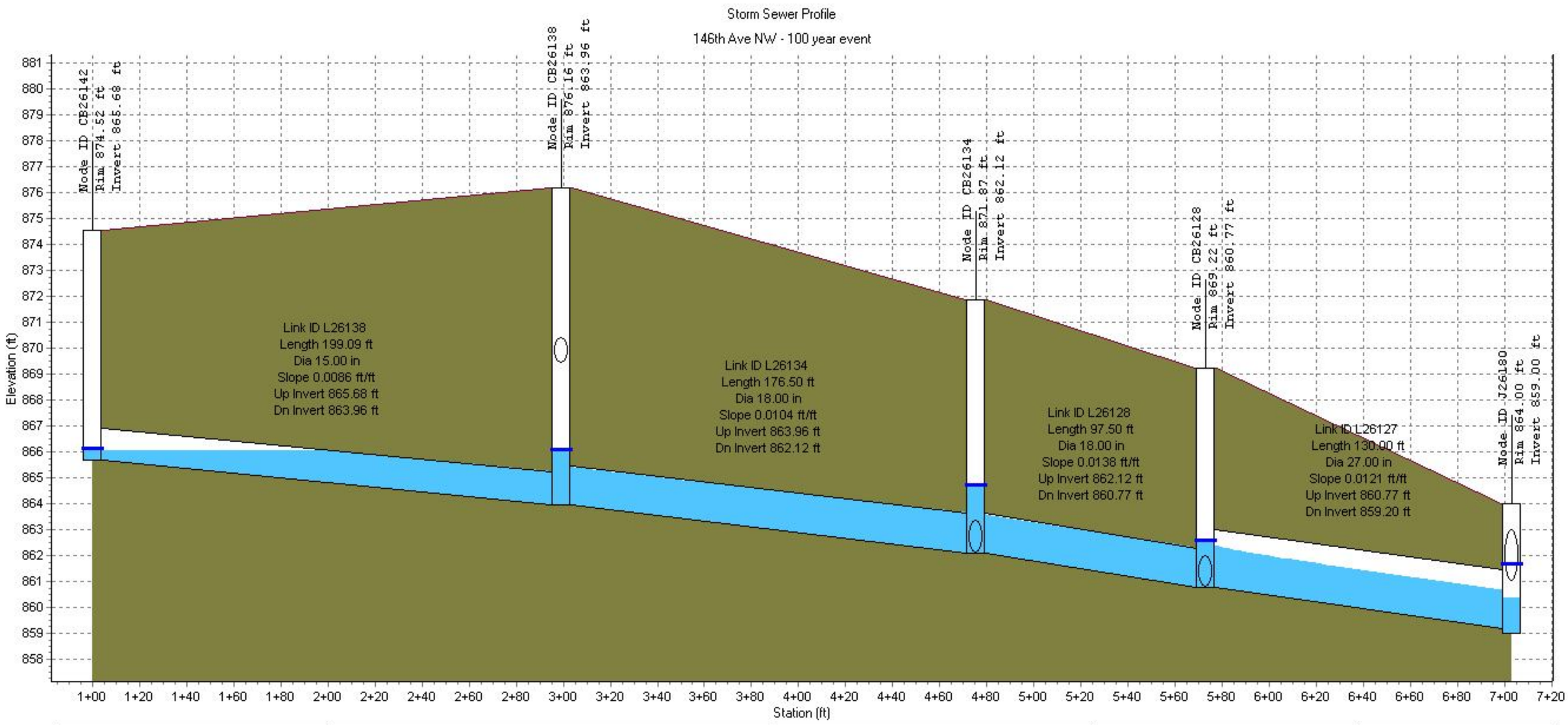
Link ID:	L26138	L26134	L26128	L26127
Length (ft):	199.09	176.50	97.50	130.00
Dia (in):	15.00	18.00	18.00	27.00
Slope (ft/ft):	0.0086	0.0104	0.0138	0.0121
Up Invert (ft):	865.68	863.96	862.12	860.77
Dn Invert (ft):	863.96	862.12	860.77	859.20
Max Q (cfs):	0.00	4.00	5.41	15.23
Max Vel (ft/s):	0.00	5.31	5.07	7.59
Max Depth (ft):	0.33	0.66	0.94	1.12

Figure 29



Node ID:	CB26142	CB26138	CB26134	CB26128	J26180
Rim (ft):	874.52	876.16	871.87	869.22	864.00
Invert (ft):	865.68	863.96	862.12	860.77	859.00
Min Pipe Cover (ft):	0.00	0.00	8.25	0.00	1.00
Max HGL (ft):	865.68	864.61	862.81	861.99	860.03

Link ID:	L26138	L26134	L26128	L26127
Length (ft):	199.09	176.50	97.50	130.00
Dia (in):	15.00	18.00	18.00	27.00
Slope (ft/ft):	0.0086	0.0104	0.0138	0.0121
Up Invert (ft):	865.68	863.96	862.12	860.77
Dn Invert (ft):	863.96	862.12	860.77	859.20
Max Q (cfs):	0.00	4.00	5.41	15.23
Max Vel (ft/s):	0.00	5.31	5.07	7.59
Max Depth (ft):	0.33	0.66	0.94	1.12



Node ID:	CB26142	CB26138	CB26134	CB26128	J26180
Rim (ft):	874.52	876.16	871.87	869.22	864.00
Invert (ft):	865.68	863.96	862.12	860.77	859.00
Min Pipe Cover (ft):	0.00	0.00	8.25	0.00	1.00
Max HGL (ft):	867.19	867.19	866.52	863.37	861.65

Link ID:	L26138	L26134	L26128	L26127
Length (ft):	199.09	176.50	97.50	130.00
Dia (in):	15.00	18.00	18.00	27.00
Slope (ft/ft):	0.0086	0.0104	0.0138	0.0121
Up Invert (ft):	865.68	863.96	862.12	860.77
Dn Invert (ft):	863.96	862.12	860.77	859.20
Max Q (cfs):	0.77	9.33	14.65	32.70
Max Vel (ft/s):	0.95	5.83	8.29	8.73
Max Depth (ft):	0.83	1.50	1.50	1.63

Figure 30

City of RAMSEY

STORM SEWER SYSTEM MAP

FIGURE NO. 31
OCTOBER, 2015

Legend

DIAMETER

- 12" - 21"
- 24" - 33"
- 36" - 42"
- 48"
- 54"
- 60
- 72
- 84
- Creeks
- Parcels

N

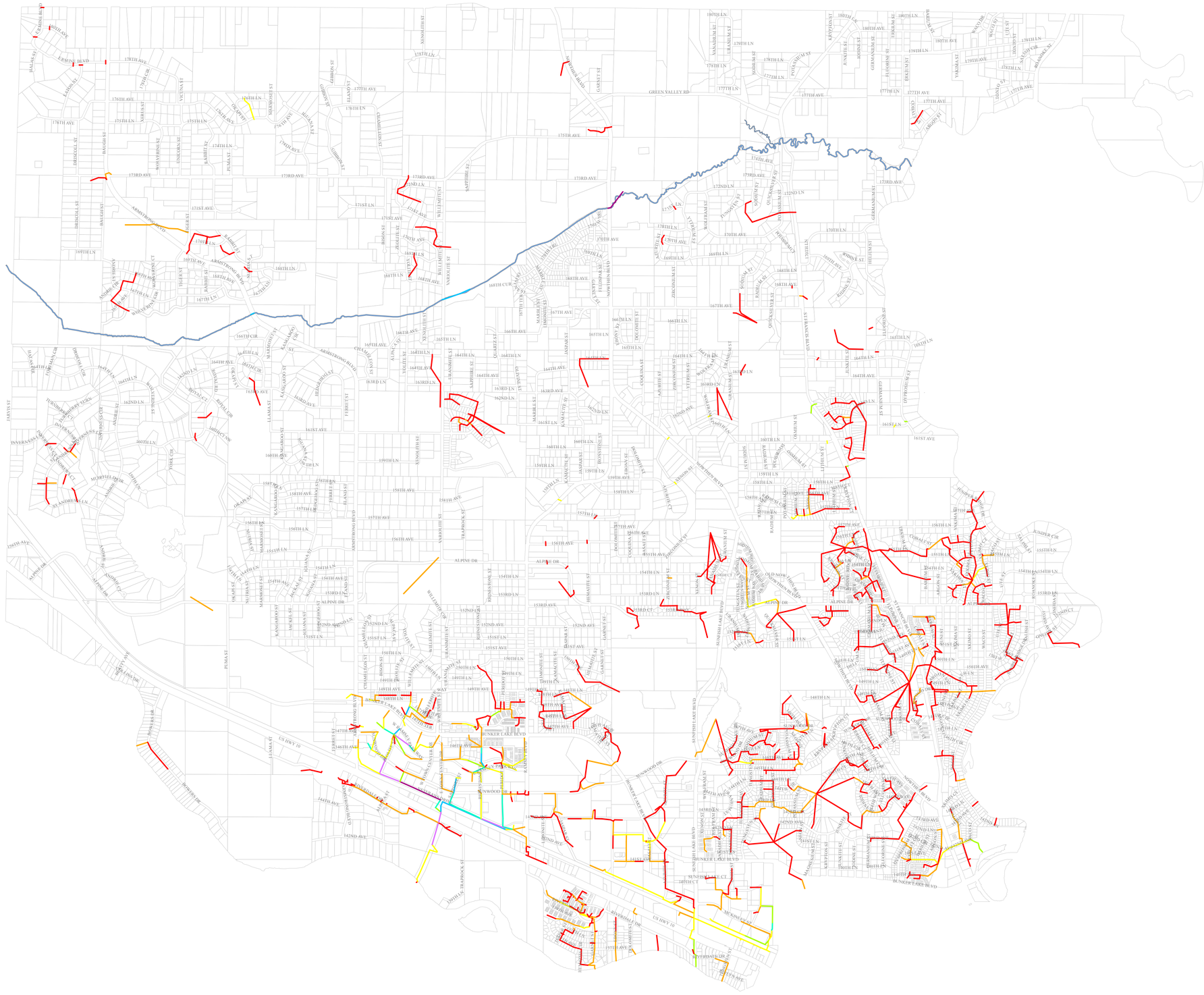
0 1,500 3,000 6,000 Feet

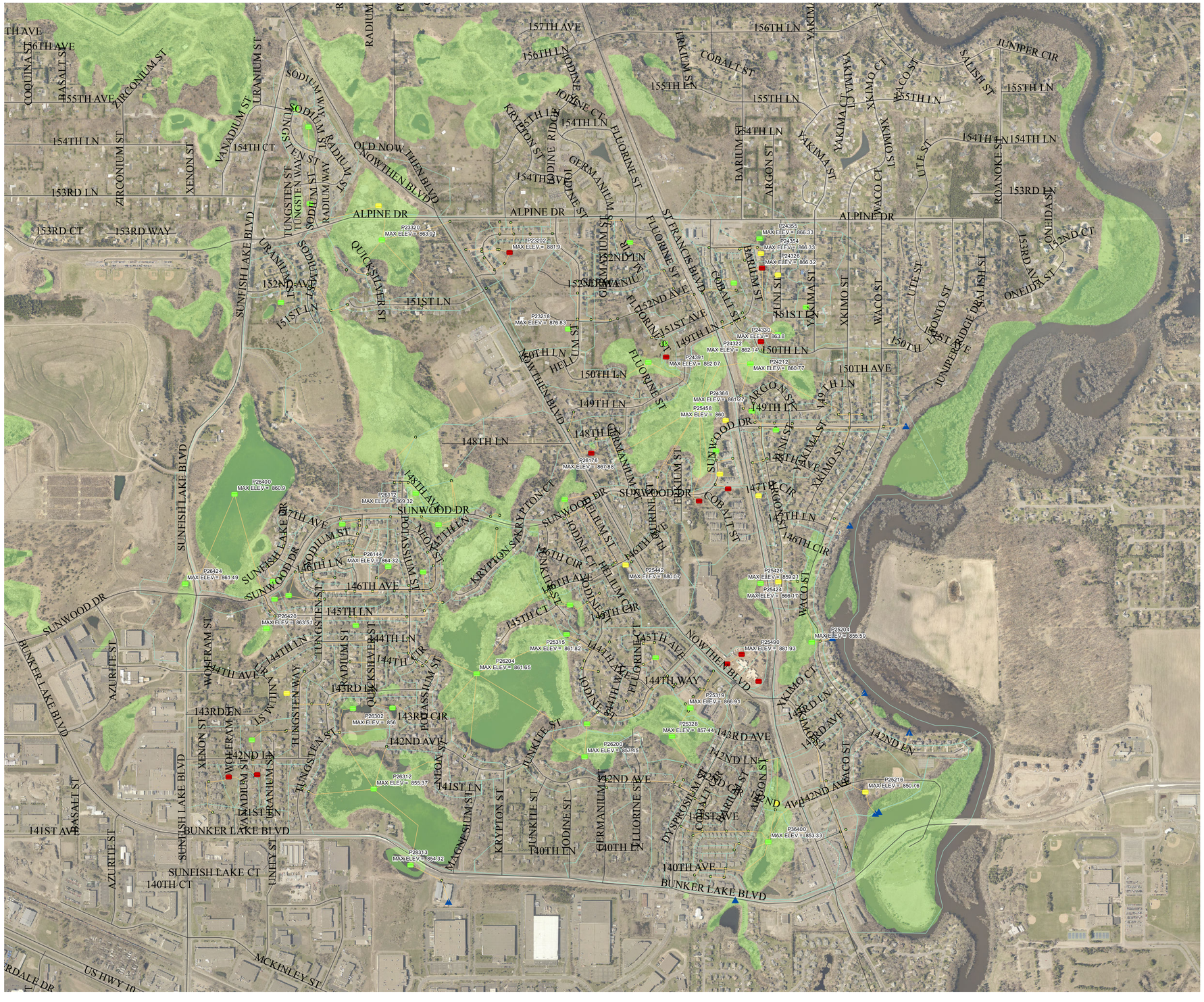
City of RAMSEY

2014 SURFACE WATER MANANGEMENT PLAN

STORM SEWER SYSTEM MAP

FIGURE NO. 31
OCTOBER, 2015





D43 POND SUMMARY 100 YEAR PEAK ELEVATION

FIGURE NO. 32
OCTOBER, 2015

Legend

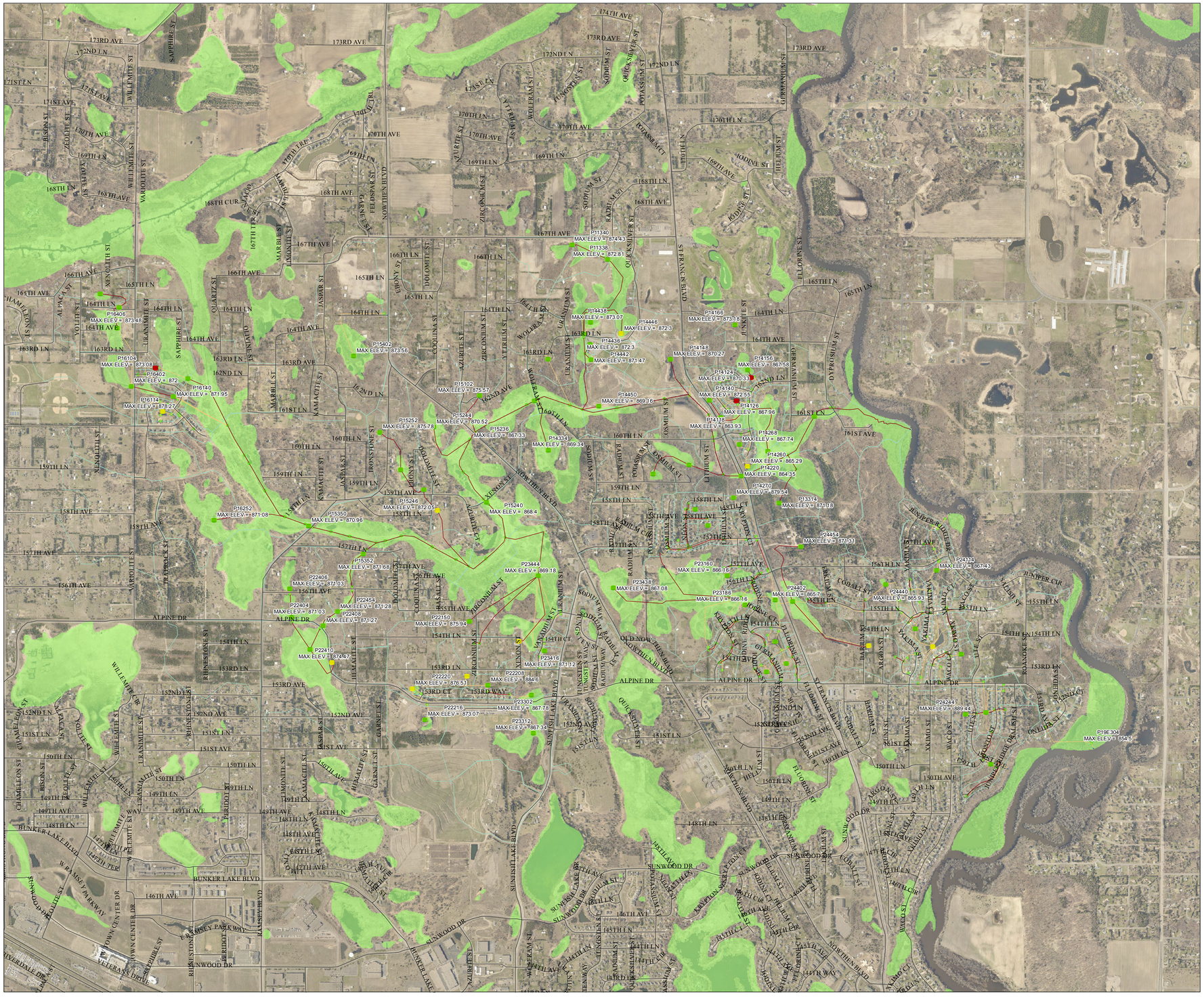
Pond Flood Status

- Functioning Properly
- EOF Utilized
- Potential Threat to Structures

- Pipe
- Junc
- Outfall
- Subbasin
- NWI
- City Limits

N

0 1,000 2,000 4,000 Feet



D66 POND SUMMARY
100 YEAR PEAK ELEVATION

FIGURE NO. 33
OCTOBER, 2015

Legend

Pond Flood Status

- Functioning Properly
- EOF Utilized
- Potential Threat to Structures

Channel

Pipe

Junc

Outfall

Subbasin

NWI

City Limits

N

0 1,500 3,000 6,000 Feet

City of RAMSEY

EMISS POND SUMMARY
100 YEAR PEAK ELEVATION

FIGURE NO. 34
OCTOBER, 2015

Legend

Pond Flood Status

- Functioning Properly
- EOF Utilized
- Potential Threat to Structures

Pipe

Junc

Outfall

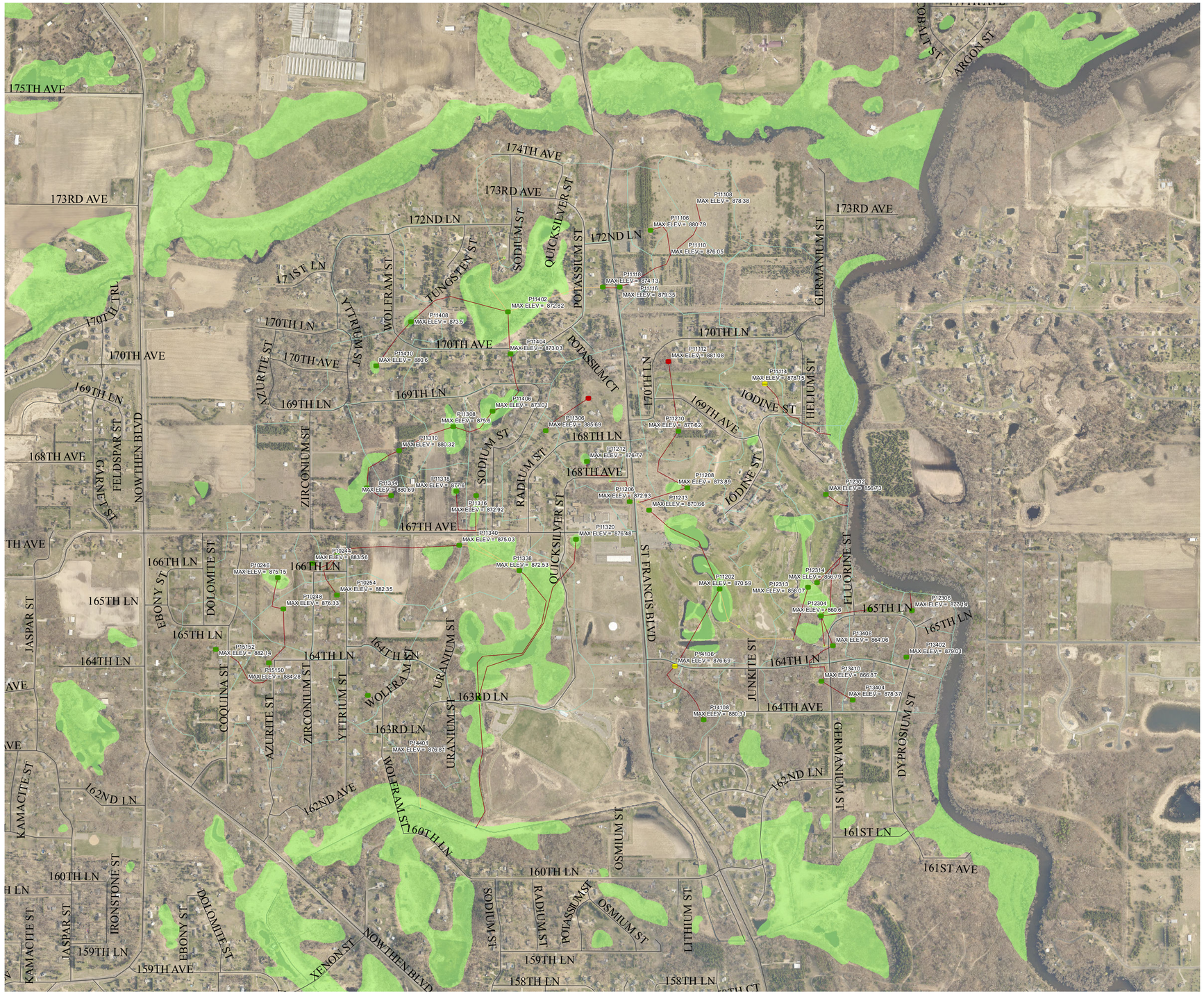
Subbasin

NWI

City Limits

N

0 1,000 2,000 4,000 Feet



GOLF POND SUMMARY
100 YEAR PEAK ELEVATION

FIGURE NO. 35
OCTOBER, 2015

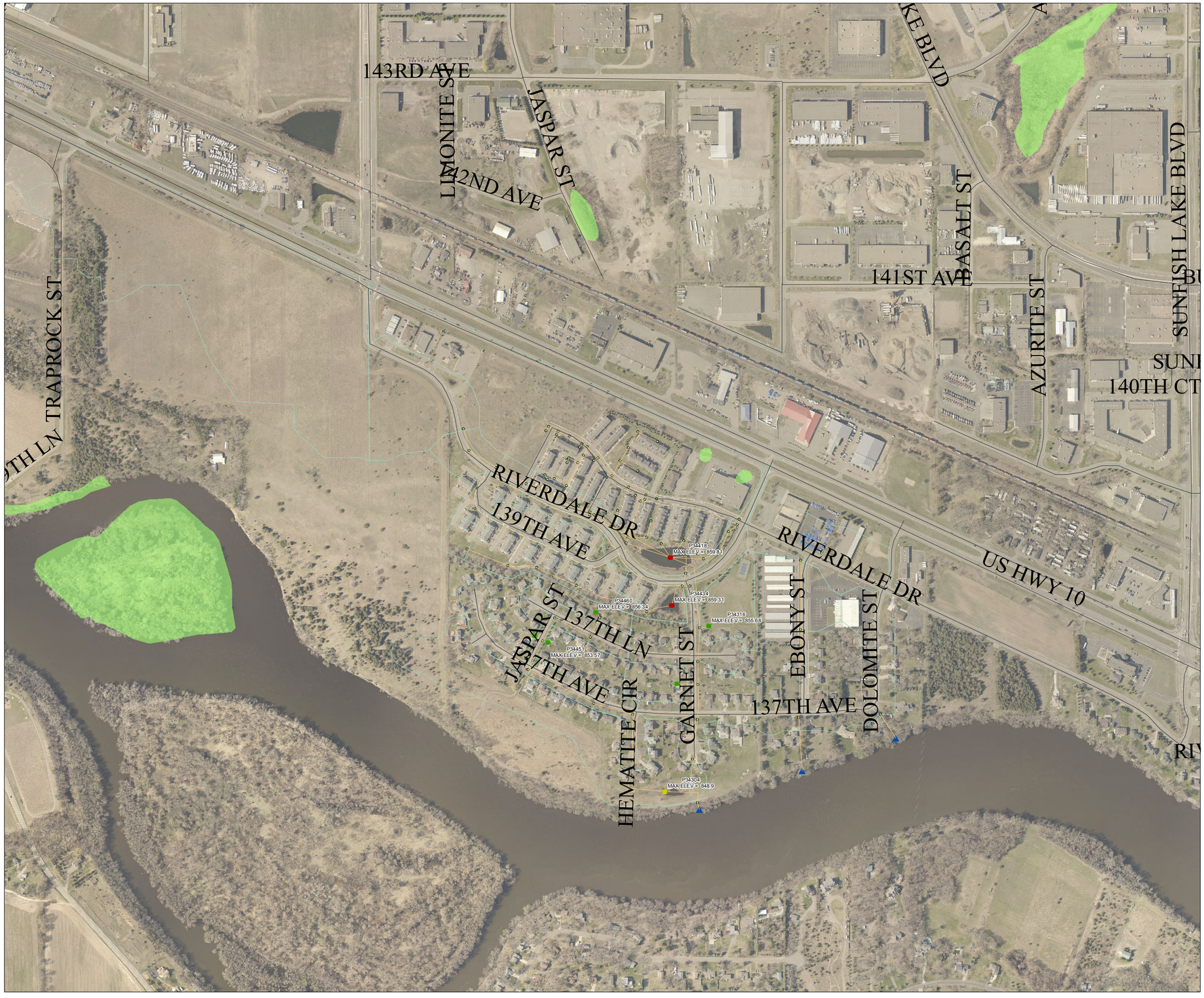
Legend

Pond Flood Status

- Functioning Properly
- EOF Utilized
- Potential Threat to Structures
- Channel
- Pipe
- Junc
- Outfall
- Subbasin
- NWI
- City Limits

N

0 1,000 2,000 4,000 Feet



City of RAMSEY

MMISS POND SUMMARY
100 YEAR PEAK ELEVATION

FIGURE NO. 36
OCTOBER, 2015

Legend

Pond Flood Status

- Functioning Properly
- EOF Utilized
- Potential Threat to Structures

Pipe

Junc

Outfall

Subbasin

NWI

City Limits

N

0 500 1,000 2,000 Feet

TROTT POND SUMMARY
100 YEAR PEAK ELEVATION

FIGURE NO. 37
OCTOBER, 2015

Legend

Pond Flood Status

- Functioning Properly
- EOF Utilized
- Potential Threat to Structures

Channel

Pipe

Junc

Outfall

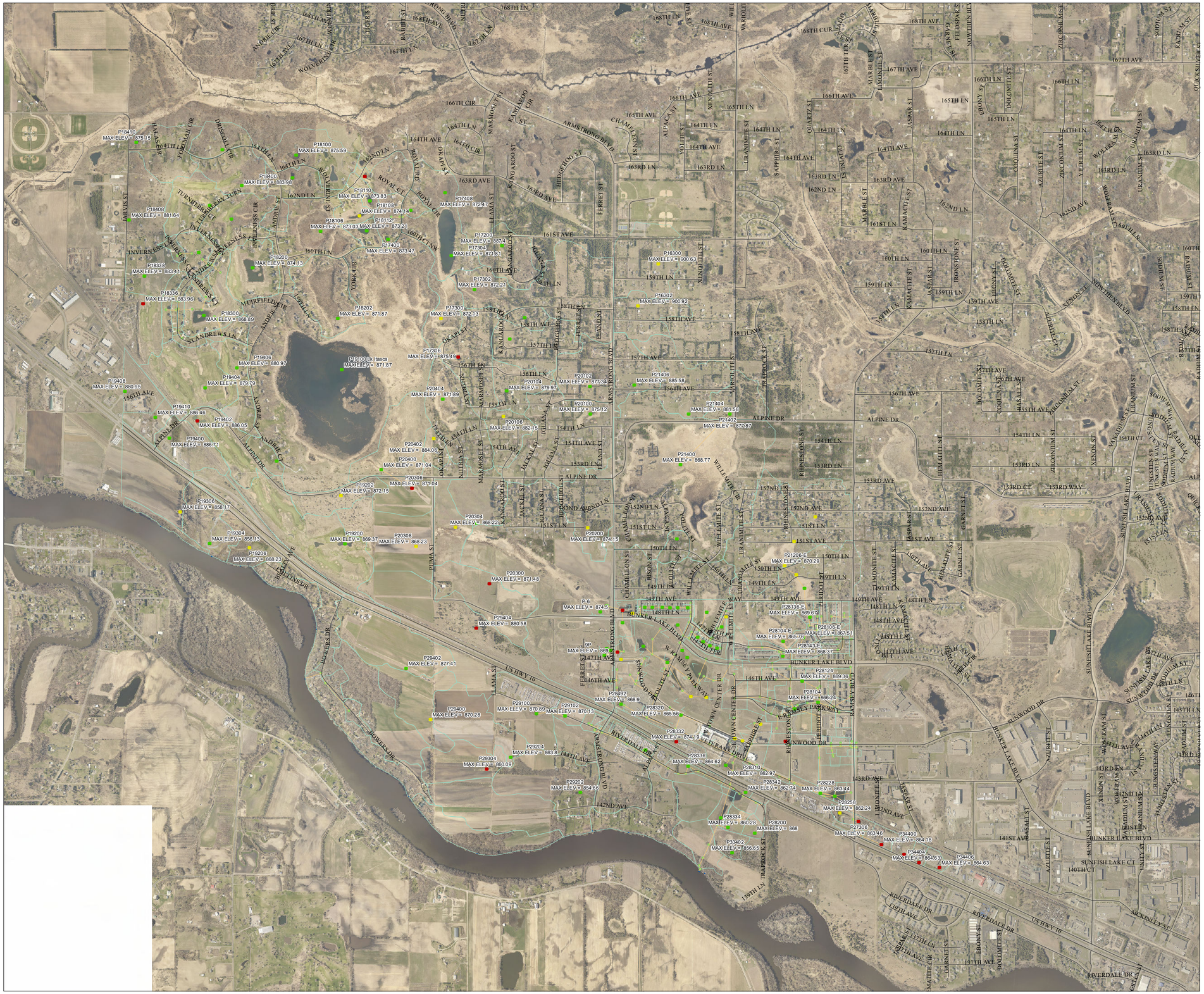
Subbasin

NWI

City Limits

N

0 3,000 6,000 12,000 Feet



City of RAMSEY

WMISS POND SUMMARY
100 YEAR PEAK ELEVATION

FIGURE NO. 38
OCTOBER, 2015

Legend

Pond Flood Status

- Functioning Properly
- EOF Utilized
- Potential Threat to Structures

Streets2012

Pipe

Junc

Outfall

Subbasin

Appendix A

Ramsey City-wide

Storm Water Pollution Prevention Plan

City of Ramsey, Minnesota

2006 Stormwater Pollution Prevention Program



Prepared

~~**May 31, 2006**~~
Revised February 4, 2009

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Executive Summary

The City of Ramsey is required to apply for coverage under the National Pollutant Discharge Elimination System Phase II/ State Disposal System program as administered by the US Environmental Protection Agency and the Minnesota Pollution Control Agency. This document outlines the steps Ramsey will take during the next permit cycle of 5 years to reduce stormwater pollution and is commonly referred to as a Stormwater Pollution Prevention Plan (SWPPP).

The SWPPP must address six (6) major areas:

Public Education and Outreach
Public Participation/ Involvement
Illicit Discharge Detection and Elimination
Construction Site Stormwater Runoff Control
Post-Construction Stormwater Management in New Development and Redevelopment
Pollution Prevention/ Good Housekeeping

Detailed sheets have been developed addressing sub-topics in each of these areas. Goals and timelines have been established for each sheet. The City will prepare an annual report summarizing the activities for the past year. The report will be available for review at the annual meeting held for review of the SWPPP. Comments received will be evaluated and incorporated into the SWPPP and annual report as appropriate.

The City of Ramsey currently has systems in place for reviewing new construction plans and requiring installation of erosion control measures prior to construction. This includes notifications and corrective measures for sites found to be out of compliance with the requirements. The City participates in the Environmental Expo held every spring. Information is distributed on methods to reduce stormwater pollution. The new resident packet contains useful information on recycling, lawn care and is distributed to all who purchase new homes in the city.

The City has inspected all known outfalls where stormwater leaves the boundaries of the city annually since 2003. These inspections were during dry weather and flows were not observed during the inspections. This is a good indicator that sanitary sewer lines are not connected to the storm sewer system. The inspection program has been expanded to include inspecting 20% of the ponds annually.

The city will be improving the website content and establishing a collection of educational materials for various audiences as part of this new permit.

The City of Ramsey has programs in place for reducing stormwater pollution and this SWPPP is a guide for additional measures that will be implemented over the next 5 years to further improve the stormwater quality in Ramsey. The City has adopted a stormwater pollution control ordinance to guide plan reviews for new development and construction of those new developments.
7

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Introduction

The City of Ramsey is bordered by two natural flowing rivers, the Mississippi River and the Rum River and is therefore committed to protecting the quality of water and limiting the impacts of new developments on our watershed. Ramsey is required to apply for a permit from the National Pollutant Discharge and Elimination System Phase II/ State Disposal System program as administered by the United States Environmental Protection Agency (EPA) and the Minnesota Pollution Control Agency (MPCA). The permit requires preparation of a Stormwater Pollution Prevention Plan (SWPPP). This document is the SWPPP for Ramsey Minnesota. Portions of this document were prepared for the 2003 permit application. The 2003 permit were challenged in court and modifications were required as a result of the challenge.

Self-Assessment Description
Before beginning to select BMPs and Measurable Goals, city staff undertook a self-assessment of our city's stormwater system. This was an evaluation of our city's conditions, needs, and practices. The objective of this process was to provide a knowledge base upon which to structure our SWPPP in order to meet the Permit's Maximum Extent Practicable standard.

The self-assessment was guided by materials included in the League of Minnesota Cities NPDES Phase II MS4 Guide Plan. This self-assessment process had two major components:

- The first workshop session organized as part of the LMC Guide Plan project included a self-assessment component led by Pat Collins of AMEC Earth & Environmental. This included:
    - discussion of physical and socio-political watershed and organizational conditions and issues that should guide the selection of BMPs and Measurable Goals
    - review of two examples of cities with different characteristics to demonstrate how local conditions should shape the selection of BMPs and Measurable Goals
    - a series of exercises in which our city staff considered the local conditions for our community and how they should guide our selection of BMPs and Measurable Goals.
- After the workshop session, we worked with the NPDES Phase II Program Assessment Questionnaire that was included in the LMC Guide Plan notebook. This was a twelve-page document with a comprehensive list of questions that we used to guide us through a self-assessment activity, including consideration of a wide range of stormwater approaches.

The results of this process include:

- a set of understandings among city staff
- written notes of the self assessment meeting
- completed Program Assessment Questionnaires from key personnel

Together, these items represent our knowledge of our local stormwater system and the conditions that shape it. We have used the results of this self-assessment process to guide our selection of BMPs and Measurable Goals that make up the SWPPP for our Permit Application.

Based on this self-assessment process, our staff has considered the following factors in order to meet the Maximum Extent Practicable standard set forth in the Permit:

- sources of pollutants
- potentially polluting activities being conducted in the watershed
- sensitivity of receiving waters

- uses of receiving waters
- specific local concerns
- the size of our community
- climate
- implementation schedules
- current ability to finance stormwater programs
- hydrology
- geology
- capacity to perform operation & maintenance
- local land uses
- rate and type of development
- characteristics of our watershed
- organizational characteristics of our city.

In addition to the self-assessment process discussed above, our staff has also considered the following non-stormwater discharges to determine whether they should be identified as significant contributors of pollutants to our stormwater system:

- water line flushing
- landscape irrigation
- diverted stream flows
- rising ground waters
- uncontaminated ground water infiltration
- uncontaminated pumped ground water
- discharges from potable water sources
- foundation drains
- air conditioning condensation
- irrigation water
- springs
- water from crawl space pumps
- footing drains
- lawn watering
- individual residential car washing
- flows from riparian habitats and wetlands
- de-chlorinated swimming pool discharges
- street wash water
- discharge or flows from fire fighting activities.

During the self-assessment process, the City of Ramsey did not find any of the additional referenced non-stormwater discharges listed above to be significant contributors of pollutants to the stormwater system.

The Rum River and Mississippi River are classified as Outstanding Resource Value Waters and new discharges are prohibited or restricted. The rivers and Rogers Lake in the northeast corner of the City are classified as impaired waters, discharges will be required to meet Total Maximum Daily Load targets as they are established. An Impaired Waters BMP Summary sheet and a Protected Discharge Assessment BMP Summary Sheet have been added after the Minimum Control Measure 6 sheets.

Minimum Control Measure Summary

The Revised Permit requires developing goals in six (6) areas which are: Public Education and Outreach, Public Participation/ Involvement, Illicit Discharge Detection and Elimination, Construction Site Stormwater Runoff Control, Post Construction Stormwater Management in New Construction and Redevelopment and Pollution Prevention/ Good Housekeeping. This document contains the 34 Best Management Practice Summary Sheets (BMPs) required for a complete permit application. The Minimum control measures are as follows:

Public Education and Outreach

Key to Unique BMP ID Numbers	Required BMP Title	Permit Reference
1a-1	Distribute Educational Materials	**V.G.1.a**
1b-1	Implement an Education Program	**V.G.1.b**
1c-1	Education Program: Public Education and Outreach	**V.G.1.c**
1c-2	Education Program: Public Participation	**V.G.1.c**
1c-3	Education Program: Illicit Discharge Detection and Elimination	**V.G.1.c**
1c-4	Education Program: Construction Site Run-off Control	**V.G.1.c**
1c-5	Education Program: Post-Construction Stormwater Management in New Development and Redevelopment	**V.G.1.c**
1c-6	Education Program: Pollution Prevention/Good Housekeeping for Municipal Operations	**V.G.1.c**
1d-1	Coordination of Education Program	**V.G.1.d**
1e-1	Annual Public Meeting	**V.G.1.e**

Public Participation/ Involvement

Key to Unique BMP ID Numbers	Required BMP Title	Permit Reference
2a-1	Comply with Public Notice Requirements	**V.G.2.a**
2b-1	Solicit Public Input and opinion on the Adequacy of the SWPPP	**V.G.2.b**
2c-1	Consider Public Input	**V.G.2.c**

Illicit Discharge Detection and Elimination

Key to Unique BMP ID Numbers	Required BMP Title	Permit Reference
3a-1	Storm Sewer System Map	**V.G.3.a**
3b-1	Regulatory Control Program	**V.G.3.b**
3c-1	Illicit Discharge Detection and Elimination Plan	**V.G.3.c**
3d-1	Public and Employee Illicit Discharge Information Program	**V.G.3.d**
3e-1	Identification of Non Stormwater Discharges and Flows	**V.G.3.e**

Construction Site Stormwater Runoff Control

Key to Unique BMP ID Numbers	Required BMP Title	Permit Reference
4a-1	Ordinance or other Regulatory Mechanism	**V.G.4.a**
4b-1	Construction Site Implementation of Erosion and Sediment Control BMPs	**V.G.4.b**
4c-1	Waste Controls for Construction Site Operators	**V.G.4.c**
4d-1	Procedure for Site Plan Review	**V.G.4.d**
4e-1	Establishment of Procedures for the Receipt and Consideration of Reports of Stormwater Noncompliance	**V.G.4.e**
4f-1	Establishment of Procedures for Site Inspections and Enforcement	**V.G.4.f**

Post-Construction Stormwater Management In New Development And Redevelopment

Key to Unique BMP ID Numbers	Required BMP Title	Permit Reference
5a-1	Development and Implementation of Structural and/or Non-structural BMPs	**V.G.5.a**
5b-1	Regulatory Mechanism to Address Post Construction Runoff from New Development and Redevelopment	**V.G.5.b**
5c-1	Long-term Operation and Maintenance of BMPs	**V.G.5.c**
5d-1	Maintenance of Surface Water Protection Area	**IX.H**

Pollution Prevention/Good Housekeeping

Key to Unique BMP ID Numbers	Required BMP Title	Permit Reference
6a-1	Municipal Operations and Maintenance Program	**V.G.6.a**
6a-2	Street Sweeping**	
6b-2	Annual Inspection of All Structural Pollution Control Devices	**V.G.6.b.2**
6b-3	Inspection of a Minimum of 20 percent of the MS4 Outfalls, Sediment Basins and Ponds Each Year on a Rotating Basis	**V.G.6.b.3**
6b-4	Annual Inspection of All Exposed Stockpile, Storage and Material Handling Areas	**V.G.6.b.4**
6b-5	Inspection Follow-up Including the Determination of Whether Repair, Replacement, or Maintenance Measures are Necessary and the Implementation of the Corrective Measures	**V.G.6.b.5**
6b-6	Record Reporting and Retention of all Inspections and Responses to the Inspections	**V.G.6.b.6**
6b-7	Evaluation of Inspection Frequency	**V.G.6.b.7**

Summary of Ramsey Program

The City of Ramsey reviews all new subdivision plans at least 3 times prior to authorizing construction. The plan reviews look at stormwater ponding, rate control and erosion control. The plans for all developments over 1 acre are also reviewed by the Lower Rum River Water Management Organization (LRRWMO). The City has aligned its requirements with those of the LRRWMO to provide consistent guidelines for developers.

The City of Ramsey currently has a system in-place for issuing notices to contractors that do not properly maintain erosion control measures. The City adopted a Stormwater Pollution Control Ordinance which went into effect January 2007. It incorporated the conditions spelled out in the model ordinance provided by the MPCA. The city sweeps all streets in the spring to collect sand and prevent it from washing into the storm sewer system. The city also sweeps all streets in the fall to collect leaves. All outfalls where water leaves the MS4 boundaries have been inspected annually since 2003. These inspections were all during dry weather and discharges have not been detected during these inspections. The database of stormwater structures has been created listing the outfalls, ponds and structural water quality treatment structures. This list is used for scheduling inspections and tracking of repairs performed on the system.

The city will be improving the website content and establishing a collection of educational materials for various audiences as part of this new permit.

The City of Ramsey has programs in place for reducing stormwater pollution and this SWPPP is a guide for additional measures that will be implemented over the next 5 years to further improve the stormwater quality in Ramsey.

Ramsey is bounded by the Rum and Mississippi Rivers which are classified as restricted discharge waters. The area adjacent to the Rum River is mostly developed; redevelopment is not anticipated in the near future. The majority of the development is large lot single family residences with wells and septic systems. The bank area between the houses and the water's edge is natural vegetation; pipes have been pushed from the top to the bottom of the bank to provide an outlet for stormwater. Most of the pipes connect to vegetated ditches that provide drainage for the roadway areas. There is one development with urban lots served by municipal sewer, water and storm sewer. One development was approved within the last the 16 years; the remainder were constructed previous to that time. There are ponding areas immediately adjacent to the Rum River Outfalls. They are inspected when the outfalls are inspected each year. A water quality treatment structure was added to upstream of an outfall to the Rum River when drainage improvements were required in the area. This is the proposed course of action for adding additional water quality treatment structures along the Rum River.

The Mississippi River is also bounded by a combination of large lot single family residences and urban lots. The recent urban lots were developed with ponds to provide water quality treatment. The older developments may be retrofitted with water quality treatment structures when other work is required in the area. A county park occupies a significant portion of the undeveloped area along the Mississippi River, minimal development is proposed for this park. There are several large tracts under consideration by developers at this time. The schedule for development has not been established; however, these new developments will be within 2000 feet of the river and will require additional storm water measures under the Construction Permit Program prior to being approved.

The storm drainage for the City ultimately reaches the Rum or Mississippi Rivers except for some land locked basins. The land locked basins are connected to areas that drain to the rivers when feasibility studies indicate a benefit will be provided by the improvement. The rivers are the only available

outlets from stormwater discharge from the City of Ramsey and are listed as restricted discharges. The City will be incorporating volume reduction strategies into the Post Construction Stormwater Ordinance.

The 2008 Comprehensive report summarizes the land uses and projected changes through 2030. The data is tabulated below:

Land Use Classification	% City Land Area 2008	% City Land Area 2030	% Change
Agricultural/ Vacant	17		-*
Rural Developing		35	-*
Commercial/ Industrial/ Multifamily	6	10	4
Single Family Residential	38	15	-*
Park/ Quasi Public	7	9	2
Right-of-Way (State, County, Railroad, City)	11	11	0
Water/ Wetland	21	21	0

-* Classifications changed

The 2030 projections show a combination and re-division of the present Agricultural/ Vacant and Single Family Residential categories into Rural Developing and Single Family Residential categories. A slight increase is projected for the Commercial/ Industrial/ Multifamily The Parks and Right-of-Way will also increase as a result of the projected development.

All new developments are reviewed by the City and the LRRWMO prior to construction and must limit the rate of discharge from the site to pre-development rates and provide water quality treatment. Developments within the corridors adjacent to the rivers must meet density and open space standards along with preserving natural vegetation. The City adopted an updated Surface Water Management Plan in 2008 which will require all future developments to limit the rate of stormwater discharge to 75% of the existing discharge. This will be combined with the new Post Construction Discharge ordinance to address new or expanded discharges to the Rum and Mississippi rivers. Prohibiting all new stormwater discharges will deprive landowners of full use of their property and is contrary to the goals of the Metropolitan Council and the City of Ramsey Comprehensive Plan. The City of is Ramsey included in the 2030 Guide Plan for the Metropolitan Council which is looking at managing growth for the region. The new ordinance will be drafted to accommodate the required growth and limit discharges.

The City has modified construction plans to protect endangered species. The state list of endangered and threatened species is reviewed when developments are proposed near potential habitat. The City has a wetland buffer ordinance which also requires evaluation of potential impacts to endangered species habitat. Projects adjacent to potential habitat will be reviewed by the LRRWMO and with other agencies as appropriate.

The City is not aware of any properties eligible for listing in the National Register of Historic Places or Archeological sites. Environmental Assessment Worksheets have been completed for numerous projects in the city. These reports have not identified Historic or Archaeological sites within the boundaries of the city. We will continue to review all proposals for development and will require additional protection measures be implemented if sites of significance are identified in or adjacent to proposed developments.

The Drinking Water Supply Management Area has been mapped by the Minnesota Department of Health. The map is included in Appendix 2. The mapped area includes existing developments and the Ramsey Town Center Project. The Ramsey Town Center project utilizes regional ponds for stormwater rate control with additional water quality treatment practices required on each site in the development. Several of the regional ponds will have liners to maintain water levels for aesthetic purposes. The liners will prevent stormwater from entering the groundwater in the Drinking Water Supply Management Area.

Appendix 1

Best Management Practice Summary Sheets

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BMP Summary Sheet

MS4 Name: City of Ramsey

Minimum Control Measure: **1-Public Education And Outreach**

Unique BMP Identification Number: 1a-1

***BMP Title:** Distribute Educational Materials

***BMP Description:**

The City of Ramsey will distribute educational materials to the general public including City residents, homeowners, business owners and school children.

Location(s) in SWPPP of detailed information relating to this BMP:

The specific materials and audiences are described in 1c-1 – 1c-6.

***Measurable Goals:**

The effectiveness of the BMP will be measured by :

- recording the number of calls received in response to the educational materials
- recording the number of stormwater management assistance requests
- conduct period surveys to assess the implementation of methods

***Timeline/Implementation Schedule:**

In the 2009 the City will compile an inventory of existing educational materials and identify distribution formats beyond the periodic City news letter.
On an ongoing basis the city shall publish materials a minimum of four times in the City periodic newsletter, The Ramsey Resident.

Specific Components and Notes:

***Responsible Party for this BMP:**

Name: Leonard Linton

Department: Engineering

Phone: 763 427-1410

E-mail: llinton@ci.ramsey.mn.us

**Indicates a REQUIRED field. Failure to complete any required field will result in rejection of the application due to incompleteness.*

BMP Summary Sheet

MS4 Name: City of Ramsey

Minimum Control Measure: PUBLIC EDUCATION AND OUTREACH

Unique BMP Identification Number: 1b-1

***BMP Title:** Implement an Education Program

***BMP Description:**

The education program will consist of brochures, handouts, web page content, posters, displays and community interaction. The program will explore placing public service announcements with local media outlets.

Location(s) in SWPPP of detailed information relating to this BMP:

***Measurable Goals:**

Record the distributions outlets and materials distributed to the public.

***Timeline/Implementation Schedule:**

Annually - Prepare report on the locations and numbers of the educational materials distributed.

Specific Components and Notes:

***Responsible Party for this BMP:**

Name: Leonard Linton

Department: Engineering

Phone: 763 427-1410

E-mail: llinton@ci.ramsey.mn.us

**Indicates a REQUIRED field. Failure to complete any required field will result in rejection of the application due to incompleteness.*

BMP Summary Sheet

MS4 Name: City of Ramsey

Minimum Control Measure: PUBLIC EDUCATION AND OUTREACH

Unique BMP Identification Number: 1c-1

***BMP Title:** Education Program: Public Education and Outreach

***Audience(s) Involved:**

General public including city residents, homeowners, business owners and school students (K-12)

***Educational Goals for Each Audience:**

Increase public awareness and understanding of stormwater runoff and pollution potentials with in the community.
Demonstrate correlation between stormwater runoff and water quality.

***Activities Used to Reach Educational Goals:**

1. Stormwater Hotline
2. Website pages with stormwater information and links
3. Participate in annual Environmental Expo
4. Place articles in the Ramsey Resident regarding stormwater

***Activity Implementation Plan:**

Annually - prepare report on activities conducted.
Ongoing -Stormwater Hotline
Semiannually Update -Website pages with stormwater information and links
Annually each spring - Participate in City sponsored Environmental Expo
Quarterly - Place articles in the Ramsey Resident regarding stormwater

***Performance Measures:**

Record hotline calls received and response to the calls.
Record website hits, number of participants at educational events, materials handed out and published articles.

***Responsible Party for this BMP:**

Name: Leonard Linton
Department: Engineering
Phone: 763 427-1410
E-mail: llinton@ci.ramsey.mn.us

**Indicates a REQUIRED field. Failure to complete any required field will result in rejection of the application due to incompleteness.*

BMP Summary Sheet

MS4 Name: City of Ramsey

Minimum Control Measure: PUBLIC EDUCATION AND OUTREACH

Unique BMP Identification Number: 1c-2

***BMP Title:** Education Program: Public Participation

***Audience(s) Involved:**

General Public including City Residents, homeowners and business owners.

***Educational Goals for Each Audience:**

Increase public awareness and understanding of stormwater issues within the community.
Inform and educate the public about the impacts of stormwater runoff on water quality and what they can do to actively protect local lakes and streams from polluted stormwater runoff.
Inform and educate the public about how the City manages stormwater runoff through its' Stormwater Pollution Prevention Program (SWPPP).

***Activities Used to Reach Educational Goals:**

The City will report in the Ramsey Resident on activities related to managing stormwater and implementing the SWPPP. Topics for the newsletter may include information about the water quality of our City lakes and streams; events and programs the public can participate in to raise awareness about stormwater impacts; specific stormwater management activities the City is implementing; and the stormwater budget/ fees.
Displays and handouts will be available at the annual Environmental Expo.

***Activity Implementation Plan:**

Annually – Publish articles on stormwater management and the SWPPP in the Ramsey Resident, update web content.
Annually in spring – Participate in the Environmental Expo.
Ongoing – provide pet waste bags in city parks

***Performance Measures:**

Survey citizens to determine if stormwater articles were read and if their knowledge of stormwater issues was increased.
Track number of persons participating in Environmental Expo.
City will evaluate effectiveness of Education program after 2 years and make adjustments as needed to make program more effective.
Pet waste bag dispensers have been placed in parks. The public is using the bags, reducing the amount of waste before it can wash into ponds and wetlands.

***Responsible Party for this BMP:**

Name: Leonard Linton
Department: Engineering
Phone: 763 427-1410
E-mail: llinton@ci.ramsey.mn.us

**Indicates a REQUIRED field. Failure to complete any required field will result in rejection of the application due to incompleteness.*

BMP Summary Sheet

MS4 Name: City of Ramsey

Minimum Control Measure: PUBLIC EDUCATION AND OUTREACH

Unique BMP Identification Number: 1c-3

***BMP Title:** Education Program: Illicit Discharge Detection and Elimination

***Audience(s) Involved:**

The City of Ramsey will distribute educational materials to the general public including City residents, homeowners, business owners and City Staff regarding Illicit Discharge Detection and Elimination.

***Educational Goals for Each Audience:**

Raise public awareness of illicit discharges within all groups.
Educate city staff on ways to detect potential illicit discharges.

***Activities Used to Reach Educational Goals:**

Insert brochures in new resident packet.
Provide information to business owners.
Educate Public Works staff during monthly meetings.
Provide display at environmental expo calling attention to potential for illicit discharge

***Activity Implementation Plan:**

Annually in December - Update brochures for new resident packet
Annually in Spring – Provide display at the environmental expo
Biannually in even numbered years - Send information to business owners
Biannually in even numbered years - review keys to recognition of illicit discharges with Public Works staff

***Performance Measures:**

Record training dates
Record contacts with business owners and training sessions
Prepare summary report of environmental expo

***Responsible Party for this BMP:**

Name: Leonard Linton
Department: Engineering
Phone: 763 427-1410
E-mail: llinton@ci.ramsey.mn.us

**Indicates a REQUIRED field. Failure to complete any required field will result in rejection of the application due to incompleteness.*

BMP Summary Sheet

MS4 Name: City of Ramsey

Minimum Control Measure: PUBLIC EDUCATION AND OUTREACH

Unique BMP Identification Number: 1c-4

***BMP Title:** Education Program: Construction Site Run-off Control

***Audience(s) Involved:**

Developers(including their Engineers and Contractors) and City Staff

***Educational Goals for Each Audience:**

Reinforce the need for use and maintenance of erosion control BMP's on construction sites.

***Activities Used to Reach Educational Goals:**

Publish Ramsey BMP construction activity guide
Comment on erosion control practices on site plan reviews
Review erosion control issues at preconstruction conferences with contractors

***Activity Implementation Plan:**

2009 - The codification of the BMPs will take place as noted in section 5 of City Code.
Ongoing as site plans, building permits and construction projects occur.

***Performance Measures:**

Record number of site plan, building permits and construction projects reviews.

***Responsible Party for this BMP:**

Name: Leonard Linton
Department: Engineering
Phone: 763 427-1410
E-mail: llinton@ci.ramsey.mn.us

**Indicates a REQUIRED field. Failure to complete any required field will result in rejection of the application due to incompleteness.*

BMP Summary Sheet

MS4 Name: City of Ramsey

Minimum Control Measure: PUBLIC EDUCATION AND OUTREACH

Unique BMP Identification Number: 1c-5

***BMP Title:** Education Program: Post-Construction Stormwater Management in New Development and Redevelopment

***Audience(s) Involved:**

The City of Ramsey will distribute educational materials to the general public including City residents, homeowners, business owners and City Staff regarding Post-Construction Stormwater Management in New Development and Redevelopment.

***Educational Goals for Each Audience:**

Increase public awareness and understanding of stormwater runoff and pollution potentials with in the community. Demonstrate correlation between stormwater runoff and water quality.

***Activities Used to Reach Educational Goals:**

The materials developed in 1c-1 will be used in this BMP also.

***Activity Implementation Plan:**

The schedule will be the same as 1c-1.

***Performance Measures:**

See section 1c-1.

***Responsible Party for this BMP:**

Name: Leonard Linton

Department: Engineering

Phone: 763 427-1410

E-mail: llinton@ci.ramsey.mn.us

**Indicates a REQUIRED field. Failure to complete any required field will result in rejection of the application due to incompleteness.*

BMP Summary Sheet

MS4 Name: City of Ramsey

Minimum Control Measure: PUBLIC EDUCATION AND OUTREACH

Unique BMP Identification Number: 1c-6

***BMP Title:** Education Program: Pollution Prevention/Good Housekeeping for Municipal Operations

***Audience(s) Involved:**

City Public Works Staff

***Educational Goals for Each Audience:**

Review need for an increased awareness of Good Housekeeping practices in municipal operations within the Public Works Department.

***Activities Used to Reach Educational Goals:**

Brochures, handouts and training sessions.

***Activity Implementation Plan:**

Annually – at one of the monthly public works all staff meetings.

***Performance Measures:**

Annually – report on training session conducted

***Responsible Party for this BMP:**

Name: Leonard Linton

Department: Engineering

Phone: 763 427-1410

E-mail: llinton@ci.ramsey.mn.us

**Indicates a REQUIRED field. Failure to complete any required field will result in rejection of the application due to incompleteness.*

BMP Summary Sheet

MS4 Name: City of Ramsey

Minimum Control Measure: PUBLIC EDUCATION AND OUTREACH

Unique BMP Identification Number: 1d-1

***BMP Title:** Coordination of Education Program

***BMP Description:**

Annually review the content of programs and brochures being used within the program. Update materials were necessary and review related agency materials for consideration of new or improved materials.

Location(s) in SWPPP of detailed information relating to this BMP:

BMP 1

***Measurable Goals:**

Report on program content and material changes.

***Timeline/Implementation Schedule:**

Annually - prepare report on material and program modifications

Specific Components and Notes:

***Responsible Party for this BMP:**

Name: Leonard Linton

Department: Engineering

Phone: 763 427-1410

E-mail: llinton@ci.ramsey.mn.us

**Indicates a REQUIRED field. Failure to complete any required field will result in rejection of the application due to incompleteness.*

BMP Summary Sheet

MS4 Name: City of Ramsey

Minimum Control Measure: PUBLIC EDUCATION AND OUTREACH

Unique BMP Identification Number: 1e-1

***BMP Title:** Annual Public Meeting

***BMP Description:**

Hold annual public meeting. Meeting will be scheduled to allow time for preparation of annual report for previous calendar year. Annual report will be available at the meeting for review. Comments received will be reviewed and incorporated in the annual report as appropriate.

Location(s) in SWPPP of detailed information relating to this BMP:

***Measurable Goals:**

Advertise and hold annual meeting.

***Timeline/Implementation Schedule:**

Annually – hold annual meeting.

Specific Components and Notes:

***Responsible Party for this BMP:**

Name: Leonard Linton

Department: Engineering

Phone: 763 427-1410

E-mail: llinton@ci.ramsey.mn.us

**Indicates a REQUIRED field. Failure to complete any required field will result in rejection of the application due to incompleteness.*

BMP Summary Sheet

MS4 Name: City of Ramsey

Minimum Control Measure: **2-Public Participation/ Involvement**

Unique BMP Identification Number: 2a-1

***BMP Title:** Comply with Public Notice Requirements

***BMP Description:**

The annual meeting will be advertised at least 30 days in advance. The paper used for all official notices of the city will be used. The meeting date will also be posted at City Hall and on the website.

Location(s) in SWPPP of detailed information relating to this BMP:

***Measurable Goals:**

Record notice of Publication of notice in annual report.

***Timeline/Implementation Schedule:**

Annually- publish meeting notice.

Specific Components and Notes:

***Responsible Party for this BMP:**

Name: Leonard Linton
Department: Engineering
Phone: 763 427-1410
E-mail: llinton@ci.ramsey.mn.us

**Indicates a REQUIRED field. Failure to complete any required field will result in rejection of the application due to incompleteness.*

BMP Summary Sheet

MS4 Name: City of Ramsey

Minimum Control Measure: 2-PUBLIC PARTICIPATION/INVOLVEMENT

Unique BMP Identification Number: 2b-1

***BMP Title:** Solicit Public Input and opinion on the Adequacy of the SWPPP

***BMP Description:**

The SWPPP will be available at City Hall in the Engineering Department and on the Website. Instructions for providing written comments will be available. Contact information is provided to accommodate written and oral comment.

Location(s) in SWPPP of detailed information relating to this BMP:

***Measurable Goals:**

Recording the number of responses and comments on the SWWPPP
Record attendance at the annual meeting

***Timeline/Implementation Schedule:**

Annually – Hold public meeting

Annually- Submit comments provided by the public in the annual report..

Specific Components and Notes:

***Responsible Party for this BMP:**

Name: Leonard Linton
Department: Engineering
Phone: 763 427-1410
E-mail: llinton@ci.ramsey.mn.us

**Indicates a REQUIRED field. Failure to complete any required field will result in rejection of the application due to incompleteness.*

BMP Summary Sheet

MS4 Name: City of Ramsey

Minimum Control Measure: 2-PUBLIC PARTICIPATION/INVOLVEMENT

Unique BMP Identification Number: 2c-1

***BMP Title:** Consider Public Input

***BMP Description:**

Public input will be gathered from review of the SWPPP and at the Annual meeting. The information gathered will be reviewed and a response shall address the concern or comment. A summary of proposed changes to the SWPPP will be addressed in the annual report.

Location(s) in SWPPP of detailed information relating to this BMP:

***Measurable Goals:**

Hold public meeting
Record comments and responses on the SWPPP into the annual report.

***Timeline/Implementation Schedule:**

Annually – Prepare report, hold meeting and submit report to MPCA

Specific Components and Notes:

***Responsible Party for this BMP:**

Name: Leonard Linton
Department: Engineering
Phone: 763 427-1410
E-mail: llinton@ci.ramsey.mn.us

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BMP Summary Sheet

MS4 Name: City of Ramsey

Minimum Control Measure: **3-Illicit Discharge Detection And Elimination**

Unique BMP Identification Number: 3a-1

***BMP Title:** Storm Sewer System Map

***BMP Description:**

The City of Ramsey will develop a Storm Sewer System Map that will assist us in determining the presence of Illicit Discharges. The map will also aid in inspection of the storm sewer system and to prioritize the annual maintenance required to optimize the use of the storm sewer system to reduce pollution in disharges to the waters of the State.

Location(s) in SWPPP of detailed information relating to this BMP:

***Measurable Goals:**

Completed Storm Sewer System Map
Identification of needed maintenance

***Timeline/Implementation Schedule:**

December 2006 – Compilation of As-built information
December 2007 – Completion of Storm Sewer System Map
June 30, 2008 Storm Sewer System Map Completed
Annually – Update map with new projects and reconstruction

Specific Components and Notes:

***Responsible Party for this BMP:**

Name: Leonard Linton
Department: Engineering
Phone: 763 427-1410
E-mail: llinton@ci.ramsey.mn.us

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BMP Summary Sheet

MS4 Name: City of Ramsey

Minimum Control Measure: 3-ILLICIT DISCHARGE DETECTION AND ELIMINATION

Unique BMP Identification Number: 3b-1

***BMP Title:** Regulatory Control Program

***BMP Description:**

The State of Minnesota has regulations prohibiting the connection of non-stormwater discharges into the storm sewer system. The City has adopted an Individual Sewage Treatment System Ordinance. The city will adopt an Illicit Discharge Detection and Elimination Ordinance.

Location(s) in SWPPP of detailed information relating to this BMP:

***Measurable Goals:**

Completed review of existing regulations
Adopt new ordinance

***Timeline/Implementation Schedule:**

December 2006 - Completed draft ordinance
December 2007 - Completed ordinance

Specific Components and Notes:

The city has inspected all known outfalls from the MS4 to the Rum and Mississippi Rivers annually since 2003. These were all dry weather inspections and flow was not observed in the pipes during these inspections.

***Responsible Party for this BMP:**

Name: Leonard Linton
Department: Engineering
Phone: 763 427-1410
E-mail: llinton@ci.ramsey.mn.us

**Indicates a REQUIRED field. Failure to complete any required field will result in rejection of the application due to incompleteness.*

BMP Summary Sheet

MS4 Name: City of Ramsey

Minimum Control Measure: 3-ILLICIT DISCHARGE DETECTION AND ELIMINATION

Unique BMP Identification Number: 3c-1

***BMP Title:** Illicit Discharge Detection and Elimination Plan

***BMP Description:**

The City of Ramsey currently offers a recycling program to the residents. The program includes curbside pickups and a semi-annual recycling day for electronics and larger items not accepted in the curbside program. The City of Ramsey has been recognized by Anoka County for exceeding participation goals in the recycling program.

The City has had a mandatory septic tank pumping ordinance in place since 2005.

Location(s) in SWPPP of detailed information relating to this BMP:

***Measurable Goals:**

Completed Recycling days
Quantity of materials recovered from solid waste stream
Number of septic systems reported pumped

***Timeline/Implementation Schedule:**

Annually – report number of septic systems pumped
Annually – inspect outfalls and act on dry weather flows observed

Specific Components and Notes:

Curbside recycling
"Recycling Day"
Maintenance vehicle liquid recycling
The city has inspected all known outfalls from the MS4 to the Rum and Mississippi Rivers annually since 2003. These were all dry weather inspections and flow was not observed in the pipes during these inspections.

***Responsible Party for this BMP:**

Name: Leonard Linton
Department: Engineering
Phone: 763 427-1410
E-mail: llinton@ci.ramsey.mn.us

**Indicates a REQUIRED field. Failure to complete any required field will result in rejection of the application due to incompleteness.*

BMP Summary Sheet

MS4 Name: City of Ramsey

Minimum Control Measure: 3-ILLICIT DISCHARGE DETECTION AND ELIMINATION

Unique BMP Identification Number: 3d-1

***BMP Title:** Public and Employee Illicit Discharge Information Program

***BMP Description:**

Education of Employees and Public on Illicit Discharge Program

Ramsey will develop a strategy to inform City Employees, property owners, local businesses and the public about the hazards associated with illicit discharges and improper waste disposal.

Location(s) in SWPPP of detailed information relating to this BMP:

***Measurable Goals:**

City staff trained in Illicit Discharge Recognition.
Distribution of educational materials on Illicit Discharge Detection and Elimination.
Summarize recycling volume in annual report
Include summary of disseminated educational material with annual report

***Timeline/Implementation Schedule:**

Annually review shop procedures regarding vehicle fluids
June 2009 compile resources for Illicit Discharge Recognition training Program
January 2010 Complete staff Illicit Discharge Recognition Training
Annually IDDE refresher training, disseminate literature

Specific Components and Notes:

Use "Rubber Ducky" or similar public service announcements via local cable
Review maintenance vehicle fluid procedures at Employee meetings
Distribute recycling information to residents through newsletter, website and Environmental Expo

***Responsible Party for this BMP:**

Name: Leonard Linton
Department: Engineering
Phone: 763 427-1410
E-mail: llinton@ci.ramsey.mn.us

**Indicates a REQUIRED field. Failure to complete any required field will result in rejection of the application due to incompleteness.*

BMP Summary Sheet

MS4 Name: City of Ramsey

Minimum Control Measure: 3-ILLICIT DISCHARGE DETECTION AND ELIMINATION

Unique BMP Identification Number: 3e-1

***BMP Title:** Identification of Non Stormwater Discharges and Flows

***BMP Description:**

The City is in the process of indentifying drainage areas and has completed a comprehensive stormwater model for all drainage areas in the City. The model will be used in conjunction with the Storm Sewer Map and field observations to determine areas where illicit discharges may exist.

The City will develop a process to determine whether any of the following categories of non-stormwater discharges or flows are significant contributors of pollutants to our MS4:

Waterline flushing, landscape irrigation, diverted stream flows, rising ground waters, uncontaminated groundwater infiltration, uncontaminated pumped ground water, discharges from potable water sources, foundation drains, air conditioning condensation, irrigation water, springs, water from crawl space pumps, footing drains, lawn watering, individual residential car washing, flows from riparian habitats and wetlands, de-chlorinated swimming pool discharges, street wash water, and discharges or flows from fire fighting activities.

For any non-stormwater discharges or flows which the City finds to be a significant contributor of pollutants to the MS4 the City will develop an action plan to evaluate and address the impact the discharge is having on stormwater quality.

Location(s) in SWPPP of detailed information relating to this BMP:

MCM 3.C

***Measurable Goals:**

Completion of the study
Develop a process to investigate and evaluate the potential for the non-stormwater discharges identified above to be significant contributors of pollutants to our MS4.
Conduct investigation and evaluation of non-stormwater discharges and flows.
Develop an action plan for flows identified as significant contributors of pollutants to our MS4.
Implement action plan for significant non-stormwater discharges and flows.

***Timeline/Implementation Schedule:**

May 2007 – Selected Consultant to prepare comprehensive stormwater study
October 2008 – City Council accepted comprehensive stormwater study
August 2009 Complete ordinance modifications required in comprehensive stormwater study.

Specific Components and Notes:

***Responsible Party for this BMP:**

Name: Leonard Linton
Department: Engineering
Phone: 763 427-1410
E-mail: llinton@ci.ramsey.mn.us

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BMP Summary Sheet

MS4 Name: City of Ramsey

Minimum Control Measure: **4-Construction Site Stormwater Runoff Control**

Unique BMP Identification Number: 4a-1

***BMP Title:** Ordinance or other Regulatory Mechanism

***BMP Description:**

Construction Site Stormwater Runoff Control and Enforcement is addressed in section 9.27 of City Code and went into effect on January 2, 2007.

Location(s) in SWPPP of detailed information relating to this BMP:

***Measurable Goals:**

Adoption of Ordinance

***Timeline/Implementation Schedule:**

June 2006 Adopt Ordinance
Ongoing - Work with builders to raise awareness of ordinance and enforce provisions of ordinance.

Specific Components and Notes:

Required Components in ordinance:

- Submittal of Erosion and Sediment Control plans by site Operators to MS4
- Site Plan Review and Approval before construction
- Site operators maintain records on rainfall and inspections
- Regular inspections by site operators
- Specify requirements for dewatering or basin draining at site
- Specify requirements for BMP maintenance
- Specify controls for managing solid and hazardous wastes
- Specify requirements for permanent stormwater controls
- Specify requirements for perennial vegetative cover on exposed soils
- Compliance includes Verbal warnings, written warnings, stop-work orders, fines, forfeit of security bond money and/or withholding of certificate of occupancy.

***Responsible Party for this BMP:**

Name: Leonard Linton
Department: Engineering
Phone: 763 427-1410
E-mail: llinton@ci.ramsey.mn.us

**Indicates a REQUIRED field. Failure to complete any required field will result in rejection of the application due to incompleteness.*

BMP Summary Sheet

MS4 Name: City of Ramsey

Minimum Control Measure: 4-CONSTRUCTION SITE STORMWATER RUNOFF CONTROL

Unique BMP Identification Number: 4b-1

***BMP Title:** Construction Site Implementation of Erosion and Sediment Control BMPs

***BMP Description:**

Installation and maintenance of erosion control measures on construction sites.

The City of Ramsey will continue to utilize the MPCA "Protecting Water Quality in Urban Areas" manual, BWSR "MN Construction Site Erosion and Sediment Control" handbook, Met Council's "Small Site BMP" manual and the MPCA " Minnesota Stormwater Manual" for BMP selection. Developers are directed to these manuals for preparation of their plans. City review of all development plans requires incorporation of the BMPS presented in these manuals.

Location(s) in SWPPP of detailed information relating to this BMP:

***Measurable Goals:**

Ongoing – Review and comment on erosion control measures on construction plans in conjunction with Preliminary and Final Plat Approvals

***Timeline/Implementation Schedule:**

Ongoing - The city currently reviews and comments on erosion control measures and BMP's on all construction plans. The process continues in the field, our construction observers monitor all construction sites and issue repair notices to sites where BMP's are not controlling erosion.

Specific Components and Notes:

***Responsible Party for this BMP:**

Name: Leonard Linton
Department: Engineering
Phone: 763 427-1410
E-mail: llinton@ci.ramsey.mn.us

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BMP Summary Sheet

MS4 Name: City of Ramsey

Minimum Control Measure: 4-CONSTRUCTION SITE STORMWATER RUNOFF CONTROL

Unique BMP Identification Number: 4c-1

***BMP Title:** Waste Controls for Construction Site Operators

***BMP Description:**

City Code requires dumpsters or debris containment areas on all construction sites. Inspections can be withheld if debris is not picked up.

Location(s) in SWPPP of detailed information relating to this BMP:

***Measurable Goals:**

Minimize complaints from residents about construction debris.

***Timeline/Implementation Schedule:**

Ongoing – review construction site waste controls, enforce existing regulations.

Specific Components and Notes:

***Responsible Party for this BMP:**

Name: Leonard Linton

Department: Engineering

Phone: 763 427-1410

E-mail: llinton@ci.ramsey.mn.us

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BMP Summary Sheet

MS4 Name: City of Ramsey

Minimum Control Measure: 4-CONSTRUCTION SITE STORMWATER RUNOFF CONTROL

Unique BMP Identification Number: 4d-1

***BMP Title:** Procedure for Site Plan Review

***BMP Description:**

The City development approval process includes three (3) phases, Sketch Plan, Preliminary Plat and Final Plat for subdivision of land. Site plans have 2 phases Preliminary Site plan and Final Site Plan. Staff reviews the plans at each phase and provides a review letter to the development team. Sites over 1 acre also require a permit from the Lower Rum River Water Management Organization (LRRWMO). The reviews from both agencies address erosion control, temporary sedimentation basins and final stormwater ponding requirements. The city has established a system of notices for construction site erosion control problems. The notices are provided to the contractor specifying the work to be done and the timeframe to complete the work. The system includes means for the City to perform the work if the contractor fails to act.

Location(s) in SWPPP of detailed information relating to this BMP:

***Measurable Goals:**

Continue plan review; implement changes in process if necessary.

***Timeline/Implementation Schedule:**

Ongoing – review development plans, require implementation of appropriate Construction Site BMPs for controlling stormwater runoff.

Specific Components and Notes:

***Responsible Party for this BMP:**

Name: Leonard Linton

Department: Engineering

Phone: 763 427-1410

E-mail: llinton@ci.ramsey.mn.us

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BMP Summary Sheet

MS4 Name: City of Ramsey

Minimum Control Measure: 4-CONSTRUCTION SITE STORMWATER RUNOFF CONTROL

Unique BMP Identification Number: 4e-1

***BMP Title:** Establishment of Procedures for the Receipt and Consideration of Reports of Stormwater Noncompliance

***BMP Description:**

The current system of erosion control notices addresses Stormwater Noncompliance. A Stormwater Hotline and website will be added to provide additional avenues for reporting stormwater violations. Currently, calls received on violations are routed to field staff for observation of the condition and preparation of a notice as necessary.

Location(s) in SWPPP of detailed information relating to this BMP:

***Measurable Goals:**

Record all calls received including corrective measures performed.
Record all notices issued for stormwater noncompliance.

***Timeline/Implementation Schedule:**

December 2006 – Implement Hotline and Website.
Ongoing - Observe construction sites and issue notices as needed; receive and follow-up on calls and web postings regarding stormwater noncompliance.

Specific Components and Notes:

***Responsible Party for this BMP:**

Name: Leonard Linton
Department: Engineering
Phone: 763 427-1410
E-mail: llinton@ci.ramsey.mn.us

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BMP Summary Sheet

MS4 Name: City of Ramsey

Minimum Control Measure: 4-CONSTRUCTION SITE STORMWATER RUNOFF CONTROL

Unique BMP Identification Number: 4f-1

***BMP Title:** Establishment of Procedures for Site Inspections and Enforcement

***BMP Description:**

Inspect construction sites for stormwater noncompliance. Issue notices for corrective actions, follow-up to ensure compliance. The City has established a system of notices that are issued for erosion control non-compliance as noted in 4d-1.

Location(s) in SWPPP of detailed information relating to this BMP:

***Measurable Goals:**

Log of completed inspections and notices issued.

***Timeline/Implementation Schedule:**

Ongoing – Continue site inspections, issuing notices and following up on notices.

Specific Components and Notes:

***Responsible Party for this BMP:**

Name: Leonard Linton
Department: Engineering
Phone: 763 427-1410
E-mail: llinton@ci.ramsey.mn.us

**Indicates a REQUIRED field. Failure to complete any required field will result in rejection of the application due to incompleteness.*

BMP Summary Sheet

MS4 Name: City of Ramsey

Minimum Control Measure: **5-Post-Construction Stormwater Management In New Development And Redevelopment**

Unique BMP Identification Number: 5a-1

***BMP Title:** Development and Implementation of Structural and/or Non-structural BMPs

***BMP Description:**

The City of Ramsey will evaluate and select the BMPs necessary to achieve the balance between water quality and water quantity to ensure that the waters of the community are clean and residents and property are not damaged.

The City of Ramsey has accepted innovative water quality treatment devices and will continue to evaluate new technologies for implementation in the City.

Location(s) in SWPPP of detailed information relating to this BMP:

***Measurable Goals:**

Selection of BMPs
Publication of accepted BMPs
Implementation of BMPs

***Timeline/Implementation Schedule:**

December 2007 – BMPs codified
December 2008 – BMPs published

Specific Components and Notes:

Construction erosion and sedimentation control ordinance
Evaluate and select BMPs

***Responsible Party for this BMP:**

Name: Leonard Linton
Department: Engineering
Phone: 763 427-1410
E-mail: llinton@ci.ramsey.mn.us

**Indicates a REQUIRED field. Failure to complete any required field will result in rejection of the application due to incompleteness.*

BMP Summary Sheet

MS4 Name: City of Ramsey

Minimum Control Measure: 5-POST-CONSTRUCTION STORMWATER MANAGEMENT IN NEW DEVELOPMENT AND REDEVELOPMENT

Unique BMP Identification Number: 5b-1

***BMP Title:** Regulatory Mechanism to Address Post Construction Runoff from New Development and Redevelopment

***BMP Description:**

Adoption of Post Construction Runoff Ordinance
The City of Ramsey will have a Post Construction Runoff Ordinance in place within 6 months of extension of permit coverage.

Location(s) in SWPPP of detailed information relating to this BMP:

***Measurable Goals:**

Evaluation of existing ordinance
Adoption of Ordinance

***Timeline/Implementation Schedule:**

December 2008 – Evaluation of Ordinance
December 2009 – Adoption of Ordinance

Specific Components and Notes:

The City of Ramsey currently operates under a Subdivision Ordinance. The City will evaluate the BMPs and existing ordinance to see that the provisions of the SWPPP are being accomplished and develop a Post Construction Ordinance in the 5th year of the permit cycle.

***Responsible Party for this BMP:**

Name: Leonard Linton
Department: Engineering
Phone: 763 427-1410
E-mail: llinton@ci.ramsey.mn.us

**Indicates a REQUIRED field. Failure to complete any required field will result in rejection of the application due to incompleteness.*

BMP Summary Sheet

MS4 Name: City of Ramsey

Minimum Control Measure: 5-POST-CONSTRUCTION STORMWATER MANAGEMENT IN NEW DEVELOPMENT AND REDEVELOPMENT

Unique BMP Identification Number: 5c-1

***BMP Title:** Long-term Operation and Maintenance of BMPs

***BMP Description:**

The City of Ramsey will monitor and maintain BMPs installed in the City.

The City established a stormwater utility in 2000. The fund has been used to fund needed storm sewer improvements.

Location(s) in SWPPP of detailed information relating to this BMP:

***Measurable Goals:**

Update storm sewer system database with location of Structural BMPs.
Annual report on BMP maintenance.

***Timeline/Implementation Schedule:**

December 2007 – Update storm sewer system database with Structural BMPs
Annually – Prepare report on maintenance of structural BMPs

Specific Components and Notes:

The City has included a vacuum truck in the 5 year Capital Equipment Plan that can be used for maintenance of structural BMPs (oil/water separators, sump manholes, water quality treatment structures). Current needs are met by contracting for needed services.

The public works department monitors and repairs the current BMPs.

The City acquired a vacuum truck in December 2008 that will be used to maintain the structural BMP's.

***Responsible Party for this BMP:**

Name: Leonard Linton
Department: Engineering
Phone: 763 427-1410
E-mail: llinton@ci.ramsey.mn.us

**Indicates a REQUIRED field. Failure to complete any required field will result in rejection of the application due to incompleteness.*

BMP Summary Sheet

MS4 Name: City of Ramsey

Minimum Control Measure: 5-POST-CONSTRUCTION STORMWATER MANAGEMENT IN NEW DEVELOPMENT AND REDEVELOPMENT

Unique BMP Identification Number: 5d-1

***BMP Title:** Maintain Source Water Protection Area

***BMP Description:**

The map of the Source Water Protection Area (SWPA) is included in Appendix 2. The SWPA covers the Ramsey Town Center Area which is bounded on the east by Ramsey Boulevard, on the west by Armstrong Boulevard, on the South by the Burlington Northern Santa Fe Railroad. The northern boundary is approximately at 149th Avenue which is not continuous in this area. The Ramsey Town Center development included regional ponds for rate control, individual developments are required to provide additional treatment on site such as water quality treatment manholes, infiltration basins or pervious pavement. Each proposed BMP is evaluated as part of the plan review process. Several of the regional ponds are lined to maintain water levels and provide water features. These ponds are nearest to most of the municipal water supply wells. The remaining regional ponds are south of the municipal wells. The surface water aquifer flow is from north to south in this area.

Location(s) in SWPPP of detailed information relating to this BMP:

***Measurable Goals:**

Maintain ponds and BMPs in this area. Record work done.
Continue requirement for additional on-site measures as Ramsey Town Center develops.
Coordinate development reviews for this area with Well Head protection requirements to ensure protection of the Drinking Water Source Area.

***Timeline/Implementation Schedule:**

Ongoing – Monitor and maintain ponds and BMPs

Specific Components and Notes:

The City will incorporate the MDH Stormwater Guidance manual into plan reviews for projects in proximity to the wellhead protection areas.

***Responsible Party for this BMP:**

Name: Leonard Linton
Department: Engineering
Phone: 763 427-1410
E-mail: llinton@ci.ramsey.mn.us

**Indicates a REQUIRED field. Failure to complete any required field will result in rejection of the application due to incompleteness.*

BMP Summary Sheet

MS4 Name: City of Ramsey

Minimum Control Measure: **6-Pollution Prevention/ Good Housekeeping**

Unique BMP Identification Number: 6a-1

***BMP Title:** Municipal Operations and Maintenance Program

***BMP Description:**

The City of Ramsey will develop a collection of training materials that will be used to educate staff about pollution prevention and good housekeeping. These resources will come from applicable external sources, such as the EPA and may be supplemented with materials developed by our own organization.

Location(s) in SWPPP of detailed information relating to this BMP:

***Measurable Goals:**

Completed training materials
Employee training

***Timeline/Implementation Schedule:**

December – 2006 Evaluation of outside agency materials
December – 2007 Compilation of training resource reference folder
Annual updates

Specific Components and Notes:

Equipment and Hazardous Material Storage
Information Management System
Employee training

***Responsible Party for this BMP:**

Name: Leonard Linton
Department: Engineering
Phone: 763 427-1410
E-mail: llinton@ci.ramsey.mn.us

**Indicates a REQUIRED field. Failure to complete any required field will result in rejection of the application due to incompleteness.*

BMP Summary Sheet

MS4 Name: City of Ramsey

Minimum Control Measure: 6-POLLUTION PREVENTION/GOOD HOUSEKEEPING

Unique BMP Identification Number: 6a-2

***BMP Title:** Street Sweeping**

***BMP Description:**

The City of Ramsey will semi-annually sweep the streets of the City to remove potential pollution materials before they can enter the storm sewer system.

Location(s) in SWPPP of detailed information relating to this BMP:

***Measurable Goals:**

Number of lane miles swept

***Timeline/Implementation Schedule:**

Annually

Specific Components and Notes:

Sweeping schedule
Sweeper maintenance schedule.

***Responsible Party for this BMP:**

Name: Leonard Linton
Department: Engineering
Phone: 763 427-1410
E-mail: llinton@ci.ramsey.mn.us

**Indicates a REQUIRED field. Failure to complete any required field will result in rejection of the application due to incompleteness.*

BMP Summary Sheet

MS4 Name: City of Ramsey

Minimum Control Measure: 6-POLLUTION PREVENTION/GOOD HOUSEKEEPING

Unique BMP Identification Number: 6b-1

***BMP Title:** Annual Inspection of All Structural Pollution Control Devices

***BMP Description:**

Inspection of Structural Pollution Control Devices – the locations of these devices are being compiled as part of the Storm Sewer Mapping program.

Location(s) in SWPPP of detailed information relating to this BMP:

***Measurable Goals:**

Prepare annual report on inspection results

***Timeline/Implementation Schedule:**

December 2007 – Completion of Storm Sewer mapping, database of devices and first round of inspections of Structural Pollution Control Devices.

Specific Components and Notes:

***Responsible Party for this BMP:**

Name: Leonard Linton

Department: Engineering

Phone: 763 427-1410

E-mail: llinton@ci.ramsey.mn.us

**Indicates a REQUIRED field. Failure to complete any required field will result in rejection of the application due to incompleteness.*

BMP Summary Sheet

MS4 Name: City of Ramsey

Minimum Control Measure: 6-POLLUTION PREVENTION/GOOD HOUSEKEEPING

Unique BMP Identification Number: 6b-2

***BMP Title:** Inspection of a Minimum of 20 percent of the MS4 Outfalls, Sediment Basins and Ponds Each Year on a Rotating Basis

***BMP Description:**

Inspection of MS4 Outfalls, Sediment Basins and Ponds on a rotating basis, creating work orders for repairs as needed.

Location(s) in SWPPP of detailed information relating to this BMP:

***Measurable Goals:**

Inspection of 20 percent of the MS4 Outfalls, Sediment basins and Ponds Each Year
Preparation of annual inspection report

***Timeline/Implementation Schedule:**

December 2006 Complete Annual Inspection
Annually thereafter – Complete Inspection

Specific Components and Notes:

The city has identified all of the MS4 outfalls and is still adding ponds to the storm sewer map.

***Responsible Party for this BMP:**

Name: Leonard Linton
Department: Engineering
Phone: 763 427-1440
E-mail: llinton@ci.ramsey.mn.us

**Indicates a REQUIRED field. Failure to complete any required field will result in rejection of the application due to incompleteness.*

BMP Summary Sheet

MS4 Name: City of Ramsey

Minimum Control Measure: 6-POLLUTION PREVENTION/GOOD HOUSEKEEPING

Unique BMP Identification Number: 6b-3

***BMP Title:** Annual Inspection of All Exposed Stockpile, Storage and Material Handling Areas

***BMP Description:**

Inspect City owned Stockpile, Storage and Material Handling areas.

Location(s) in SWPPP of detailed information relating to this BMP:

***Measurable Goals:**

Completion of annual inspection report.

***Timeline/Implementation Schedule:**

December 2006 Complete Annual Inspection of exposed Stockpile, Storage and Material Handling Areas

Specific Components and Notes:

The City will be installing an enclosed Salt Storage building in 2006. The current Salt Storage covers the stockpile; however the loading operations are enclosed. This facility will provide room for loading inside. The other material stock piles are located away from storm inlets, ponds and ditches.

***Responsible Party for this BMP:**

Name: Leonard Linton

Department: Engineering

Phone: 763 421-1410

E-mail: llinton@ci.ramsey.mn.us

**Indicates a REQUIRED field. Failure to complete any required field will result in rejection of the application due to incompleteness.*

BMP Summary Sheet

MS4 Name: City of Ramsey

Minimum Control Measure: 6-POLLUTION PREVENTION/GOOD HOUSEKEEPING

Unique BMP Identification Number: 6b-4

***BMP Title:** Inspection Follow-up Including the Determination of Whether Repair, Replacement, or Maintenance Measures are Necessary and the Implementation of the Corrective Measures

***BMP Description:**

Review Inspection notes and schedule appropriate repair, replacement and maintenance measures noted in inspection reports.

Location(s) in SWPPP of detailed information relating to this BMP:

***Measurable Goals:**

Preparation of Inspection Follow-up Report

***Timeline/Implementation Schedule:**

December 2006 Prepare report
Annually thereafter prepare report

Specific Components and Notes:

***Responsible Party for this BMP:**

Name: Leonard Linton
Department: Engineering
Phone: 763 427-1410
E-mail: llinton@ci.ramsey.mn.us

**Indicates a REQUIRED field. Failure to complete any required field will result in rejection of the application due to incompleteness.*

BMP Summary Sheet

MS4 Name: City of Ramsey

Minimum Control Measure: 6-POLLUTION PREVENTION/GOOD HOUSEKEEPING

Unique BMP Identification Number: 6b-5

***BMP Title:** Record Reporting and Retention of All Inspections and Responses to the Inspections

***BMP Description:**

Establish record retention system for all MS4 related Inspections.

Location(s) in SWPPP of detailed information relating to this BMP:

***Measurable Goals:**

Establish and utilize record retention system

***Timeline/Implementation Schedule:**

December 2006 Establish record retention system

Specific Components and Notes:

***Responsible Party for this BMP:**

Name: Leonard Linton

Department: Engineering

Phone: 763 427-1410

E-mail: llinton@ci.ramsey.mn.us

**Indicates a REQUIRED field. Failure to complete any required field will result in rejection of the application due to incompleteness.*

BMP Summary Sheet

MS4 Name: City of Ramsey

Minimum Control Measure: 6-POLLUTION PREVENTION/GOOD HOUSEKEEPING

Unique BMP Identification Number: 6b-6

***BMP Title:** Evaluation of Inspection Frequency

***BMP Description:**

Evaluate Inspection Results and adjust frequency if needed.

Location(s) in SWPPP of detailed information relating to this BMP:

***Measurable Goals:**

Prepare report on evaluation of Inspection Results

***Timeline/Implementation Schedule:**

December 2008 Evaluate inspection results for first 3 years of program.
Annually incorporate latest inspections into evaluation

Specific Components and Notes:

***Responsible Party for this BMP:**

Name: Leonard Linton
Department: Engineering
Phone: 763 427-1410
E-mail: llinton@ci.ramsey.mn.us

**Indicates a REQUIRED field. Failure to complete any required field will result in rejection of the application due to incompleteness.*

BMP Summary Sheet

MS4 Name: City of Ramsey
Permit Condition: IV.D Section 303(d) listings
Unique BMP Identification Number: IV.D – 1

BMP Title: Impaired Waters Review Process

BMP Description:

The City of Ramsey will review all discharges from our MS4 system to impaired waters, as defined by the current USEPA approved 303(d) list. Using the data from this review, we will determine if any changes to the existing stormwater system or BMPs are needed to minimize the impact of discharges from our MS4 to the impaired waters. If changes are needed the City of Ramsey will modify our SWPPP and submit these modifications to the MPCA with our current annual report.

Measurable Goals:

- The City of Ramsey has determined that discharges from our MS4 system enter the following impaired waters, as defined by the current USEPA approved 303(d) list: (Water Body, Impairment)
    - Mississippi River - Mercury in Fish Tissue, PCB in Fish Tissue
    - Rogers Lake - Aquatic Recreation
    - Rum River - Mercury in Fish Tissue
- This determination was made using the Storm Sewer Map and citywide stormwater model. The mercury TMDL is being addressed state wide and it is assumed the discharge from Ramsey is not a source of mercury. The PCB in fish tissue TMDL plan has not been approved as of June 2008. The TMDL for Rogers Lake is not scheduled to start until 2015.
- The Mississippi River and the Rum River are both classified as ORVW waters. A separate BMP Summary sheet has been prepared for Discharges to Waters with Prohibited or Restricted Discharges Assessment.
- The watersheds, hydrology and impacts will be developed simultaneously for the Impaired Waters and Prohibited Discharge Waters.

Timeline/Implementation Schedule:

December 2008	The City of Ramsey has identified the Rum River, Mississippi River and Rogers Lake as Impaired Waters receiving impacts from its MS4 discharges. A map has been prepared showing the Impaired Waters. A city wide stormwater model has been developed.
May 2009	The City will correlate the Impaired Waters watersheds with the stormwater model and will complete an evaluation of hydrology, land use and runoff. The City will evaluate changes to its storm sewer system to reduce the impacts to the Impaired Waters.
June 30 2009	The City of Ramsey will submit as an attachment to the Annual Report to the MPCA, the assessment, response to any public comments, plan for ongoing work elements and any proposed changes to the SWPPP that have been deemed necessary through this assessment process.
Ongoing	The City of Ramsey will review, evaluate and incorporate changes to the SWPPP as TMDL goals are established and published for these waters.

Specific Components and Notes:

This process is to be reassessed annually over the course of the permit cycle. As new 303(d) lists with additional impaired waters listed are published in the future, City of Ramsey will review changes to the list and conduct the necessary review of additional listed waters likely to be impacted by the MS4's stormwater discharges.

When an USEPA approved TMDL is finalized, the City of Ramsey intends to fully comply with all limits and requirements set forth in the TMDL in accordance with the schedule(s) outlined in the TMDL and the MS4 Permit.

Responsible Party for this BMP:

Name: Leonard Linton

Department: Engineering

Phone: 763 427-1410

E-mail: llinton@ci.ramsey.mn.us

BMP Summary Sheet

MS4 Name: City of Ramsey

Permit Condition: IX. Appendix C. Part A and/or Part B.

Unique BMP Identification Number: IX. A. and/or IX. B.

***BMP Title:** Discharges to Waters with Prohibited or Restricted Discharges Assessment

***BMP Description:** City of Ramsey Practices for discharges to ORVW waters

- This BMP includes establishment of a baseline of information– determine what processes are in place and what has already been accomplished that will help meet the permit conditions
- This BMP includes preparation of a written inventory of all stormwater discharges to the prohibited or restricted water(s) from within the jurisdictional boundaries of the MS4; compile necessary detail about the stormwater discharges to assess the impacts and alternatives
- Prepare a map that includes all the delineated sub-watershed(s) covering the MS4 that discharge to the ORVW, including the identified discharge points and routes to the ORVW waters that the MS4 discharge may impact.
- Evaluate past and future changes in the watersheds, projected out at least through the year 2020.
- Determine if a new or expanded discharge has or would occur and the magnitude of the potential changes.
- Evaluate alternatives to the discharge.
- Propose methods of eliminating the discharge.

Activity Implementation Plan

As an MS4 located within a watershed that discharges to ORVW waters, City of Ramsey will submit an assessment and other documentation required in Appendix C of permit MNR040000 of which the following are major components:

1. The City of Ramsey topography generally slopes from northwest to southeast. The eastern boundary is the Rum River and the southern boundary is the Mississippi River. Both Rivers are designated ORVW's. Many of the developments in the City, especially along the rivers, were in place prior to designation of the rivers as ORVW's. Development has continued since the designation and the level of storm water treatment has increased with time. Development is anticipated to continue in the future.

2. The City has prepared a stormwater model for the entire city based on the existing storm sewer system. The model has identified areas that are landlocked and do not discharge to the rivers, excluding these areas all runoff reaches either the Rum River or the Mississippi River.

3. The City has prepared a map showing when plats were approved for determination of where discharges have occurred since the ORVW was designated. It appears that new or expanded discharges have occurred since the ORVW was designated. The City has prepared a stormwater model for the entire city that will be used in conjunction with the plat date map to evaluate changes to the discharges.
4. The City adopted an updated Surface Water Management Plan in 2008. The plan calls for all new developments to incorporate infiltration practices and to limit discharge rates to 75% of the existing runoff rates. The city will evaluate Low Impact Development, infiltration and volume reduction strategies and will adopt ordinances requiring the practices that are best suited for the unique conditions in Ramsey.

***Timeline/Implementation Schedule:**

December 2008	The City of Ramsey has identified the Rum River and Mississippi River as ORVW waters receiving impacts from its MS4 discharges. A map has been prepared showing developments approved after the ORVWs were designated. A city wide stormwater model has been developed.
May 2009	The City will correlate the post ORVW development watersheds with the stormwater model and will complete an evaluation of hydrology, land use and runoff. The City will evaluate volume reduction strategies and will adopt an ordinance requiring the use of volume reduction strategies in future development/ redevelopment projects.
June 30 2009	The City of Ramsey will submit as an attachment to the Annual Report to the MPCA, the assessment, response to any public comments, plan for ongoing work elements and any proposed changes to the SWPPP that have been deemed necessary through this assessment process.

Specific Components and Notes: Provide any clarification or other work related to this action here.

***Responsible Party for this BMP:**

Name: Leonard Linton
Department: Engineering
Phone: 763 427-1410
E-mail: llinton@ci.ramsey.mn.us

**Indicates a REQUIRED field. Failure to complete any required field will result in rejection of the application due to incompleteness*

Appendix 2

MPCA/ DNR Exhibits

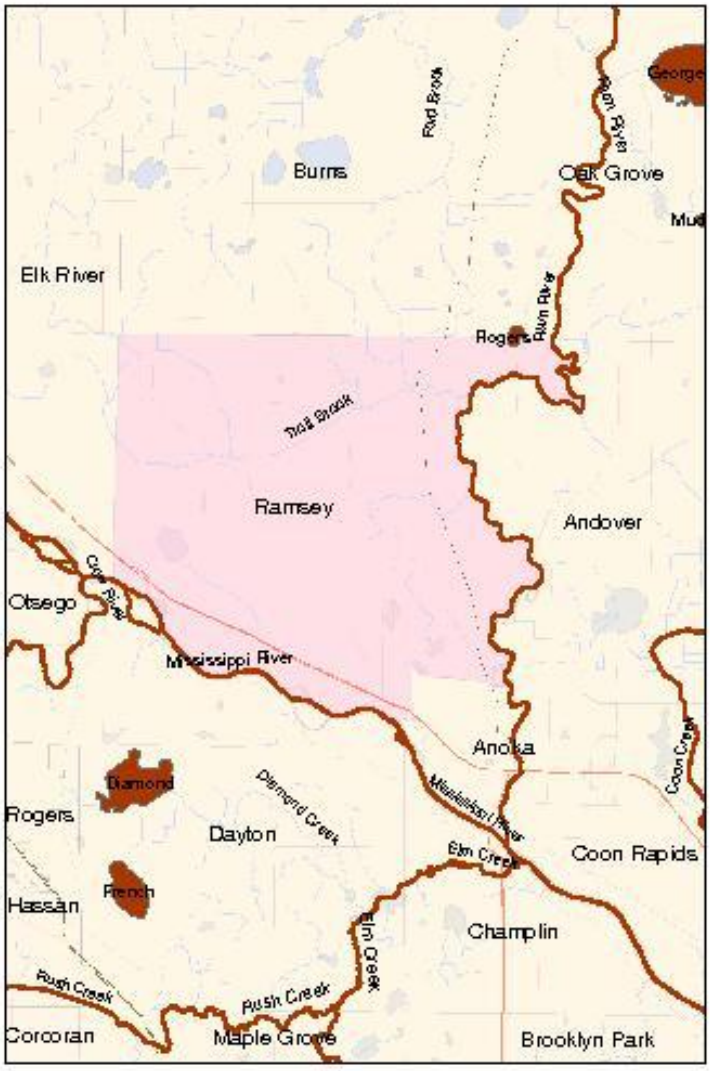
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ATTACHMENT
LIST OF SPECIAL WATERS
(MPCA)

Excerpt from MPCA Special Waters List

County	Waterbody	Designation	Location
…			
Anoka	Mississippi River	Scenic/ Rec River	State Aid Highway 7 bridge in St. Cloud to NW Anoka City Limits
Anoka	Rum River	Scenic/ Rec River	Highway 27 Bridge in Onamia to Rice and Madison Streets in Anoka
….			

Ramsey City MS4
Impaired Waters 8/1/2006



Legend

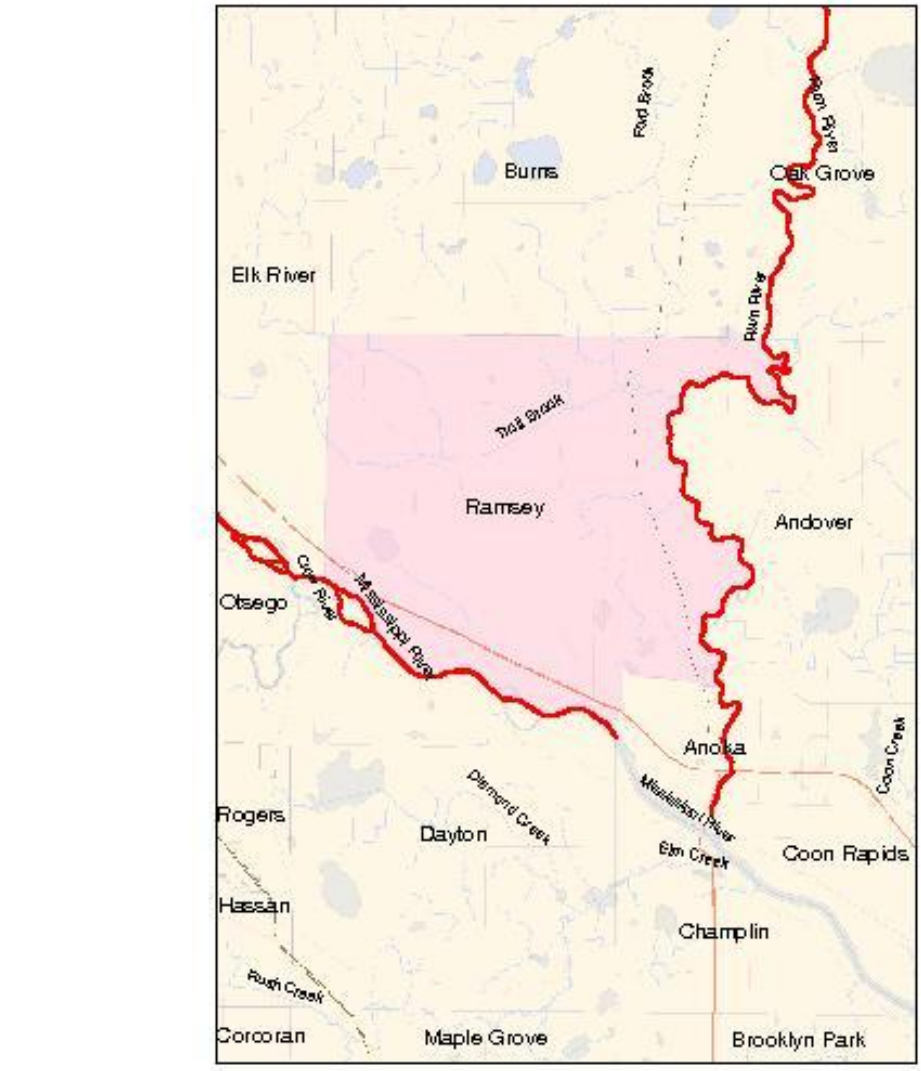
- Impaired Streams
- Impaired Lakes
- Your MS4
- Cities/Townships
- Lakes
- Rivers

Roads

- Interstate
- US Highway
- MN Highway
- CSAH
- County Road

0 1,600 3,200 6,400
Meters

Ramsey City MS4
Waters of Interest 8/1/2006



Legend

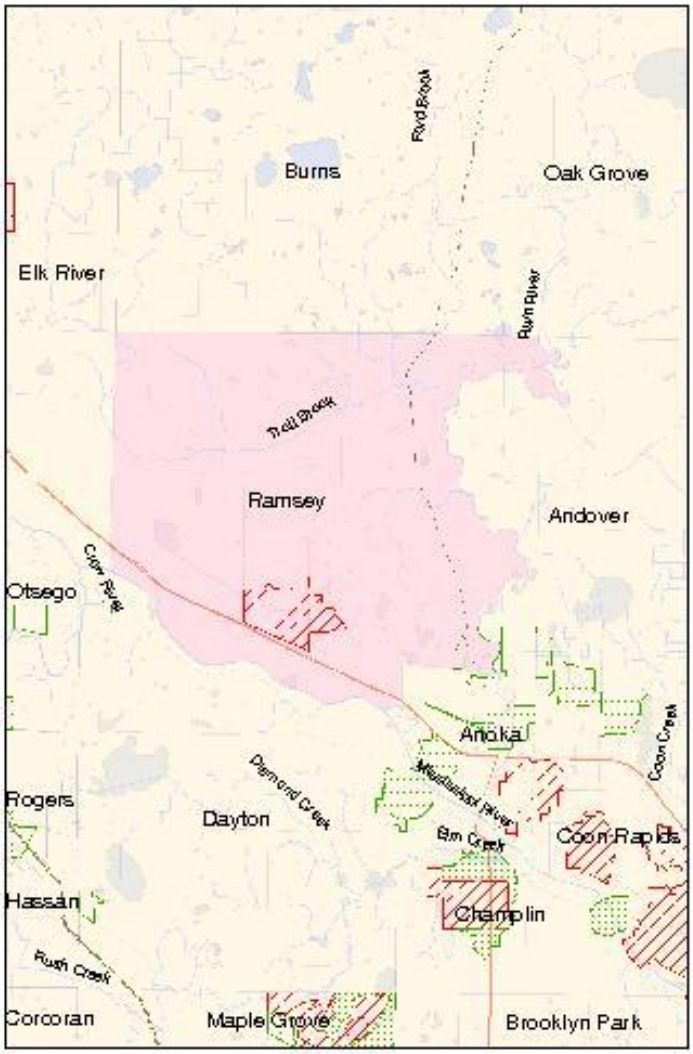
- ORVW Streams
- Your MS4
- Cities/Townships
- Lakes
- Rivers

Roads

- Interstate
- US Highway
- MN Highway
- CSAH
- County Road

0 1,600 3,200 6,400
Meters

Ramsey City MS4 DSW 8/1/2006



Legend

Drinking Source Waters
- Low Vulnerability
- Vulnerable
- Your MS4
- Cities/Townships
- Lakes
- Rivers

Roads
- Interstate
- US Highway
- MN Highway
- CSAH
- County Road

0 1,650 3,300 6,600 Meters

Appendix B

Comment Letters

June 22, 2015

Mr. Bruce Westby
City Engineer
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

RE: City of Ramsey Surface Water Management Plan (plan)
Metropolitan Council Review File No. 21414-1

Dear Mr. Westby:

The Metropolitan Council (Council) has completed its review of the above plan, dated May 12, 2015. The plan is consistent with Council policies and the Council's *Water Resources Policy Plan*. The Council finds the plan fulfills the requirements for a local water management plan, and provides an excellent framework for managing storm water in the city.

We do have several minor comments on the plan:

- Page 1 of the plan refers to the Council's 2030 Water Resources Management Policy Plan; the Metropolitan Council adopted its *2040 Water Resources Policy Plan* on May 20, 2015.
- In *Section X, C. Recommendations* and in some of the policies, actions are referred to as things that "should" be done. The plan needs to have specific language as to what will be done and by whom.
- In *Section X, E. Model Results*, the text refers to figures in the plan, however the figure numbers given appear to be incorrect. For example, the text heading says, "*Figures 15 &16 EMISS Watershed.*" However Figure 16 is actually the Golf watershed 100 year pond summary.

Thank you for considering our comments on the city's plan. Again, the Council believes Ramsey's Surface Water Management Plan provides an excellent framework for managing storm water in the city and protecting water quality and quantity. If you have any questions regarding these comments, please contact Joe Mulcahy, at 651-602-1104.

Sincerely,

Leisa Thompson
General Manager, Environmental Services Division

cc: Todd Hass, Chair, Lower Rum River Watershed Management Organization
Edward Reynolds, Metropolitan Council District 9
Sam Paske, Assistant General Manager, Environmental Quality Assurance Department
Annalee Garletz, Metropolitan Council Sector Representative
Reya Ismacili, Metropolitan Council Referrals Coordinator
Joe Mulcahy, Water Resources Assessment Section

390 Robert Street North Saint Paul, MN 55101-1805
651.602.1000 | TTY 651.291.0904 metrocouncil.org

METROPOLITAN COUNCIL

Anoka Conservation District
1318 McKay Drive NE, Suite 300
Ham Lake, Minnesota 55304
Ph: 763-434-2030 Fx: 763-434-2094
www.AnokaSWCD.org

July 2, 2015

Bruce Westby, City Engineer
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Mr. Westby,

The Anoka Conservation District is reviewing the City of Ramsey's draft Local Surface Water Management Plan (received 5-12-2015) on behalf of the Lower Rum River Watershed Management Organization. City local water plans (LWP) must be consistent with the WMO plan. Please consider the comments on the following pages.

Barr Engineering is also conducting a review of regulatory elements of the plan on behalf of the WMO which you will receive under separate cover. I have reviewed those comments and agree with them, however they are generally not re-stated in this letter.

After revision of this plan, please resubmit it to the LRRWMO. A letter summarizing actions taken to address our concerns would be appreciated to expedite our review.

The City is reminded that local controls and ordinances must be amended to be in conformance with state and WMO standards within 180 days after LWP approval. (MN Statutes 103B.235 subd. 4).

Respectfully,

Jamie Schurbon

Water Resource Specialist

LRRWMO Plan Requirement	WMO Page	Comments/Suggested Actions
Education		
Local plans must include education. An education program must be part of local plan development.	53	Reference the SWPPP where a more detailed education plan is already in place for the City.
Wetlands		
"Wetland excavation for the enhancement of wildlife habitat will only be allowed if the project proposer applies for a LRRWMO approval and the excavation is in conformance with the WCA as well as guidance from the BWSR, DNR, and USACOE"	57	The city must develop wetland buffer standards consistent with LRRWMO standards. Please see Barr Engineering's review.
City must have wetland standards consistent with the LRRWMO standards.	Appendix G	DOES IT APPLY TO CONST. OF IND. HOME
Stormwater		
"New or expanded stormwater discharges to the Rum River are not allowed" because it is classified as an Outstanding Resource Value Water by the DNR.	46	Add corresponding language.
City must have stormwater standards consistent with the LRRWMO standards.	Appendix E	Add a summary of LRRWMO standards.
WMO encourages stormwater pond design to include habitat enhancement and aesthetic features.	54	Add a similar policy, perhaps under goal 3.
Anoka Dam		
An ownership /responsibility plan for the Anoka Dam will be developed with the member cities.	61	Add discussion of Anoka Dam management planning, including any collaborative work with Anoka and Andover.
Water Quality		
The LRRWMO will "work cooperatively with other agencies and communities on TMDLs…" Cities should recognize impaired waters in their local plan and provide plan for addressing.	43, 55	The MPCA is in the process of announcing new impaired waters designations. Trott Brook is being listed as impaired for macroinvertebrates, fish, dissolved oxygen and E. coli. Update the plan with this information.
Other		
"Municipalities will apply for grants through the LRRWMO with the municipalities providing match funds required"	49	The city is strongly encouraged to use their stormwater utility fund in partnership with LRRWMO. State grants can be pursued if local matching dollars are provided; this will make local dollars go much farther.
		Consider mentioning new state buffer laws.

resourceful. naturally.
engineering and environmental consultants

BARR

June 19, 2015

Mr. Bruce Westby
City Engineer
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Re: Local Surface Water Management Plan: City of Ramsey

Dear Mr. Westby:

The Lower Rum River Watershed Management Organization's (LRRWMO) *Third Generation Watershed Management Plan* (LRRWMO WMP) was approved by the Board of Water and Soil Resources (BWSR) on December 11, 2011. MN Rules 8410.016 requires that local municipal storm water plans shall be adopted within 2 years of the BWSR board's approval of the last organization plan (Watershed District or Water Management Organization) that affects local units of government. The city of Ramsey, lying totally within the LRRWMO, has submitted their *Local Surface Water Management Plan* (Ramsey Plan) to the LRRWMO on May 12, 2015. The Plan must, at a minimum, meet the requirements for local plans as outlined in Minnesota Statutes 103B.235, except as provided by the LRRWMO WMP under Minnesota Rule 8410.0110, subpart 3.

Barr Engineering Co. (Barr) and the Anoka Conservation District (ACD) are reviewing the Ramsey Plan and are submitting comments to the LRRWMO on compliance and conformance with the LRRWMO WMP. Barr's review and comments are primarily on the storm water management component of the Ramsey Plan. The ACD's comments, submitted under separate cover, are on the goals and policies component of the Ramsey Plan. State Statute requires the LRRWMO complete its review and provide comments by July 11, 2015, 60 days of the submittal of the Ramsey Plan. E-mail correspondence from the City has stated that the review period can be extended to July 16, 2015, the next regularly scheduled meeting of the LRRWMO.

Review Comments of the Storm Water Management Plan

1. The storm water requirements (Appendix E of the LRRWMO WMP) of the LRRWMO need to be stated in the Ramsey Plan and at a minimum adopted by the City. This includes rate control, volume retention, water quality management, and flood control/management. The LRRWMO criteria are stated frequently throughout the text of the Ramsey Plan. However in addition, if in one statement in one location within the Ramsey Plan it is stated that the City adopts/references the requirements of Appendix E, this would provide greater clarity to the Ramsey Plan user of the applicable storm water requirements.

2. Page 6, Item 7 of the Ramsey Plan states; *The wetland buffers recommended in the Wetland Function assessment were approved by City Council when the 2008 SWMP was approved. Further review of the buffers by the City Council resulted in a policy to delay the implementation of the wetland buffer recommendations.*

   - This statement is also mentioned in several places throughout the Ramsey Plan. Wetland Protection Standards for the LRRWMO are outlined in Appendix G of the LRRWMO WMP. The Ramsey Plan must specifically identify these standards, how the City will be implementing these standards and any wetland requirements, such as buffers, that the City will be implementing through ordinance.

3. Page 14, Item B of the Ramsey Plan states; *Figure 4 shows the 10-year capture zone (Well Head protection Area, WHPA) as well as the Drinking Water Supply Management Area (DWSMA) for the seven municipal drinking water wells in Ramsey. Storm water infiltration will not be allowed inside these zones.*

   Page 34, Item D of the Ramsey Plan states (last sentence); *City Policy adopted in conjunction with infiltration requirements of the LRRWMO Third Generation Plan permits infiltration in areas within the Drinking Water Supply Area (DWSMA), so long as it is not also within the 10-year capture zone.*

   - These two statement appear to somewhat be in conflict with each other.
   - The Ramsey Plan needs to address how volume retention requirement is to be complied with in areas such as the DWSMA or in areas that are non-conducive for infiltration.

4. Page 16, Item #2 of the Ramsey Plan states; *The bounce from the normal water level to the high water level does not exceed two feet.*

   - It is recommended that this comment be replaced with, The impacts of storm water from new development discharging into a wetland will be determined through a Minnesota Routine Assessment Methodology (MnRAM) assessment of the wetland.

     A MnRAM provides a quantitative and qualitative assessment of the impacts that storm water has and will have on a wetland.

5. Page 18, Table 16; of the Ramsey Plan. It is recommended that the Design Infiltration Rates in the Minnesota Storm Water Manual, as amended, be used and referenced rather than the information from Urban Hydrology for Small Watersheds, (SCS, 1986).

6. Page 19, Item #11 of the Ramsey Plan - Unique Features and Scenic Areas; The City Codes referenced, Chapter/Section 177, must comply with the revised MDNR's Wild and Scenic River Management requirements.

7. Page 20 of the Ramsey Plan: The highlighted text states NEED TO ADD WEB PAGE, the web page needs to be provided.

8. Page 31 of the Ramsey Plan, last paragraph states; *Elevation of **the lowest opening** of a structure shall be a minimum of 1 foot above the Emergency Overflow, or 2 feet above the HWL of the nearby pond or waterbody, whichever is higher.*

   - The LRRWMO WMP criteria states; The **low floor** elevation of all development, including basements, must be at least 3 feet above the highest anticipated groundwater table, 2 feet above the designated or designed 100-year flood elevation, or 1 foot above the emergency overflow, whichever is higher. The statement in the Ramsey Plan must be corrected.

9. Page 35, Item 4 of the Ramsey Plan – Pond and Pipe Design Criteria: The Peak Flow Rate Control criteria described on page E-5 of the LRRWMO WMP should be included in the discussion.

10. Page 37 of the Ramsey Plan, Group C states; *Includes soils that are low in organic content and made-up of clay loams and soils high in clay.*

    - The Minnesota Storm Water Manual identifies a Hydrologic Soil Group C as a sandy-loam, ML, silts, very fine sand, silty or clayey fine sands. Please verify the description in the SWMP or consider using the description in the Minnesota Storm Water Manual.

11. Page 41, Policy 2.1 of the Ramsey Plan: The policy should be modified to read, *The City will adopt best management practices for development that will result in an annual removal efficiency of 60% total phosphorus and 90% total suspended solids.*

12. Page 41, Policy 3 of the Ramsey Plan should be Policy 3.4. See previous comments regarding wetland protection standards, Item 2. Also, it appears that the last sentence of this policy statement beginning with Policy 3.5 should either be modified or be a standalone Policy.

13. Page 42, Goal 4 of the Ramsey Plan; A policy needs to be added that the City's newsletter or web site will provide information regarding water resource management and a summary of the on-going activities of the LRRWMO (page 53, Policy 1, Education of the LRRWMO WMP).

14. Page 42, Policy 6.3 of the Ramsey Plan; Hydraulic Soil Types A and B are most conducive to infiltration but infiltration is/should not be limited to these two soil types.

15. Page 43, Policy 6.5 of the Ramsey Plan states; *The use of grassed waterways shall be encouraged to maximize infiltration. Proper grades shall be maintained or underdrain systems installed as part of an overall site plan to insure positive drainage.*

    - The use of an underdrain system does not provide for infiltration but rather filtration of storm water.

16. Page 43, Goal 7 – Wetlands of the Ramsey Plan; A policy should be provided that the LRRWMO is the Local Governmental Unit (LGU) administering the requirements of the Wetland Conservation Act (WCA) in Ramsey.

17. Page 43, Policy 7.1 of the Ramsey Plan states; *Use and Function of all wetlands greater than ¼ acre in size has been determined as part of the 2008 SWMP preparation.*

    - In other Sections of the Ramsey Plan it has been stated that the Use and Function of the wetland has been prepared but will not be used at this time. This needs to be clarified and describe how the requirements of Appendix G – Wetland Protection Standards in the LRRWMO WMP are to be complied with.

18. Page 46, Policy 12.7 of the Ramsey Plan states; *The City will perform regular wet storage volume surveys of its storm water quality ponds on a 10-year rotating basis.*

    - Is this consistent with the requirements of the City MS4 permit requirements?

General Comments

1. The figures for the various Study Areas show "Potential Threat to Structures" designation. A table or some form of reference to the structure location (address), low floor elevation and flood elevation would be useful information in the Ramsey Plan.
2. The flood elevations and discharges shown in the tables are listed to the hundredth (0.01) of a foot and hundredth (0.01) of a cubic foot per second (c.f.s.), respectively. Because of the numerous assumptions and variables used in these calculations, it is recommended that flood elevations be shown to the whole foot (no less than a tenth of a foot – 0.1) and discharges be shown to the whole c.f.s (no less than a tenth of a c.f.s. – 0.1).

Thank-you for the opportunity of providing our review comments regarding the *Local Surface Water Management Plan* for the city of Ramsey submitted to the LRRWMO in accordance with MN Rule 8410.016.

If you have any questions or request further clarification of our comments, please contact Todd Haas, LRRWMO Board Chairman or me at 952-832-2857, bobermeyer@barr.com.

Sincerely,

Robert C. Obermeyer P.E.
Lower Rum River Watershed Management Organization Engineer

C: Lower Rum River Watershed Management Organization Members
Jamie Schurbon; ACD
Leonard Linton; city of Ramsey

BCO/ymh

COMPREHENSIVE WATER SYSTEM STUDY UPDATE

IN COORDINATION WITH 2040 COMPREHENSIVE PLAN UPDATE

CITY OF RAMSEY, MN

SEPTEMBER 2017

Submitted by:
Bolton & Menk, Inc.
7533 Sunwood Drive NW
Suite 206
Ramsey, MN 55303
P: 763-433-2851
F: 763-427-0833

COMPREHENSIVE WATER PLAN UPDATE
IN COORDINATION WITH
2040 COMPREHENSIVE PLAN UPDATE

CITY OF RAMSEY, MINNESOTA

A. PURPOSE

The purpose for this report is to update the City's 2012 Comprehensive Water Plan based on current (2017) population and land use projections. The 2012 Comprehensive Water Plan included a plan for meeting the City's needs based on development projected within the City's 2030 Comprehensive Plan. The 2012 Comprehensive Water Plan outlined infrastructure needs and included an implementation schedule based on the anticipated development.

City staff has identified development which has occurred since the 2012 study was completed and has provided projections for development which is likely to occur in the next 23 years (Year 2040). This report evaluates the impact of the recent and projected development on the proposed schedule for water infrastructure implementation.

Typically water system improvements are funded through a combination of Water Availability Charges, trunk charges, and water usage fees. We have prepared one option for funding the water system which should be reviewed and discussed with the City's financial advisor prior to setting or adjusting any charges or fees.

B. SUMMARY OF INFRASTRUCTURE REVISIONS TO 2012 COMPREHENSIVE PLAN

Infrastructure expenditures were based on the City's Capital Improvement Plan for the years 2017 to 2020. We also identified several capital improvement projects which will need to be implemented between 2021 and 2040.

1. Water Distribution System

The water distribution system is depicted on Figure 1. Water wells, towers and existing and proposed water mains are shown on the graphic. A summary of revisions (when compared to the 2012 map) is as follows:

1. Removed both alternative Water Treatment Facility locations and related surface water pipes.
2. Updated the existing water main locations to match the current City water map.
3. Loop #1
    a. Revised to reflect the Bowers Drive water main as a lateral main rather than a trunk facility.
    b. Added a loop along Puma Street and Alpine Drive.
    c. Added a water main on Riverdale Drive, west of Armstrong Boulevard to complete the loop in that area.
    d. Removed the small loop east of Armstrong Boulevard on 142nd Avenue.
    e. Revised the segment east of Armstrong Boulevard, on Riverdale Drive, from proposed to existing.
4. Loop #4 was revised to connect from one existing 12" main to another. The southern existing 12" pipe appears to have been installed since the 2012 report.

5. Loop #6 was added to the map. This is proposed work to be completed next summer.

We have included a table depicting the costs of the improvements in the areas described at the back of this report.

2. Water Supply Wells and Storage

Development projections from 2012 indicated a new water supply capacity would be required by 2019. With the updated development data, new water supply is now projected to be required by 2022.

Construction of new wells in 2023 and 2028 will provide adequate capacity to the year 2040 based upon projected growth rates.

In order to determine a viable location for a new well, and potential for additional water supply options utilizing groundwater sources, a well location study should be undertaken beginning in 2017.

The following capital costs, presented in 2017 dollars, should be expected for the water system:

- A new water supply well and pumphouse in 2023 at $1,500,000,
- A new water supply well and pumphouse in 2028 at $1,500,000, and
- Water tower rehabilitation in 2030 at $2,000,000.

Additionally, $100,000 per year for the years 2021 through 2028 should be allocated for well service and pump maintenance.

Water tower 3 is anticipated to need rehabilitation in approximately 2030. Approximately $2,000,000 will be required for this work.

3. Water Treatment Facility

In the 2012 report, a water treatment facility was identified as a means of water supply. This was intended to be a surface water treatment facility that drew raw water from the Mississippi River. Based on current discussions with regulatory agencies, there is the potential to provide more water to the system through the addition of wells. In the 2017 report, the treatment facility was removed.

A new treatment facility was added to the 2017 report to provide greater water quality than exists from the untreated well water current used in the City. The construction of the facility will depend on several factors, including: needs of business and industrial users, and acceptability of the water by residents of the community. The water treatment facility is depicted as being constructed in 2027 and 2028 at a cost of $24,000,000. The actual timing of the construction of the facility is undetermined at this time.

C. TRUNK WATER MAIN COSTS

Attached are updated cost estimates related to the water distribution system improvements, totaling $6,574,097. These costs include 25% indirect costs such as administration, engineering, legal and financing. Additionally, we have included a 20% contingency for unforeseen improvements which may be required during the study period, for a total cost of $7,888,916 in 2017 dollars.

The City's current Capital Improvement Plan was used to determine expenditures for the years 2017 to 2020. For the years 2021 to 2040, the above costs were spread evenly over the 20 year period, while being inflated at a rate of 3% per year.

D. DEVELOPMENTAL IMPACT ON COMPREHENSIVE WATER PLAN

Population and Growth

Actual and projected development within the City of Ramsey since the 2012 Comprehensive Water Plan was developed are summarized as follows:

- Connections from 2012-2015 are as follows:
  - 2012: 295
  - 2013: 164
  - 2014: 66
  - 2015: 258
  - Avg: 196
- Projected development is as follows:
  - 160 Residential Units/Year, (50% High Density)
  - 10 Commercial/Industrial Acres/Year
  - 567 Residential Units in NE Expansion Area

The development projections above are projected to occur from 2016 to 2040. The total projected number of new units to be served by the water system, after a high density unit adjustment of 0.7 per high density unit, is 3831 units. This represents an average of 160 units per year will be developed. The attached Table 1 provides a summary of both the 2012 comprehensive Water Plan population and water demand projected, and the updated projections based on new development information.

E. ANALYSIS

Our detailed analysis (depicted on a spreadsheet at the back of this report) provides an evaluation of the impact of development and proposed improvements on the current rate structure. The following assumptions were made for the analysis:

- Capital expenditures for 2017 to 2020 were taken from the City's current Capital Improvement Plan.
- Capital expenditures for the years 2021 to 2040 were based on assumptions described in Sections B and C above.
- Operating expenses of $836,662 were used for 2017 and then inflated at a rate of 4% per year for the duration of the analysis period.
- Treatment facility operating expenses were assumed to begin in 2029 at an annual rate of $1,000,000 per year and then inflated at 3% per year each year after 2029.
- Water usage rates of $2.57/1,000 gallons for 2017 were used and then inflated at a rate of 2% per year after 2017.
- Water Availability Charges of $1,236 were used for 2017 and then inflated at a rate of 2.5% per year after 2017.
- Trunk charges of $1,720 were used for 2017 and then inflated at a rate of 2.5% per year after 2017.

Table 1
Population and Water Demand Projections
Ramsey, Minnesota
9/15/2017

2012 Comprehensive Water Plan

Year	2012	2016	2020	2025	2030	2035	2040
Service Area Population	11,434	14,961	18,669	22,519	26,029		
New Residential Customer Accounts	260	323	323	260	260		
People/Household	2.87	2.87	2.7	2.7	2.7		
Added Population	746	927	872	702	702		
End of Year Service Area Population	12,180	15,888	19,541	23,221	26,731		
Average Daily Water Demand (gpd)	1,827,030	2,383,236	2,931,206	3,483,221	4,009,721		
Maximum Day Water Demand (gpd)	5,481,090	7,149,708	8,793,617	10,449,662	12,029,162		

Update

Year	2012	2016	2020	2025	2030	2035	2040
Service Area Population	11,434	13,681	15,409	17,569	19,729	21,889	24,049
New Residential Customer Accounts	295	160	160	160	160	160	160
People/Household	2.87	2.70	2.70	2.70	2.70	2.70	2.70
Added Population	847	432	432	432	432	432	432
End of Year Service Area Population	12,281	14,113	15,841	18,001	20,161	22,321	24,481
Average Daily Water Demand	1,842,098	2,116,982	2,376,182	2,700,182	3,024,182	3,348,182	3,672,182
Maximum Day Water Demand	5,526,293	6,350,945	7,128,545	8,100,545	9,072,545	10,044,545	11,016,545

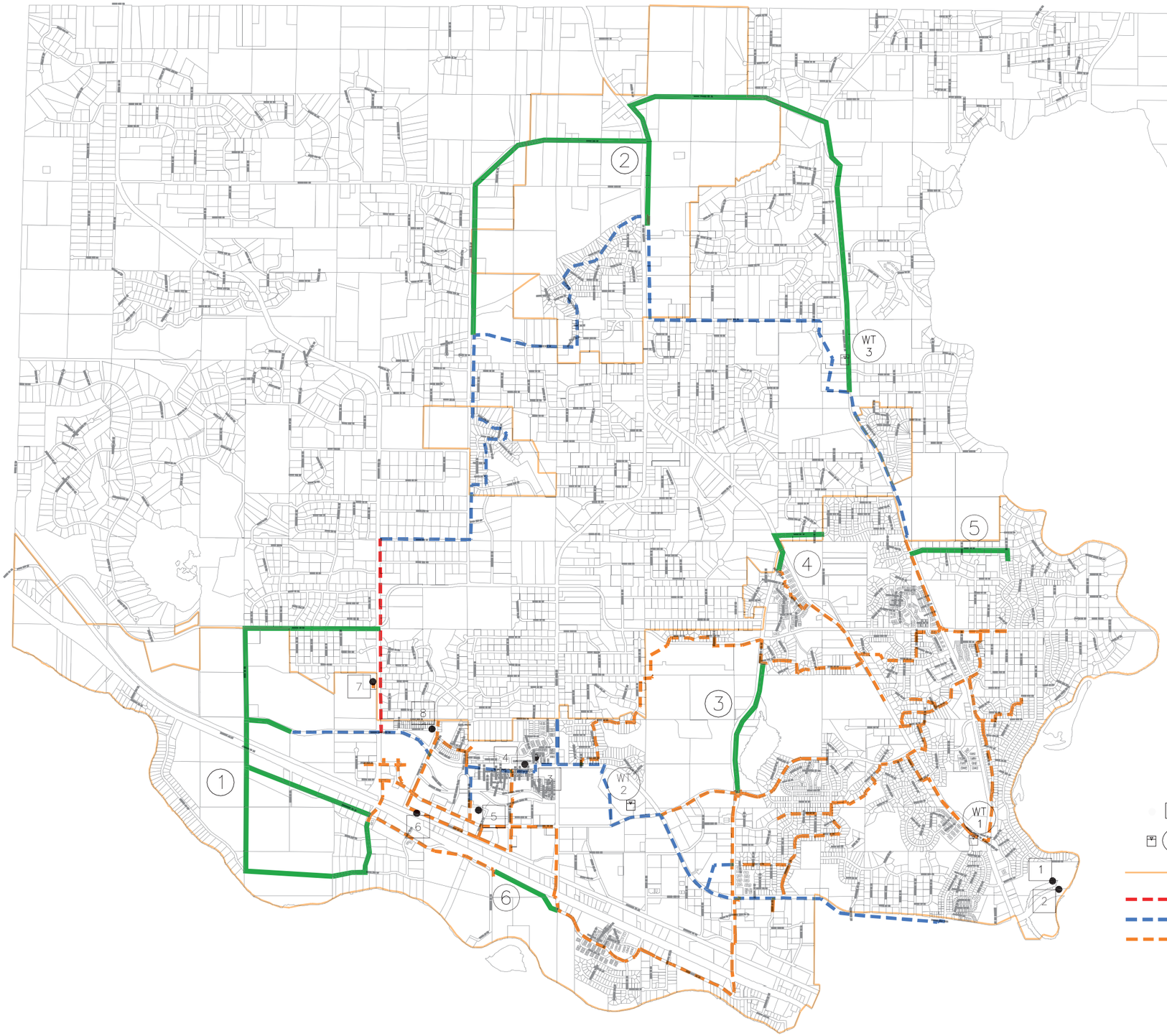
2040 MUSA - Water System Loop Improvements (2021-2040)

Loop	LOCATION	SIZE (IN.)	LENGTH (FT.)	COST PER FOOT*	COST
1	Southwest Loop	12"	19,000	$124	$2,352,313
		3,000 LF Constructed in 2017			
				TOTAL LOOP 1	**$2,352,313**
2	North Central Loop	12"	28,000	$124	$3,466,567
				TOTAL LOOP 2	**$3,466,567**
3	County Road 57	12"	4,100	**INCLUDED IN YEAR 2020 OF CIP**	
4	CSAH 5/157TH AVE NW	12"	2,700	$124	$334,276
				TOTAL LOOP 4	**$334,276**
5	158TH LANE NW	12"	3,400	$124	$420,940
				TOTAL LOOP 5	**$420,940**
6	RIVERDALE BOULEVARD	12"	2,300	**INCLUDED IN YEAR 2017 OF CIP**	
				SUB-TOTAL	**$6,574,097**
				20% CONTINGENCIES FOR UNFORSEEN IMPROVEMENTS	**$1,314,819**
				TOTAL IMPROVEMENT COSTS	**$7,888,916**
				AVERAGE YEAR FOR 20 YEARS (2017 DOLLARS)	**$394,446**
				INFLATED AT 3% PER YEAR TO YEAR 2021	**$443,952**

* INCLUDES 25% INDIRECT COST

Table 2
Water Utility Rate Impact Summary
City of Ramsey, Minnesota
9/15/2017

	Actual 2016	Projected / Actual 2017	Projected 2018	Projected 2019	Projected 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027	Projected 2028	Projected 2029	Projected 2030	Projected 2035	Projected 2040
Beginning Balance		**$ 18,440,114**	**$ 18,249,021**	**$ 17,702,048**	**$ 19,553,332**	**$ 20,635,777**	**$ 22,190,135**	**$ 23,779,713**	**$ 23,704,661**	**$ 25,339,597**	**$ 27,009,720**	**$ 28,876,172**	**$ 18,784,291**	**$ 6,426,591**	**$ 7,126,392**	**$ 7,072,941**	**$ 9,587,285**
Water System Revenue																	
New Customers		160	160	160	160	160	160	160	160	160	160	160	160	160	160	160	160
Annual Water Sales (gallons/year)		994,500,000	1,006,500,000	1,018,500,000	1,030,500,000	1,042,500,000	1,054,500,000	1,066,500,000	1,078,500,000	1,090,500,000	1,102,500,000	1,114,500,000	1,126,500,000	1,138,500,000	1,150,500,000	1,210,500,000	1,270,500,000
Water Rates ($/1000 gallons) (Inflated at 2% per year)		**$ 2.57**	2.62	2.67	2.73	2.78	2.84	2.89	2.95	3.01	3.07	3.13	3.20	3.26	3.32	3.67	4.05
Water Availability Charge (WAC) ($/connection) (Inflated at 2.5% per year)		**$ 1,236**	$ 1,267	$ 1,299	$ 1,331	$ 1,364	$ 1,398	$ 1,433	$ 1,469	$ 1,506	$ 1,544	$ 1,582	$ 1,622	$ 1,662	$ 1,704	$ 1,928	$ 2,181
Connection/Trunk Charge ($/connection) (Inflated at 2.5% per year)		**$ 1,720**	$ 1,763	$ 1,807	$ 1,852	$ 1,899	$ 1,946	$ 1,995	$ 2,045	$ 2,096	$ 2,148	$ 2,202	$ 2,257	$ 2,313	$ 2,371	$ 2,683	$ 3,035
Water Rate Revenue (Inflated at 2.5% per year)		$ 2,087,443	$ 2,139,629	$ 2,193,120	$ 2,247,948	$ 2,304,146	$ 2,361,750	$ 2,420,794	$ 2,481,314	$ 2,543,347	$ 2,606,930	$ 2,672,104	$ 2,738,906	$ 2,807,379	$ 2,877,563	$ 3,255,699	$ 3,683,524
WAC Revenue		$ 197,760	$ 202,704	$ 207,772	$ 212,966	$ 218,290	$ 223,747	$ 229,341	$ 235,074	$ 240,951	$ 246,975	$ 253,150	$ 259,478	$ 265,965	$ 272,614	$ 308,438	$ 348,969
Trunk Revenue		$ 290,575	$ 294,230	$ 297,976	$ 301,816	$ 305,752	$ 309,787	$ 313,922	$ 318,161	$ 322,506	$ 343,687	$ 352,279	$ 361,086	$ 370,113	$ 379,366	$ 429,218	$ 485,621
Interest Earnings		$ 184,401	$ 273,735	$ 265,531	$ 293,300	$ 309,537	$ 332,852	$ 356,696	$ 355,570	$ 380,094	$ 405,146	$ 433,143	$ 281,764	$ 96,399	$ 106,896	$ 106,094	$ 143,809
Total Water System Revenue		$ 2,760,179	$ 2,910,298	$ 2,964,398	$ 3,056,030	$ 3,137,726	$ 3,228,136	$ 3,320,753	$ 3,390,119	$ 3,486,897	$ 3,602,738	$ 3,710,675	$ 3,641,235	$ 3,539,856	$ 3,636,440	$ 4,099,449	$ 4,661,924
Water Utility Expenses - Capital Improvement Projects																	
Miscellaneous Projects																	
Fire Station #1 Extension of Water					$ 55,000												
County Radio Station (3 -Year Funding)		$ 1,700															
Public Works Campus			$ 1,715,750														
3/4 Ton Truck				$ 43,000													
Utility Truck		$ 25,000	$ 23,500														
Water Supply & Treatment Improvements																	
Renovate Pump House #3			$ 60,000														
Construct Well & Pumphouse #9					$ 75,000			$ 1,700,000									
Well #1 Rehabilitation		$ 38,000	$ 41,000	$ 44,000	$ 47,000												
Emergency Supply for Well #3		$ 115,000															
Well Location Study		$ 75,000															
Water Treatment Facility - 10 MGD Groundwater												$ 12,000,000	$ 12,000,000				
Water Storage Improvements																	
Refurbish Water Tower #1		$ 1,300,000															
Refurbish Water Tower #2			$ 700,000														
Maintain Water Tower #3				$ 75,000													
Distribution System Improvements																	
River Pines Lift Station Water Connection					$ 20,000												
Distribution System Maintenance Improvements																	
Watermain Looping Bunker Lake Blvd.					$ 340,000												
Watermain Looping Sunfish Lake Blvd.					$ 450,000												
Watermain Looping Ramsey Blvd to Traprock		$ 129,250															
Watermain Bunker Lake Boulevard - Business Park		$ 162,842															
Watermain Puma Street - Business Park		$ 220,226															
2021 through 2040 Projected Improvements																	
Distribution System						$ 443,952	$ 457,271	$ 470,989	$ 485,118	$ 499,672	$ 514,662	$ 530,102	$ 546,005	$ 562,385	$ 579,257	$ 671,517	$ 778,473
Construct Well & Pumphouse #10													$ 2,138,641				
Storage Tower 3 Rehabilitation															$ 3,025,179		
Well Service and Pump Maintenance (8 wells)						$ 115,927	$ 119,405	$ 122,987	$ 126,677	$ 130,477	$ 134,391	$ 138,423	$ 142,576				
Subtotal- Capital Expenses		**$ 2,067,018**	**$ 2,540,250**	**$ 162,000**	**$ 987,000**	**$ 559,879**	**$ 576,675**	**$ 2,293,976**	**$ 611,795**	**$ 630,149**	**$ 649,053**	**$ 12,668,525**	**$ 14,827,222**	**$ 562,385**	**$ 3,604,436**	**$ 671,517**	**$ 778,473**
Operational Expenses																	
Operating Expense- Distribution and Administration (Inflated at 4% per year)		$ 836,662	$ 870,128	$ 904,934	$ 941,131	$ 978,776	$ 1,017,927	$ 1,058,644	$ 1,100,990	$ 1,145,030	$ 1,190,831	$ 1,238,464	$ 1,288,003	$ 1,339,523	$ 1,393,104	$ 1,694,924	$ 2,062,134
Operating Expense- Treatment (Inflated at 3% per year)														$ 1,000,000	$ 1,030,000	$ 1,194,052	$ 1,384,234
Subtotal- Operating Expense		$ 836,662	$ 870,128	$ 904,934	$ 941,131	$ 978,776	$ 1,017,927	$ 1,058,644	$ 1,100,990	$ 1,145,030	$ 1,190,831	$ 1,238,464	$ 1,288,003	$ 2,339,523	$ 2,423,104	$ 2,888,976	$ 3,446,368
Total Annual Expenses		**$ 2,903,680**	**$ 3,410,378**	**$ 1,066,934**	**$ 1,928,131**	**$ 1,538,655**	**$ 1,594,603**	**$ 3,352,620**	**$ 1,712,785**	**$ 1,775,178**	**$ 1,839,884**	**$ 13,906,989**	**$ 16,115,224**	**$ 2,901,908**	**$ 6,027,539**	**$ 3,560,493**	**$ 4,224,840**
Finance Adjustments																	
Trunk Charges Returend per John Peterson's agreement (thru 2025)		$ (144,375)	$ (144,375)	$ (144,375)	$ (144,375)	$ (144,375)	$ (144,375)	$ (144,375)	$ (144,375)	$ (144,375)							
PW Land/Building - Internal Loan 2009-2028 @2%		$ 34,930	$ 35,629	$ 36,341	$ 37,068	$ 37,810	$ 38,566	$ 39,337	$ 40,124	$ 40,926	$ 41,745	$ 42,580	$ 54,436				
Internal Loan to offset Muni Center Debt beginning year 2011-2030@2%		$ 61,853	$ 61,853	$ 61,853	$ 61,853	$ 61,853	$ 61,853	$ 61,853	$ 61,853	$ 61,853	$ 61,853	$ 61,853	$ 61,853	$ 61,853	$ 61,853		
Internal Loan for RTC Land Purchase- 10 yr@2% when land sold																	
Net Finance Adjustments		$ (47,592)	$ (46,893)	$ (46,181)	$ (45,454)	$ (44,712)	$ (43,956)	$ (43,185)	$ (42,398)	$ (41,596)	$ 103,598	$ 104,433	$ 116,289	$ 61,853	$ 61,853		
Water System Working Capital Balance																	
Total Annual Expenses		$ 2,903,680	$ 3,410,378	$ 1,066,934	$ 1,928,131	$ 1,538,655	$ 1,594,603	$ 3,352,620	$ 1,712,785	$ 1,775,178	$ 1,839,884	$ 13,906,989	$ 16,115,224	$ 2,901,908	$ 6,027,539	$ 3,560,493	$ 4,224,840
Total System revenue		$ 2,712,587	$ 2,863,405	$ 2,918,217	$ 3,010,576	$ 3,093,014	$ 3,184,180	$ 3,277,568	$ 3,347,721	$ 3,445,301	$ 3,706,336	$ 3,815,108	$ 3,757,524	$ 3,601,709	$ 3,698,293	$ 4,099,449	$ 4,661,924
Net Income (loss)		$ (191,093)	$ (546,973)	$ 1,851,284	$ 1,082,445	$ 1,554,358	$ 1,589,578	$ (75,052)	$ 1,634,936	$ 1,670,123	$ 1,866,452	$ (10,091,881)	$ (12,357,700)	$ 699,801	$ (2,329,247)	$ 538,956	$ 437,084
Beginning Water Working Capital Balance		$ 18,440,114	$ 18,249,021	$ 17,702,048	$ 19,553,332	$ 20,635,777	$ 22,190,135	$ 23,779,713	$ 23,704,661	$ 25,339,597	$ 27,009,720	$ 28,876,172	$ 18,784,291	$ 6,426,591	$ 7,126,392	$ 7,072,941	$ 9,587,285
Remaining Working Capital Balance	**$ 18,440,114**	**$ 18,249,021**	**$ 17,702,048**	**$ 19,553,332**	**$ 20,635,777**	**$ 22,190,135**	**$ 23,779,713**	**$ 23,704,661**	**$ 25,339,597**	**$ 27,009,720**	**$ 28,876,172**	**$ 18,784,291**	**$ 6,426,591**	**$ 7,126,392**	**$ 4,797,145**	**$ 7,611,896**	**$ 10,024,369**



CITY OF RAMSEY
MINNESOTA

FIGURE 1

PROPOSED WATER SYSTEM IMPROVEMENTS
COMPREHENSIVE WATER PLAN
SEPTEMBER 2017

0 1000 2000
SCALE FEET

LEGEND

- # — EXISTING WELL
- WT 2 — WATER TOWER
- SERVICE AREA BOUNDARIES
- EXISTING 24" TRUNK MAIN
- EXISTING 16" TRUNK MAIN
- EXISTING 12" TRUNK MAIN
- 12" PROPOSED WATERMAIN

LOOP	LOCATION
1	SOUTHWEST LOOP
2	NORTH CENTRAL LOOP
3	COUNTY ROAD 57
4	CSAH 5/157th AVE NW
5	158th LANE NW
6	RIVERDALE BOULEVARD

NOTE:
The information for this map was obtained from various sources of existing maps, construction plans, and City records, some of which were prepared by others. While this information is believed to be reliable Bolton & Menk, Inc. is not respon- sible for its accuracy nor for errors or omissions which may have been incorporated into this document as a result.

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H:\RAMS\R16110056\CAD\2040 Proposed Water Treatment - 2016 Update.dwg 10/19/16 12:19 pm

Economic Development Authority (EDA) **4. 7.**

Meeting Date: 04/12/2018

By: Tim Gladhill, Community Development

Title:

Receive Update on Development Projects

Purpose/Background:

Planning Staff will present updates on various projects of interest to the EDA.

Notification:

Observations/Alternatives:

Funding Source:

Recommendation:

Action:

No action is being requested. This case is for informational purposes only.

Attachments

Planning and Development Projects

Form Review

Inbox	Reviewed By	Date
Patrick Brama	Patrick Brama	04/06/2018 09:22 AM
Kurt Ulrich	Kurt Ulrich	04/06/2018 09:36 AM
Form Started By: Tim Gladhill		Started On: 03/08/2018 08:56 AM
Final Approval Date: 04/06/2018		

PLANNING PROJECTS

Where to Send Calls: Tim Gladhill (9826)
Project Manager: Tim Gladhill (9826)
See below for individual project assignments.

Project	Key Contact
Comprehensive Plan Update	Tim Gladhill (WSB/BMI)
Highway 10 Traffic and Land Use Plan	Tim Gladhill (BMI)
Highway 47 Land Use Plan	Chloe McGuire Brigl
The COR Development Plan Update	Tim Gladhill
The COR AUAR Update	Chris Anderson (WSB)
Community Sign and Streetscape Plan	Tim Gladhill (WSB)
Resilient Communities Project	All

DEVELOPMENT PROJECTS

Where to Send Calls: JoAnn Shaw (9824)
Lead Staff: Chloe McGuire Brigl (9821)
See below for individual project assignments.

Project	Project Manager	Architectural Review	Environmental Review
22 Properties	Chloe McGuire Brigl		
Gadaskin CUP	Eric Maass		
Ace Solid Waste	Chris Anderson		
Affinity at Ramsey	Eric Maass	Tim Gladhill	
Basalt Industrial Building	Chloe McGuire Brigl		
Brookfield	Chris Anderson		Chris Anderson
COR Prospect A	Tim Gladhill		
Green Valley Greenhouse	Chloe McGuire Brigl		
Greenway Terrace	Tim Gladhill	Tim Gladhill	
Harvest Estates	Chloe McGuire Brigl		
National Self Storage	Chris Anderson		
Ramsey Elementary School	Eric Maass		
Riverstone	Eric Maass	Tim Gladhill	Chris Anderson
Rum River Prairie	Eric Maass		
Sis Variance	Bruce Westby		
The COR	Tim Gladhill	Tim Gladhill	
Woodlands	Chloe McGuire Brigl		Chris Anderson

MISCELLANEOUS TOPICS AND QUESTIONS

Topic	Key Contact
Natural Resource Planning	Chris Anderson
Recycling	Chris Anderson
Residential Rental Licensing	JoAnn Shaw
Business Registration Certificate	Police Department
Nuisance Code Enforcement Complaints	Police Department

Economic Development Authority (EDA) **5. 1.**

Meeting Date: 04/12/2018

By: Katie Schmidt, Administrative Services

Title:

Training Opportunities Update

Purpose/Background:

The purpose of this case is to provide an update on resources and training opportunities available to EDA members. We are requesting members to contact us if interested in the training opportunities outlined on the training document. Based on the amount of interest we receive, it may effect what opportunities we can pursue.

Notification:

NA

Observations/Alternatives:

NA

Funding Source:

NA

Recommendation:

NA

Action:

NA

Attachments

Training Resources

Form Review

Inbox	Reviewed By	Date
Patrick Brama	Patrick Brama	04/05/2018 09:36 PM
Kurt Ulrich	Kurt Ulrich	04/06/2018 09:38 AM
Form Started By: Katie Schmidt		Started On: 04/05/2018 10:33 AM
Final Approval Date: 04/06/2018		

Welcome to the City of Ramsey EDA!

Listed below is a set of training and resource opportunities that may be available to you while serving on our board.

Online Resources

- League of Minnesota Cities www.lmc.org
  a. Handbook – Basic introduction/ information
  b. Handbook Chapter 14 – Community Development and Redevelopment
- Minnesota Employment and Economic Development (DEED) www.mn.gov/deed
- GTS Educational Events – 2018 Land Use Training & Education Programs
  Many class options to choose from: http://www.mngts.org/LandUse/
- Economic Development Association of Minnesota EDAM – Past conference information is available to view https://edam.siteym.com/?Past_Conference_Pres

Events

- 2018 League of Minnesota Cities Annual Conference – Dates: June 20-22 – St. Cloud, for more information visit www.lmc.org/annualconference
- Ehlers Minnesota Municipalities Public Finance Seminar – Typically held annually in February, for more information visit www.ehlers-inc.com
  - Past Seminar information – 2018 Public Finance Seminar
- EDAM Winter Conference – Typically held annually in January https://edam.site-ym.com/

**Training opportunities that involve a fee require pre-approval prior to registering

Economic Development Authority (EDA) **5. 2.**

Meeting Date: 04/12/2018

By: Katie Schmidt, Administrative Services

Title:

Business Retention and Expansion Update

Purpose/Background:

The purpose of this case is to provide a rolling update on the City's BR&E program. The goal for 2018 is to complete 24 formal business visits.

- Target list, 44
- Completed visits, 10
- Pending/ scheduled visits, 6
- Contact made, no response, 28
- Contact yet to be made, 0

Below is the current schedule. If you are interested in attending a business visit, please email Katie Schmidt --an Outlook Meeting Invite will be sent.

- Graphel Carbon Products, Thursday, April 26 at 10:00am
- Minnesota Tool and Die, Thursday, April 26 at 2:00pm
- American Print and Digital, Wednesday, May 9 at 8:30am
- Waltek, Wednesday, May 9 at 3:30pm
- SimpliPhyEd, Wednesday, May 30 at 2:00pm
- RJM and General Paper, Thursday, June 7 at 12:30pm

NOTE: The schedule could change, changes will only be communicated through Outlook if you have indicated you will be attending the business visit.

Notification:

NA

Observations/Alternatives:

NA

Funding Source:

NA

Recommendation:

NA

Action:

NA

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Patrick Brama	Patrick Brama	04/05/2018 09:35 PM
Kurt Ulrich	Kurt Ulrich	04/06/2018 09:37 AM
Form Started By: Katie Schmidt		Started On: 04/05/2018 09:38 AM
Final Approval Date: 04/06/2018		