City of Ramsey
Agenda
Regular City Council
Tuesday, April 9, 2019
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

1. Call to Order

2. Presentation

1. Board and Commission Member Oath of Office

3. Citizen Input

4. Consent Agenda

1. Approve the Following Meeting Minutes:

1. City Council Work Session dated 3/26/2019
2. City Council Regular Session dated 3/26/2019

2. Approve Licenses

3. Adopt Resolution #19-086 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of March 21, 2019 through April 3, 2019

4. Adopt Resolution #19-084 Proclaiming April 26, 2019 as Arbor Day and the Month of May as Arbor Month

5. Adopt Resolution 19-087 for Final Plat, Development Agreement and Introduce Ordinance 19-08 to Vacate Easements for Harvest Estates 2nd Addition.

6. Adopt Resolution 19-089 Approving Change Orders 1 and 2 for Riverdale Drive Trunk Utility Improvements, Improvement Project 18-14.

7. Adopt Resolution #19-090 to Hire Temporary Non Benefit Eligible AFSCME Public Works Maintenance Workers

8. Report from Public Works Committee
The Public Works Committee held its regular meeting on March 19, 2019 and discussing the following cases:
Committee Business: There was none
Committee / Staff Input: Public Information Meeting on Wellhead Protection Plan Part 1 Amendment: No action taken.

5. Approve Agenda

6. Public Hearing

7. Council Business

1. Request permission to Cancel Pact Charter School Lease Agreement at 6701 Hwy 10

2. Consider Purchase of Property Located at 8175 Riverdale Drive, Ramsey, MN.

3. Adopt Resolution #19-088 to Hire a Public Works Streets Maintenance Worker

4. Introduce Ordinance #19-07 Authorizing the City of Ramsey to Sell one (1) Parcel of Real Property

8. Mayor/Council/Staff Input

9. Adjournment

CC Regular Session **2. 1.**

Meeting Date: 04/09/2019

Information

Title:

Board and Commission Member Oath of Office

Purpose/Background:

The purpose of this presentation is to officially welcome and swear in new Board and Commission members Mr. Eric Peters to the Planning Commission and Mr. Nathan Barten and Ms. Trixy Barnes to the Park and Recreation Commission; they will begin their terms this month.

The City also welcomes Ms. Shang Berg to the Economic Development Authority, Mr. Torrey Johnson to the Planning Commission and Ms. Jennifer Shoemaker to the Park and Recreation Commission. They were unable to attend the meeting this evening; they will also begin their terms this month.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Colleen Lasher	Colleen Lasher	04/04/2019 10:43 AM
Kurt Ulrich	Kurt Ulrich	04/04/2019 03:20 PM
Form Started By: Katie Schmidt		Started On: 03/26/2019 10:38 AM
Final Approval Date: 04/04/2019		

CC Regular Session **4. 1.**

Meeting Date: 04/09/2019

By: Katie Schmidt, Administrative Services

Information

Title

Approve the Following Meeting Minutes:

1. City Council Work Session dated 3/26/2019
2. City Council Regular Session dated 3/26/2019

Purpose/Background:

Purpose: The purpose of this case is for Council review and approval of meeting minutes.

Background: Attached are the meeting minutes referenced above.

Action:

Motion to approve the following Council meeting minutes:

1. City Council Work Session dated 3/26/2019
2. City Coucil Regular dated 3/26/2019

Attachments

03 26 19 CC WS Minutes

3-26-19 CC Minutes

Form Review

Inbox	Reviewed By	Date
Colleen Lasher	Colleen Lasher	04/04/2019 10:44 AM
Kurt Ulrich	Kurt Ulrich	04/04/2019 03:34 PM
Form Started By: Katie Schmidt		Started On: 04/03/2019 07:31 AM
Final Approval Date: 04/04/2019		

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, March 26, 2019, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Members Absent: Councilmember Debra Musgrove

Also Present: City Administrator Kurtis Ulrich
Police Captain Tim Frankfurth
Parks and Assistant Public Works Superintendent Mark Riverblood
Public Works Superintendent Grant Riemer
Community Development Director Timothy Gladhill

1. CALL TO ORDER

Mayor LeTourneau called the City Council Work Session to order at 5:37 p.m.

2. TOPICS FOR DISCUSSION

2.01: Discuss Remote Attendance Policy

City Administrator Ulrich reviewed the staff report.

Councilmember Heinrich stated that she is uncomfortable with out of state/town remote attendance because citizens would be unlikely to attend. She stated that she wouldn't mind if the remote attendance was within the City of Ramsey.

City Administrator Ulrich stated that could be a possibility. He explained that there are members of the Planning Commission that are snowbirds and are out of state at some of the meeting times.

Councilmember Heinrich stated that she would like the policy to state that the person attending remotely would have to be in a public place in Ramsey.

Mayor LeTourneau noted that he does not quite understand how someone would then not be able to make it to City Hall if they are going to another public place in Ramsey.

Councilmember Riley agreed that would defeat the purpose of allowing remote attendance. He stated that while every effort should be made to attend every meeting, there is a limit within the policy to limit the use of the policy. He stated that technology and the current trends dictate that this could be an option.

Community Development Director Gladhill stated that the meeting itself would still occur in Ramsey and one person could attend remotely from another location. He noted that members of the public could still attend at City Hall if desired.

Councilmember Kuzma asked if all four cities would have to participate or whether each city could choose whether they want to participate.

City Administrator Ulrich stated that the choice is for each member city to make, QCTV is simply looking for direction on whether each city would like the appropriate equipment to be installed.

Councilmember Riley asked and received confirmation that this policy would also apply to Boards and Commissions.

Councilmember Heinrich asked if the cost could be justified for such a small percentage of uses.

Mayor LeTourneau stated that his expectation is that the cost that would be incurred would allow the City to continue in this opportunity for perpetuity.

City Administrator Ulrich estimated that the equipment would perhaps have a five-year lifespan.

Mayor LeTourneau stated that it is his understanding that on an annual basis, QCTV allocates funds for each member city for these types of equipment upgrades.

City Administrator Ulrich confirmed that to be correct.

Mayor LeTourneau stated that the replenishment of that funding source occurs with some frequency. He stated that the City should make sure that they choose the right upgrades to utilize the funds. He asked if there are projected timelines for the use of the fund currently.

City Administrator Ulrich stated that recently the funds were used for upgrading the cameras and equipment for high definition. He noted that the fund has received about $20,000 per year for equipment replacement, although there is not an official allotment set for each year. He stated that the fund has also been used for other communication upgrades including upgrades to the screens and projectors in the conference room and monitors in the hallway.

Councilmember Shryock asked if the person wanting to participate remotely would need to use video technology.

Councilmember Riley confirmed that State law requires that video be used.

Councilmember Kuzma stated that this policy could be useful for the Commissions and noted that he would be open to a trial to see how this could work.

Councilmember Shryock stated that she would not be opposed to the policy. She referenced the equipment that would be necessary for the person attending remotely and stated that she was led to believe that the equipment would need to be approved by IT.

Councilmember Riley stated that language is referring to the equipment used at City Hall. He stated that he is comfortable with the policy as drafted. He suggested additional language stating that the computer compliance on the user end would be the responsibility of the user.

Councilmember Shryock stated that she would be in agreement with the policy.

Mayor LeTourneau stated that he would be fine either way. He stated that when he is not present for a meeting because of a vacation, he would not plan to attend remotely. He acknowledged that this is a request from Commission members that would like to continue to provide input, even when they are out of state.

City Administrator Ulrich stated that he will amend the proposed policy as discussed and suggested. He noted that there are attendance requirements for Council and Commission meetings and advised that remote attendance would count as attendance.

2.02: QCTV Stakeholder Discussion

City Administrator Ulrich reviewed the staff report. He asked the different ways community leaders are communicating with the residents about the work they do.

Councilmember Riley replied speaking with residents.

Councilmember Kuzma replied that he answers questions and attends different meetings.

Councilmember Heinrich stated that she still has her campaign website and Facebook pages active and keeps those sources up to date with information.

Mayor LeTourneau replied he uses email, telephone, public forums, community events, and talking to residents when they see him in the community.

City Administrator Ulrich stated that communication wants and needs change over time and asked which wants and needs may be different than they were before.

Councilmember Shryock replied that as the City moves forward, people increasingly look to the internet, perhaps that tool could be used more, and that video content could be shared online to residents.

Mayor LeTourneau agreed that it could be helpful to have video content that could be created and stored in an archive that residents could use to search out the answers they are looking for.

Councilmember Kuzma commented that it could be helpful to have a link on the City website with videos of staff explaining how to pull a permit, or when a fire permit is necessary.

Councilmember Heinrich stated that she has heard a consistent message from residents that they would like more information shared on social media or the City website. She noted that there is a misunderstanding that the Ramsey community Facebook page may be connected to City Hall, rather than a separate community page created by residents.

Councilmember Kuzma stated that residents often wonder the features that are available in the community, amenities in the park and things that they can do in the community that could help them explore Ramsey.

Councilmember Kuzma stated that the MRT Trail could be promoted.

City Administrator Ulrich asked how the Council would like to see the City connect with the community through communications in the future.

Mayor LeTourneau stated that he still thinks of the high level of response that the City receives from the City newsletter, as that continues to be a good source of information for the community. He wondered if that trend will continue in the future.

Councilmember Shryock stated that the nice thing is that the newsletter goes to everyone's door and is the most direct form of communication. She stated that technology can be used to further connect with residents looking for additional information. She noted that people may not be comfortable coming to City Hall to ask questions but would be interested in learning more if the information was available online.

Councilmember Heinrich agreed with the comments of Councilmember Shryock that the newsletter goes to everyone's door and includes helpful information. She agreed that digital information could expand on that information.

Councilmember Riley agreed that the newsletter is the number one form of communication because it is delivered to everyone's door. He stated that QCTV is cable based, but only a fraction of the community uses cable television and therefore the information should also be available online. He stated that perhaps QCTV should advertise as well to expand their viewer base.

Mayor LeTourneau stated that the broadcast system is trending less, while internet-based broadcasting is an increasing trend. He stated that perhaps QCTV explore additional methods of providing its content.

Councilmember Kuzma asked if there is opportunity for QCTV to take advantage of the broadband internet access.

City Administrator Ulrich asked if there is a role in QCTV and remote attendance in the future, which could include the ability for residents to check in remotely with comments as well.

Mayor LeTourneau stated that would be an interesting component but noted that people should have to follow the same format of making themselves available via video and announcing their name and address.

City Administrator Ulrich asked what QCTV could do that would better support the communications of the organization with the community.

Councilmember Riley commented that one year ago there were problems with connectivity through QCTV that were not quickly resolved.

Councilmember Shryock suggested QCTV get itself out in the community to advertise their programing and alert people to the programs available.

City Administrator Ulrich provided details on the strategic planning process that QCTV is undergoing in an attempt to continue to keep up with the changes in technology and the trends in the area of cable television.

2.03: Discuss Congressional Meetings and Travel

City Administrator Ulrich reviewed the staff report.

Mayor LeTourneau stated that he was able to go in the past and stated that it was a positive experience as the members of Congress really appreciate that the City is going to them. He stated that he also appreciated having Mr. Tinklenberg on the trip, as he plans the schedule and ensures that each meeting has a purpose and expectation, along with providing messaging and script to ensure each person can participate in the discussions. He stated that the expectation was that the City may have 15 minutes with a member of Congress, or their staff, while the group was able to meet with each member of Congress on their list for about 45 to 60 minutes. He stated that Mr. Tinklenberg also has an expanded network and it was great to talk with people they met along the way.

City Administrator Ulrich stated that Mr. Tinklenberg previously worked for the Federal Highway Administration and has connections from that prior position.

Councilmember Kuzma stated that the members that participate in the Highway 10 Delegation should participate in the trip. He agreed that the trip should be approved.

Councilmember Riley stated that transportation continues to be a high focus and the City has had success in doing these trips and therefore would also support the trip.

Councilmember Shryock stated that she was not able to attend the last trip but agreed that it is useful to keep the connections gained from the trip. She stated that the City has been able to

make a lot of progress and this could be a great opportunity to explore additional funding options. She stated that she also supports the trip.

Councilmember Heinrich agreed that there is a tremendous benefit to the trip and Mr. Tinklenberg should be included. She asked who would be in charge at City Hall and if both City Administrator Ulrich and Community Development Director Gladhill would attend the trip.

City Administrator Ulrich stated that Finance Director Lund is the third in line and has served in that role in the past. He stated that he would like Community Development Director Gladhill to attend the trip to help build future networking connections as he continues to move up in leadership. He noted that they would still be available by phone and Finance Director Lund would be available on-site.

Councilmember Heinrich stated that she sees a tremendous cost benefit in sending Councilmembers and City staff rather than lobbyists. She stated that she would be happy to volunteer for the trip.

Mayor LeTourneau noted that Councilmembers Riley and Shryock are members of the Highway 10 Delegation and asked if they are available.

Councilmember Shryock stated that she would be available.

Mayor LeTourneau noted that the recommendation from staff was for two staff members, two Council members and Mr. Tinklenberg to attend.

Councilmember Kuzma stated that if something happens schedule wise and Mayor LeTourneau or Councilmember Shryock cannot attend, Councilmember Heinrich could be an alternate.

Councilmember Heinrich stated that she believes that she has built relationships that would make her a strong candidate to attend the trip.

Councilmember Riley stated that he would support Councilmember Heinrich attending.

The consensus of the Council was that City Administrator Ulrich, Community Development Director Gladhill, Mayor LeTourneau, Councilmember Shryock, Councilmember Heinrich and Mr. Tinklenberg would attend the trip.

2.04: Discuss Interim Public Works Facility Options

City Administrator Ulrich reviewed the staff report.

Councilmember Shryock asked the cost for both the different buildings.

City Administrator Ulrich provided details on the estimated costs for the different buildings.

Community Development Director Gladhill provided additional details on the assessed value of a property. He noted that one of the properties has four offers on the table at this time.

Councilmember Riley asked if renting one of these buildings would be an option. He stated that he would be more interested in renting on a short-term basis rather than owning. He also asked the feasibility that the buildings could be used for public works.

City Administrator Ulrich noted that option was not discussed.

Public Works Superintendent Riemer stated that Quality RV is too small to be worth it. He stated that the other site would work much better as the storage could be moved to that space but noted that operations would still be split between facilities because that second space does not have outdoor space. He noted that option would be more feasible.

Councilmember Kuzma stated that in the past he has not been very supportive of a new public works building because of funding concerns. He stated that in the last few discussions there have been some creative funding options presented. He noted that it is very inefficient to have separate operations between two sites and would rather take advantage of the low interest rates and build the new public works campus now.

Mayor LeTourneau referenced the estimated cost of the acquisition of the distribution building and asked if that could be applied towards the land acquisition costs for Highway 10.

City Administrator Ulrich noted that would not be a possibility as the land would be used for a frontage road and not for the highway or interchange.

Mayor LeTourneau asked if the acquisition of the distribution building would put public works in a favorable position for the next ten years.

Public Works Superintendent Riemer stated that would depend upon what could be done with that building, noting that a mechanics bay and wash bay would be his highest needs. He stated that the distribution building does not have floor drains, and therefore those would also be needed.

Mayor LeTourneau stated that Councilmember Kuzma's comment is well taken that this could be wasting money to put a band-aid on something.

Councilmember Heinrich agreed that the cost savings would need to be analyzed to determine if this would be a good option.

Councilmember Kuzma stated that his biggest problem is that the building has been for sale for ten to 15 years and therefore he would also have concern that the City would not be able to sell the property in the future.

Mayor LeTourneau stated that he would also be interested in what would be lost on the tax base.

Public Works Superintendent Riemer replied that the property generates $68,000 per year for property taxes.

Councilmember Riley stated that he was more excited with the opportunity for Quality RV but agreed that Public Works Superintendent Riemer would know what would work best for his department and therefore he would not want to waste money.

Public Works Superintendent Riemer stated that the utility department could be put into that building and that department could stay there in perpetuity but then utility funds could not be used for financing of the new public works campus in the future.

Councilmember Shryock stated that the building would be good in terms of size, but the cost of the building and necessary upgrades does not seem to make sense financially to provide a short-term solution to a long-term problem.

Mayor LeTourneau agreed that the City is looking for a long-term solution to the problem that exists today. He asked if there is a funding source identified for this short-term solution.

City Administrator Ulrich reviewed the different funding options that would be available.

Mayor LeTourneau confirmed the consensus that this would not be a bad option, but additional information would be needed in terms of logistics and feasibility and whether the solution would meet the needs of public works for the next ten years.

Councilmember Kuzma noted that there is also a cost to the inefficiency of public works operating from separate locations.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

Noted.

4. MAYOR / COUNCIL / STAFF INPUT

None.

5. ADJOURNMENT

The Work Session of the City Council was adjourned at 6:59 p.m.

Respectfully submitted,

_____

Kurtis G. Ulrich

City Administrator

ATTEST:

_____
Katie M. Schmidt
Administrative Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

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CITY COUNCIL
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a regular meeting on Tuesday, March 26, 2019, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Members Absent: Councilmember Debra Musgrove

Also Present: City Administrator Kurtis Ulrich
Police Captain Tim Frankfurth
Parks and Assistant Public Works Superintendent Mark Riverblood
Administrative Services Director Colleen Lasher
Community Development Director Timothy Gladhill
City Engineer Bruce Westby

1. CALL TO ORDER

Mayor LeTourneau called the regular meeting of the Ramsey City Council to order at 7:05 p.m., followed by the Pledge of Allegiance led by Mayor LeTourneau.

2. PRESENTATION

2.01: Presentation of 2018 Photo Contest Winners

Parks and Assistant Public Works Superintendent Mark Riverblood provided details on the annual photo contest. He presented the winners of the 2018 photo contest and Mayor LeTourneau presented the awards to those present for: Life in Ramsey, first place "Easy Living" by Brenda Weis and second place "On the Rum River Banks" by Brenda Weis; Parks and Trails, first place "Serenity Within" by Wendy Jacobsma, second place "Sunset on Kettle Lake" by Phillip Goncharenko, and runner up "Deer Family" by Ray Taylor; Nature and Animals first place "Frost Bite" by Michelle Osterhus, second place "Orange Brilliance" by Wendy Jacobsma, and runner up "Lightning Strike" by Justin Quam; and the Grand Prize Winning Photograph "Spread My Wings" by Jennifer Shoemaker.

Mayor LeTourneau thanked all the winners and those that submitted photos for the contest that capture the nuance and essence of the community.

3. CITIZEN INPUT

Jaqueline Abendroth, 15810 Sodium Street NW, stated that since the last discussion she was able to find the documentation on the 150-foot easement that she has in place with the business. She asked if that is something she can share with the City to have memorialized with the properties.

Mayor LeTourneau agreed that City staff can meet with Ms. Abendroth to discuss how to best move forward.

Community Development Director Gladhill stated that Ms. Abendroth has the contact information for City staff and can reach out to setup a time to come in and have a continued discussion.

4. CONSENT AGENDA

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

4.01: Receive Cash and Investments for Period Ending February 28, 2019
4.02: Receive February 2019 Financial Reports – General Fund and Enterprise Funds
4.03: Note the Following Boards and Commissions Meeting Minutes:
- Planning Commission Meeting Minutes dated February 7, 2019
- Park and Recreation Commission Meeting Minutes dated February 14, 2019
- Environmental Policy Board Meeting Minutes dated February 25, 2019

4.04: Approve the following Meeting Minutes:
1) City Council Work Session dated March 12, 2019
2) City Council Regular dated March 12, 2019
3) City Council Special Work Session dated March 13, 2019

4.05: Approve Licenses
4.06: Adopt Resolution #19-077 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of March 6, 2019 through March 20, 2019
4.07: Adopt Resolution #19-074 Approving the Transfer of Excess General Fund Revenues to the Equipment Revolving Fund, Facilities Construction Fund, Capital Maintenance Fund and Public Improvement Revolving (PIR) Fund
4.08: Adopt Resolution #19-078 Granting Approval to Undertake a Housing or Redevelopment Project of the Anoka County Housing and Redevelopment Authority (HRA) Pursuant to MN Statutes, Section 38E.18, as Amended
4.09: Adopt Resolution #19-070 Appointing and Re-Appointing Board and Commission Members

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

5. APPROVE AGENDA

Motion by Councilmember Riley, seconded by Councilmember Heinrich, to approve the agenda as presented.

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

6. PUBLIC HEARING

None.

7. COUNCIL BUSINESS

7.01: Adopt Resolution #19-071 Approving Preliminary Plat Approval Extension for Riverstone and Approving Final Plat for Riverstone 3rd Addition; Case of Capstone Homes (Project #19-103)

Community Development Director Gladhill reviewed the staff report and recommendation from the Planning Commission to approve the project.

Motion by Councilmember Heinrich, seconded by Councilmember Riley, to Adopt Resolution #19-071 Granting Final Plat Approval of Riverstone 3rd Addition and One Year Extension for Riverstone Preliminary Plat and direct staff to prepare a development agreement for Riverstone 3rd Addition for future consideration by the Council.

Further discussion: Councilmember Shryock stated that the Council had a previous discussion with the current owners of this property and the neighboring property and were happy that those two property owners were now working together. Mayor LeTourneau stated that as this development continues to move forward there is a high-quality product being constructed and this adds a new neighborhood to the community.

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

7.02: Review Sketch Plan for River Walk Village Located at 6080 Highway 10; Case of Village Bank (Project #18-163)

Community Development Director Gladhill reviewed the staff report and noted that staff seeks broad policy direction on the Comprehensive Plan and Zoning amendment requirement, which is a discretionary action. Staff does not object to the project if the Council desires to move forward, contingent upon compliance with Staff Review.

Councilmember Riley stated that the report states that the Planning Commission recommended 12 lots rather than 14 lots and asked if the Commission also provided direction on how that should be done or whether it was just a general recommendation.

Community Development Director Gladhill provided details on the two lots that staff and Commission would recommend removing in order to provide better density transitioning.

Councilmember Shryock agreed with the lower density. She stated that buffering was also discussed for the north and west sides of the property. She stated that if the two lots were reduced and the buffering were to be added on the north and west, she could support this type of request. She stated that this plan identifies a road connecting to Highway 10 and stated that she is unsure that she would support that connection.

Community Development Director Gladhill stated that access would be for emergency access only and would not be a public roadway. He noted that the item was added after discussions with public safety. He stated that the emergency access would appear similar to a pedestrian trail.

Councilmember Kuzma asked if these would be single-family villa type homes.

Community Development Director Gladhill confirmed that these would be detached single-family homes. He noted that there would be an HOA to manage shared common areas.

Councilmember Kuzma stated that this property has challenges and noted that he would not have a problem with the 14 lots, as that could be helpful to make this property financially viable. He asked how the developer would pay for the removal of the material.

Don Kveton, 5750 177th Avenue, stated that he has been trying to get a project to move forward multiple times over the past nine years. He stated that they are trying to find a way to get through this and City staff has been great in providing assistance. He stated that they need everything they can get to make this a viable project. He stated that they are currently doing a similar detached villa product in Blaine. He noted that he already has interest from two builders on this project.

Jim de Lambert, Carlson McCain, stated that he is assisting with the environmental aspects of the project. He stated that currently they are attempting to find funding assistance through two different sources, which are designed specifically for this type of project. He stated that the grant application is due on May 1st. He stated that there is a meeting this Friday with staff to continue to work together to ensure that the grant application will be complete. He provided additional details on the phase one assessment that was completed on the property as well as the phase two investigation that was completed. He noted that the report was then submitted to the Minnesota Pollution Control Agency and a response action plan was then created which identified the clean-up plan and goals.

Brian Krystofiak, Carlson McCain, stated that it would be a big deal to lose the two lots as they are attempting to make up the financial gap in the project. He stated that the layout has been adjusted to meet the density transitioning and setbacks.

Councilmember Kuzma stated that he is not opposed to 14 lots. He noted that this type of housing tends to have houses close together to create a community in itself.

Councilmember Riley stated that he would like to hear the impact of 12 lots compared to 14 lots.

Mr. Krystofiak stated that block two needs the least amount of fill compared to the remainder of the site. He stated that there would be buffer transitioning between the homes and the existing lots. He stated that all the requirements for setbacks, sizing and transitioning would be met and therefore did not see a reason to lose lots just to lose lots.

Councilmember Heinrich asked if there have been public meetings with the neighbors.

Community Development Director Gladhill noted that a sketch plan review was completed, but the optional open house format has not yet been held. He confirmed that would be conducted if this moves forward.

Councilmember Heinrich stated that she would be comfortable moving forward with this proposal of 14 lots to gain input from the neighbors.

Mayor LeTourneau stated that when he viewed the Planning Commission meeting, he believed that there was input from residents.

Community Development Director Gladhill stated that historically this neighborhood has been very active during formal review and public hearings. He noted that one comment has come forward so far in the process. He noted that the Environmental Policy Board also reviewed the sketch plan.

Councilmember Riley stated that it would not appear that density transitioning would be an issue as there would simply be one home behind one home.

Community Development Director Gladhill acknowledged that sometimes density transitioning is to buffer between higher density and lower density areas. He stated that in some cases there are more problems when backing up an urban service area to a rural septic area or a residential area to industrial area.

Councilmember Shryock stated that she appreciates that the comments from the Boards and Commissions have been taken into account to adjust the site. She stated that perhaps the difference in the two lots (from 12 to 14) would not be significant and noted that perhaps the difference in traffic counts would be helpful for the public open house meeting. She stated that if the residents are not opposed to 14 homes, the Council should also be okay with that as well.

Mayor LeTourneau stated that he shares some of the same observations of his colleagues, in that this is a challenging site that leaves itself open to multiple solutions. He noted that commercial and higher density housing could be solutions, but acknowledged that those options could help to protect the character and nature of that area. He appreciated the input from the Planning Commission and Environmental Policy Board in their reviews of the sketch plan. He stated that the density transitioning and buffering have been addressed, as recommended by the Board and Commission. He stated that he would be open to leaving this project open to 14 lots because he

does have a respect for the challenge in this lot and the mitigation that is required. He noted that 12 lots may not make this project viable.

Jennifer Shoemaker, 6150 Rivlyn Avenue, stated that she knows that this property has to be developed but she will be sad to see it go. She stated that she would prefer to see this type of development as oppose to commercial or high-density housing. She noted that since the project began, it started with seven homes and has now has increased to fourteen lots. She asked that the City ensure that there is something that blocks traffic. She stated that people often drive down the emergency access way in the neighborhood. She noted that she was unsure of the width of the buffer that would be between the existing homes and new lots.

Mayor LeTourneau stated that plans change and evolve over time and the residents and Council will have access to how the plans move forward. He confirmed that there would be barriers for the emergency access. He noted that the density transitioning and buffering discussions will continue as well. He stated that the City and residents will work together with the developer to ensure that this is a quality project.

Councilmember Shryock stated that as this lot continues to develop, there will be construction traffic in the neighborhood. She commented that it is important that as the construction traffic travels through the existing neighborhood they should be mindful that the existing neighborhood has been a dead-end neighborhood.

Ms. Shoemaker stated that the bicycle path is used daily by people going to work and therefore that should also be kept in people's minds as well to ensure that is not blocked. She commented that the developers have blocked her driveway and walked through her backyard and she would appreciate them asking permission, so she is aware someone is on her property.

Mr. Kveton stated that if they can get the project to move forward, they will attempt to minimize the disturbance in the neighborhood and construction traffic could use Highway 10 for access. He noted that they do have offers for commercial or a senior development, but he believes that this would be the best fit for the existing neighborhood.

7.03: Review Sketch Plan for Rivenwick Subdivision (Project No. 19-02); Case of Paxmar

Community Development Director Gladhill reviewed the staff report and explained that this is a legislative decision of the City with some broad discretion. The City is not obligated to approve the request, but would be within legal means to approve the project. Staff does not object to the project based on past difficulties to develop, as retail is currently guided and based on public input on multiple workshops related to the topic. He noted that staff recommends approval of the sketch plan contingent upon compliance with Staff Review.

Allen Roessler, Paxmar, stated that this is a concept level discussion. He stated that they were unsure as to whether the senior living would be viewed as commercial or residential, noting that it appears that would be high-density residential. He asked if the Council would be comfortable with the split of 80 percent residential and 20 percent commercial.

Councilmember Shryock stated that there appears to be a change in the layout of the senior living portion and asked for details.

Mr. Roessler replied that certain things were changed after the staff review to incorporate comments.

Terry Dalstrom, 6902 139th Lane, stated that this has been a confusing plan to follow. He asked if the site proposed for auto body would still be auto body.

Community Development Director Gladhill noted that the original plan reviewed with the Planning Commission showed an auto body use but that prospect has withdrawn from the project. He noted that the applicant would then propose an auto retail use, but staff would allow any business allowed in the B-2 district.

Mr. Dalstrom stated that he would have a concern with the auto body use. He noted that he was a land developer for 28 years throughout the northern suburbs. He stated that this plan would identify 81 stalls for damaged vehicle storage. He stated that the storm sewer in this area runs into the stormwater pond and then into the Mississippi River. He stated that he would be concerned with the amount of runoff from the hardcover of the parking area that would run into the stormwater pond and then the river. He noted that he does not see an auto body use allowed in the B-2 zoning district.

Community Development Director Gladhill stated that this is a Mixed-Use Planned Unit Development (MU-PUD) and the underlying B-2 would be used for guidance.

Mayor LeTourneau stated that staff is working with the developer under guidance of ordinance and State Statute to ensure that a request would meet City Code.

Mr. Dalstrom asked if the land would need to be rezoned.

Mayor LeTourneau stated that the parcel would not be rezoned.

Mr. Dalstrom asked for details on the process and where this would go from tonight's meeting. He stated that he received a notification for the Planning Commission meeting but not for tonight's meeting.

Community Development Director Gladhill stated that the mailing was done for the Planning Commission meeting. He stated that the next step was discussed at that meeting. He noted that the City Council meeting tonight is optional and therefore additional notification is not provided as this is a high-level review for input and formal action is not taken. He stated that if this moves forward there would be a preliminary plat submitted which would be reviewed by the Planning Commission and notification would be provided for that meeting. He noted that if this moves forward there would also be a public open house and notification would also be provided for that.

Mayor LeTourneau stated that information is also posted on the City website with the agenda for each meeting. He stated that the intention is to keep residents as informed as possible.

Mr. Dalstrom stated that the notification requirement for 350 feet is very small and perhaps that area should be expanded to 1,000 feet.

Councilmember Shryock stated that according to the 2030 development plan, this area is not specifically identified for zoning and asked for input.

Community Development Director Gladhill stated that there was an attempt to be more flexible 15 to 20 years ago and therefore there was some guidance provided. He stated that the area is Mixed-Use Planned Unit Development, which provides flexibility and the ability to move puzzle pieces around.

Councilmember Shryock stated that the progression of developments proposed makes sense and provides buffering to the west. She referenced the business site on the west side of the property that would be general at this point as there is no business planned at this time. She asked and confirmed that if storage is proposed, that would be addressed through zoning requirements.

Community Development Director Gladhill noted that the City conducts mailing notices within 700 feet, which is twice the State requirement.

Mayor LeTourneau asked if stormwater management would be included as well.

Community Development Director Gladhill reviewed the different zoning tools that would guide stormwater management for the site.

Councilmember Kuzma stated that he would support this project moving forward.

Councilmember Riley stated that he likes the mix of uses and believed that this will fit the area well.

Councilmember Heinrich stated that it seems that this mixed use would fit the area well, and she would like to pursue this further.

Councilmember Shryock agreed that she would like the developer to proceed.

Mayor LeTourneau thanked Mr. Roessler for his input and looked forward to this project continuing to move forward.

7.04: Adopt Resolution #19-079 Approving Plans Specifications and Authorizing Advertisements for Bids for Improvement Project #19-01, Ford Brook Estates Street Reconstruction

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #19-079 approving plans and specifications and authorizing advertisement for bids for Improvement

Project #19-01, Ford Brook Estates Street Reconstruction. This will allow the project to be constructed as part of the 2019 Street Maintenance Program and will allow for the use of special assessments to pay for up to 25 percent of the eligible project costs per the applicable provisions of Chapter 8 of the City Charter, the City's Special Assessments Policy, and Minnesota Statute Chapter 429.

Motion by Councilmember Shryock, seconded by Councilmember Heinrich, to Adopt Resolution #19-079 Approving Plans and Specifications and Authorizing Advertisements for Bids for Improvement Project #19-01, Ford Brook Estates Street Reconstruction.

Further discussion: Councilmember Heinrich thanked City staff for compiling the information in this case and coordinating with the next case to award bids at the same time.

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

7.05: Adopt Resolution #19-080 Approving Plans and Specifications and Authorizing Advertisements for Bids for Improvement Project #19-03, Wood Pond Hills and Chestnut Ridge Street Reconstructions

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #19-080 approving plans and specifications and authorizing advertisement for bids for Improvement Project #19-03, Wood Pond Hills and Chestnut Ridge Street Reconstructions. This will allow the project to be constructed as part of the 2019 Street Maintenance Program and will allow for the use of special assessments to pay for up to 25 percent of the eligible project costs per the applicable provisions of Chapter 8 of the City Charter, the City's Special Assessments Policy, and Minnesota Statute Chapter 429.

Motion by Councilmember Heinrich, seconded by Councilmember Kuzma, to Adopt Resolution #19-080 Approving Plans and Specifications and Authorizing Advertisements for Bids for Improvement Project #19-03, Wood Pond Hills and Chestnut Ridge Street Reconstructions.

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

7.06: Adopt Resolution #19-073 Requesting Comprehensive Transportation Funding

City Administrator Ulrich reviewed the staff report and recommendation to adopt Resolution #19-073 requesting comprehensive transportation funding.

Councilmember Shryock stated that she is glad that this addresses the City's legislative priorities.

Motion by Councilmember Shryock, seconded by Councilmember Kuzma, to Adopt Resolution #19-073 Requesting Comprehensive Transportation Funding.

Further discussion: Councilmember Riley referenced the language that this would permanently increase funds and received confirmation that this would ask for additional funds and would not support specifics. City Administrator Ulrich confirmed that this language is general as there are different ideas on how to create that increased funding and therefore the language does not address the different political ideas. Mayor LeTourneau agreed that it would be helpful to add tools for the City to use. Councilmember Heinrich stated that she agrees that there needs to be stable funding for transportation but was uncomfortable with the language that would permanently increase dedicating funding, which correlates to language proposed for the increased gas tax. She stated that she is also not supportive of omnibus bills and therefore for those two reasons would not support this action, even though she advocates for Ramsey requesting additional transportation funding. Mayor LeTourneau stated that the Council is currently a body of five and asked how many votes would be needed to support a resolution. City Administrator Ulrich confirmed that four affirmative votes would be required to pass a resolution.

Motion carried. Voting Yes: Mayor LeTourneau, Councilmembers Shryock, Kuzma, and Riley. Voting No: Councilmember Heinrich. Absent: Councilmember Musgrove.

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Ulrich announced upcoming meetings and events.

9. ADJOURNMENT

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

Motion carried.

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

Respectfully submitted,

_____
Kurtis G. Ulrich
City Administrator

ATTEST:

_____
Katie M. Schmidt
Administrative Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

CC Regular Session **4. 2.**

Meeting Date: 04/09/2019

By: JoAnn Shaw, Community Development

Information

Title

Approve Licenses

Purpose/Background:

The purpose of this case is to approve various license requests for 2019.

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

Recommendation:

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

Action:

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

Attachments

License Applications

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	04/04/2019 03:23 PM
Form Started By: JoAnn Shaw		Started On: 03/29/2019 02:42 PM
Final Approval Date: 04/04/2019		

Report Name: License Report - License Types
Council Dates: 4/9/2019 to 4/9/2019
Status: Active, Inactive
License Type(s): 3.2 Beer Off-Sale, 3.2 Beer On-Sale Temporary, Liquor 2 A.M. Closing, Liquor Off-Sale, Liquor On-Sale, Liquor On-Sale Sunday, Temporary Intoxicating, Wine On-Sale, Amusement Center, Amusement Devices/Billiard Tables, Business License-1st Year, Business License-Renewal, Garbage Haulers, Pawnbroker, Rental, Second Hand Goods Dealer, Special Events, Temporary Amusement/Carnival/Circus, Therapeutic Massage Establishment, Therapeutic Massage Therapist, Tobacco, Transient Merchant/Peddler/Solicitor

City of Ramsey
License Report - License Types

Company	Location	Complex	Exp. Date	Council Date	Statu
Transient Merchant/Peddler/Solic					
Edward Jones - Blake Cheeley			12/31/2019	4/9/2019	A
Brito's Tacos El Sombrero	6360 Highway 10 NW		10/15/2019	4/9/2019	A

Transient Merchant/Peddler/Solicitor License Count: 2

Total Licenses: 2

CC Regular Session **4. 3.**

Meeting Date: 04/09/2019

By: Jackie Lipski, Finance

Information

Title

Adopt Resolution #19-086 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of March 21, 2019 through April 3, 2019

Action:

Motion to Adopt Resolution #19-086 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of March 21, 2019 through April 3, 2019.

Attachments

Bills List 4/9/2019

Resolution 4/9/2019

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	04/03/2019 02:14 PM
Kurt Ulrich	Kurt Ulrich	04/04/2019 03:36 PM
Form Started By: Jackie Lipski		Started On: 04/03/2019 11:25 AM
Final Approval Date: 04/04/2019		

CITY OF RAMSEY - FINANCE OFFICE Printed 4/3/2019

RAMSEY CITY COUNCIL MEETING

4/9/2019

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:	SUBMITTED FOR APPROVAL
Purchase Journal:	
Prepaids 3/21/19-4/3/19	204,393.30
Accounts Payable 3/21/19-4/3/19	163,128.46
Payroll 3/22/2019	183,808.18

TOTAL SUBMITTED FOR APPROVAL THIS MEETING **$ 551,329.94**

DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:	APPROVED PREV. MTG	2019 Y.T.D.
NET PAYROLL TOTAL	$ 164,908.08	$ 838,037.45
- CORRECTION TO PAYROLL		
PREPAIDS	348,039.97	1,488,360.73
- PREPAID ADJUSTMENTS		
WIRE TRANSFERS FOR DEBT SERVICE	148,262.50	549,343.75
- CORRECTION TO D.S.		
ACCOUNTS PAYABLE INVOICING - PREVIOUS MEETING:		
- BILLS LIST SUBMITTED	280,052.07	2,229,559.45
ADD (DELETE) BILLS LIST SUBMITTED		
PAY ESTIMATE(S)		81,068.13
- CHECKS VOIDED	0.00	0.00
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED	**$ 941,262.62**	**$ 5,186,369.51**

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
108367	**3/21/2019**		**110734 CITY OF RAMSEY**						
		230.00	721662		95914	032119	9601.4651		WATER REVENUE
		34.00	719798		95914	032119	9601.4651		WATER REVENUE
		264.00							
108368	**3/21/2019**		**100179 FIRE FIGHTERS RELIEF ASSN**						
		2,000.00	STATE SUP PAY REIMB		95898	031519	9101.4273		OTHER STATE GRANTS &
		2,000.00							
108369	**3/21/2019**		**114105 HARTFORD LIFE AND ACCIDENT INS CO**						
		1,313.42	RENEW 2019 VOL FF ACCIDENT		95899	14113735 MARCH 2019	0220.6132		DISABILITY INSURANCE
		1,313.42							
108370	**3/21/2019**		**116834 KOZLAREK, DANIEL AND RACHEL**						
		292.48	UB REFUND 15200 QUICKSILVER		95901	032119	9601.4651		WATER REVENUE
		292.48							
108371	**3/21/2019**		**116836 NORMAN. BERYL**						
		28.15	UB REFUND 15791 KRYPTON CT		95903	032119	9601.4651		WATER REVENUE
		28.15							
108372	**3/21/2019**		**112959 PREMIUM WATERS INC**						
		73.84	FD BOTTLED WATER FEB 19		95905	621332-02-19	0220.6489		OTHER CONTRACTED SE
		46.74	FD BOTTLED WATER FEB 19		95906	621331-02-19 FEB 19	0220.6489		OTHER CONTRACTED SE
		120.58							
108373	**3/21/2019**		**116835 STARK, DUANE AND JODEEN**						
		36.82	UB REFUND 15271 URANIUM ST		95907	032119	9601.4651		WATER REVENUE
		36.82							
108374	**3/21/2019**		**116837 WILMINGTON SAVINGS FUND**						
		52.39	REF 15110 YOLITE ST RAMSEY		95913	032119	9601.4651		WATER REVENUE
		52.39							
108375	**3/25/2019**		**100257 LAW ENFORCEMENT LABOR SRV INC**						
		612.00			95640	030719853422	9101.2177		UNION DUES
		612.00			95889	032119833532	9101.2177		UNION DUES
		1,224.00							
108376	**3/25/2019**		**100298 MN AFSCME COUNCIL 5**						
		526.26			95641	030719853423	9101.2177		UNION DUES
		526.26			95890	032119833533	9101.2177		UNION DUES
		1,052.52							
108478	**3/28/2019**		**116114 AVESIS THIRD PARTY ADMINISTRATORS**						
		164.28	APR 19 COVERAGE		95957	2297110	9101.2170		DENTAL/DISABILITY/LIFE
		164.28							
108479	**3/28/2019**		**100297 CENTERPOINT ENERGY**						
		788.90	5650 ALPINE DR NW		95958	5961540-1 FEB 19	0220.6373		GAS
		427.12	15050 ARMSTRONG BLVD		95959	5914352-9 FEB 19	0220.6373		GAS
		1,167.26	MISC PW ACCTS		95960	8000014064-2	0311.6373		GAS

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
108479	3/28/2019		100297 CENTERPOINT ENERGY						Continued.
						FEB 19			
		673.19	MISC PW ACCTS		95960	8000014064-2 FEB 19	0452.6373		GAS
		389.09	MISC PW ACCTS		95960	8000014064-2 FEB 19	9601.6373		GAS
		389.09	MISC PW ACCTS		95960	8000014064-2 FEB 19	9602.6373		GAS
		389.07	MISC PW ACCTS		95960	8000014064-2 FEB 19	9605.6373		GAS
		4,223.72							
108480	3/28/2019		110734 CITY OF RAMSEY						
		3,524.53	710272182		95961	032819	9601.4651		WATER REVENUE
		74.82	721489		95961	032819	9601.4651		WATER REVENUE
		170.00	720561		95961	032819	9601.4651		WATER REVENUE
		3,769.35							
108481	3/28/2019		100116 CONNEXUS ENERGY						
		11.32	6401 W HWY 10- STATION SITE		95962	444931-270863 MAR 19	9603.6371		ELECTRIC UTILITIES
		11.32							
108482	3/28/2019		106583 DELTA DENTAL PLAN OF MINNESOTA						
		3,676.45	APR 19 DENTAL INS		95963	7595875	9101.2170		DENTAL/DISABILITY/LIFE
		3,676.45							
108483	3/28/2019		115574 HEALTHPARTNERS						
		47,142.00	APR 19 MED INS		95964	88471617	9101.2176		LIFE/HEALTH-EMPLOYEE
		47,142.00							
108484	3/28/2019		116169 LIFE INSURANCE CO OF NORTH AMERICA						
		19.40	APRIL 2019 LIFE INS		95965	AI960634 APR 19	9101.2170		DENTAL/DISABILITY/LIFE
		17.04	APRIL 2019 LIFE INS		95965	AI960634 APR 19	9101.2170		DENTAL/DISABILITY/LIFE
		36.44							
1000000	3/21/2019		113929 BAGNE, JAMES						
		15.00	TRAIN- EVOC ST CLOUD		95897	032019	0211.6331		TRAVEL & LODGING
		15.00							
1000001	3/21/2019		114432 HESSE, BRADLEY						
		15.00	RECERT FEE NREMT 2019		95900	031819	0211.6335		TRAINING
		15.00							
1000002	3/21/2019		116843 MOHR, HEATHER						
		39.44	MILEAGE-MN PARK/REC MTG		95902	031819	0452.6335		TRAINING
		39.44							
1000003	3/21/2019		107978 PREMIER COMMERCIAL PROPERTIES INC						
		200.00	HWY 10 MANAGEMENT FEB 2019		95904	6228	9410.6315	00041012	MISCELLANEOUS PROFE
		200.00	HWY 10 MANAGEMENT FEB 2019		95904	6228	9410.6315	00041001	MISCELLANEOUS PROFE
		200.00	HWY 10 MANAGEMENT FEB 2019		95904	6228	9410.6315	00041014	MISCELLANEOUS PROFE
		200.00	HWY 10 MANAGEMENT FEB 2019		95904	6228	9410.6315	00041007	MISCELLANEOUS PROFE
		800.00							
1000004	3/21/2019		116842 THORSTAD, MEGAN						

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
1000004	3/21/2019		116842 THORSTAD, MEGAN						Continued.
		35.91	PHOTOS- CONTEST AWARDS		95908	031519	0452.6489		OTHER CONTRACTED SE
		35.91							
1000005	3/21/2019		100510 VERIZON WIRELESS						
		60.03	FEB/MAR 2019 SERVICE		95909	9825807434	0130.6323		CELLULAR PHONES
		385.11	FEB/MAR 2019 SERVICE		95910	9825906374	0220.6323		CELLULAR PHONES
		47.48	FEB/MAR 19 SERVICES		95911	9825285923	0280.6323		CELLULAR PHONES
		665.32	FEB/MAR 19 SERVICES		95911	9825285923	0211.6323		CELLULAR PHONES
		458.13	FEB/MAR 19 SERVICES		95911	9825285923	0211.6415		OTHER EQUIPMENT REN
		1,616.07							
1000006	3/21/2019		100907 VOIT, GARY						
		44.51	REIMB LUNCHES FBI TRAINING		95912	031519	0211.6331		TRAVEL & LODGING
		44.51							
1000007	3/28/2019		109887 LINTON, LEONARD						
		71.90	REIMB MNDOT TRAINING		95966	032219	0301.6331		TRAVEL & LODGING
		71.90							
1000008	3/28/2019		116846 MC TOOL AND SAFETY SALES						
		123.25	SQUEEGEES/HANDLES 5		95967	003613	9601.6249		MISCELLANEOUS OPERA
		123.25							
90503191	3/22/2019		100398 PUBLIC EMPLOYEES RETIREMENT ASSN						
		50.00			95811	031919949271	9101.2174		PERA-EMPLOYEE
		50.00			95812	031919949272	9101.2183		PERA-EMPLOYER
		20,506.98			95891	032119833534	9101.2174		PERA-EMPLOYEE
		27,295.43			95892	032119833535	9101.2183		PERA-EMPLOYER
		47,902.41							
90972257	3/22/2019		101306 IRS						
		100.33			95808	0318191256352	9101.2171		FEDERAL WITHHOLDING
		1,092.31			95809	0318191256353	9101.2173		FICA & MEDICARE-EMPL
		1,092.31			95810	0318191256354	9101.2182		FICA & MEDICARE-EMPL
		318.33			95814	031919949274	9101.2171		FEDERAL WITHHOLDING
		241.20			95815	031919949275	9101.2173		FICA & MEDICARE-EMPL
		241.20			95816	031919949276	9101.2182		FICA & MEDICARE-EMPL
		24,836.65			95894	032119833537	9101.2171		FEDERAL WITHHOLDING
		13,693.26			95895	032119833538	9101.2173		FICA & MEDICARE-EMPL
		13,693.26			95896	032119833539	9101.2182		FICA & MEDICARE-EMPL
		55,308.85							
98032219	3/22/2019		115568 ALERUS FINANCIAL NA						
		2,659.68			95888	0321198335314	9101.2176		LIFE/HEALTH-EMPLOYEE
		2,659.68							
98776896	3/22/2019		100601 MN DEPT OF REV WH						
		236.69			95807	0318191256351	9101.2172		STATE WITHHOLDING
		66.05			95813	031919949273	9101.2172		STATE WITHHOLDING
		11,826.28			95893	032119833536	9101.2172		STATE WITHHOLDING
		12,129.02							
99032219	3/22/2019		107962 TOTAL ADMINISTRATIVE SERVICE CORP						
		2,086.86			95884	0321198335310	9101.2176		LIFE/HEALTH-EMPLOYEE
		2,086.86							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99032219	3/22/2019		107962 TOTAL ADMINISTRATIVE SERVICE CORP						Continued.
99108878	3/22/2019		100223 ICMA RETIREMENT TRUST 457						
		2,498.53			95883	032119833531	9101.2175		DEFERRED COMPENSAT
		2,498.53							
99240319	3/22/2019		114486 SUN LIFE ASSURANCE COMPANY OF CANADA						
		801.17			95636	0307198534211	9101.2176		LIFE/HEALTH-EMPLOYEE
		825.88			95885	0321198335311	9101.2176		LIFE/HEALTH-EMPLOYEE
		853.35	LTD		95885	0321198335311	9101.2170		DENTAL/DISABILITY/LIFE
		101.15	COBRA LIFE		95885	0321198335311	9101.2176		LIFE/HEALTH-EMPLOYEE
		2,581.55							
99696179	3/22/2019		114790 GREAT WEST LIFE AND ANNUITY INS CO						
		8,272.59			95886	0321198335312	9101.2175		DEFERRED COMPENSAT
		8,272.59							
99698747	3/22/2019		114790 GREAT WEST LIFE AND ANNUITY INS CO						
		2,784.81			95887	0321198335313	9101.2176		LIFE/HEALTH-EMPLOYEE
		2,784.81							
		204,393.30	Grand Total						

Payment Instrument Totals

Checks	65,407.92
EFT Payments	136,224.30
A/P ACH Payment	2,761.08
Total Payments	204,393.30

CITY OF RAMSEY
Create Payment Control Groups

Bank Account	00002224	CASH IN BANK
Version	LOGIS004V	
Originator	JLIPSKI	
Payment Instrument		Check Payment
Pay Through Date	12/31/2019	

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
100011	ACE SALES	SHIRTS	PV	96018	001	09230	3/21/2019	2751	201.21
	ACE SALES	SHIRTS	PV	96018	002	09230	3/21/2019	2751	272.28
	17555 UNICORN STREET NW	SHIRTS	PV	96018	003	09230	3/21/2019	2751	201.21
	RAMSEY MN 55303	SHIRTS	PV	96018	004	09230	3/21/2019	2751	67.07
		SHIRTS	PV	96018	005	09230	3/21/2019	2751	191.48
						Summary Total			933.25
						Payment Amount			933.25
100063	ASPEN MILLS	A. PIPENHAUGEN MISC	PV	95919	001	09101	3/19/2019	233670	1,157.95
	ASPEN MILLS					Summary Total			1,157.95
	8201 C CENTRAL AVE NE	B. ROSSUM- SFR CUFF/ MAG HOLD	PV	95920	001	09101	3/18/2019	233623	46.95
	SPRING LAKE PARK MN 55432					Summary Total			46.95
		C. SCHIFERLI PANTS/ BOOTS	PV	95921	001	09101	3/18/2019	233622	264.75
						Summary Total			264.75
		M. KOHNER MISC	PV	96019	001	09101	3/28/2019	234349	334.73
						Summary Total			334.73
						Payment Amount			1,804.38
116848	BAYCOM INC	WORK IN INTERVIEW ROOM	PV	96020	001	09101	3/22/2019	SRVCE000000019466	145.00
	BAYCOM INC					Summary Total			145.00
	3325 GATEWAY ROAD	ARBITRATOR/UPLOAD VIDEO	PV	96030	001	09101	3/28/2019	SRVCE000000019546	217.50
	BROOKFIELD WI 53045					Summary Total			217.50
						Payment Amount			362.50
100086	BLUE VELVET INC	FEB 19 PD WASHES	PV	95995	001	09101	3/27/2019	032719	299.50
	BLUE VELVET INC					Summary Total			299.50
	14101 ST FRANCIS BLVD NW	FEB 19 FIRE WASHES	PV	96021	001	09101	3/27/2019	032719 FIRE	149.75
	RAMSEY MN 55303					Summary Total			149.75
						Payment Amount			449.25
103641	BOYER TRUCKS ROGERS	636 LEFT REAR LEAF SPRING	PV	95922	001	09101	3/21/2019	480641	1,820.00
	BOYER TRUCKS	636 LEFT REAR LEAF SPRING	PV	95922	002	09101	3/21/2019	480641	2,488.76

CITY OF RAMSEY
Create Payment Control Groups

Bank Account	00002224 CASH IN BANK
Version	LOGIS004V
Originator	JLIPSKI
Payment Instrument	Check Payment
Pay Through Date	12/31/2019

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	P O BOX 18338				Summary Total				4,308.76
	MINNEAPOLIS MN 55418	FILTER KIT	PV	95996	001	09101	3/26/2019	61158R	49.57
					Summary Total				49.57
		FILTER ASY	PV	95997	001	09101	3/26/2019	61148R	57.06
					Summary Total				57.06
					Payment Amount				4,415.39
116845	CADY BUSINESS TECHNOLOGIES INC	PHONE SUPPORT 2019-2020	PV	95998	001	09101	3/17/2019	31775	6,040.56
	CADY BUSINESS TECHNOLOGIES INC				Summary Total				6,040.56
	3030 HARBOR LANE SUITE 104	MITEL TRANSFER	PV	95999	001	09101	3/19/2019	31828	1,000.00
	PLYMOUTH MN 55447				Summary Total				1,000.00
					Payment Amount				7,040.56
116197	CINTAS CORPORATION	UNIFORM CLEANING	PV	95923	001	09101	3/20/2019	4018556018	28.00
	CINTAS CORPORATION	UNIFORM CLEANING	PV	95923	002	09101	3/20/2019	4018556018	4.00
	CINTAS LOC #4K	UNIFORM CLEANING	PV	95923	003	09101	3/20/2019	4018556018	28.46
	P O BOX 650838	UNIFORM CLEANING	PV	95923	004	09101	3/20/2019	4018556018	28.46
	DALLAS TX 75265-0838				Summary Total				88.92
		FD MATS	PV	95924	001	09101	3/20/2019	4018555867	13.20
					Summary Total				13.20
		FD MATS	PV	96000	001	09101	3/13/2019	4018124732	16.56
					Summary Total				16.56
					Payment Amount				118.68
100116	CONNEXUS ENERGY	STREET LIGHTS	PV	95925	001	09603	3/21/2019	759126-303101 MAR 19	9,649.67
	CONNEXUS ENERGY				Summary Total				9,649.67
	PO BOX 1808	WELLS/ WTR TWR/LIFT STATIONS	PV	95926	001	09601	3/21/2019	759126-303102 MAR 19	6,258.16
	MINNEAPOLIS MN 55480-1808	WELLS/ WTR TWR/LIFT STATIONS	PV	95926	002	09601	3/21/2019	759126-303102 MAR 19	792.30
					Summary Total				7,050.46
		MISC PW ACCTS	PV	95972	001	09101	3/21/2019	759126-303106 MAR 19	675.38
		MISC PW ACCTS	PV	95972	002	09101	3/21/2019	759126-303106 MAR 19	225.13
		MISC PW ACCTS	PV	95972	003	09101	3/21/2019	759126-303106 MAR 19	225.13

CITY OF RAMSEY
Create Payment Control Groups

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Payment Instrument	Check Payment
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
		MISC PW ACCTS	PV	95972	004	09101	3/21/2019	759126-303106 MAR 19	225.12
		MISC PW ACCTS	PV	95972	005	09101	3/21/2019	759126-303106 MAR 19	965.55
					Summary Total				2,316.31
		MISC CITY ACCTS	PV	95973	001	09230	3/21/2019	759126-303107 MAR 19	71.18
		MISC CITY ACCTS	PV	95973	002	09230	3/21/2019	759126-303107 MAR 19	1,847.04
		MISC CITY ACCTS	PV	95973	003	09230	3/21/2019	759126-303107 MAR 19	30.78
		MISC CITY ACCTS	PV	95973	004	09230	3/21/2019	759126-303107 MAR 19	1,058.05
		MISC CITY ACCTS	PV	95973	005	09230	3/21/2019	759126-303107 MAR 19	5,259.62
		MISC CITY ACCTS	PV	95973	006	09230	3/21/2019	759126-303107 MAR 19	4,323.68
		MISC CITY ACCTS	PV	95973	007	09230	3/21/2019	759126-303107 MAR 19	173.85
					Summary Total				12,764.20
		TRAFFIC SIGNALS	PV	95974	001	09101	3/21/2019	759126-303100 MAR 19	801.28
					Summary Total				801.28
		SIRENS	PV	96022	001	09101	3/21/2019	032119	85.00
					Summary Total				85.00
					Payment Amount				32,666.92
100120	CONTINENTAL RESEARCH CORP	MISC SUPPLIES	PV	96001	001	09101	3/21/2019	475744-CRC-1	385.00
	CONTINENTAL RESEARCH CORP PO BOX 15204 ST LOUIS MO 63110				Summary Total				385.00
					Payment Amount				385.00
100164	ELECTRIC SYSTEMS OF ANOKA INC	REPAIR SIREN 16	PV	96024	001	09101	3/22/2019	7214	820.00
	ELECTRIC SYSTEMS OF ANOKA INC 6314 HIGHWAY 10 NW ANOKA MN 55303	REPAIR SIREN 16	PV	96024	002	09101	3/22/2019	7214	264.90
					Summary Total				1,084.90
					Payment Amount				1,084.90

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Create Payment Control Groups

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
100169	EMERGENCY APPARATUS MAINTENANCE INC	WORK ON 560	PV	96025	001	09101	3/20/2019	105263	533.80
	EMERGENCY APPARATUS MAINTENANCE INC 7512 4TH AVENUE LINO LAKES MN 55014							Summary Total	533.80
								Payment Amount	533.80
110388	FRATTALLONE'S ACE HARDWARE STORES	MISC PARTS	PV	95939	001	09601	3/20/2019	035060/J	28.43
	FRATTALLONE'S ACE HARDWARE STORES 1203 COUNTY ROAD E WEST ARDEN HILLS MN 55112-3738							Summary Total	28.43
								Payment Amount	28.43
100814	HACH COMPANY	FLUORIDE/CHLORINE PKGS	PV	95940	001	09601	3/15/2019	11381394	863.10
	HACH COMPANY 2207 COLLECTIONS CENTER DR CHICAGO IL 60693							Summary Total	863.10
								Payment Amount	863.10
115760	HENRY SCHEIN INC	MISC FIRE SUPPLIES	PV	96031	001	09101	3/19/2019	63357568	218.38
	HENRY SCHEIN INC DEPT CH 10241 PALATINE IL 60055-0241							Summary Total	218.38
								Payment Amount	218.38
100343	LEADERSHIP MANAGEMENT	APPOINTMENT BOOK	PV	95945	001	09101	3/14/2019	195165-00	50.95
	LEADERSHIP MANAGEMENT INC PO BOX 9126 WACO TX 76714-9126							Summary Total	50.95
								Payment Amount	50.95
102954	LITTLE FALLS MACHINE INC	SPINNER ROD/ASSY	PV	95946	001	09101	3/16/2019	354852	711.60
	LITTLE FALLS MACHINE INC 300 LINDBERGH DRIVE SOUTH LITTLE FALLS MN 56345-1598							Summary Total	711.60
								Payment Amount	711.60

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Create Payment Control Groups

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Payee Number	Payee Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
107054	MCPA	MEMBERSHIP- C. GARDNER	PV	96011	001	09101	3/28/2019	032819	60.00
	MCPA					Summary Total			60.00
						Payment Amount			60.00
108208	METRO PRODUCTS INC	CARR BOLTS	PV	95952	001	09101	3/14/2019	141927	25.17
	METRO PRODUCTS INC 7401 CENTRAL AVENUE NE FRIDLEY MN 55432					Summary Total			25.17
						Payment Amount			25.17
100327	MN DEPT OF PUBLIC SAFETY	UNMARKED TITLE/REG 396	PV	96027	001	09290	3/29/2019	032919	1,686.37
	MN DEPT OF PUBLIC SAFETY ATTEN: DRIVER AND VEHICLE SERVICE DIV. 445 MINNESOTA STREET ST PAUL MN 55101-5185					Summary Total			1,686.37
						Payment Amount			1,686.37
113909	MOBILE VEHICLE INTEGRATION	SIREN SPEAKER ON 566	PV	96028	001	09101	3/28/2019	1902042	321.25
	MOBILE VEHICLE INTEGRATION 835 XENIA AVENUE NW ELK RIVER MN 55330					Summary Total			321.25
						Payment Amount			321.25
115167	NET TRANSCRIPTS INC	TRANSCRIPTIONS	PV	95953	001	09101	3/15/2019	0024274-IN	629.58
	NET TRANSCRIPTS INC 3707 N. 7TH STREET SUITE 320 PHOENIX AZ 85014					Summary Total			629.58
						Payment Amount			629.58
112688	TITAN MACHINERY	AIR FILTER 688	PV	95954	001	09101	3/18/2019	12122018	67.00
	TITAN MACHINERY					Summary Total			67.00
	14375 JAMES ROAD	ENGINE OIL FILTER 688	PV	95955	001	09101	3/19/2019	12128079	23.00
	ROGERS MN 55374					Summary Total			23.00
						Payment Amount			90.00

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
100539	WRIGHT TIRE SERVICE INC	TIRES 569	PV	95956	001	09101	3/18/2019	67623	523.36
				Summary Total					523.36
	WRIGHT TIRE SERVICE INC 710 WEST MAIN STREET	TIRES- PATCHING TRAILER	PV	96016	001	09101	3/21/2019	67717	339.16
	ANOKA MN 55303			Summary Total					339.16
				Payment Amount					862.52
101257	YOUTH FIRST	19 MAYOR'S PRAYER BREAK 2 TAB	PV	96017	001	09101	3/25/2019	2019-1	400.00
	YOUTH FIRST 6701 HWY 10 NW RAMSEY MN 55303			Summary Total					400.00
				Payment Amount					400.00
				Total Amount to be Processed					55,741.98
				Total Number of Payments to be Processed					24

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Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
100625	ALEX AIR APPARATUS INC	COMP SERVICE STATION 3	PV	95968	001	09101	3/14/2019	1286	740.00
	ALEX AIR APPARATUS INC				Summary Total				740.00
	11897 COUNTY ROAD 87 SE	COMP SERVICE STATION 2	PV	95969	001	09101	3/14/2019	1278	675.00
	ALEXANDRIA MN 56308				Summary Total				675.00
		COMP SERVICE STATION 1	PV	95970	001	09101	3/14/2019	1282	675.00
					Summary Total				675.00
					Payment Amount				2,090.00
107587	ANOKA COUNTY TREASURY DEPARTMENT	APR 2019 BROADBAND	PV	95971	001	09101	3/18/2019	B190315M	604.50
	ANOKA COUNTY TREASURY DEPARTMENT 2100 THIRD AVENUE ANOKA MN 55303				Summary Total				604.50
					Payment Amount				604.50
113306	DEFINITIVE TECHNOLOGY SOLUTIONS INC	CONTRACT MAR/APR 2019	PV	96002	001	09101	3/22/2019	INV180132	240.07
	DEFINITIVE TECHNOLOGY SOLUTIONS INC 9401 JAMES AVENUE SOUTH SUITE 120 BLOOMINGTON MN 55431				Summary Total				240.07
					Payment Amount				240.07
100144	DEHN OIL COMPANY	DIESEL	PV	95975	001	09101	3/19/2019	60539	1,168.13
	DEHN OIL COMPANY				Summary Total				1,168.13
	6735 141ST AVENUE NW	GAUGE GLASS REPAIR KIT	PV	95976	001	09101	3/20/2019	25134009	14.95
	RAMSEY MN 55303				Summary Total				14.95
					Payment Amount				1,183.08
116175	ECKBERG LAMMERS ATTORNEYS AT LAW	MARCH 2019 SERVICE	PV	96023	001	09101	3/31/2019	03 2019	6,117.95
	ECKBERG LAMMERS ATTORNEYS AT LAW 1809 NORTHWESTERN AVENUE STILLWATER MN 55082				Summary Total				6,117.95
					Payment Amount				6,117.95

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Payment Instrument	T	A/P ACH Payment
Pay Through Date	12/31/2019	

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
100158	ECM PUBLISHERS INC	ORD 19-06	PV	95977	001	09101	3/15/2019	678695	59.13
	ECM PUBLISHERS INC			Summary Total					59.13
	4095 COON RAPIDS BLVD	ORD 19-05	PV	95978	001	09101	3/15/2019	678694	59.13
	COON RAPIDS MN 55433			Summary Total					59.13
		ORD 19-04	PV	95979	001	09101	3/15/2019	678693	59.13
				Summary Total					59.13
		ORD 19-03	PV	95980	001	09101	3/15/2019	678692	80.63
				Summary Total					80.63
		ORD 19-02	PV	95981	001	09101	3/15/2019	678691	64.50
				Summary Total					64.50
				Payment Amount					322.52
108737	EMERGENCY AUTOMOTIVE TECHNOLOGY INC	WORK ON 396	PV	95982	001	09101	3/18/2019	DL031519-22	466.14
	EMERGENCY AUTOMOTIVE TECHNOLOGY INC			Summary Total					466.14
	2755 GENEVA AVE N	WORK ON 395	PV	95983	001	09101	3/15/2019	AW022019-6B	258.46
	OAKDALE MN 55128			Summary Total					258.46
		WORK ON 396	PV	95984	001	09101	3/15/2019	DL012819-25G	618.76
				Summary Total					618.76
		WORK ON 392	PV	95985	001	09101	3/18/2019	DL031519-25	326.90
				Summary Total					326.90
		WORK ON 395	PV	96003	001	09101	3/21/2019	DL031519-24	498.36
				Summary Total					498.36
		WORK ON 395	PV	96004	001	09101	3/21/2019	AW022019-6C	312.04
				Summary Total					312.04
		WORK ON 392	PV	96005	001	09101	3/21/2019	DL031519-25A	527.13
				Summary Total					527.13
				Payment Amount					3,007.79
113321	FACTORY MOTOR PARTS CO	OIL FILTERS	PV	96006	001	09101	3/28/2019	6-1530410	29.88
	FACTORY MOTOR PARTS CO BIN 139107 P O BOX 9107 MINNEAPOLIS MN 55480-9107			Summary Total					29.88
				Payment Amount					29.88

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Payee Number	Payee Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
107099	FASTENAL	MISC PARTS	PV	95986	001	09601	3/20/2019	MNTC8174289	5.54
					Summary Total				5.54
	FASTENAL COMPANY								
	P O BOX 1286	MISC PARTS	PV	96007	001	09101	3/21/2019	MNTC8174331	6.94
	WINONA MN 55987				Summary Total				6.94
					Payment Amount				12.48
116084	FORD OF HIBBING	19 FORD TAURUS 396	PV	96008	001	09290	3/28/2019	12146	25,378.67
	FORD OF HIBBING				Summary Total				25,378.67
	2627 13TH AVENUE E								
	HIBBING MN 55746				Payment Amount				25,378.67
112475	INNOVATIVE OFFICE SOLUTIONS	CREDIT- RETURN LOCKBOX	PD	95987	001	09101	3/21/2019	SCN-085246	36.94-
	INNOVATIVE OFFICE SOLUTIONS				Summary Total				36.94-
	P O BOX 860627	MISC OFFICE SUPPLIES	PV	95988	001	09101	3/20/2019	IN2447182	15.75
	MINNEAPOLIS MN 55486-0001				Summary Total				15.75
		MISC OFFICE SUPPLIES	PV	95989	001	09101	3/20/2019	IN2447375	49.05
					Summary Total				49.05
		OFFICE SUPPLIES	PV	95990	001	09101	3/15/2019	IN2442536	139.17
					Summary Total				139.17
		MISC OFFICE SUPPLIES	PV	96009	001	09101	3/26/2019	IN2454160	152.73
		MISC OFFICE SUPPLIES	PV	96009	002	09101	3/26/2019	IN2454160	220.20
					Summary Total				372.93
					Payment Amount				539.96
100283	MENARDS COON RAPIDS	MISC FD SUPPLIES	PV	95991	001	09101	3/18/2019	97167	24.11
	MENARDS COON RAPIDS				Summary Total				24.11
	3045 MAIN STREET	MISC SUPPLIES	PV	95992	001	09101	3/14/2019	96888	45.84
	COON RAPIDS MN 55433				Summary Total				45.84
					Payment Amount				69.95
100284	MENARDS ELK RIVER	MISC SUPPLIES	PV	95993	001	09601	3/15/2019	82472	236.81
	MENARDS ELK RIVER				Summary Total				236.81
	19521 EVANS STREET NW	MISC SUPPLIES	PV	95994	001	09601	3/22/2019	82983	92.20
	ELK RIVER MN 55330-1077				Summary Total				92.20
		STEEL SHELVES	PV	96010	001	09101	3/19/2019	82745	99.99
					Summary Total				99.99

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Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
					Payment Amount				429.00
100285	MET COUNCIL ENVIRONMENTAL SRV	MAY 2019 WASTE WATER	PV	96029	001	09602	4/2/2019	0001094847	65,058.71
	MET COUNCIL ENVIRONMENTAL SRV				Summary Total				65,058.71
	P O BOX 856513								
	MINNEAPOLIS MN 55485-6513								
					Payment Amount				65,058.71
113946	MUNICIPAL EMERGENCY SERVICES INC	GLOBE BOOTS	PV	96012	001	09101	3/12/2019	IN1318988	1,167.18
	MUNICIPAL EMERGENCY SERVICES INC				Summary Total				1,167.18
	DEPOSITORY ACCOUNT	GLOBE BOOTS	PV	96013	001	09101	3/12/2019	IN1319024	393.76
	75 REMITTANCE DRIVE SUITE 3135				Summary Total				393.76
	CHICAGO IL 60675								
					Payment Amount				1,560.94
100469	STREICHER'S POLICE EQUIPMENT	PD MISC	PV	96014	001	09101	3/25/2019	I1358924	715.00
	STREICHER'S POLICE EQUIPMENT				Summary Total				715.00
	10911 WEST HWY 55	MISC BADGES	PV	96015	001	09101	3/25/2019	I1358941	25.98
	MINNEAPOLIS MN 55441				Summary Total				25.98
					Payment Amount				740.98
					Total Amount to be Processed				107,386.48
					Total Number of Payments to be Processed				16

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #19-086

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF MARCH 21, 2019 THROUGH APRIL 3, 2019.

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of March 21, 2019, through April 3, 2019, in the amount of $551,329.94 and

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

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

1) That the Ramsey City Council hereby approves the cash disbursements made and authorizes payment of the accounts payable invoices as detailed in the attached Bills List for the period March 21, 2019, through April 3, 2019, in the amount of $551,329.94.

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

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

Existing Vacancy

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of April 2019.

_____

Mayor

ATTEST:

_____

City Clerk

CC Regular Session **4. 4.**

Meeting Date: 04/09/2019

By: Chris Anderson, Community Development

Information

Title

Adopt Resolution #19-084 Proclaiming April 26, 2019 as Arbor Day and the Month of May as Arbor Month

Purpose/Background:

The City of Ramsey has been recognized as a Tree City USA for twenty-seven (27) consecutive years (up through and including 2018 activities). One of the standards necessary to obtain this designation is the adoption of an Arbor Day proclamation. At its root, Arbor Day is a day to encourage and celebrate the planting of trees. In Minnesota, Arbor Day is officially observed on the last Friday of April, which this year, is April 26. The State of Minnesota also recognizes the month of May as Arbor Month. The attached resolution serves as the City's official observance of Arbor Day on April 26, 2019 and also recognizes May as Arbor Month.

Observations/Alternatives:

The City is working with staff from Ramsey Elementary School on a planting event with students in their Environmental Learning Area. School staff, City Staff, and DNR staff will be collaborating to ensure a successful and fun planting experience for the students. The intention will be to teach the students about the importance of trees, some tree biology, and of course, plant some trees! City Staff will be on site to assist with the education and planting aspects, while the DNR is providing the seedlings for planting.

Funding Source:

This case is being handled as part of staff's regular duties.

Recommendation:

Staff recommends adopting Resolution #19-084 proclaiming April 26, 2019 as Arbor Day and the month of May as Arbor Month.

Action:

Motion to adopt Resolution #19-084 proclaiming April 26, 2019 as Arbor Day and the month of May as Arbor Month.

Attachments

Resolution #19-084

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	04/04/2019 11:50 AM
Kurt Ulrich	Kurt Ulrich	04/04/2019 03:18 PM
Form Started By: Chris Anderson		Started On: 03/26/2019 08:28 AM
Final Approval Date: 04/04/2019		

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

RESOLUTION #19-084

RESOLUTION PROCLAIMING APRIL 26, 2019 AS ARBOR DAY AND THE MONTH OF MAY, 2019, AS ARBOR MONTH

WHEREAS, trees are an increasingly vital resource in Minnesota today and enrich our lives by purifying air, soil and water; and

WHEREAS, trees help conserve and protect soil from erosive forces, moderate temperatures, reduce stormwater runoff, and provide habitat for life of all kinds; and

WHEREAS, many species of trees and shrubs provide critical, early spring food for pollinators; and

WHEREAS, trees provide beautiful recreational settings and promote personal, community, and ecosystem health; and

WHEREAS, trees increase property values, enhance the economic vitality of business areas, create jobs through forest products, and are a renewable resource; and

WHEREAS, activities such as construction damage, regional and distant source pollution, as well as certain diseases and pests, threaten our trees, creating the need for concerted adaptive and collaborative action by locally planting, nurturing and protecting trees for the benefit of citizenry, economy, and ecology; and

WHEREAS, the City of Ramsey has been recognized for the 27th consecutive year (2018), as a Tree City USA.

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

1) That the Ramsey City Council hereby proclaims April 26, 2019 as Arbor Day.

2) That the Ramsey City Council hereby proclaims the month of May as Arbor Month.

3) That the Ramsey City Council urges all citizens to plant trees as part of Ramsey's living history, to participate in disease and pest control programs that will ensure an enduring tree canopy, and collaborate with partners and volunteers to develop and implement policies to plant, nurture, protect, and steward our natural diversity.

4) That the Ramsey City Council encourages efforts to maintain our historic sites with significant tree species, enhance species diversity to buffer against disease and/or pest outbreaks, promote replanting of native species and strategically locate plantings for energy savings.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of April, 2019.

_____
Mayor

ATTEST:

_____
City Clerk

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

CC Regular Session **4. 5.**

Meeting Date: 04/09/2019

By: Chloe McGuire Brigl, Community Development

Information

Title:

Adopt Resolution 19-087 for Final Plat, Development Agreement and Introduce Ordinance 19-08 to Vacate Easements for Harvest Estates 2nd Addition.

Purpose/Background:

The purpose of this case is to approve the final plat and development agreement for Harvest Estates 2nd Addition, a fifteen (15) lot residential subdivision. The Applicant has proposed to subdivide the approximately six and a half (6.5) acre parcel into fifteen (15) single family lots serviced by City utilities. The site is generally located at the site of the old municipal center, east of Nowthen Boulevard and south of Alpine Drive. The lot is legally described as Lot 25, Block 1 Harvest Estates (the "Subject Property").

The Project required a zoning text amendment to allow for 65 foot-wide lots via a new zoning district (Detached Villas) and the rezoning of the Subject Property. The City Council approved these two items at their March 2019 meeting.

Notification:

Staff attempted to notify all Property Owners within 700 feet of the Subject Property of the preliminary plat review.

The City Council will hold a public hearing related to vacating the existing Drainage and Utility Easements at their April 23, 2019 meeting.

Observations/Alternatives:

Summary: The proposed preliminary plat shows 15 detached villas. The proposal now meets all the requirements of the new, R-1 Detached Villa residential district regulations. The plan was updated to show additional trees along the southern property line, per the recommendation of the Planning Commission and City Council during the preliminary plat stage. Underlying drainage and utility easements need to be vacated, which will be replaced with new easements in similar locations on the new plat.

Roads/Connection: The preliminary plat shows the access off Nowthen Blvd remaining. Staff worked with the Development Review Committee and will require that the developer reconstruct and maintain this access to a level acceptable by the City throughout construction and until the completion of the project.

Alternatives:

1. Adopt Resolution #19-087 Approving Final Plat and Development Agreement - This would allow the project to move into the construction phase, after the site is purchased from the City. The City rezoned the Subject Property and approved the preliminary plat. The Developer has updated the plan sheets to reflect the required changes; Staff supports this alternative.

2. Deny Resolution #19-087 - This would stop the project and the potential sale of the land. The preliminary plat was already approved, and as the final plat meets what was proposed at the preliminary plat stage, Staff does not support this alternative.
3. Table Resolution #19-087 - This would push the discussion back two weeks until the next City Council meeting, allowing Staff time to work with the Developer to answer specific questions related to the plan sheets or Development Agreement; Staff could support this alternative if the City Council needs additional information on a specific topic in order to approve.

Funding Source:

All costs associated with processing the Application are the responsibility of the Applicant. The Planning Commission has recommended approval of this project.

Recommendation:

Staff and Planning Commission recommend approval of the Final Plat and Development Agreement. Staff and the Planning Commission recommend vacating underlying drainage and utility easements, which will be replaced with new easements.

Action:

Motion to Adopt Resolution #19-087 Approving Final Plat and Development Agreement for Harvest Estates 2nd Addition. Motion to Introduce Ordinance #19-08 Vacating Underlying Drainage and Utility Easements for Harvest Estates 2nd Addition.

Attachments

Application
Final Plat Set
Development Agreement
Resolution #19-087
Ordinance 19-08

Form Review

Inbox	Reviewed By	Date
Chris Anderson	Chris Anderson	04/02/2019 12:09 PM
Tim Gladhill	Chloe McGuire Brigl	04/04/2019 09:19 AM
Chris Anderson	JoAnn Shaw	04/04/2019 10:34 AM
Tim Gladhill	Tim Gladhill	04/04/2019 11:50 AM
Kurt Ulrich	Kurt Ulrich	04/04/2019 03:16 PM
Form Started By: Chloe McGuire Brigl		Started On: 03/25/2019 11:19 AM
Final Approval Date: 04/04/2019		

City of RAMSEY

RECEIVED
MAR 13 2019
BY:

Land Use Application

☐ Plat – Sketch Plan	☐ Plat – Preliminary Plat	■ Plat – Final Plat
☐ Administrative Plat	☐ Site Plan Review	☐ Easement/ROW Vacation
☐ Conditional Use Permit	☐ Interim Use Permit	☐ Comprehensive Plan Amendment
☐ Zoning Amendment	☐ Home Occupation Permit	☐ Variance
☐ Dwelling Moving Permit	☐ Environmental Permit	☐ Registered Land Survey
☐ Non-Traditional Animal License	☐ Beekeeping License	☐ Private Kennel License

Applicant Contact Information

Please note: All official communication will be routed through this contact.

Name:	Tim Pomerleau		
Street Address:	10122 Ewing Lane		
City, State, ZIP:	Brooklyn Park, MN 55443		
Home Phone:		Work Phone:	612-867-6533
Email:		Fax Number:	
Name of Business (if applicable):	Meadow Creek Builders, Inc.		
Business Address (if applicable)	Same as above		
Business City, State, ZIP	Same as above		
Business Phone:	Same as above	Business Fax:	

Subject Property Information

(Location of Application)

Address	15153 Nowthen Blvd. NW
PIN	23-32-25-41-0081
Legal Description	See Plan Set
Zoning District	R-1 Residential (Detached Villa)

Contact the Planning Division at 763-433-9824 or planning@cityoframsey.com to request a Zoning Verification

Property Owner Information

(If different than Applicant)

Name:	City of Ramsey		
Street Address:			
City, State, ZIP:			
Home Phone:		Work Phone:	
Email:		Fax Number:	

Please provide a detailed description of your request and attached a copy of a scaled site plan

Final plat application for 15 single family lots for Harvest Estates 2nd Addition.

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

Applicant Signature	Michael Pomerleau	Co-Applicant Signature	Randall C. Hedlund
Printed Name	Tim Pomerleau	Printed Name	Randy Hedlund
Title	Owner Vice President	Title	Principal
Date	03-06-2019	Date	03-06-2019

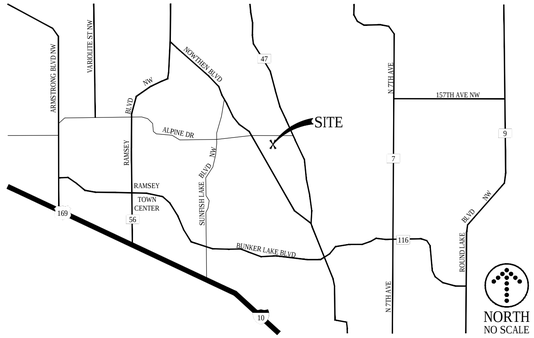
I understand that the application fee is non-refundable. All costs associated with the processing of this application are the responsibility of the applicant whether this application is approved or denied. Any excess of escrow account deposits over expenditures will be refunded at the time of account closure. I also understand that as the applicant, it is my responsibility to obtain all other permits or licenses required by any applicable regulatory agencies for this Land Use Application.

Property Owner Signature		Property Owner Signature	
Printed Name		Printed Name	
Title		Title	
Date		Date	

I hereby certify that I am the fee title owner/contract for deed vendee of record for the above-mentioned property. Failure to prove ownership may void any agreements entered into the City and I will be held liable for any and all costs incurred by the City.

AREA LOCATION MAP

RAMSEY, MINNESOTA



HARVEST ESTATES 2ND ADD.

RAMSEY, MINNESOTA

ABBREVIATIONS

D	Angle	LB.	Pound
&	And	LGU	Local Government Unit
@	At	LB.	Pound
100 YR.	100 Year Flood Elevation	LB.	Longitudinal
A.B.	Anchor Bolt	LT.	Light / Lighting
A.D.	Area Drain	MAINT.	Maintenance
A/C	Air Conditioning Unit	MAS.	Masonry
ADD.	Addendum	MATL.	Material
ADDL.	Additional	MAX.	Maximum
ADJ.	Adjacent / Adjust	MECH	Mechanical
AHU	Air Handling Unit	MED.	Medium
ALT.	Alternate	MFR.	Manufacturer
ALUM.	Aluminum	MH	Manhole
ANOD.	Anodized	MIN.	Minimum / Minute
APPROX.	Approximate	MISC.	Miscellaneous
ARCH	Architect / Architectural	MNDOT	Minnesota Department Of Transportation
AUTO.	Automatic	MOD.	Module / Modular
AVG.	Average	MUL.	Mullion
B.C.	Back of Curb	N.	North
B/W	Bottom of Wall	N.I.C.	Not In Contract
BFE	Basement Floor Elevation	NO. OR #	Number
BIT	Bituminous (Asphaltic)	NOM	Nominal
BLDG	Building	NTS	Not to Scale
BM	Benchmark	NWE	Normal Water Elevation
BSMT.	Basement	NWL	Normal Water Level
C.F.	Cubic Feet	O.F.	On Center
C.F.S.	Cubic Feet Per Second	O.G.	Outside Dimension
C.G.	Corner Guard	O.H.	Overhead Electric
C.J.	Control Joint	OH.	Overhead
C.L.	Centerline	OHWL	Ordinary High Water Level
C.M.U.	Concrete Masonry Unit	OPNG.	Opening
C.O.	Cleanout	ORIG.	Original
C.O.E.	U.S. Army Corps Of Engineers	P.C.	Point of Curvature
C.Y.	Cubic Yards	P.I.	Point of Intersection
CB	Catch Basin	PIV	Post Indicator Valve
CBMH	Catch Basin Manhole	P.L. OR P/L	Property Line
CEM.	Cement	P.O.B.	Point of Beginning
CIP	Cast Iron Pipe	P.S.F.	Pounds Per Square Foot
CMP	Corrugated Metal Pipe	P.S.I.	Pounds Per Square Inch
CONC.	Concrete (Portland)	P.T.	Point of Tangency
CONN.	Connection	P.V.C.	Point of Vertical Curvature
CONST.	Construction	P.V.I.	Point of Vertical Intersection
CONT.	Continuous	P.V.T.	Point of Vertical Tangency
CONTR.	Contractor	PE	Polyethylene
COP.	Copper	PED.	Pedestal / Pedestrian
CU.	Cubic	PERF.	Perforated
D.S.	Down Spout	PREP.	Preparation
DEG.	Degree	PROJ.	Project
DEMO.	Demolition / Demolish	PROP.	Proposed
DEPT.	Department	PVC	Poly-Vinyl-Chloride (Piping)
DET.	Detail	PVMT.	Pavement
DIA.	Diameter	QTR.	Quarter
DIAG.	Diagonal	QTY.	Quantity
DIM.	Dimension	R	Radius
DIP	Ductile Iron Pipe	RAD.	Radius
DN	Down	RE	Rim Elevation (Casting)
DWG.	Drawing	R.D.	Roof Drain
E.	East	R.E.	Remove Existing
E.J.	Expansion Joint	R.O.	Rough Opening
E.O.	Emergency Overflow	R.P.	Radius Point
E.O.S.	Emergency Overflow Swale	RC	Reinforced Concrete Pipe
E.W.	Each Way	R.S.	Rough Slab
EA.	Each EL. Elevation	RSD	Roof Storm Drain
ELEC.	Electrical	RE.	Regarding
ELEV.	Elevation	REINF.	Reinforced
EMER.	Emergency	REQ'D	Required
ENGR.	Engineer	REV.	Revision / Revised
ENTR.	Entrance	RGU	Regulatory Government Unit
EQ.	Equal	ROW OR R/W	Right of Way
EQUIP.	Equipment	S.	South
EQUIV.	Equivalent	S.F.	Square Feet
EXIST.	Existing	SAN.	Sanitary Sewer
EXP.	Expansion	SECT.	Section
F & I	Furnish and Install	SE	Split Entry /Side Exit
F.B.O.	Furnished by Others	SEWO	Split Entry Walk Out /Side Exit Walk Out
F.C.	Face of Curb	SHT.	Sheet
F.D.	Floor Drain	SIM.	Similar
F.D.C.	Fire Department Connection	SLNT.	Sealant
F.V.	Field Verify	SPEC.	Specification
FB	Full Basement	SQ.	Square
FBWO	Full Basement Walk Out	SSD	Subsurface drain
FBLO	Full Basement Look Out	STMH	Storm Sewer Manhole
FDN.	Foundation	STD.	Standard
FES	Flared End Section	STRUCT.	Structural
FFE	Finished Floor Elevation	SYM.	Symmetrical
FLR.	Floor	T	Thickness
FT. OR (')	Foot	T/R	Top of Rim
FUT.	Future	T/W	Top of Wall
G.B.	Grade Break	TEMP.	Temporary
G.C.	General Contractor	THK.	Thick / Thickness
GAL.	Gallon	T.J.	Tooled Joint
GALV.	Galvanized	TNH	Top Nut Hydrant
GFE	Garage Floor Elevation	TYP.	Typical
GL.	Glass	U.N.O.	Unless Noted Otherwise
GR.	Grade	V.B.	Vapor Barrier
H.	Height	V.C.	Vertical Curve
H.P.	High Point	V.I.F.	Verify In Field
HDPEP	High Density Polyethylene Pipe	VER.	Verify
HGT.	Height	VER.	Vertical
HORIZ.	Horizontal	VEST.	Vestibule
HVAC	Heating, Ventilation, Air Conditioning	W	Width
HYD	Hydrant	W.PT.	Working Point
I.D.	Inside Dimension OR Identification	W.W.F.	Welded Wire Fabric
I.E. or IE	Invert Elevation	W/	With
IN. OR (")	Inches	W/O	Without
INFO.	Information	WO	Walk Out
INL.	Inlet Elevation	VER.	Wetland
INSUL.	Insulation	WP	Waterproof
INV.	Invert Elevation	WETL.	Weight
JT.	Joint	YD.	Yard
L.F.	Linear Feet	YR.	Year
L.P.	Low Point / Liquid Petroleum		

SYMBOLS

EXISTING	DESCRIPTION	NEW	DESCRIPTION
120	MAJOR CONTOUR	120	MAJOR CONTOUR
123	MINOR CONTOUR	123	MINOR CONTOUR
× 234.5	SPOT ELEVATION	123.45 ×	SPOT ELEVATION
	BUILDING		BUILDING
	CANOPY / OVERHANG		CANOPY/OVERHANG
	CONCRETE		UNDERGROUND STRUCTURE
	BITUMINOUS		CONCRETE
	LANDSCAPING		CONCRETE CURB
	GRAVEL	BIT. EDGE	EDGE OF PAVEMENT
	PAVING BLOCK	HEIGHT, TYPE	FENCING
	PAVING BLOCK		GUARD RAIL
			CONCRETE RETAINING WALL
12"STS >>	STORM SEWER LINE		MODULAR RETAINING WALL
8"SAN >	SANITARY SEWER LINE		FIELDSTONE RETAINING WALL
6"WTR	WATER MAIN		EXIT LOCATION
OE	OVERHEAD ELECTRIC		LIGHT STANDARD
UT	UNDERGROUND TELEPHONE	∅	POWER POLE
UE	UNDERGROUND ELECTRIC	1.00%	SLOPE DIRECTION
G	GAS LINE		CATCH BASIN
	CONCRETE CURB		MANHOLE
X HEIGHT, TYPE X	FENCING		BOLLARD
	RETAINING WALL	FES STS >> RIPRAP	STORM SEWER
	SET 1/2" X 14" IRON PIPE	SAN >	SANITARY SEWER-WASTE
	IRON MONUMENT FOUND	FM >	FORCE MAIN
	SURVEY DISK (BENCHMARK)	RD >>	ROOF DRAIN SYSTEM
	POWERPOLE	GATE VALVE WTR HYD	WATERMAIN
	GUY WIRE	FIRE	FIRE LINE (IF SEPARATE)
	GUARD POST	BLDG.	FIRE DEPT. CONNECTION
	GAS METER	C.O. X"SSD	SOIL SUBDRAIN
	TRANSFORMER	GAS	GAS LINE-UNDERGROUND
	WATER SHUT-OFF VALVE	ELEC	ELECTRIC-UNDERGROUND
	TRAFFIC SIGN	TELE	TELEPHONE-UNDERGROUND
	FLAG POLE	CATV	UNDERGROUND CABLE/TV
LT	LIGHT POLE	LSS	LAWN SPRINKLER SLEEVE
	TREES		
	TREE LINE		
	MANHOLE		
	CATCH BASIN		
	FIRE HYDRANT		
	WATER VALVE		
	FLARED END SECTION		
GM MB	MAILBOX		
1	NOTE NUMBER		
(M)	MEASURED DISTANCE		
(P)	DISTANCE PER RECORDED PLAT		
B-X	SOIL BORING		

EROSION CONTROL SYMBOLS

SYMBOL	DESCRIPTION
	SILT FENCE
	COMPOST/BIO LOG
	INLET PROTECTION

DRAWING SYMBOLS

SYMBOL	DESCRIPTION
3	NOTE REFERENCE
12	PARKING STALL COUNT
C7.3 / 1	LARGE SHEET DETAIL
C21	COORDINATE POINT
2	REVISION - ADDENDUM, BULLETIN, ETC.
	REVISED AREA (THIS ISSUE)

LEGAL DESCRIPTION

LOT 25, BLOCK 1, HARVEST ESTATES, RAMSEY COUNTY, MINNESOTA

CONTAINING 279,515 SQ. FT. - 6.42 AC.

BENCHMARK

TOP NUT HYDRANT BETWEEN LOTS 26 & 27, BLOCK 1 HARVEST ESTATES
TN HYD. = 895.70

OWNER

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MINNESOTA, 55303
TEL 763-427-1410
FAX 763-467-5543
CONTACT: TIM GLADHILL

PROJECT CONTACTS

CIVIL ENGINEER
LANDFORM
105 SOUTH FIFTH AVENUE, SUITE 513
MINNEAPOLIS, MN 55401
TEL 612-252-9070
FAX 612-252-9077
CONTACT: RANDY HEDLUND

SURVEYOR
LANDFORM
105 SOUTH FIFTH AVENUE, SUITE 513
MINNEAPOLIS, MN 55401
TEL 612-252-9070
FAX 612-252-9077
CONTACT: LYNN CASWELL

LANDSCAPE ARCHITECT
LANDFORM
105 SOUTH FIFTH AVENUE, SUITE 513
MINNEAPOLIS, MN 55401
TEL 612-252-9070
FAX 612-252-9077
CONTACT: RANDY HEDLUND

CIVIL / LANDSCAPE SHEET INDEX & REVISION MATRIX

SHEETS ISSUED BY DATE		01.03.19	02.20.19
SHEET NO.	DESCRIPTION		
C0.1	CIVIL TITLE & LANDSCAPE SHEET	X	X
C1.1	EXISTING CONDITIONS & DEMOLITION	X	X
C2.1	SITE PLAN	X	X
C2.2	BUILDABLE AREA EXHIBIT		X
C3.1	GRADING, DRAINAGE, & EROSION CONTROL	X	X
C3.2	SWPPP NOTES		X
C4.1	SANITARY SEWER & WATERMAIN	X	X
C4.2	STORM SEWER		
C6.1	STREET PROFILES	X	X
C7.1	CIVIL CONSTRUCTION DETAILS	X	X
C7.2	CIVIL CONSTRUCTION DETAILS	X	X
C7.3	CIVIL CONSTRUCTION DETAILS	X	X
C7.4	CIVIL CONSTRUCTION DETAILS (PED. RAMPS)	X	
C7.5	CIVIL CONSTRUCTION DETAILS (PED. RAMPS)	X	
L2.1	LANDSCAPE PLAN	X	X
L2.2	LANDSCAPE DETAILS		X

CERTIFICATIONS

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.

RANDY HEDLUND, P.E.

LICENSE NUMBER: 19576 DATE: 20 MARCH 2019

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

JARED LEE

LICENSE NUMBER: 44369 DATE: 20 MARCH 2019

DEVELOPER

MEADOWCREEK BUILDERS
10122 EWING LANE
BROOKLYN PARK, MN 55443
TEL (612) 867-6533

MUNICIPALITY

City of RAMSEY

PROJECT

HARVEST ESTATES
2ND ADDITION
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
01 JAN 2019	PRELIMINARY PLAT SUBMITTAL	RCH
20 MAR 2019	CONSTRUCTION DOCUMENTS	CAL

CERTIFICATION

I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.

Randall G. Hedlund

License No: 19576

Date: 03/20/2019

PRELIMINARY NOT FOR CONSTRUCTION

Signature shown is a facsimile reproduction of original. Wet signed copy of this plan on file at Landform Professional Services, LLC office and is available upon request.

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

CONSTRUCTION DOCUMENTS
03.20.2019

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C001KRZ141029MCB

PROJECT NO. KRZ141029.MCB

CIVIL & LANDSCAPE TITLE SHEET

C0.1

SHEET NO. 1/16

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LEGAL DESCRIPTION

LOT 25, BLOCK 1, HARVEST ESTATES, ANOKA COUNTY, MINNESOTA.

CONTAINING 279,515 SQ. FT. - 6.42 AC.

EXISTING CONDITIONS

1. BACKGROUND INFORMATION SHOWN IS FROM SURVEY BY LANDFORM PROFESSIONAL SERVICES LLC, MINNEAPOLIS, MN. ON DECEMBER 18, 2018, EXPRESSLY FOR THIS PROJECT; CITY OF RAMSEY, MINNESOTA RECORD DRAWINGS; AND UTILITY SERVICE PROVIDERS. LANDFORM OFFERS NO WARRANTY, EXPRESSED OR WRITTEN, FOR INFORMATION PROVIDED BY OTHERS. EXISTING PROJECT CONDITIONS SHALL BE VERIFIED PRIOR TO BEGINNING CONSTRUCTION. ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

GENERAL NOTES

1. FOR CONSTRUCTION STAKING AND SURVEYING SERVICES CONTACT LANDFORM AT 612.252.9070.

DEMOLITION AND CLEARING NOTES

2. OBTAIN PERMITS FOR DEMOLITION, CLEARING, AND DISPOSAL PRIOR TO BEGINNING.
3. CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING DEMOLITION AND CLEARING.
4. SEE SHEET C3.1 FOR EROSION PREVENTION AND SEDIMENT CONTROL MEASURES THAT MUST BE IN PLACE PRIOR TO DISTURBANCES TO SITE.
6. DIMENSIONS SHOWN FOR REMOVAL ARE APPROXIMATE. COORDINATE WITH NEW CONSTRUCTION TO ENSURE APPROPRIATE REMOVAL OF EXISTING FACILITIES.
7. REFER TO DETAILS FOR PAVEMENT SAWCUT. REMOVE CONCRETE WALKS AND CURBING TO THE NEAREST EXISTING JOINT BEYOND CONSTRUCTION LIMITS.
9. PROVIDE BARRICADES, LIGHTS, SIGNS, TRAFFIC CONTROL, AND OTHER MEASURES NECESSARY FOR PROTECTION AND SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT CONSTRUCTION. (SEE SHEET C6.1)
10. PROTECT STRUCTURES, UTILITIES, TREES, PLANT MATERIAL, SOD, AND ADJACENT PROPERTY FROM DAMAGE DURING CONSTRUCTION UNLESS NOTED FOR REMOVAL. DAMAGE SHALL BE REPAIRED TO EQUAL OR BETTER CONDITION AT NO ADDITIONAL COST.
12. REMOVE TREES NOTED, INCLUDING ROOT STRUCTURES, FROM THE SITE. COORDINATE WITH OWNER TO MARK TREES TO BE SAVED OR TRANSPLANTED PRIOR TO CLEARING. PROTECT TREES INDICATED WITH TREE PROTECTION FENCING PER DETAIL L2.2.
13. REMOVE EXISTING SITE FEATURES INCLUDING, BUT NOT LIMITED TO, UNDERGROUND UTILITIES. PAVING, CURBING, WALKWAYS, FENCING AND LIGHTING, WITHIN THE CONSTRUCTION LIMITS UNLESS NOTED OTHERWISE.
16. REMOVE EXISTING WATERMAIN TO EXISTING TEE FROM EXISTING CROSS.
17. REMOVE EXISTING SANITARY SEWER MANHOLES AND SANITARY SEWER PIPE AND SERVICE TO EXISTING MANHOLE, PER CITY SPECIFICATIONS.
18. REMOVE EXISTING STORM SEWER MANHOLE AND STORM SEWER PIPE TO EXISTING MH, PER CITY SPECIFICATIONS.
19. REMOVE EXISTING HYDRANT.
20. HAUL DEMOLITION DEBRIS OFF-SITE TO A FACILITY APPROVED BY REGULATORY AUTHORITIES FOR THE HANDLING OF DEMOLITION DEBRIS, UNLESS NOTED OTHERWISE.
21. BULKHEAD OPENING LEFT AFTER REMOVAL OF STORM SEWER PIPE. INSIDE AND OUTSIDE SURFACES SHALL HAVE SMOOTH FINISH. REDO INVERT TO TROUGH FROM REMOVED PIPE.

LEGEND

:TREE REMOVAL, GROUP
:TREE REMOVAL, INDIVIDUAL
:PAVEMENT REMOVAL
:SOIL BORING
:TREE PROTECTION
:CURB REMOVAL
:UTILITY LINE REMOVAL
:CONSTRUCTION LIMITS
:SAWCUT LINE

EXISTING TREE INVENTORY

Tree #	Species	DBH	Condition	Tree #	Species	DBH	Condition
787	Spruce, white	5.0	Good	817	Ash, green	8.0	Good
788	Spruce, white	7.0	Good	818	Ash, green	10.0	Fair
789	Spruce, white	5.0	Good	819	Ash, green	10.0	Good
790	Oak, red	7.5	Good	821	Hackberry	9.0	Good
792	Basswood	13.1	Fair	822	Pine, Scots	14.0	Good
793	Basswood	9.0	Good	823	Pine, Scots	16.0	Good
794	Basswood	8.0	Good	824	Pine, Scots	16.5	Good
798	Maple, sugar	8.0	Good	825	Ash, green	12.0	Good
803	Maple, Norway	8.5	Good	828	Ash, green	11.0	Good
804	Maple, silver	28.0	Fair	829	Maple, silver	18.0	Fair
808	Ash, green	11.5	Good	830	Birch, paper	15.0	Good
809	Ash, green	11.5	Good	833	Elm, Siberian	9.5	Fair
810	Ash, green	12.0	Good	834	Juniper	9.0	Good
816	Ash, green	10.5	Good	835	Elm, Siberian	15.0	Fair

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DEVELOPER

MEADOWCREEK BUILDERS
10122 EWING LANE
BROOKLYN PARK, MN 55443
TEL (612) 867-6533

MUNICIPALITY

City of RAMSEY

PROJECT

HARVEST ESTATES 2ND ADDITION

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
01 JAN 2019	PRELIMINARY PLAT SUBMITTAL	RICH
20 MAR 2019	CONSTRUCTION DOCUMENTS	CAL

CERTIFICATION

I hereby certify that this plan was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Ronald E. Cox Medlund
License No: 43580

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CONSTRUCTION DOCUMENTS
03.20.2019

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Web: landform.net

FILE NAME C101KRZ141029MCB
PROJECT NO. KRZ141029.MCB

EXISTING CONDITIONS & DEMOLITION PLAN
C1.1

SHEET NO. 2/16

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GENERAL NOTES

1. FOR CONSTRUCTION STAKING AND SURVEYING SERVICES CONTACT LANDFORM PROFESSIONAL SERVICES, LLC AT 612.252.9070.

SITE PLAN NOTES

2. OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WITHIN, OR USE OF, PUBLIC RIGHT-OF-WAY.
3. THE DIGITAL FILE, WHICH CAN BE OBTAINED FROM THE ENGINEER, SHALL BE USED FOR STAKING. DISCREPANCIES BETWEEN THE DRAWINGS AND THE DIGITAL FILE SHALL BE REPORTED TO THE ENGINEER. THE BUILDING FOOTPRINT, AS SHOWN ON THESE DRAWINGS, AND THE DIGITAL FILE, SHALL BE COMPARED TO THE STRUCTURAL DRAWINGS PRIOR TO STAKING.
4. DIMENSIONS SHOWN ARE TO BACK OF CURB AND EXTERIOR FACE OF BUILDING UNLESS NOTED OTHERWISE.
5. PROPOSED 3RD STALL GARAGE WALL IS SHOWN AT THE SETBACK LINE. EAVES CANNOT GO INTO THE SETBACK SO THE FOUNDATION SIDEWALL WILL LIKELY NEED TO BE PUSHED BACK. BUILDINGS SHOWN ARE FOR CONCEPT PURPOSES ONLY AND ARE NOT AN EXACT REPRESENTATION OF WHAT MAY BE BUILT.

ZONING AND SETBACK SUMMARY

EXISTING ZONING - R1 RESIDENTIAL ZONE (MUSA)

PROPOSED BUILDING SETBACK INFORMATION IS AS FOLLOWS:
FRONT YARD = 30 FT.
REAR = 30 FT.
SIDE (CORNER) = 30 FT.
SIDE (LIVING) = 10 FT.
SIDE (GARAGE) = 6 FT.

LOT COVERAGE INFORMATION IS AS FOLLOWS:
LOT AREA MINIMUM = 10,665 S.F = 0.25 ACRE
LOT WIDTH MINIMUM = 80 FT.
TOTAL SITE AREA = 279,515 S.F. = 6.42 ACRES

PROPOSED ZONING - R1A RESIDENTIAL ZONE (MUSA)

PROPOSED BUILDING SETBACK INFORMATION IS AS FOLLOWS:
FRONT YARD = 25 FT.
REAR = 20 FT.
SIDE (LIVING) = 10 FT.
SIDE (GARAGE) = 5 FT.

LOT COVERAGE INFORMATION IS AS FOLLOWS:
LOT AREA MINIMUM = 6,534 S.F = 0.1500 ACRE
LOT WIDTH MINIMUM = 65 FT.
TOTAL SITE AREA = 279,515 S.F. = 6.42 ACRES

AREA SUMMARY

TOTAL SITE AREA	279,515 SQ. FT.	6.42 AC.
RIGHT OF WAY AREA	43,172 SQ. FT.	0.99 AC.
NET AREA	236,343 SQ. FT.	5.43 AC.
NET DENSITY		2.8 U/A
IMPERVIOUS SURFACE (NET WITH 2 CAR GARAGE)		31%

LOT AREA TABLE

Parcel Table

Parcel #	Area	LOT/BLOCK
1	10536	1/1
2	11013	2/1
3	12221	3/1
4	13051	4/1
5	13487	5/1
6	16980	6/1
7	10665	1/2
8	13162	2/2
9	13202	3/2
10	19710	4/2
11	14825	5/2
12	20582	6/2
13	22082	7/2
14	30322	8/2
15	14504	9/2
16	43172	RIGHT OF WAY

DEVELOPER

MEADOWCREEK BUILDERS
10122 EWING LANE
BROOKLYN PARK, MN 55443
TEL (612) 867-6533

MUNICIPALITY

City of RAMSEY

PROJECT

HARVEST ESTATES 2ND ADDITION

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

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DATE	ISSUE / REVISION	REVIEW
01 JAN 2019	PRELIMINARY PLAT SUBMITTAL	RICH
20 MAR 2019	CONSTRUCTION DOCUMENTS	CAL

CERTIFICATION

I hereby certify that this plan was prepared by me or under my direct supervision, and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

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Ranae Lee Reklund

License No: 47587

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FILE NAME C201KRZ141029MCB

PROJECT NO. KRZ141029.MCB

SITE PLAN
C2.1

SHEET NO. 3/16

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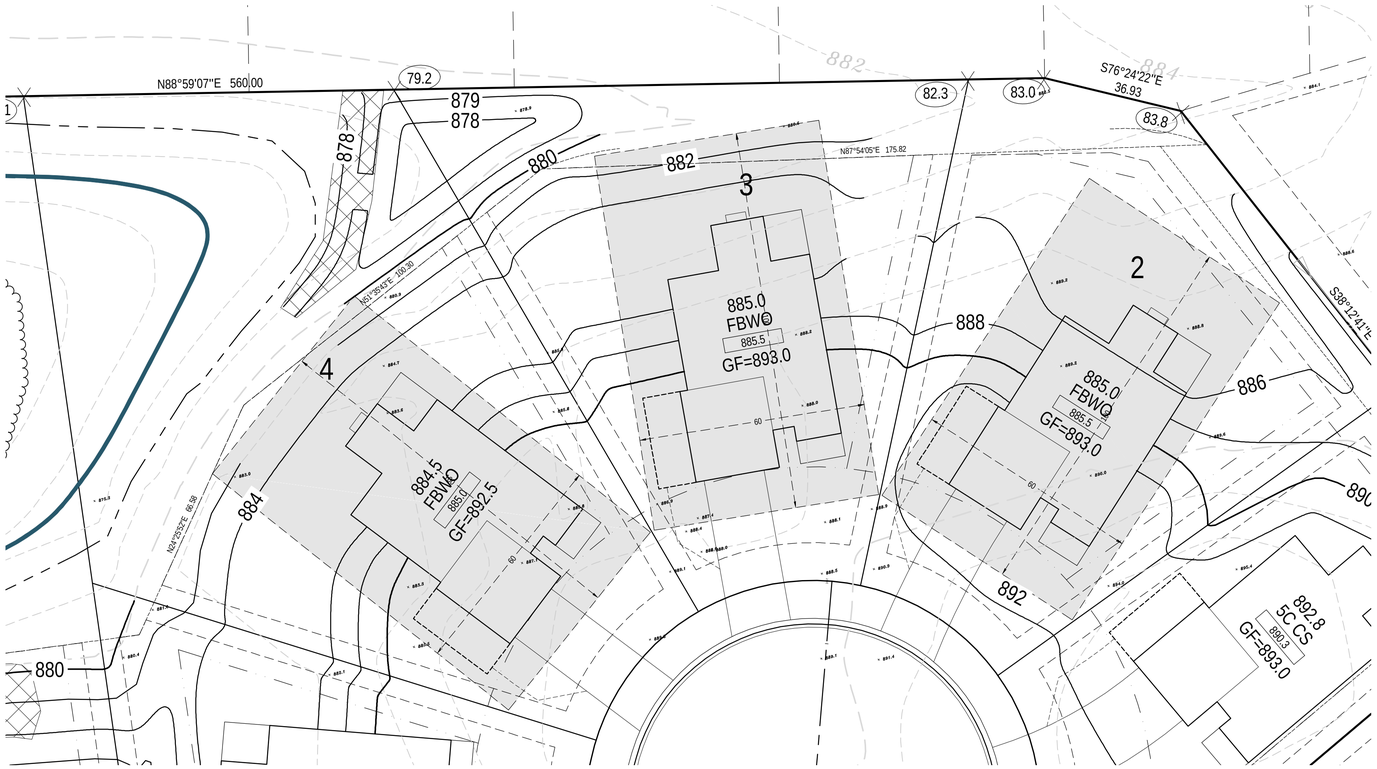
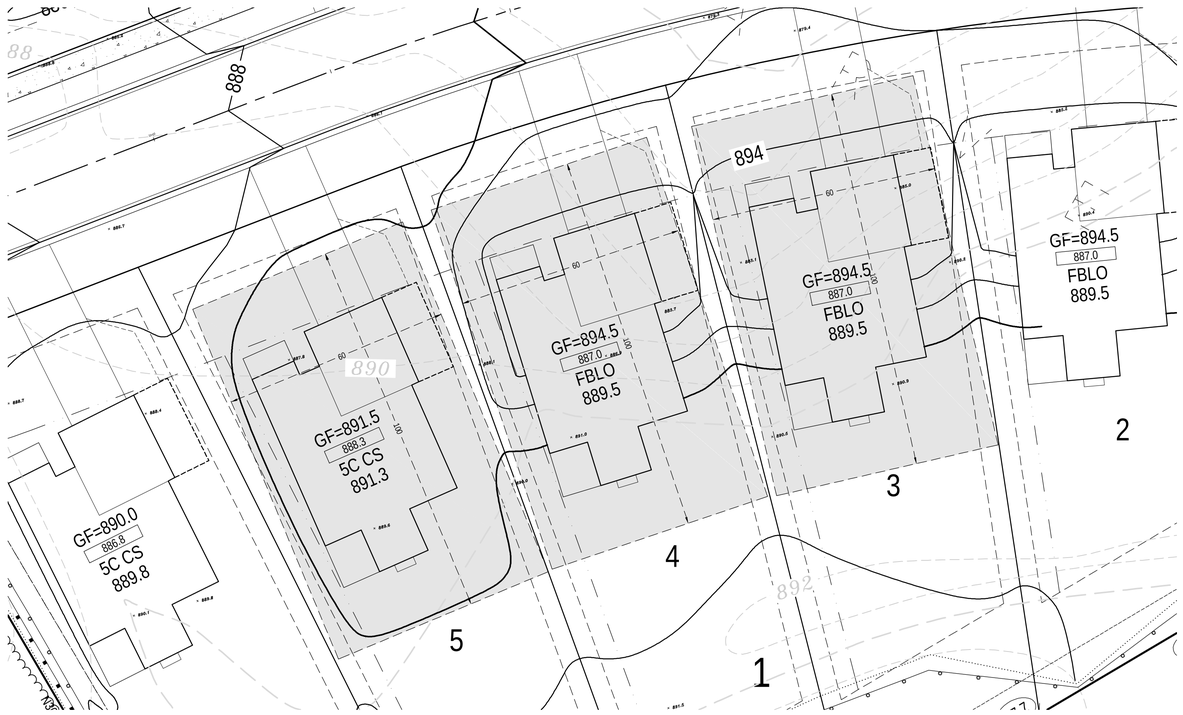
LOTS 3-5, BLOCK 1



LOTS 2-4, BLOCK 2



LEGEND

:BUILDABLE AREA

DEVELOPER

MEADOWCREEK BUILDERS

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Ramesh Kotipalli Medlund

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BUILDABLE AREA EXHIBIT

C2.2

SHEET NO. 4/16

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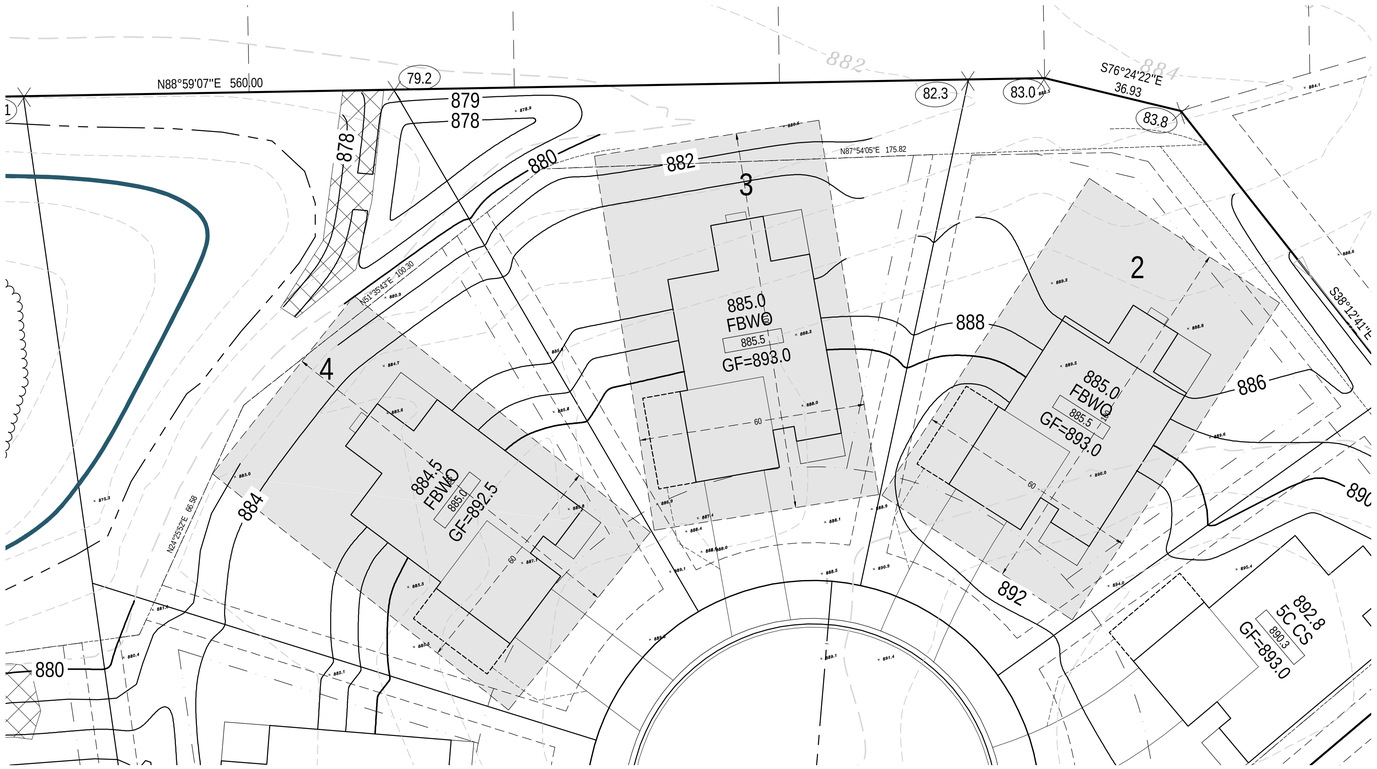
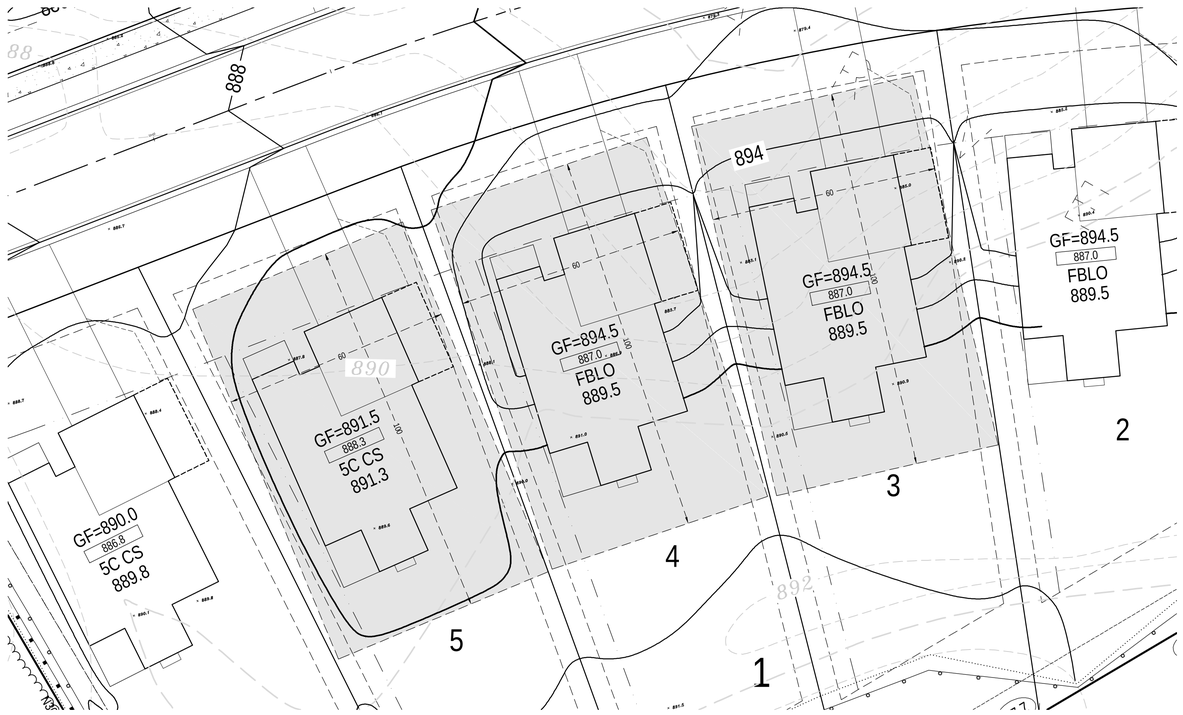
LOTS 3-5, BLOCK 1



LOTS 2-4, BLOCK 2



LEGEND

:BUILDABLE AREA

DEVELOPER

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NPDES AREA SUMMARY

	EXISTING	PROPOSED
PERVIOUS	6.26 ACRES	4.62 ACRES
IMPERVIOUS	0.16 ACRES	1.80 ACRES
TOTAL	6.42 ACRES	6.42 ACRES

DISTURBED AREA = 4.93 ACRES

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Cut/Fill Summary - Contour to Contour - Run Date 01/02/2019

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
Volume-Cut Fill	**1.000**	**1.000**	213333.98 Sq. Ft.	3485.00 Cu. Yd.	25056.02 Cu. Yd.	21571.03 Cu. Yd.<Fill>
Totals			213333.98 Sq. Ft.	3485.00 Cu. Yd.	25056.02 Cu. Yd.	21571.03 Cu. Yd.<Fill>

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

1. INSTALL PERIMETER SEDIMENT CONTROLS PRIOR TO BEGINNING WORK AND MAINTAIN FOR DURATION OF CONSTRUCTION. REMOVE CONTROLS AFTER AREAS CONTRIBUTING RUNOFF ARE PERMANENTLY STABILIZED AND DISPOSE OF OFF SITE.
2. LIMIT SOIL DISTURBANCE TO THE GRADING LIMITS SHOWN. SCHEDULE OPERATIONS TO MINIMIZE LENGTH OF EXPOSURE OF DISTURBED AREAS.
3. MANAGEMENT PRACTICES SHOWN ARE THE MINIMUM REQUIREMENT. INSTALL AND MAINTAIN ADDITIONAL CONTROLS AS WORK PROCEEDS TO PREVENT EROSION AND CONTROL SEDIMENT CARRIED BY WIND OR WATER.
4. REFER TO SWPPP NOTES ON SHEET C3.2 FOR ADDITIONAL REQUIREMENTS.
5. CONSTRUCT INFILTRATION BASIN AFTER REMAINDER OF SITE HAS BEEN STABILIZED.
6. SEED, SOD, MULCH AND FERTILIZER SHALL MEET THE FOLLOWING SPECIFICATIONS, AS MODIFIED.

ITEM	SPECIFICATION NUMBER
SOD	MNDOT 3878
SEED	MNDOT 3876
MN TYPE 22-111 @ 30.5 LB/AC - TEMPORARY	
MN TYPE 25-121 @ 61 LB/AC - PERMANENT	
MULCH	MNDOT 388
FERTILIZER	MNDOT TYPE 1 @ 2 TON/AC

7. SOIL WILL BE SCARIFIED PRIOR TO RESEEDING TO REDUCE SOIL COMPACTION.
8. SCRAPE ADJACENT STREETS CLEAN DAILY. STREET SWEEPING IS REQUIRED A MINIMUM OF 1 TIME PER WEEK OR AS DIRECTED BY THE CITY ENGINEER.
9. IINLET PROTECTION SHALL BE REMOVED PRIOR TO WINTER FREEZE AND REPLACED IN SPRING IF SITE STABILIZATION IS NOT ACHIEVED (AT THE DIRECTION OF THE CITY ENGINEER).

GRADING NOTES

11. CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING GRADING.
12. REFER TO THE GEOTECHNICAL REPORT PREPARED BY NORTHERN TECHNOLOGIES, INC., DATED FEBRUARY 15, 2015, FOR ADDITIONAL INFORMATION ON BACKFILL MATERIAL, GROUNDWATER CONDITIONS, AND COMPACTION REQUIREMENTS.
13. REMOVE TOPSOIL FROM GRADING AREAS AND STOCKPILE SUFFICIENT QUANTITY FOR REUSE.
14. REMOVE SURFACE AND GROUND WATER FROM EXCAVATIONS.
15. AN INDEPENDENT TESTING FIRM SHALL VERIFY THE REMOVAL OF ORGANIC AND UNSUITABLE SOILS, SOIL CORRECTION, AND COMPACTION AND PROVIDE PERIODIC REPORTS TO THE OWNER.
16. PLACE AND COMPACT FILL USING LIFT THICKNESS MATCHED TO SOIL TYPE AND COMPACTION EQUIPMENT TO OBTAIN SPECIFIED COMPACTION THROUGHOUT THE LIFT.
17. ALL SITE GRADING MUST BE COMPLETED, CERTIFIED BY THE ENGINEER AND ALL OFF ROAD GRADING EQUIPMENT REMOVED BEFORE STARTING ANY UTILITY WORK.
18. SITE IS LOCATED WITHIN THE BOUNDARIES OF THE LOWER RUM RIVER WATERSHED MANAGEMENT ORGANIZATION.
19. MAXIMUM SLOPE SHALL BE 4:1.
20. RESTORATION WORK SHALL BE COMPLETED WITHIN 7 DAYS OF GRADING COMPLETION.
21. PROPOSED 3RD STALL GARAGE WALL IS SHOWN AT THE SETBACK LINE. EAVES CANNOT GO INTO THE SETBACK SO THE FOUNDATION SIDEWALL WILL LIKELY NEED TO BE PUSHED. BUILDINGS SHOWN ARE FOR CONCEPT PURPOSES ONLY AND ARE NOT AN EXACT REPRESENTATION OF WHAT MAY BE BUILT.

LEGEND

SYMBOL	DESCRIPTION	ESTIMATED QUANTITY
	:INLET PROTECTION	6 EACH
	:SILT FENCE	1,600 L.F.
	:TREE PROTECTION	550 L.F.
	:VEHICLE TRACKING PAD	1 EACH
	:EROSION CONTROL BLANKET	4,910 SQ.FT.
000.0 EOF	:DENOTES EMERGENCY OVERFLOW	

LOT BY LOT TABULATION

Lot	Block	House Type	Garage Floor Ele	Driveway Grade (%)	Lowest Floor Ele	Lowest Opening Ele (living space)	100 Year Flood Ele	Emergency Overflow Ele	Highest Anticipated Water Table or Mottled Soil
1	1	5C CS	892.5	6.4	889.3	893.0	878.0	889.0	
2	1	FBLO	894.5	8.4	887.0	890.2	878.0	889.0	
3	1	FBLO	894.5	6.5	887.0	890.2	878.0	889.0	
4	1	FBLO	894.5	8.8	887.0	890.2	878.0	889.0	
5	1	5C CS	891.5	7.3	888.3	892.0	878.0	889.0	
6	1	5C CS	890.0	8.5	886.8	890.5	878.0	889.0	
1	2	5C CS	893.0	5.7	889.8	893.5	878.0	887.5	
2	2	FBWO	893.0	4.5	885.5	885.5	878.0	887.5	
3	2	FBWO	893.0	4.5	885.5	885.5	878.0	887.5	
4	2	FBWO	892.5	4.4	885.0	884.5	878.0	887.5	
5	2	FBWO	892.5	4.6	885.0	885.0	878.0	887.5	
6	2	FBWO	894.5	6.7	887.0	885.0	878.0	887.5	
7	2	FBWO	893.5	5.1	886.0	886.0	878.0	887.5	
8	2	FBWO	892.5	6.8	885.0	885.0	878.0	887.5	
9	2	5C CS	888.0	3.5	880.5	888.5	878.0	887.5	

BUILDING TYPE
FBWO = FULL BASEMENT WALK OUT
FBLO = FULL BASEMENT LOOKOUT WINDOWS
5C CS = CRAWL SPACE

XXX.X FBWO/FB XXX.XX GF=XXX.X DRP 1C

: REAR ELEVATION
: UNIT TYPE
: MINIMUM BASEMENT ELEVATION
: FRONT GARAGE FLOOR ELEVATION
: DENOTES NUMBER OF COURSES GARAGE FLOOR IS DROPPED FROM TOP OF FOUNDATION

NOTES:
1. GARAGE LOCATION INDICATED BY DRIVEWAY.

1 PAD DETAIL NO SCALE

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DEVELOPER

MEADOWCREEK BUILDERS
10122 EWING LANE
BROOKLYN PARK, MN 55443
TEL (612) 867-6533

MUNICIPALITY

City of RAMSEY

PROJECT

HARVEST ESTATES 2ND ADDITION
RAMSEY, MINNESOTA

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Kendall C. Haviland
License No: 19576

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CONSTRUCTION DOCUMENTS
03.20.2019

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FILE NAME C301KRZ141029MCB

PROJECT NO. KRZ141029.MCB

GRADING, DRAINAGE AND EROSION CONTROL
C3.1

SHEET NO. 5/16

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NPDES PERMIT AND SWPPP COMPONENTS

1. *THE CURRENT MINNESOTA CONSTRUCTION STORMWATER GENERAL PERMIT (PERMIT) DATED AUGUST 1, 2018 IS REFERENCED IN THIS DOCUMENT AS THE PERMIT.*

THE SWPPP INCLUDES THE FOLLOWING COMPONENTS:

- CONSTRUCTION DOCUMENTS PREPARED BY LANDFORM
- STORMWATER MANAGE MENT PLAN NARRATIVE PREPARED BY LANDFORM
- MAINTENANCE PLAN FOR PERMANENT STORMWATER BMPS
- GEOTECHNICAL REPORT PREPARED BY BRAUN INTERTEC

ALL COMPONENTS MUST BE KEPT ONSITE BY THE OPERATOR. THE OPERATOR SHALL CONTACT CIVIL ENGINEER IF THEY DO NOT HAVE ALL OF THE ABOVE DOCUMENTS.

SITE INFORMATION

SITE LOCATION: LATITUDE: 45.245734, LONGITUDE: -93.410825

DISTURBED AREA = 4.9 AC.
PRE-CONSTRUCTION IMPERVIOUS AREA WITHIN DISTURBED AREA = 0.2 AC.
POST-CONSTRUCTION IMPERVIOUS AREA WITHIN DISTURBED AREA = 1.8 AC.
NET CHANGE IN IMPERVIOUS AREA WITHIN DISTRUBED AREA = 1.6 AC.

TYPE OF STORMWATER MANAGEMENT:

- INFILTRATION

EROSION PREVENTION AND SEDIMENT CONTROL QUANTITIES ARE ON SHEET C3.1

SITE EVALUATION / ASSESSMENT / PLANNING

1. THE OPERATOR SHALL HAVE PRIMARY RESPONSIBILITY AND SIGNIFICANT AUTHORITY FOR THE DEVELOPMENT, IMPLEMENTATION, MAINTENANCE, INSPECTION AND AMENDMENTS TO THE APPROVED SWPPP. DUTIES INCLUDE BUT ARE NOT LIMITED TO:
   - ENSURING FULL COMPLIANCE WITH THE SWPPP AND THE PERMIT
   - IMPLEMENTING ALL ELEMENTS OF THE SWPPP, INCLUDING BUT NOT LIMITED TO:
     - IMPLEMENTING PROMPT AND EFFECTIVE EROSION AND SEDIMENT CONTROL MEASURES
     - IMPLEMENTING ALL NON-STORM WATER MANAGEMENT, AND GOOD HOUSEKEEPING BMPS ENSURING THAT NO MATERIALS OTHER THAN STORM WATER ARE DISCHARGED IN QUANTITIES, WHICH WILL HAVE AN ADVERSE EFFECT ON RECEIVING WATERS OR STORM DRAIN SYSTEMS, ETC.
   - CONDUCTING ROUTINE INSPECTIONS AND MAINTENANCE
   - ENSURING ELIMINATION OF ALL UNAUTHORIZED DISCHARGES
   - COORDINATING TO ENSURE ALL OF THE NECESSARY CORRECTIONS / REPAIRS ARE MADE IMMEDIATELY, AND THAT THE PROJECT COMPLIES WITH THE SWPPP, THE PERMIT, AND APPROVED PLANS AT ALL TIMES.

STORMWATER POLLUTION PREVENTION MANAGEMENT MEASURES

1. *OPERATOR MUST DEVELOP POLLUTION PREVENTION MANAGEMENT MEASURES, IMPLEMENT GOOD HOUSEKEEPING BMPS, MUST FOLLOW ALL APPLICABLE FEDERAL, STATE, AND LOCAL BUILDING CODES, OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA), AND THE GENERAL CONDITIONS AND GENERAL REQUIREMENTS OF THE CONSTRUCTION CONTRACT.*
2. THE OPERATOR SHALL MINIMIZE THE EXPOSURE TO STORMWATER OF ANY OF THE PRODUCTS, MATERIAL, OR WASTES STORED ON SITE THAT MAY WASH DOWNSTREAM OR CONTAIMINATE STORMWATER.
3. BUILDING PRODUCTS THAT HAVE THE POTENTIAL TO LEACH POLLUTANTS MUST BE UNDER COVER.
4. CHEMICALS AND LANDSCAPE MATERIALS SHALL BE UNDER COVER TO PREVENT THE DISCHARGE OF POLLUTANTS.
5. OPERATOR TO TRACK PROGRESS OF THE FOLLOWING ITEMS ON SITE MAPS: PORTABLE TOILETS, MATERIAL STORAGE AREAS, VEHICLE AND EQUIPMENT FUELING AND MAINTENANCE AREAS, CONCRETE WASHOUTS, PAINT AND STUCCO WASHOUTS, DUMPSTERS OR OTHER TRASH AND DEBRIS CONTAINERS, SPILL KITS, STOCKPILES, ANY OTHER NON-STRUCTURAL NON-STORM WATER MANAGEMENT BMPS, ANY TEMPORARILY REMOVED STRUCTURAL BMPS, ANY CHANGES TO THE STRUCTURAL BMPS.
6. SOLID WASTE: COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION AND DEMOLITION DEBRIS AND OTHER WASTES MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
7. HAZARDOUS WASTE: OIL, GASOLINE, PAINT AND ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED IN SEALED CONTAINERS TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE AND DISPOSAL OF HAZARDOUS WASTE OR MATERIALS MUST BE IN COMPLIANCE WITH MINN. R. CH. 7045 INCLUDING SECONDARY CONTAINMENT AS APPLICABLE.
8. PORTABLE TOILETS MUST BE POSITIONED SO THAT THEY ARE SECURE AND WILL NOT BE TIPPED OR KNOCKED OVER.
9. CONCRETE AND OTHER WASHOUT WASTE: OPERATOR MUST PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THE CONTAINMENT MUST BE DESIGNED SO THAT IT DOES NOT RESULT IN RUNOFF FROM THE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA RULES. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY THAT REQUIRES SITE PERSONNEL TO UTILIZE THE PROPER FACILITIES FOR DISPOSAL OF CONCRETE AND OTHER WASHOUT WASTES.
10. EXTERNAL VEHICLE WASHING: EXTERNAL WASHING OF TRUCKS AND OTHER CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF. NO ENGINE DEGREASING IS ALLOWED ON SITE.
11. OPERATOR SHALL TAKE REASONABLE STEPS TO PREVENT THE DISCHARGE OF SPILLED OR LEAKED CHEMICALS, INCLUDING FUEL, FROM ANY AREA WHERE THEY WILL BE LOADED OR UNLOADED AS DETAILED IN THE PERMIT.

SWPPP CONTACT AND TRAINING INFORMATION

1. OWNER:
   CITY OF RAMSEY
   ATTN: TIM GLADHILL
   7550 SUNWOOD DRIVE
   RAMSEY, MN 55303
   PHONE# 763-427-1410

OPERATOR:
2. NORTHWEST ASPHALT
   1451 STAGECOACH RD
   SHAKOPEE, MN 55379
   952-445-1003

LONG TERM MAINTENANCE AND OPERATION:
3. CITY OF RAMSEY, MN.
   7550 SUNWOOD DR.
   RAMSEY, MN 55303
   763-427-5543

SWPPP DESIGNER:
4. RANDALL HEDLUND, P.E.
   HEDLUND ENGINEERING SERVICES
   105 SOUTH FIFTH AVENUE, SUITE 513
   MINNEAPOLIS, MN 55401
   612-252-9070
   RHEDLUND@LANDFORM.NET
   CERTIFICATION: U OF MN, DESIGN OF CONSTRUCTION SWPPP, EXP. MAY 31, 2016

SWPPP INSPECTOR/MANAGER:
5. FRED VOLZ
   HEDLUND ENGINEERING SERVICES
   105 SOUTH FIFTH AVENUE, SUITE 513
   MINNEAPOLIS, MN 55401
   612-252-9070
   FVOLZ@LANDFORM.NET
   CERTIFICATION: U OF MN, DESIGN OF CONSTRUCTION SWPPP, EXP. MAY 31, 2016

BMP INSTALLATION AND REPAIR:
6. TO BE DETERMINED.

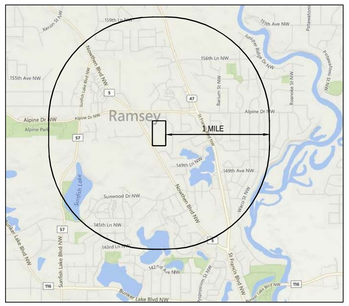
DESCRIPTION OF CONSTRUCTION ACTIVITY

1. CONSTRUCTION ACTIVITY INCLUDES EROSION AND SEDIMENT CONTROL BMPS INSTALLATION, CLEARING AND GRUBBING, SITE GRADING, UTILITY INSTALLATION, BUILDING CONSTRUCTION, PAVING, AND LANDSCAPING.

SCHEDULE OF BMP INSTALLATION AND CONSTRUCTION ACTIVITY

1. INSTALL PERIMETER SEDIMENT CONTROL BMPS PRIOR TO START OF OTHER SITE WORK. REFER TO GRADING, DRAINAGE, PAVING AND EROSION CONTROL SHEET(S) FOR INITIAL LOCATIONS OF BMPS.
2. PROTECT INFILTRATION AREAS WITH CONSTRUCTION FENCING. INSTALL FENCING PRIOR TO SITE GRADING OR WITHIN 24-HOURS OF EXCAVATING AN INFILTRATION BASIN.
3. CONSTRUCT TEMPORARY / PERMANENT SEDIMENTATION BASINS PRIOR TO UPLAND DISTURBANCE. INSTALL PERIMETER SEDIMENT CONTROL BMPS AROUND NORMAL WATER LEVELS WITHIN 48-HOURS OF COMPLETION OF BASIN GRADING.
4. STABILIZE OUTLETS FROM TEMPORARY / PERMANENT SEDIMENTATION BASINS WITHIN 24-HOURS OF OUTLET CONSTRUCTION.
5. PERFORM WORK IN PHASES TO MINIMIZE DISTURBED AREA AT ANY ONE TIME. OPERATOR TO DEVELOP PHASING PLAN PRIOR TO START OF WORK.
6. STRIP TOPSOIL FROM AREAS TO BE DISTURBED AND STOCKPILE WITH PERIMETER SEDIMENT CONTROL BMPS. PROVIDE STABILIZATION IF STOCKPILE IS LEFT LONGER THAN 14 DAYS.
7. ROUGH GRADE SITE.
8. INSTALL UTILITIES.
9. INSTALL SMALL UTILITIES (GAS, ELECTRIC, COMMUNICATIONS).
10. FINAL GRADE PAVEMENT AREAS AND COMPACT SUBGRADE.
11. LAY DOWN PAVEMENT AGGREGATE AND COMPACT.
12. INSTALL CURB AND GUTTER. BACKFILL AFTER A MINIMUM OF THREE DAYS AND PROVIDE A MINIMUM OF TWO ROLLS OF SOD AT THE BACK OF CURB.
13. CONSTRUCT BUILDING / ADDITION AND SITE FEATURES.
14. CONSTRUCT SITE WALKS AND PATIOS.
15. PROVIDE FINAL STABILIZATION.
16. CONNECT INFILTRATION / FILTRATION PRACTICES TO STORM SEWER INLETS.
17. REMOVE TEMPORARY BMPS AND DISPOSE OF PROPERLY.

WATERS WITHIN ONE MILE OF SITE



STORMWATER POLLUTION MITIGATION MEASURES

1. RUM RIVER IS IMPAIRED BASED ON THE CURRENT USEPA 303(d) CLEAN WATER ACT LIST; IS WITHIN 1 MILE OF THIS SITE; AND STORMWATER DISCHARGES TO IT.
2. TMDLS HAVE BEEN ESTABLISHED FOR THIS IMPAIRED WATER AS FOLLOWS:
   - MERCURY IN FISH TISSUE
3. THIS SITE WILL MEET THESE TMDLS USING THE FOLLOWING METHODS:
   - STORMWATER MANAGEMENT POND

EROSION PREVENTION AND SEDIMENT CONTROL

1. SEE GRADING, DRAINAGE, PAVING AND EROSION CONTROL SHEETS FOR THE LOCATION AND TYPE OF TEMPORARY EROSION PREVENTION AND SEDIMENT CONTROL BMPS. SEE GRADING AND DRAINAGE, UTILITY, AND LANDSCAPE SHEETS FOR THE LOCATION AND TYPE OF PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BMPS.
2. MINIMIZE DISTURBED AREAS AND PROTECT NATURAL FEATURES AND SOIL

   APPROPRIATE CONSTRUCTION PRACTICES (E.G. CONSTRUCTION PHASING, VEGETATIVE BUFFER STRIPS, HORIZONTAL SLOPE GRADING) SHALL BE USED TO MINIMIZE EROSION.

   AREAS NOT TO BE DISTURBED (BUFFERS, INFILTRATION BASINS, ETC.) SHALL BE PROTECTED WITH CONSTRUCTION OR SILT FENCE BEFORE WORK BEGINS.

   OPERATOR SHALL DEVELOP METHODS TO MINIMIZE SOIL COMPACTION OUTSIDE OF BUILDING PADS, PAVEMENT AREAS AND UTILITY TRENCHES AND SHALL USE TRACKED EQUIPMENT WHEREVER PRACTICABLE.

   TOPSOIL SHALL BE SALVAGED AND REUSED TO THE EXTENT PRACTICABLE.
3. PHASE CONSTRUCTION ACTIVITY

   OPERATOR MUST NOT DISTURB MORE LAND THAN CAN BE EFFECTIVELY INSPECTED AND MAINTAINED.

   SEDIMENT CONTROL PRACTICES SHALL BE ESTABLISHED ON ALL DOWN GRADIENT PERIMETERS BEFORE ANY UPGRADIENT LAND DISTURBING ACTIVITIES BEGIN. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED IN ACCORDANCE WITH THE PERMIT.

   THE TIMING OF THE INSTALLATION OF SEDIMENT CONTROL PRACTICES MAY BE ADJUSTED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES. ANY SHORT-TERM ACTIVITY MUST BE COMPLETED AS QUICKLY AS POSSIBLE AND THE SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED. HOWEVER, SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE ACTIVITY IS NOT COMPLETE.
4. CONTROL STORM WATER FLOWING ONTO AND THROUGH THE PROJECT

   THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE THAT DRAINS WATER FROM ANY PORTION OF THE CONSTRUCTION SITE, OR DIVERTS WATER AROUND THE SITE, SHALL BE STABILIZED WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE INTO ANY SURFACE WATER.

   STABILIZATION OF THE LAST 200 LINEAL FEET SHALL BE COMPLETED WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER.

   STABILIZATION OF THE REMAINING PORTIONS OF ANY TEMPORARY OR PERMANENT DITCHES OR SWALES SHALL BE COMPLETE WITHIN 14 DAYS AFTER CONNECTING TO A SURFACE WATER AND CONSTRUCTION IN THAT PORTION OF THE DITCH HAS TEMPORARILY OR PERMANENTLY CEASED.

   TEMPORARY OR PERMANENT DITCHES OR SWALES THAT ARE BEING USED AS A SEDIMENT CONTAINMENT SYSTEM (WITH PROPERLY DESIGNED ROCK DITCH CHECKS, BIO ROLLS, SILT DIKES ETC.) DO NOT NEED TO BE STABILIZED. THESE AREAS SHALL BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM.
5. STABILIZE SOILS

   ALL EXPOSED SOIL AREAS, INCLUDING STOCKPILES, MUST BE STABILIZED. STABILIZATION MUST BE STARTED IMMEDIATELY TO LIMIT SOIL EROSION WHEN THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED AND WILL NOT RESUME FOR 14 CALENDAR DAYS.

   WHEN THE SITE HAS A DISCHARGE POINT WITHIN ONE MILE OF, AND FLOWS TO, A SPECIAL OR IMPAIRED WATER, ALL EXPOSED SOIL AREAS SHALL BE STABILIZED IMMEDIATELY TO LIMIT SOIL EROSION IN THAT PORTION OF THE SITE WHERE CONSTRUCTION HAS TEMPORARILY OR PERMANENTLY CEASED.

   TEMPORARY SOIL STOCKPILES SHALL HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORM WATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES UNLESS THERE IS A BYPASS IN PLACE FOR THE STORM WATER.

   TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS (E.G., CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES) AND THE CONSTRUCTED BASE COMPONENTS OF ROADS, PARKING LOTS AND SIMILAR SURFACES ARE EXEMPT FROM THIS REQUIREMENT.
6. PROTECT SLOPES

   OPERATOR SHALL AVOID WORK ON SLOPES WITH A GRADE OF 3:1 OR GREATER WHEN PRACTICABLE. GRADING ON SLOPES WITH A GRADE OF 3:1 OR STEEPER WILL REQUIRE TECHNIQUES SUCH AS PHASING AND STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES (E.G., SLOPE DRAINING AND TERRACING).
7. PROTECT STORM DRAIN INLETS

   ALL STORM DRAIN INLETS SHALL BE PROTECTED BY APPROPRIATE BMPS DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED. INLET PROTECTION MAY BE TEMPORARILY REMOVED IF A SPECIFIC SAFETY CONCERN HAS BEEN IDENTIFIED.
8. PROVIDE ENERGY DISSIPATION AT ALL PIPE OUTLETS WITHIN 24 HOURS

   AFTER CONNECTION TO A SURFACE WATER OR PERMANENT STORMWATER TREATMENT SYSTEM.
9. ESTABLISH PERIMETER CONTROLS AND SEDIMENT BARRIERS

   PRIOR TO DISTURBING SOILS ON A PROJECT SITE, ESTABLISH SEDIMENT CONTROL BMPS ON ALL DOWNGRADIENT PERIMETERS AND WHERE SITE DISCHARGES TO PUBLIC WATERS.
10. RETAIN SEDIMENT ON-SITE AND CONTROL DEWATERING PRACTICES

    DEWATERING OR BASIN DRAINING OF TURBID OR SEDIMENT LADEN WATER RELATED TO CONSTRUCTION ACTIVITIES SHALL BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN OR TREATED WITH THE APPROPRIATE BMP PRIOR TO ENTERING THE SURFACE WATER.

    DISCHARGE SHALL NOT CAUSE NUISANCE CONDITIONS, EROSION IN RECEIVING CHANNELS, ADVERSELY AFFECT RECEIVING WATER OR IMPACT WETLANDS, OR DOWNSTREAM PROPERTIES. DISCHARGE POINTS SHALL BE ADEQUATELY PROTECTED FROM EROSION AND SCOUR BY ACCEPTED ENERGY DISSIPATION MEASURES.

    DISCHARGE WATER CONTAINING OIL OR GREASE SHALL BE TREATED TO REMOVE OIL OR GREASE PRIOR TO DISCHARGE TO SURFACE WATERS.

    REFER TO PERMIT REQUIREMENTS FOR TEMPORARY OR PERMANENT SEDIMENT BASINS.
11. ESTABLISH STABILIZED CONSTRUCTION EXITS

    VEHICLE TRACKING PADS SHALL BE ESTABLISHED AS SHOWN ON THE GRADING, DRAINAGE, PAVING AND EROSION CONTROL SHEET TO MINIMIZE TRACKING OF SEDIMENT FROM THE CONSTRUCTION SITE ONTO ADJACENT STREETS.
12. INFILTRAION BASIN PROTECTION

    OPERATOR MUST NOT EXCAVATE INFILTRATION SYSTEMS TO FINAL GRADE OR WITHIN THREE FEET OF FINAL GRADE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED AND FULLY STABILIZED UNLESS RIGOROUS EROSION PREVENTION AND SEDIMENT CONTROLS HAVE BEEN INSTALLED.

    WHEN EXCAVATING AN INFILTRATION SYSTEM TO WITHIN THREE FEET OF FINAL GRADE, OPERATOR SHALL MARK OFF AND PROTECT THE AREA FROM HEAVY CONSTRUCTION EQUIPMENT TO PREVENT COMPACTION OF SOILS.
13. DEWATERING AND BASIN DRAINING

    PERMITTEES MUST DISCHARGE TURBID OR SEDIMENT-LADEN WATERS RELATED TO DEWATERING OR BASIN DRAINING TO A TEMPORARY OR PERMANENT SEDIMENT BASIN. DISCHARGES MUST NOT CAUSE EROSION OR SCOUR NEAR THE DISCHARGE POINTS.
14. REMOVE SEDIMENT FROM SURFACE WATERS

    ALL SEDIMENT DEPOSITS AND DELTAS MUST BE REMOVED FROM SURFACE WATERS (INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS) AND THE REMOVAL AREAS RESTABILIZED WITHIN SEVEN (7) DAYS.

TEMPORARY SEDIMENTATION BASIN(S)

1. THIS PROJECT DOES HAVE MORE THAN 5 ACRES DRAINING TO A COMMON LOCATION AND THE SITE DRAINS TO AN IMPAIRED OR SPECIAL WATER, THEREFORE A TEMPORARY SEDIMENT BASIN IS NOT REQUIRED. REFER TO C3.1 SHEET FOR FURTHER INFORMATION.
2. TEMPORARY SEDIMENT BASINS SHALL PROVIDE TREATMENT TO RUNOFF BEFORE IT LEAVES THE CONSTRUCTION SITE OR ENTERS SURFACE WATERS. THE CONTRACTOR SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
   A. SEDIMENTATION BASINS MUST PROVIDE LIVE STORAGE OF RUNOFF RESULTING FROM THE 2-YR 24-HR RAINFALL EVENT FROM EACH ACRE DRAINED TO THE BASIN WITH A MINIMUM OF 1,800 CF/ACRE LIVE STORAGE VOLUME. (WHERE NO CALCULATION HAS BEEN PERFORMED, EACH BASIN SHALL PROVIDE AT LEAST 3,600 CF/ACRE OF LIVE STORAGE.) SEDIMENTATION BASINS MUST INCLUDE A STABILIZED EMERGENCY OVERFLOW TO PREVENT BASIN INTEGRITY FAILURE.
   B. DISCHARGE FROM TEMPORARY SEDIMENTATION BASINS WILL BE WITHDRAWN FROM THE SURFACE IN ORDER TO MINIMIZE THE DISCHARGE OF POLLUTANTS.
3. DISCHARGE FROM BASIN DRAINING SHALL NOT ADVERSELY AFFECT THE RECEIVING WATER OR DOWNSTREAM PROPERTIES. CONTRACTOR WILL VISUALLY CHECK TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED AND THAT NUISANCE CONDITIONS WILL NOT RESULT FROM THE DISCHARGE.
4. ANY DISCHARGE OBSERVED TO BE OCCURRING DURING THE INSPECTION SHALL BE RECORDED, DESCRIBED, AND PHOTOGRAPHED.
5. IF ANY PROPOSED TEMPORARY BMPS ARE NOT WORKING AS PLANNED REFER TO THE "STORMWATER COMPLIANCE ASSISTANCE TOOLKIT FOR SMALL CONSTRUCTION OPERATORS", MPCA, 2017 FOR ADDITIONAL INFORMATION. OPERATOR SHALL CONTACT THE SWPPP DESIGNER FOR ADDITIONAL REQUIREMENTS AND INFORMATION.

POST CONSTRUCTION / PERMANENT BMPS

1. SEE GRADING AND DRAINAGE, UTILITY, AND LANDSCAPE SHEETS FOR POST CONSTRUCTION AND PERMANENT STORMWATER BMPS.

INSPECTIONS AND MAINTENANCE

1. PERMITTEES MUST ENSURE A TRAINED PERSON WILL INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5-INCH IN 24 HOURS.
2. INSPECTIONS SHALL INCLUDE STABILIZED AREAS, EROSION PREVENTION AND SEDIMENT CONTROL BMPS, AND INFILTRATION AREAS.
3. PERMITTEES MUST RECORD ALL INSPECTIONS AND MAINTENANCE ACTIVITIES WITHIN 24 HOURS OF BEING CONDUCTED AS DETAILED IN THE PERMIT.
4. BMP MAINTENANCE:
   - FOLLOW THE DESIGNER'S OR MANUFACTURER'S RECOMMENDED MAINTENANCE PROCEDURES FOR ALL BMPS.
   - REMOVE SEDIMENT FROM BMPS WHEN THE DEPTH OF SEDIMENT HAS REACHED 1/2 THE HEIGHT OF THE BMP AND PROPERLY DISPOSE OF SEDIMENT INTO CONTROLLED AREAS TO PREVENT SOIL FROM RETURNING TO THE BMP DURING SUBSEQUENT RAIN EVENTS.
   - REMOVE SEDIMENT FROM PAVED ROADWAYS AND FROM AROUND BMPS PROTECTING STORM DRAIN INLETS.
   - ENSURE THAT CONSTRUCTION SUPPORT ACTIVITIES, INCLUDING BORROW AREAS, WASTE AREAS, CONTRACTOR WORK AREAS, AND MATERIAL STORAGE AREAS AND DEDICATED CONCRETE AND ASPHALT BATCH PLANTS ARE CLEANED AND MAINTAINED.
   - REPLACE DAMAGED BMPS THAT NO LONGER OPERATE EFFECTIVELY.
5. ADD BMPs AS NEEDED DURING CONSTRUCTION TO MINIMIZE EROSION AND PREVENT SEDIMENT FROM LEAVING THE SITE.

RECORDKEEPING / RECORD RETENTION

1. THE SWPPP (ORIGINAL OR COPIES) INCLUDING, ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS SHALL BE KEPT AT THE SITE DURING CONSTRUCTION BY THE OWNER / OPERATOR WHO HAS OPERATIONAL CONTROL OF THAT PORTION OF THE SITE. THE SWPPP CAN BE KEPT IN EITHER THE FIELD OFFICE OR IN AN ON SITE VEHICLE DURING NORMAL WORKING HOURS.
2. ALL OWNER(S) MUST KEEP THE SWPPP, ALONG WITH THE FOLLOWING ADDITIONAL RECORDS, ON FILE FOR THREE (3) YEARS AFTER SUBMITTAL OF THE NOTICE OF TERMINATION (NOT). THIS DOES NOT INCLUDE ANY RECORDS AFTER SUBMITTAL OF THE NOT.
3. THE FOLLOWING IS A LIST OF RECORDS THAT SHALL BE KEPT AT THE PROJECT SITE AVAILABLE FOR INSPECTORS TO REVIEW:
   - COPY OF THE SWPPP, WITH ANY MODIFICATIONS
   - INSPECTION AND MAINTENANCE RECORDS
   - PERMANENT OPERATION AND MAINTENANCE AGREEMENTS
   - CALCULATIONS FOR THE DESIGN OF TEMPORARY AND PERMANENT STORM WATER MANAGEMENT SYSTEMS
   - ANY OTHER PERMITS REQUIRED FOR THE PROJECT
   - RECORDS OF ALL INSPECTION AND MAINTENANCE CONDUCTED DURING CONSTRUCTION
   - ALL PERMANENT OPERATION AND MAINTENANCE AGREEMENTS THAT HAVE BEEN IMPLEMENTED, INCLUDING ALL RIGHT OF WAY, CONTRACTS, COVENANTS AND OTHER BINDING REQUIREMENTS REGARDING PERPETUAL MAINTENANCE; AND
   - ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORM WATER MANAGEMENT SYSTEMS.

LOG OF CHANGES TO THE SWPPP / AMENDMENTS

1. *THE OWNER / OPERATOR(S) MUST AMEND THE SWPPP AS NECESSARY TO INCLUDE ADDITIONAL REQUIREMENTS, SUCH AS ADDITIONAL OR MODIFIED BMPS, DESIGNED TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS AS DETALED IN THE PERMIT.*

FINAL STABILIZATION

1. *THE OWNER / OPERATOR(S) MUST ENSURE FINAL STABILIZATION OF THE SITE. FINAL STABILIZATION AS DEFINED IN THE PERMIT.*

TERMINATION OF COVERAGE

1. *OWNER / OPERATOR(S) WISHING TO TERMINATE COVERAGE UNDER THIS PERMIT MUST SUBMIT A NOTICE OF TERMINATION (NOT) TO THE MPCA. COMPLIANCE WITH THIS PERMIT IS REQUIRED UNTIL A NOT IS SUBMITTED. REFER TO THE PERMIT FOR DETAILS.*

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DEVELOPER

MEADOWCREEK BUILDERS
10122 EWING LANE
BROOKLYN PARK, MN 55443
TEL (612) 867-6533

MUNICIPALITY

City of RAMSEY

PROJECT

HARVEST ESTATES 2ND ADDITION

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
01 JAN 2019 20 MAR 2019	PRELIMINARY PLAT SUBMITTAL CONSTRUCTION DOCUMENTS	RICH CAL

CERTIFICATION

I hereby certify that this plan was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.

PRELIMINARY NOT FOR CONSTRUCTION

Randall G. Hedlund
License No: 43530

Signature shown on this plan is a true reproduction of original. Wet signed copy of this plan on file with Landform Professional Services, LLC office and is available upon request.

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CONSTRUCTION DOCUMENTS
03.20.2019

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C30x###.DWG

PROJECT NO. KRZ141029.MCB

MN SWPPP NOTES

C3.2

SHEET NO. 6/16

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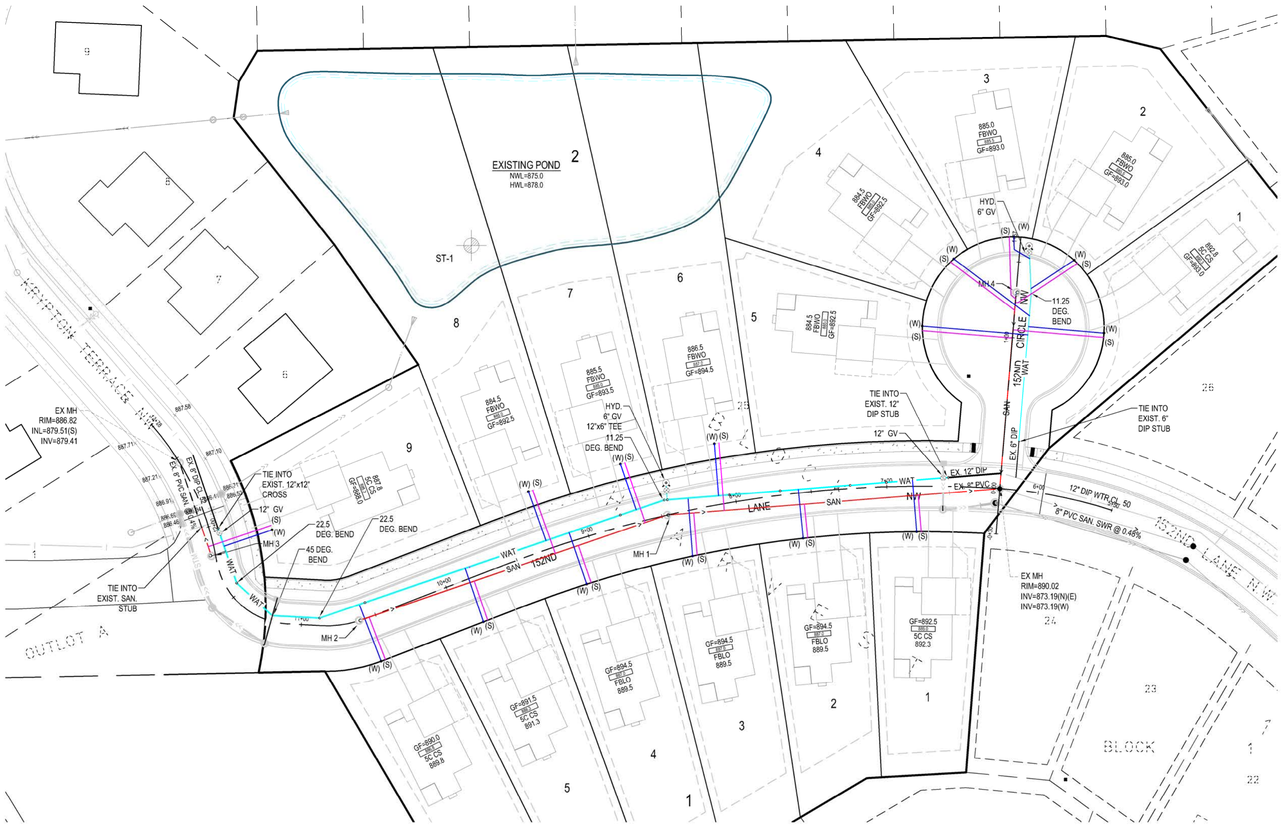


GENERAL NOTES

1. FOR CONSTRUCTION STAKING AND SURVEYING SERVICES CONTACT LANDFORM PROFESSIONAL SERVICES AT 612.252.9070.

UTILITY NOTES

2. PIPE MATERIALS

WATERMAIN	DIP CLASS 52 AND CLASS 53 (ANSI A21.51/AWWA C151)
WATER SERVICE	COPPER TYPE K (ASTM B88)
SANITARY SEWER	PVC SDR 35 (ASTM: D3034, D2665, & F891)
STORM SEWER	RCP 12"-18" CLASS 5 (ASTM C76)

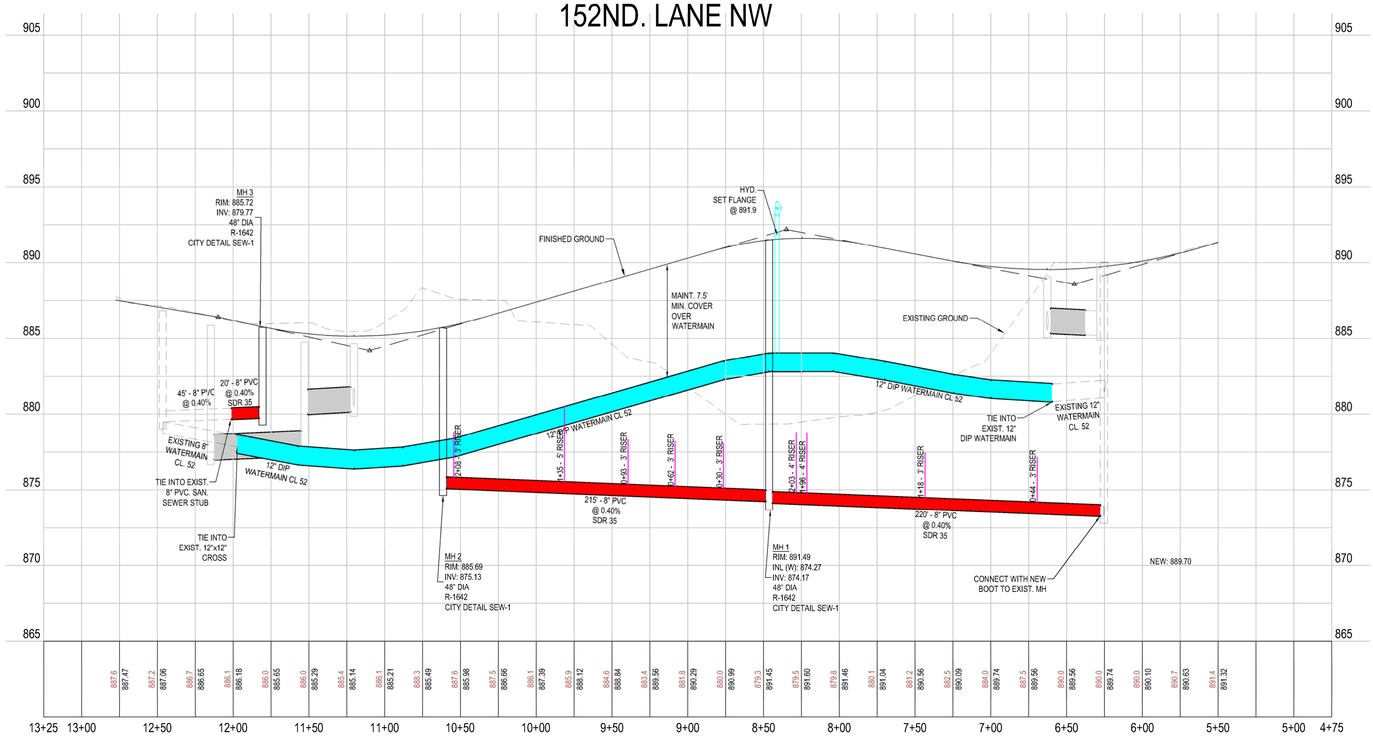
3. CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING.
4. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL UTILITY POINTS OF CONNECTION PRIOR TO CONSTRUCTION OF ANY PROPOSED UTILITIES. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF THERE IS ANY DISCREPANCY.
5. CONTRACTOR TO POTHOLE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION OF NEW UTILITIES TO VERIFY DEPTHS OF EXISTING LINES. CONTACT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE DISCOVERED.
6. PROVIDE MEANS AND MEASURES TO PROTECT ADJACENT PROPERTY FROM DAMAGE DURING UTILITY INSTALLATION.
7. PIPE LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE OR END OF END SECTION.
8. INSTALL TRACER WIRE WITH ALL NON-CONDUCTIVE UTILITIES.
9. CONNECT TO CITY UTILITIES IN ACCORDANCE WITH CITY OF RAMSEY STANDARDS.
10. MAINTAIN 7.5 FEET OF COVER ON WATER.
11. DEFLECT WATER TO MAINTAIN 18-INCH MINIMUM OUTSIDE SEPARATION AT SEWER CROSSINGS. CENTER PIPE LENGTHS TO PROVIDE GREATEST SEPARATION BETWEEN JOINTS.
12. CONTACT THE CITY OF RAMSEY UTILITIES, AT 763.433.9861 FOR FLUSHING AND PRESSURE TEST INSPECTIONS.
13. THE WATER DISTRIBUTION SYSTEM SHALL BE DISINFECTED PER MINNESOTA RULES, PART 4714.
14. CATCH BASINS IN CURB AND GUTTER ARE SUMPED 2 INCHES BELOW THE GUTTER GRADE.
15. COORDINATE WITH PRIVATE UTILITIES TO PROVIDE ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICES TO BUILDING.
16. PROVIDE CONDUITS FOR CABLE TELEVISION AND OTHER ELECTRONIC COMMUNICATION.
17. ADJUST STRUCTURES TO FINAL GRADE WHERE DISTURBED. COMPLY WITH REQUIREMENTS OF UTILITY. MEET REQUIREMENTS FOR TRAFFIC LOADING IN PAVED AREAS.
18. REFER TO C1.1 FOR NOTES REGARDING REMOVALS OF EXISTING UTILITIES AND STRUCTURES.

SANITARY SEWER AND WATER SERVICE CALCULATIONS

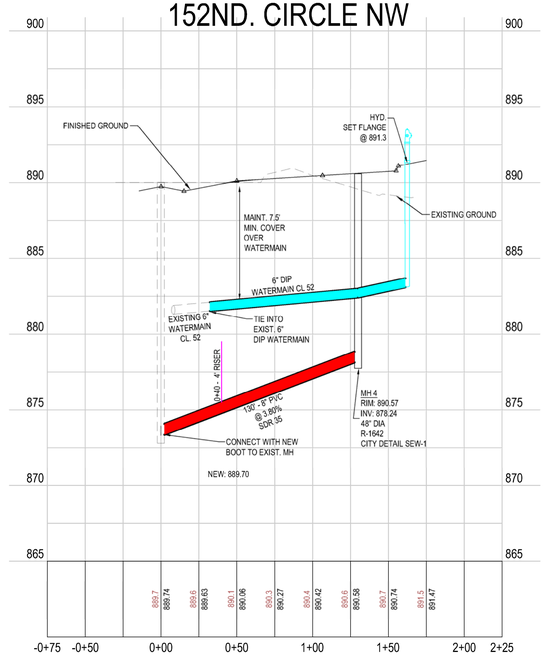
LOT #	BLOCK 1	(S) WYE	(S) INV	(W) STA	(W) ELEV.	L.F. OF 1" COPPER	LFE
1	1	0+54	879.9	6+81	889.9	34	885.0
2	1	1+29	880.9	7+59	891.1	32	887.0
3	1	2+03	882.0	8+36	891.9	38	887.0
4	1	0+62	880.4	9+11	890.4	36	887.0
5	1	1+35	878.3	9+85	888.2	37	888.3
6	1	2+08	876.2	10+59	886.2	40	885.8
1	2	1+05	880.7	1+08	890.7	50	890.3
2	2	1+23	880.5	1+54	891.0	35	885.5
3	2	1+26	880.6	1+66	891.2	20	885.5
4	2	1+18	879.6	1+47	890.9	62	884.5
5	2	1+00	879.5	1+03	890.6	70	884.5
6	2	1+82	882.1	8+08	892.1	34	887.0
7	2	0+15	880.3	8+67	891.6	32	885.0
8	2	0+78	879.9	9+28	889.9	34	885.0
9	2	0+59	880.8	11+88	886.4	34	885.3

NOTE: S. WYE STATIONS CALCULATED FROM DOWNSTREAM SAN. MH
W.C.S. STATIONS CALCULATED FROM STREET CENTERLINE

152ND. LANE NW



152ND. CIRCLE NW



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TEL (612) 867-6533

MUNICIPALITY

City of RAMSEY

PROJECT

HARVEST ESTATES 2ND ADDITION
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

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DATE	ISSUE / REVISION	REVIEW
01 JAN 2019	PRELIMINARY PLAT SUBMITTAL	RCH
20 MAR 2019	CONSTRUCTION DOCUMENTS	CAL

CERTIFICATION

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CONSTRUCTION DOCUMENTS
03.20.2019

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Minneapolis, MN 55401 Web: landform.net

FILE NAME C401KRZ141029MCB

PROJECT NO. KRZ141029.MCB

SANITARY SEWER WATERMAIN
C4.1

SHEET NO. 7/16

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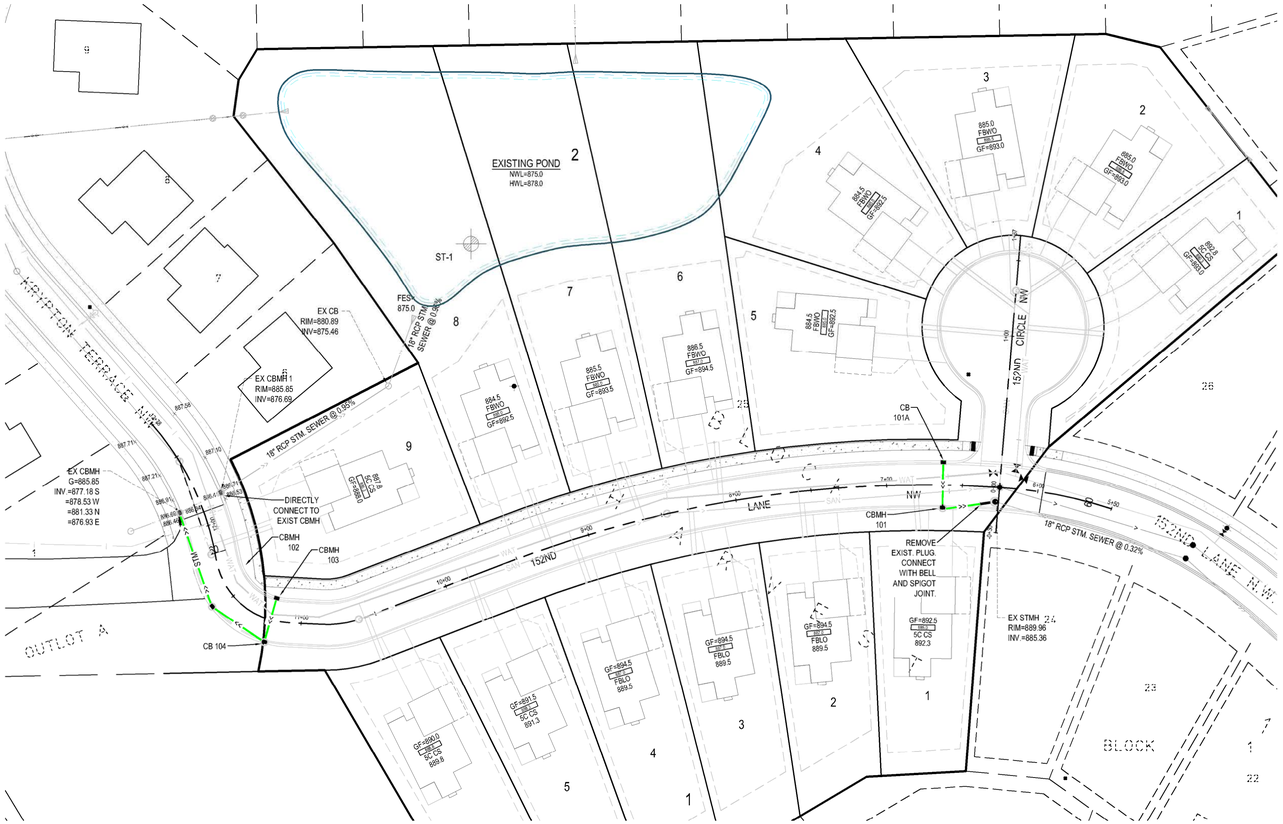

GENERAL NOTES

1. FOR CONSTRUCTION STAKING AND SURVEYING SERVICES CONTACT LANDFORM PROFESSIONAL SERVICES AT 612.252.9070.

UTILITY NOTES

2. PIPE MATERIALS

WATERMAIN	DIP CLASS 52 AND CLASS 53 (ANSI A21.51/AWWA C151)
WATER SERVICE	COPPER TYPE K (ASTM B88)
SANITARY SEWER	PVC SDR 35 (ASTM: D3034, D2665, & F891)
SAN. SEWER SERVICE	PVC SDR 35, SDR 26, SCHEDULE 40 (ASTM: D1785, D3034, D2665, & F891)
STORM SEWER	PVC SCHEDULE 40 (ASTM: D1785, D3034, D2665, & F891) RCP 12"-18" CLASS 5 (ASTM C7

3. CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING.
4. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL UTILITY POINTS OF CONNECTION PRIOR TO CONSTRUCTION OF ANY PROPOSED UTILITIES. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF THERE IS ANY DISCREPANCY.
5. CONTRACTOR TO POTHOLE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION OF NEW UTILITIES TO VERIFY DEPTHS OF EXISTING LINES. CONTACT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE DISCOVERED.
6. PROVIDE MEANS AND MEASURES TO PROTECT ADJACENT PROPERTY FROM DAMAGE DURING UTILITY INSTALLATION.
7. PIPE LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE OR END OF END SECTION.
8. INSTALL TRACER WIRE WITH ALL NON-CONDUCTIVE UTILITIES.
9. CONNECT TO CITY UTILITIES IN ACCORDANCE WITH CITY OF RAMSEY STANDARDS.
10. MAINTAIN 7.5 FEET OF COVER ON WATER.
11. DEFLECT WATER TO MAINTAIN 18-INCH MINIMUM OUTSIDE SEPARATION AT SEWER CROSSINGS. CENTER PIPE LENGTHS TO PROVIDE GREATEST SEPARATION BETWEEN JOINTS.
12. CONTACT THE CITY OF RAMSEY UTILITIES, AT 763.433.9861 FOR FLUSHING AND PRESSURE TEST INSPECTIONS.
13. THE WATER DISTRIBUTION SYSTEM SHALL BE DISINFECTED PER MINNESOTA RULES, PART 4714.
14. CATCH BASINS IN CURB AND GUTTER ARE SUMPED 2 INCHES BELOW THE GUTTER GRADE.
15. COORDINATE WITH PRIVATE UTILITIES TO PROVIDE ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICES TO BUILDING.
16. PROVIDE CONDUITS FOR CABLE TELEVISION AND OTHER ELECTRONIC COMMUNICATION.
17. ADJUST STRUCTURES TO FINAL GRADE WHERE DISTURBED. COMPLY WITH REQUIREMENTS OF UTILITY. MEET REQUIREMENTS FOR TRAFFIC LOADING IN PAVED AREAS.
18. REFER TO C1.1 FOR NOTES REGARDING REMOVALS OF EXISTING UTILITIES AND STRUCTURES.

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0 50 100

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MUNICIPALITY

City of RAMSEY

PROJECT

HARVEST ESTATES 2ND ADDITION

RAMSEY, MINNESOTA

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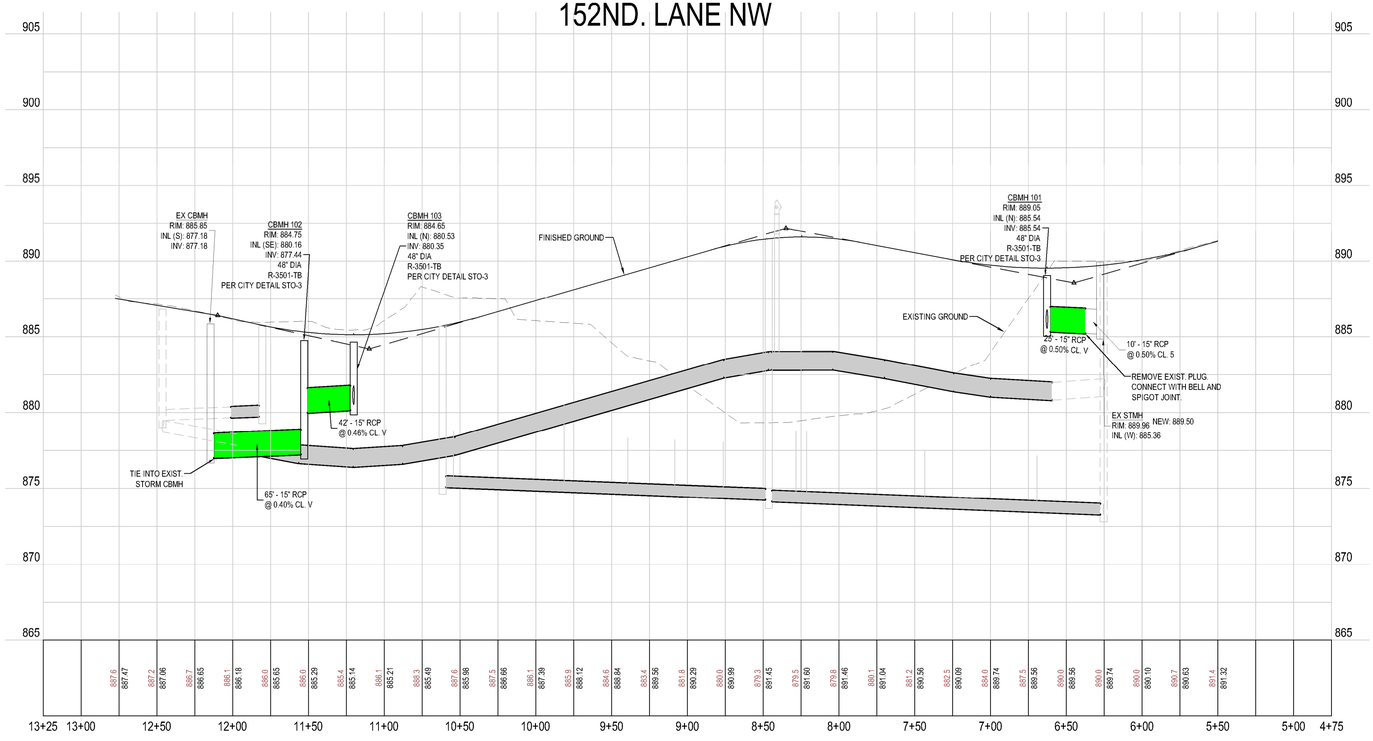
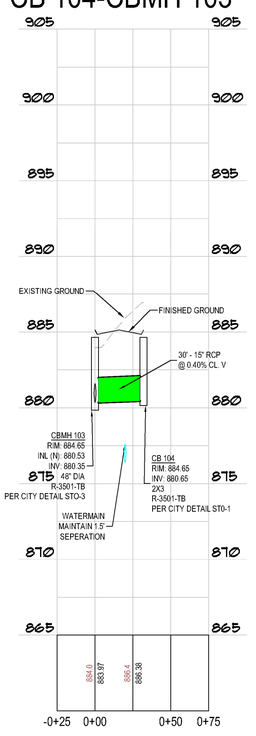
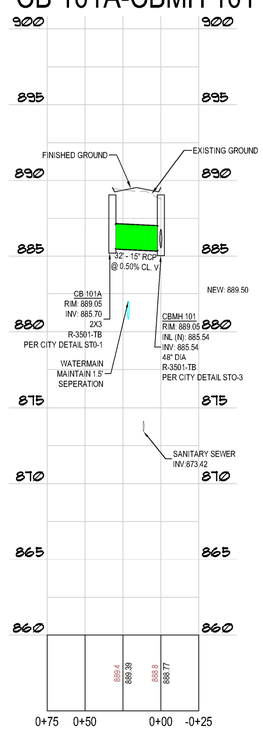
152ND. LANE NW



CB 104-CBMH 103



CB 101A-CBMH 101



CERTIFICATION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

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Ramsey Co. Mediand
License No: 49536

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Fax: 612-252-9077
Web: landform.net

FILE NAME C402KRZ141029MCB

PROJECT NO. KRZ141029.MCB

STORM SEWER

C4.2

SHEET NO. 8/16

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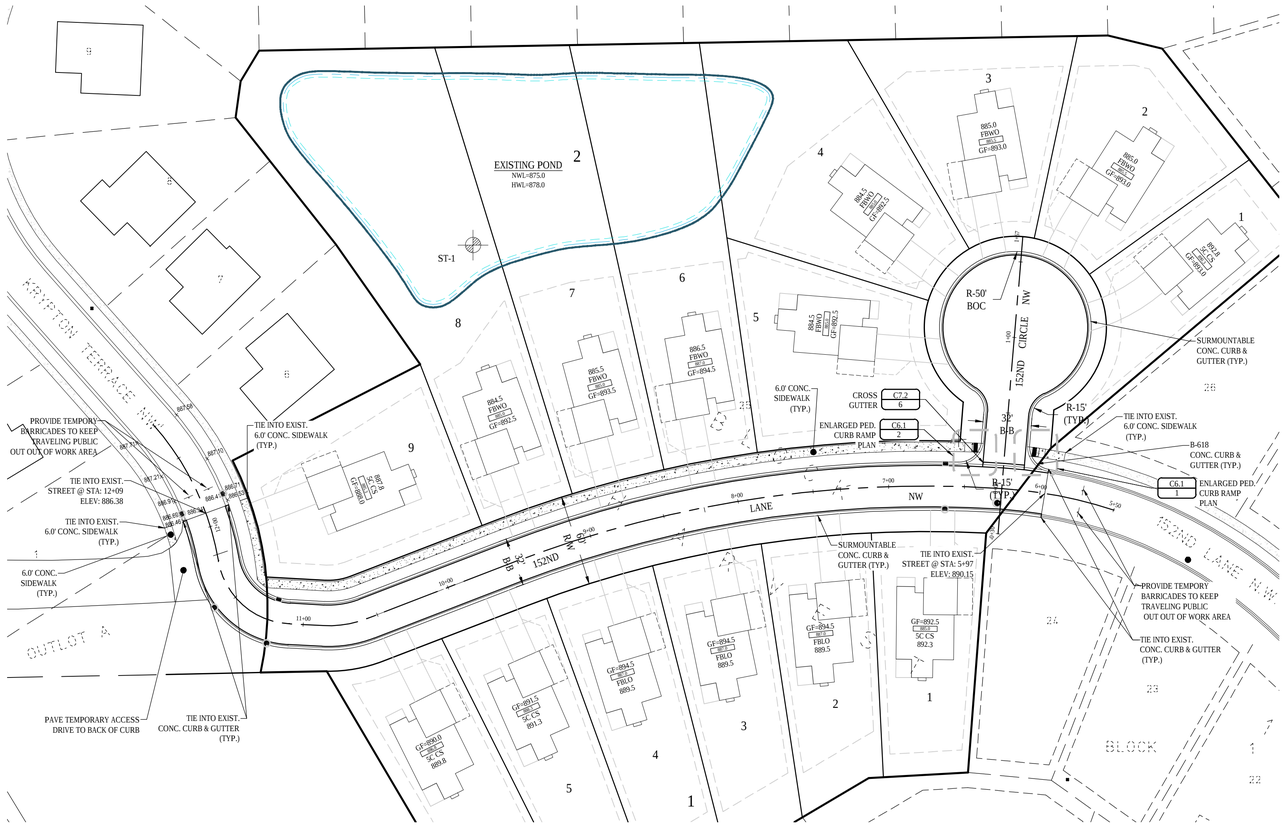
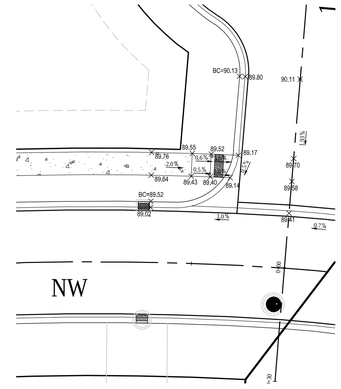
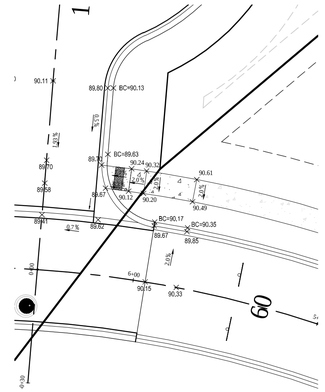




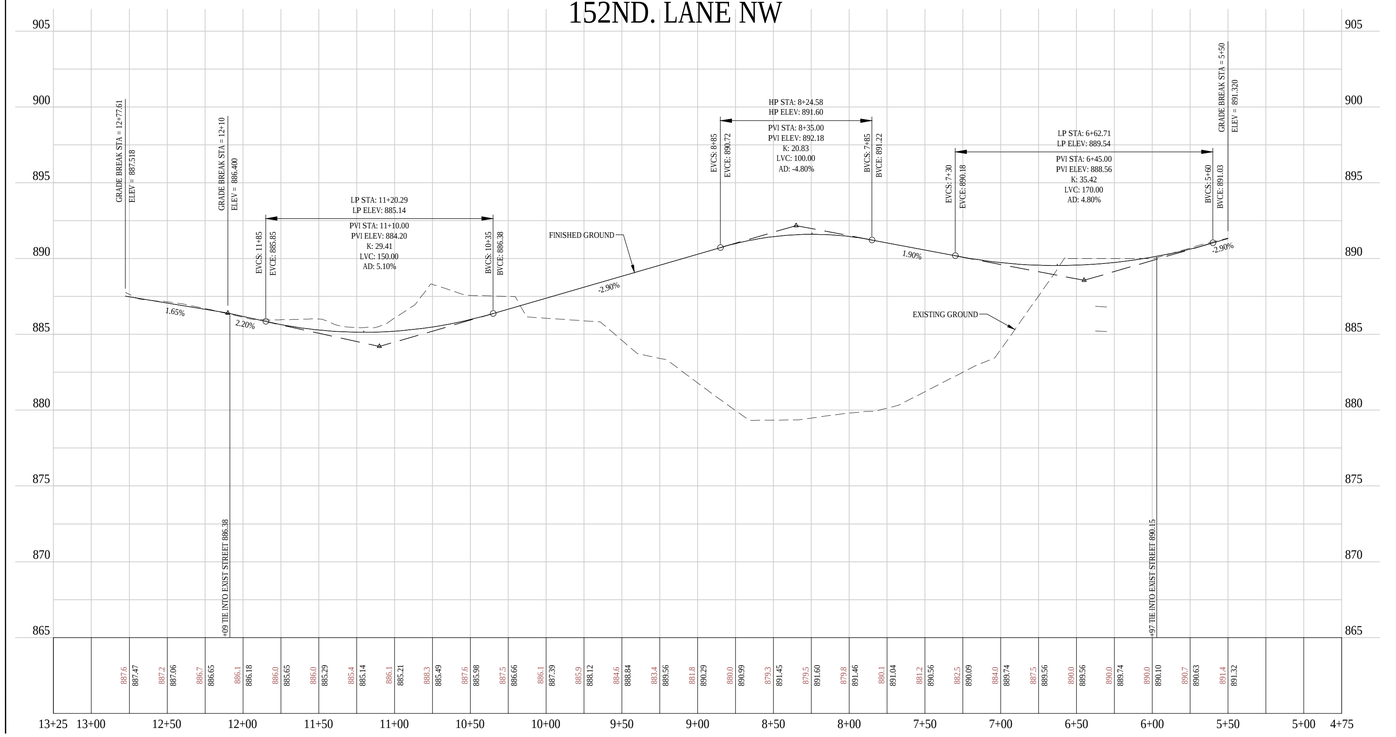
2 PED RAMP DETAIL

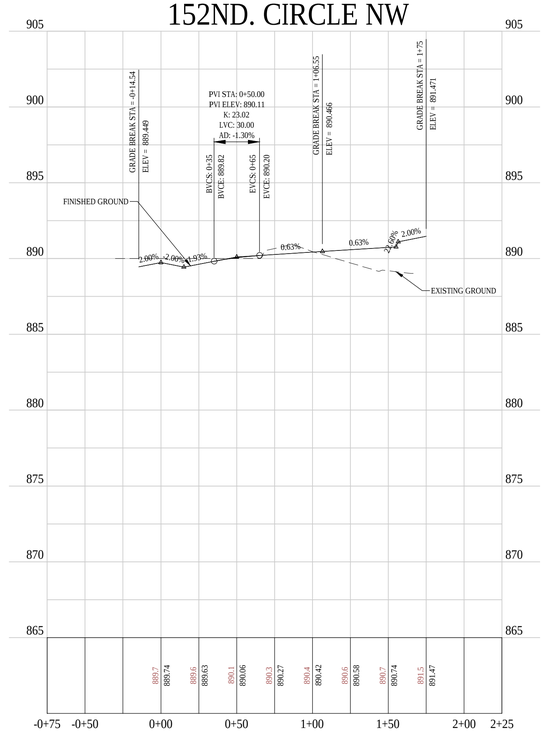
SCALE 1"=20'



1 PED RAMP DETAIL

SCALE 1"=20'





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City of RAMSEY

PROJECT

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RAMSEY, MINNESOTA

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Ramesh Kc Redmond

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FILE NAME C601KRZ141029MCB

PROJECT NO. KRZ141029.MCB

STREET PROFILES

C6.1

SHEET NO. 9/16

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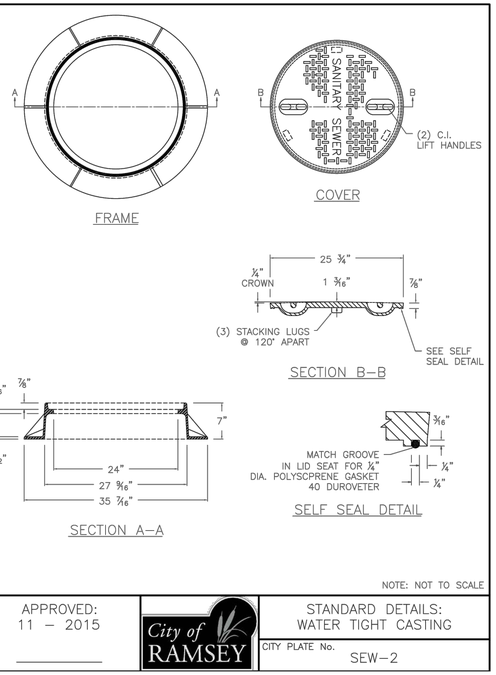
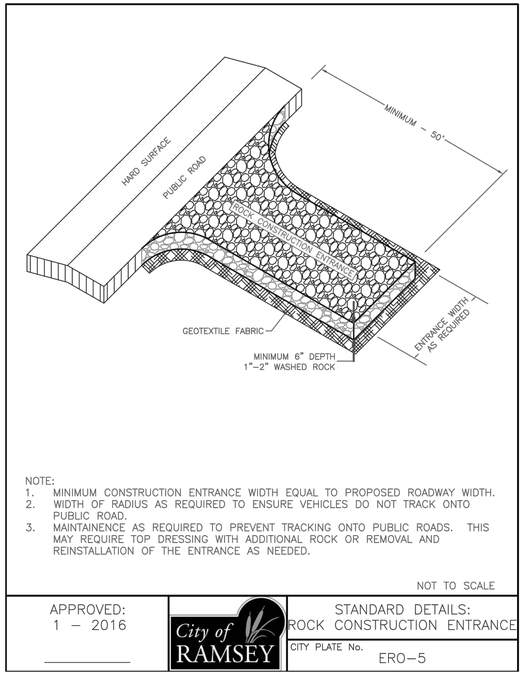


APPROVED: 11 – 2015	City of RAMSEY	STANDARD DETAILS: WATER TIGHT CASTING
		CITY PLATE No. SEW–2

5 WATER TIGHT CASTING

NO SCALE



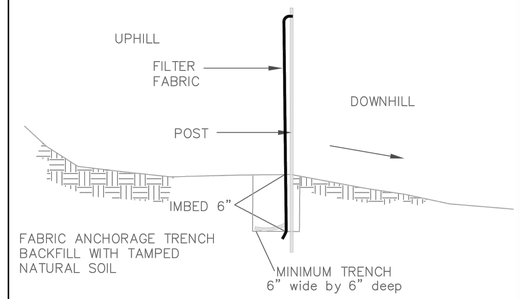
NOTE:
1. MINIMUM CONSTRUCTION ENTRANCE WIDTH EQUAL TO PROPOSED ROADWAY WIDTH.
2. WIDTH OF RADIUS AS REQUIRED TO ENSURE VEHICLES DO NOT TRACK ONTO PUBLIC ROAD.
3. MAINTAINENCE AS REQUIRED TO PREVENT TRACKING ONTO PUBLIC ROADS. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION OF THE ENTRANCE AS NEEDED.

NOT TO SCALE

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: ROCK CONSTRUCTION ENTRANCE
		CITY PLATE No. ERO–5

3 ROCK CONSTRUCTION ENTRANCE

NO SCALE



INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

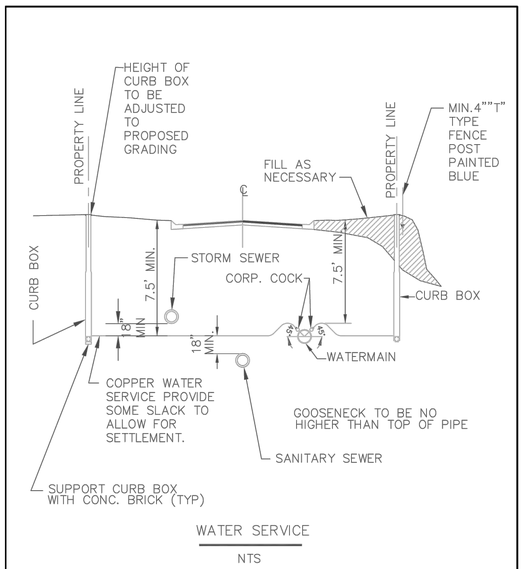
SILT FENCE DETAIL

NO SCALE

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: SILT FENCE
		CITY PLATE No. ERO–1

1 INLET PROTECTION

NO SCALE



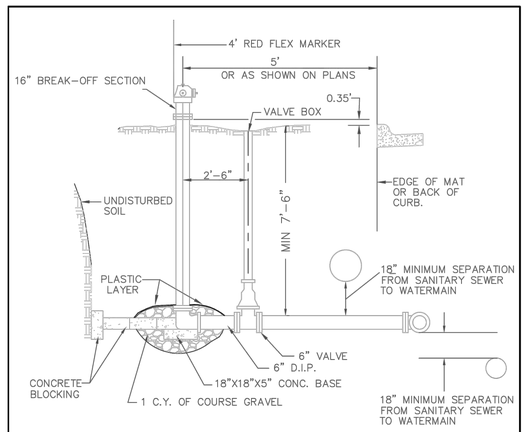
WATER SERVICE

NTS

APPROVED: 4 – 2016	City of RAMSEY	STANDARD DETAILS: WATER SERVICE
		CITY PLATE No. WAT–2

6 WATER SERVICE

NO SCALE

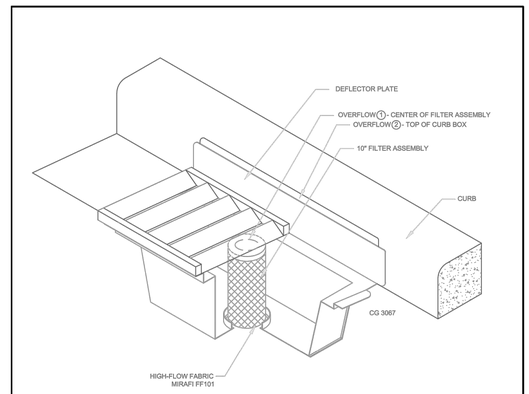


NOTES:
1. HYDRANTS TO BE ORDERED FOR 8'–0" BURY. IN AREAS OF EXTRA DEPTH ON THE WATERMAIN, HYDRANTS EXTENSIONS MAY BE REQUIRED.
2. HYDRANTS SHALL BE BLOCKED OR TIED TO THE TEE AT MAIN WITH 2–3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION. RESTRAINED JOINT PIPE AND RETAINING GLANDS MAY BE USED.
3. TOP NUT OF HYDRANT 2.5' ABOVE TOP BACK OF CURB OR BITUMINOUS SURFACE.
4. HYDRANTS BURIED BELOW WATER TABLE, DRAIN HOLES NEED TO BE PLUGGED AND HYDRANT MARKED BY PAINTING 5" CAP YELLOW.
5. BRUSH PAINT ALL HYDRANTS AFTER INSTALLATION IS COMPLETE.

APPROVED: 4 – 2016	City of RAMSEY	STANDARD DETAILS: HYDRANT
		CITY PLATE No. WAT–1

4 HYDRANT

NO SCALE



INLET PROTECTION – WIMCO OR EQUAL

N.T.S.

NOTE:
THIS INLET PROTECTION SHALL BE USED IMMEDIATELY FOLLOWING CURB & GUTTER CONSTRUCTION. INLET PROTECTION SHALL REMAIN INSTALLED AND MAINTAINTED UNTIL ALL HOME CONSTRUCTION IS COMPLETE.

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: INLET PROTECTION
		CITY PLATE No. ERO–2

2 SILT FENCE

NO SCALE

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CERTIFICATION

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Ramsey L.G. Hedlund

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FILE NAME	C701KRZ141029MCB
PROJECT NO.	KRZ141029.MCB

CIVIL CONSTRUCTION DETAILS

C7.1

SHEET NO. 10/16

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TABLE A
MODIFIED CLASS 5 SPECIFICATIONS

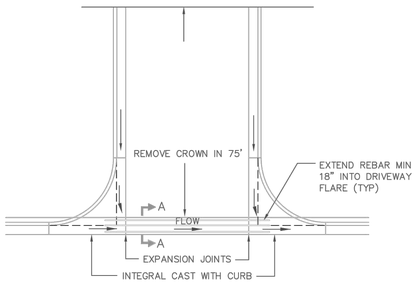
% PASSING

1"	100
3/4"	90 – 100
3/8"	50 – 80
No.4	35 – 70
No.10	20 – 60
No.40	10 – 35
No.200	5 – 10

NOTES:
1. THE AGGREGATE BASE CONSTRUCTION WILL BE ACCEPTED FOR PAYMENT IN ACCORDANCE WITH THE PROVISIONS IN TABLE A.
2. IF THE AGGREGATE BASE FAILS TO MEET THE REQUIREMENTS OF TABLE A THE MATERIAL CAN BE CORRECTED IN PLACE OR REMOVED AND REPLACED WITH MATERIAL THAT MEET THE REQUIREMENTS OF TABLE A.
3. IN THE EVENT THAT RECYCLED MATERIAL IS USE IT MUST MEET MNDOT REQUIREMENTS FOR RECYCLED BASE.

APPROVED:		STANDARD DETAILS:
2 – 2003	City of RAMSEY	MODIFIED CLASS 5 SPECIFICATIONS
		CITY PLATE No. STR-26

5 MODIFIED CLASS 5 SPECIFICATIONS
NO SCALE

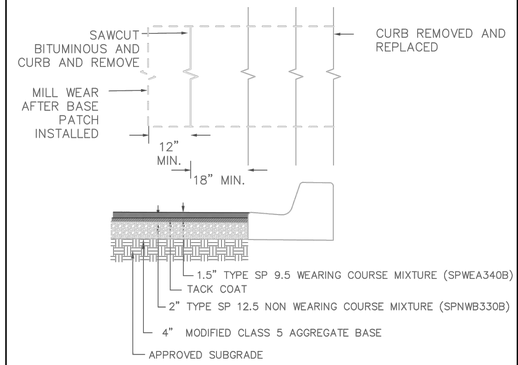


CONCRETE VALLEY GUTTER

NOTES:
1. WITH REMOVAL OF EXISTING CURB AT A STREET, MILL BITUMINOUS TO A DEPTH OF 1.5" ANS A WIDTH OF 18" IN EXISTING STREET.
2. TO BE USED WHENEVER CROSS DRAINAGE IS < 2%

APPROVED:		STANDARD DETAILS:
4 – 2007	City of RAMSEY	CROSS GUTTER
		CITY PLATE No. STR-2

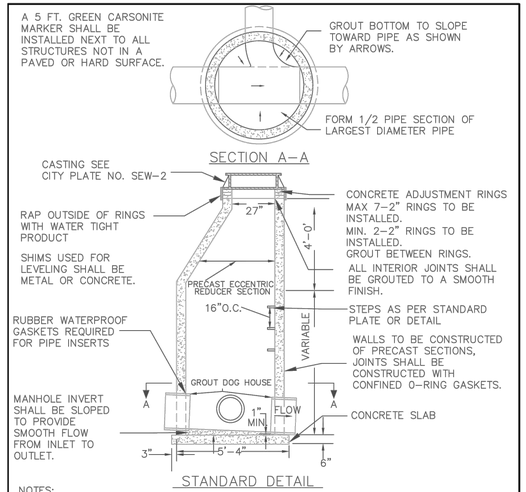
6 CROSS GUTTER
NO SCALE



NOTES:
1. BITUMNOUS SHALL BE SAWCUT AND REMOVED AFTER CURB IS REPLACED.
2. CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHNICALLY COMPACTED.
3. SEE CITY PLATE STR–26 FOR MODIFIED CLASS 5 SPECIFICATIONS.

APPROVED:		STANDARD DETAILS:
6 – 2016	City of RAMSEY	STREET PATCHING STANDARDS
		CITY PLATE No. STR-25

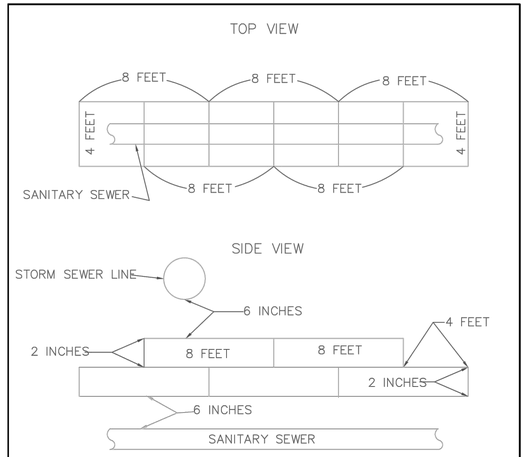
3 STREET PATCHING STANDARDS
NO SCALE



NOTES:
1. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES.
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
3. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.
4. 6" BASE FOR ALL MANHOLES LESS THAN 14 FT. OF DEPTH, INCREASE BASE THICKNESS 2" PER 6 FT. OF DEPTH BEYOND 14 FT.
5. 5" PRECAST BASE MAY BE USED FOR MANHOLES LESS THAN 14 FT. DEEP.
6. ALL INVERTS TO BE 0.10' ABOVE OUTLET,

APPROVED:		STANDARD DETAILS:
1 – 2016	City of RAMSEY	SANITARY MANHOLE
		CITY PLATE No. SEW–1

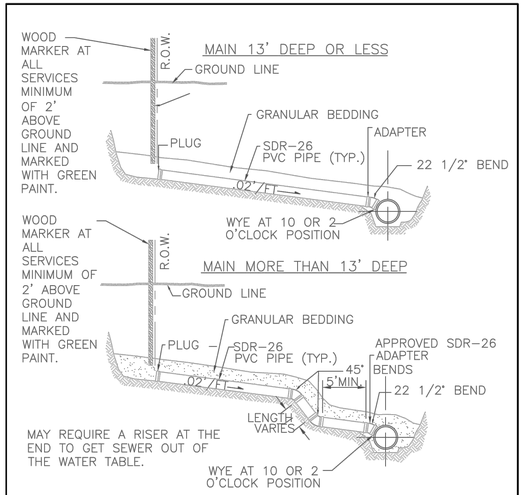
4 CURB AND GUTTER
NO SCALE



NOTES: 1) SHEETS ARE 2 INCHES BY 4 FEET BY 8 FEET
2) SURFACE PREPARATION SHALL BE SMOOTH AND ROCK FREE
3) JOINTS WILL BE OVERLAPPED BY 4 FEET
4) POLYSTYRENE INSULATION OR APPROVED EQUAL

APPROVED:		STANDARD DETAILS:
9 – 2011	City of RAMSEY	SANITARY SEWER INSULATION
		CITY PLATE No. SEW–6

1 SANITARY SEWER INSULATION
NO SCALE



NOTES:
1. 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
3. TRACER WIRE ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.

APPROVED:		STANDARD DETAILS:
4 – 2016	City of RAMSEY	SANITARY SEWER SERVICE
		CITY PLATE No. SEW–3

2 SANITARY SEWER SERVICE
NO SCALE

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RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
01 JAN 2019	PRELIMINARY PLAT SUBMITTAL	RICH
20 MAR 2019	CONSTRUCTION DOCUMENTS	CAL

CERTIFICATION

I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.

Ranselle Heglund

License No: [redacted]

PRELIMINARY NOT FOR CONSTRUCTION

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CONSTRUCTION DOCUMENTS
03.20.2019

LANDFORM
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105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

FILE NAME C702KRZ141029MCB

PROJECT NO. KRZ141029.MCB

CIVIL CONSTRUCTION DETAILS

C7.2

SHEET NO. 11/16

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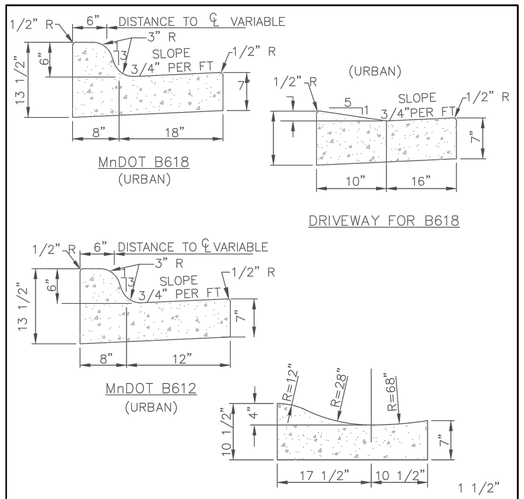


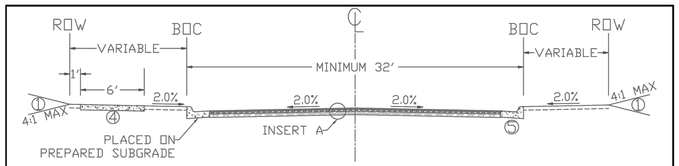
NOTES:

1. ON WEAR COURSE MILL THE EXISTING BITUMINOUS 1.5" BY 24" IN FRONT OF THE REPLACEMENT CURB.
2. ON BASE COURSE SAW CUT AND REMOVE EXISTING BITUMINOUS 18" IN FRONT OF THE REPLACEMENT CURB.

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: CURB AND GUTTER
		CITY PLATE No. STR-1

5 CURB AND GUTTER

NO SCALE



REFERENCE NOTES:

① GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW IN BOULEVARDS. SEE CITY PLATE No. ERO-6

② CLASS 5 GRADATION IS MODIFIED PER CITY PLATE No. STR-26

③ CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL PRIOR TO PLACING ANY FILL MATERIALS OR CLASS 5 AGGREGATE BASE.

④ ALL SIDEWALKS SHALL BE 6' THICK, 6' WIDE, PLACED ON PREPARED SUBGRADE.

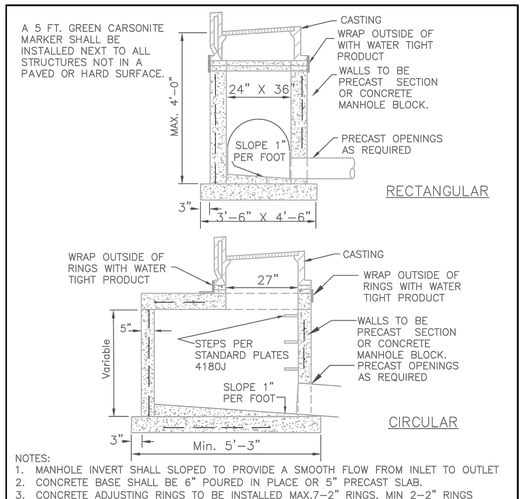
⑤ CONCRETE CURB AND GUTTER PER PLAN. SEE CITY PLATE No. STR-1.

NOTE: NOT TO SCALE

APPROVED: 6 – 2016	City of RAMSEY	CITY PLATE No. STR-5	STANDARD DETAILS: 32' – URBAN STREET

3 32' URBAN STREET

NO SCALE



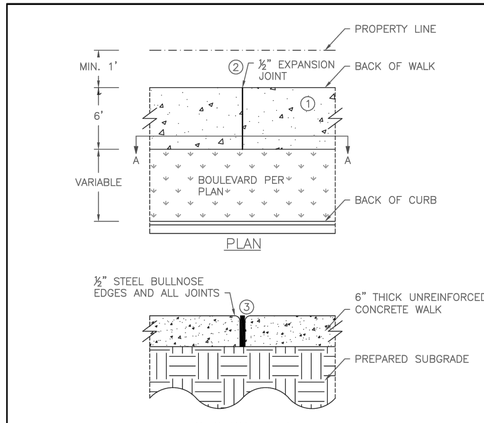
NOTES:

1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB.
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX.7–2" RINGS, MIN 2–2" RINGS
4. GROUT BETWEEN RINGS,SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
5. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
6. A 10 GAUGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL STORM LINES.
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
8. STEPS ARE REQUIRED IF STRUCTURE FROM THE CASTING TO THE INVERT IS GREATER THAN 4 FEET
9. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS

APPROVED: 4 – 2007	City of RAMSEY	STANDARD DETAILS: CATCH BASIN
		CITY PLATE No. STO-1

1 CATCH BASIN

NO SCALE



NOTE:

① BROOM FINISH CONCRETE WALK SURFACE

② MAXIMUM 100 FOOT SPACING BETWEEN EXPANSION JOINTS

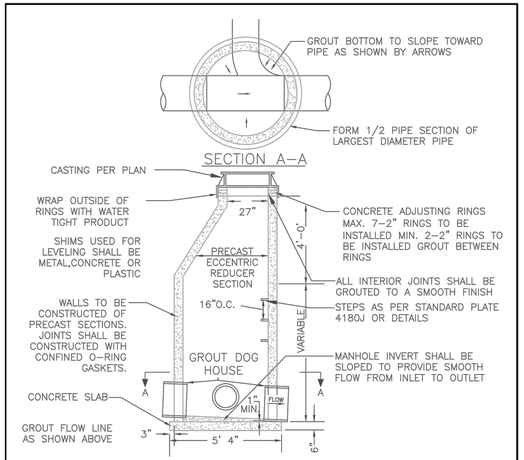
③ 1/2" EXPANION JOINT MEETING MNDOT SPEC 3702. PROVIDE ONE PIECE OF FILLER FOR THE ENTIRE DEPTH AND WIDTH OF THE JOINT

NOT TO SCALE

APPROVED: 10 – 2015	City of RAMSEY	STANDARD DETAILS: CONCRETE SIDEWALK
		CITY PLATE No. STR–3

4 CONCRETE SIDEWALK

NO SCALE



NOTES:

1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
3. ALL INLET INVERTS TO BE 0.10 ABOVE OUTLET INVERTS UNLESS OTHERWISE NOTED
4. A 10 GAUGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL STORM LINES.
5. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
6. STEPS ARE REQUIRED IF STRUCTURE FROM THE CASTING TO THE INVERT IS GREATER THAN 4 FEET
7. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: STORM MANHOLE
		CITY PLATE No. STO–3

2 STORM MANHOLE

NO SCALE

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DEVELOPER

MEADOWCREEK BUILDERS
10122 EWING LANE
BROOKLYN PARK, MN 55443
TEL (612) 867-6533

MUNICIPALITY

City of RAMSEY

PROJECT

HARVEST ESTATES 2ND ADDITION

RAMSEY, MINNESOTA

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CERTIFICATION

I hereby certify that this plan was prepared by me or under my direct supervision, and that I am a duly licensed professional engineer under the laws of the state of Minnesota.

Ramesh G. Heuland

License No: 43580

Signature shown on the reproduction of original. Wet signed copy of this plan on file at Landform Professional Services, LLC office and is available upon request.

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FILE NAME	C703KRZ141029MCB
PROJECT NO.	KRZ141029.MCB

CIVIL CONSTRUCTION DETAILS

C7.3

SHEET NO. 12/16

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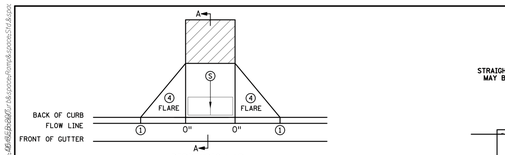
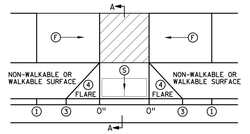
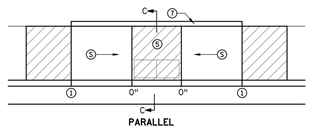


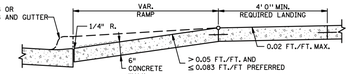
PERPENDICULAR



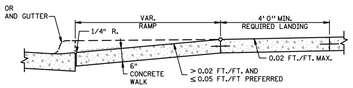
TIERED PERPENDICULAR



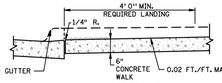
PARALLEL



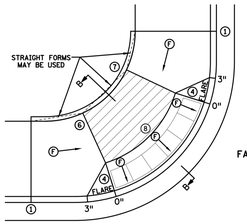
SECTION A-A
PERPENDICULAR/TIERED/DIAGONAL



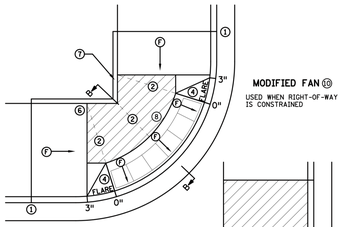
SECTION B-B
FAN



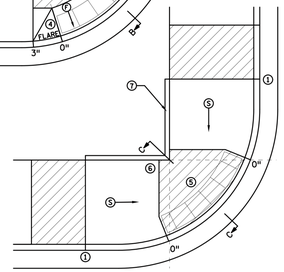
SECTION C-C
PARALLEL/DEPRESSED CORNER



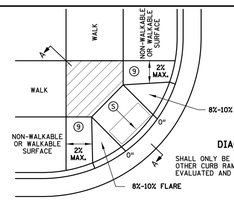
FAN ⑩



MODIFIED FAN ⑩
USED WHEN RIGHT-OF-WAY IS CONSTRAINED



DEPRESSED CORNER



DIAGONAL
SHALL ONLY BE USED AFTER ALL OTHER CURB RAMP TYPES HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL

NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE GREATER THAN 2%.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE, ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.0%.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL RUNNING SLOPE IS GREATER THAN 5.0%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR, 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOPS OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES. ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL. THUS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH. (EXCEPT AS STATED IN ⑥ BELOW.

TO ENSURE INITIAL RAMPS AND INITIAL LANDINGS ARE PROPERLY CONSTRUCTED, LANDINGS SHALL BE CAST SEPARATELY. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 AND THE ADA SPECIAL PROVISIONS - PROSECUTION OF WORK (ADA).

TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

WHEN THE BOULEVARD IS 4' WIDE OR LESS, THE TOP OF CURB TAPER SHALL MATCH THE RAMP SLOPES TO REDUCE NEGATIVE BOULEVARD SLOPES FROM THE TOP BACK OF CURB TO THE PAR.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.

4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER ENTIRE WIDTH OF SHARED-USE PATHS AND THE ENTIRE PAR WIDTH OF THE WALK. DETECTABLE WARNING SHOULD BE 6" LESS THAN THE PAR/TRAIL WIDTH. ARC LENGTH OF RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.

RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 3" FROM THE BACK OF CURB. RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB.

① MATCH FULL HEIGHT CURB.
② 4' MINIMUM DEPTH LANDING REQUIRED ACROSS TOP OF RAMP.
③ 5" HIGH CURB WHEN USING A 3' LONG RAMP, 4" HIGH CURB WHEN USING A 4' LONG RAMP.
④ SEE SHEET 4 OF 6, TYPICAL SIDE TREATMENT OPTIONS, FOR DETAILS ON FLARES AND RETURNED CURBS. WHEN INITIAL LANDING IS AT FULL CURB HEIGHT.
⑤ DETECTABLE WARNINGS MAY BE PART OF THE 4' X 4' MIN. LANDING AREA IF IT IS NOT FEASIBLE TO CONSTRUCT THE LANDING OUTSIDE OF THE DETECTABLE WARNING AREA.
⑥ THE GRADE BREAK SHALL BE PERPENDICULAR TO THE BACK OF WALK. THIS WILL ENSURE THAT THE GRADE BREAK IS PERPENDICULAR TO THE DIRECTION OF TRAVEL. (TYPICAL FOR ALL) WHEN ADJACENT TO GRASS, GRADING SHALL ALWAYS BE USED WHEN FEASIBLE.
⑦ V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.
⑧ A 7' MIN TOP RADIUS GRADE BREAK REQUIRED TO BE CONSTRUCTIBLE.
⑨ PAVE FULL WALK WIDTH.
⑩ "S" SLOPES ON FANS SHALL ONLY BE USED WHEN ALL OTHER FEASIBLE OPTIONS HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

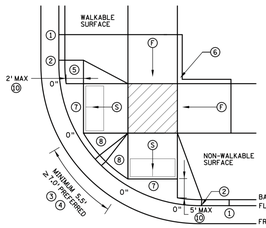
- (S) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.
- (C) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.
- LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.
- X" CURB HEIGHT

REVISION:
APPROVED: JANUARY 23, 2017
OPERATIONS ENGINEER

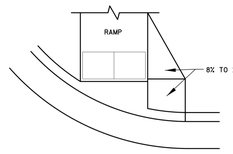
REVISED:
APPROVED: 1-23-2017
STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

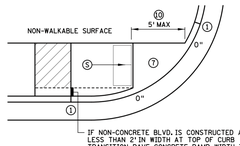
STANDARD PLAN 5-297.250 | 1 OF 6



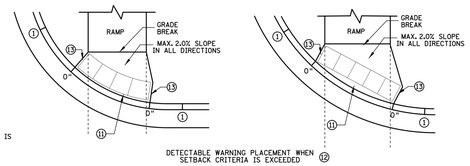
COMBINED DIRECTIONAL ⑨



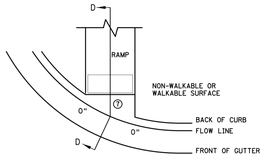
DIRECTIONAL RAMP WALKABLE FLARE



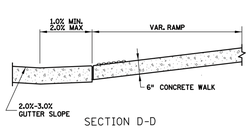
STANDARD ONE-WAY DIRECTIONAL ⑨



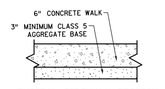
ONE-WAY DIRECTIONAL WITH DETECTABLE WARNING AT BACK OF CURB



CURB FOR DIRECTIONAL RAMPS ⑭



SECTION D-D



TYPICAL SIDEWALK SECTION WITHIN INTERSECTION CORNER

NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE, ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.0%.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL SLOPE IS GREATER THAN 5.0%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR, 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOP GRADE BREAK OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL. THUS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH.

TO ENSURE INITIAL RAMPS AND INITIAL LANDINGS ARE PROPERLY CONSTRUCTED, LANDINGS SHALL BE CAST SEPARATELY, FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 AND THE ADA SPECIAL PROVISION (PROSECUTION OF WORK).

TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

WHEN THE BOULEVARD IS 4' WIDE OR LESS, THE TOP OF CURB TAPER SHALL MATCH THE RAMP SLOPES TO REDUCE NEGATIVE BOULEVARD SLOPES FROM THE TOP BACK OF CURB TO THE PAR.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.

4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER ENTIRE WIDTH OF SHARED-USE PATH AND THE ENTIRE PAR WIDTH OF THE WALK. DETECTABLE WARNING SHOULD BE 6" LESS THAN THE PAR/PATH WIDTH. ARC LENGTH OF RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.

RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB. SEE NOTES ⑫ & ⑪ FOR INFORMATION REGARDING RECTANGULAR DETECTABLE WARNING PLACEMENT.

① MATCH FULL CURB HEIGHT.
② 3" HIGH CURB WHEN USING A 3' LONG RAMP
4" HIGH CURB WHEN USING A 4' LONG RAMP.
③ 3" MINIMUM CURB HEIGHT (5.5' MIN. DISTANCE REQUIRED BETWEEN DOMES)
4" PREFERRED (7' MIN. DISTANCE REQUIRED BETWEEN DOMES).
④ THE "BUMP" IN BETWEEN THE RAMPS SHOULD NOT BE IN THE PATH OF TRAVEL FOR COMBINED DIRECTIONAL RAMPS. IF THIS OCCURS MODIFY THE RAMP LOCATION OR SWITCH RAMP TO A FAN/DEPRESSED CORNER.
⑤ WHEN USING CONCRETE PAVED FLARES ON THE OUTSIDE OF DIRECTIONAL RAMPS, AND ADJACENT TO A WALKABLE SURFACE, DIRECTIONAL RAMP FLARES SHOULD BE USED. SEE THE DETAIL ON THIS SHEET.
⑥ GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.
⑦ MAX. 2.0% SLOPE IN ALL DIRECTIONS IN FRONT OF GRADE BREAK AND DRAIN TO FLOW LINE. SHALL BE CONSTRUCTED INTEGRAL WITH CURB AND GUTTER.
⑧ 8% TO 10% WALKABLE FLARE.
⑨ PLACE DOMES AT THE BACK OF CURB WHEN ALLOWABLE SETBACK CRITERIA IS EXCEEDED.
⑩ FRONT EDGE OF DETECTABLE WARNING SHALL BE SET BACK 2' MAXIMUM WHEN ADJACENT TO WALKABLE SURFACE, 5' MAXIMUM WHEN ADJACENT TO NON-WALKABLE SURFACE WITH ONE CORNER SET 3" FROM BACK OF CURB. A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD MISTAKENLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.
⑪ RECTANGULAR DETECTABLE WARNINGS MAY BE SETBACK UP TO 9" FROM THE BACK OF CURB WITH CORNERS SET 3" FROM BACK OF CURB. IF 9" SETBACK IS EXCEEDED USE RADIAL DETECTABLE WARNINGS.
⑫ FOR DIRECTIONAL RAMPS WITH THE DETECTABLE WARNINGS PLACED AT THE BACK OF CURB, THE DETECTABLE WARNINGS SHALL COVER THE ENTIRE WIDTH OF THE WALK/PATH. THIS ENSURES A DETECTABLE EDGE AND HELPS ELIMINATE THE CURB TAPER OBSTRUCTING THE PATH OF PEDESTRIAN TRAVEL.
⑬ THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE BACK OF CURB. MAINTAIN 3" BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.
⑭ TO BE USED FOR ALL DIRECTIONAL RAMPS, EXCEPT WHERE DOMES ARE PLACED ALONG THE BACK OF CURB.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

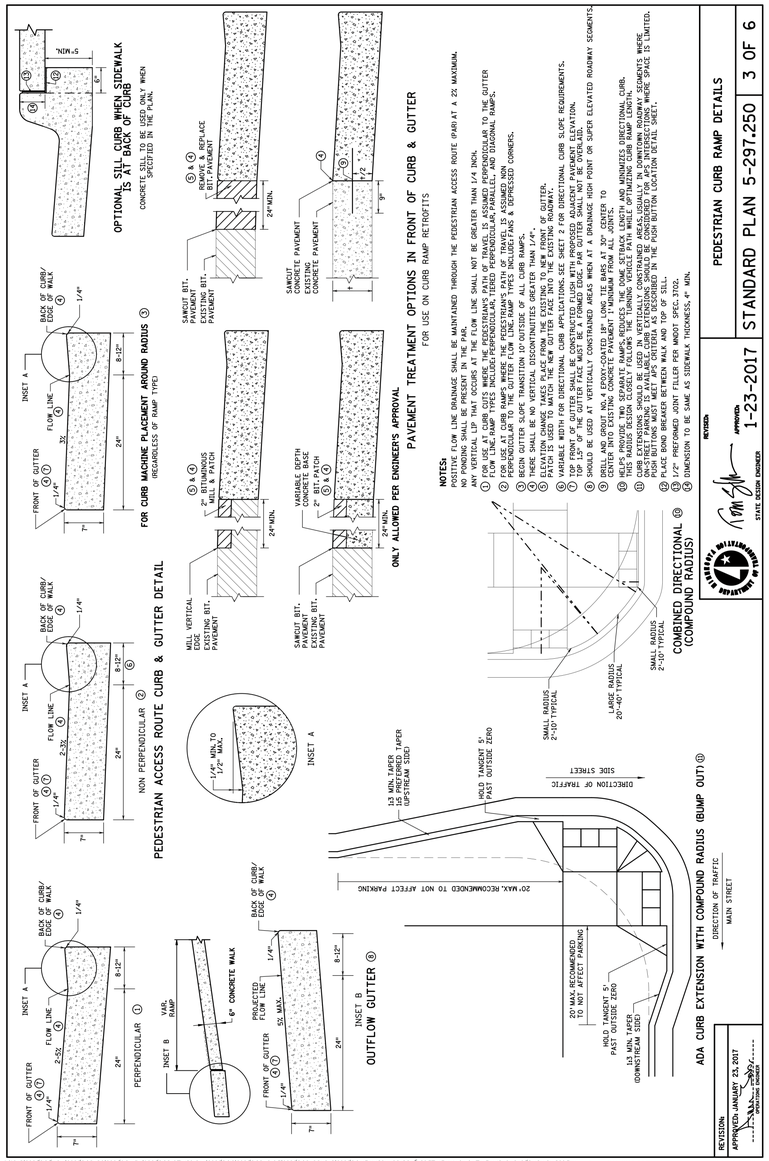
- (S) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.
- (C) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.
- LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.
- X" CURB HEIGHT

REVISION:
APPROVED: JANUARY 23, 2017
OPERATIONS ENGINEER

REVISED:
APPROVED: 1-23-2017
STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

STANDARD PLAN 5-297.250 | 2 OF 6



REVISED:
APPROVED: 1-23-2017
STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

STANDARD PLAN 5-297.250 | 3 OF 6

DEVELOPER

MEADOWCREEK BUILDERS
10122 EWING LANE
BROOKLYN PARK, MN 55443
TEL (612) 867-6533

MUNICIPALITY

City of RAMSEY

PROJECT

HARVEST ESTATES
2ND ADDITION
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
01 JAN 2019	PRELIMINARY PLAT SUBMITTAL	RICH
20 MAR 2019	CONSTRUCTION DOCUMENTS	CAL

CERTIFICATION

I hereby certify that this plan was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

PRELIMINARY NOT FOR CONSTRUCTION

Printed Name: Medlund
License No: [redacted]
Date: [redacted]

Signature shown is original. Reproduction of original. Wet signed copy of this plan on file at the office of Professional Services, LLC office and is available upon request.

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

CONSTRUCTION DOCUMENTS
03.20.2019

LANDFORM
From Site to Finish
105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401
Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C702KRZ141029MCB
PROJECT NO. KRZ141029.MCB

CIVIL CONSTRUCTION DETAILS (PED. RAMPS)
C7.4

SHEET NO. 13/16

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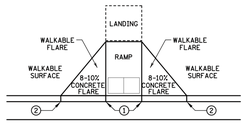
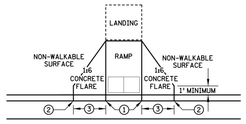
PLOTTED/REVISED: 20MAR2019 - 14:50:00
DISTRICT *, DISTRICT *
USER NAME: ##USERNAME##
PATH & FILENAME: Documents/Operations/ADA Review/ADA Design Guidelines/ADA Ramp Details/Harvest Estates 2nd Addition/Construction Plans/Details/Harvest Estates 2nd Addition Construction Plans Details 03-20-19.dwg



PAVED FLARES
ADJACENT TO WALKABLE SURFACE



PAVED FLARES
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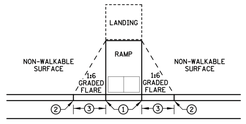
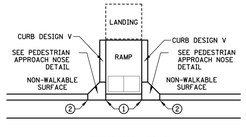
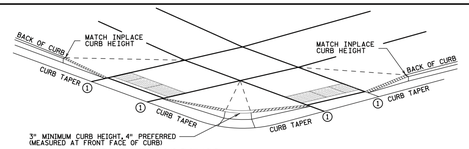


GRADED FLARES

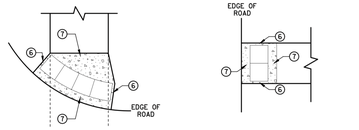


RETURNED CURB ⑤

TYPICAL SIDE TREATMENT OPTIONS ④ ⑪

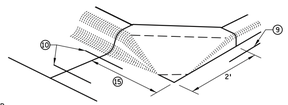


DETECTABLE EDGE WITH ⑧ CURB AND GUTTER

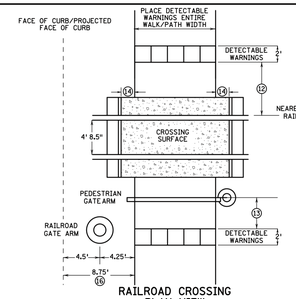


RADIAL DETECTABLE WARNING RECTANGULAR DETECTABLE WARNING

DETECTABLE EDGE WITHOUT CURB AND GUTTER



PEDESTRIAN APPROACH NOSE DETAIL
(FOR RETURNED CURB SIDE TREATMENT)



RAILROAD CROSSING
PLAN VIEW

NOTES:
SEE STANDARD PLATE 7038 AND THIS SHEET FOR ADDITIONAL DETAILS ON DETECTABLE WARNING.
A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD MISTAKENLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED. CONCRETE FLARE LENGTHS ADJACENT TO NON-WALKABLE SURFACES SHOULD BE LESS THAN 8' LONG MEASURED ALONG THE RAMPS FROM THE BACK OF CURB.
① 0" CURB HEIGHT.
② FULL CURB HEIGHT.
③ 2' FOR 4" HIGH CURB AND 3' FOR 6" HIGH CURB.
④ SIDE TREATMENTS ARE APPLICABLE TO ALL RAMP TYPES AND SHOULD BE IMPLEMENTED AS NEEDED AS FIELD CONDITIONS DICTATE. THE ENGINEER SHALL DETERMINE THE RAMP SIDE TREATMENTS BASED ON MAINTENANCE OF BOTH ROADWAY AND SIDEWALK, ADJACENT PROPERTY CONSIDERATIONS, AND MITIGATING CONSTRUCTION IMPACTS.
⑤ TYPICALLY USED FOR MEDIANS AND ISLANDS.
⑥ WHEN NO CONCRETE FLARES ARE PROPOSED, THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE EDGE OF ROADWAY. MAINTAIN 3" MAX. BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.
⑦ IF NO CURB AND GUTTER IS PLACED IN RURAL SECTIONS, DETECTABLE WARNINGS SHALL BE PLACED 1' FROM THE EDGE OF BITUMINOUS ROADWAY AND/OR BITUMINOUS SHARED-USE PATH TO PROVIDE VISUAL CONTRAST.
⑧ ALL CONSTRUCTED CURBS MUST HAVE A CONTINUOUS DETECTABLE EDGE FOR THE VISUALLY IMPAIRED. THIS DETECTABLE EDGE REQUIRES DETECTABLE WARNINGS WHEREVER THERE IS ZERO-INCH HIGH CURB. CURB TAPERS ARE CONSIDERED A DETECTABLE EDGE WHEN THE TAPER STARTS WITHIN 3" OF THE EDGE OF THE DETECTABLE WARNINGS AND UNIFORMLY RISES TO A 3-INCH MINIMUM CURB HEIGHT. ANY CURB NOT PART OF A CURB TAPER AND LESS THAN 3 INCHES IN HEIGHT IS NOT CONSIDERED A DETECTABLE EDGE AND THEREFORE IS NOT COMPLIANT WITH ACCESSIBILITY STANDARDS.
⑨ DRILL AND GROUT 1 - NO. 4 12" LONG REINFORCEMENT BAR (EPOXY COATED) WITH 3" MIN. COVER. REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE V CURB.
⑩ DRILL AND GROUT 2 - NO. 4 12" LONG REINFORCEMENT BARS (EPOXY COATED) WITH 3" MIN. COVER. REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE CURB AND GUTTER.
⑪ SIDE TREATMENT EXAMPLES SHOWN ARE WHEN THE INITIAL LANDING IS APPROXIMATELY LEVEL WITH THE FULL HEIGHT CURB (I.E. 6" LONG RAMP FOR 6" HIGH CURB). WHEN THE INITIAL LANDING IS MORE THAN 1" BELOW FULL HEIGHT CURB REFER TO SHEETS 1 & 2 TO MODIFY THE CURB HEIGHT TAPERS AND MAINTAIN POSITIVE BOULEVARD DRAINAGE.
⑫ NEAREST EDGE OF DETECTABLE WARNING SURFACES SHALL BE PLACED 12' MINIMUM TO 15' MAXIMUM FROM THE NEAREST RAIL. FOR SKEWED RAILWAYS IN NO INSTANCE SHALL THE DETECTABLE WARNING BE CLOSER THAN 12' MEASURED PERPENDICULAR TO THE NEAREST RAIL.
⑬ WHEN PEDESTRIAN GATES ARE PROVIDED, DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE SIDE OF THE GATES OPPOSITE THE RAIL, 2' FROM THE APPROACHING SIDE OF THE GATE ARM. THIS CRITERIA GOVERNS OVER NOTE ⑫.
⑭ CROSSING SURFACE SHALL EXTEND 2' MINIMUM PAST THE OUTSIDE EDGE OF WALK OR SHARED-USE PATH.
⑮ 3' FOR MEDIANS AND SPLITTER ISLANDS. NOSE CAN BE REDUCED TO 2' ON FREE RIGHT ISLANDS.
⑯ SIDEWALK TO BE PLACED 8.75' MIN. FROM THE FACE OF CURB/PROJECTED FACE OF CURB. THIS ENSURES MIN. CLEARANCE BETWEEN THE SIDEWALK AND GATE ARM COUNTERWEIGHT SUPPORTS.

REVISION:
APPROVED: JANUARY 23, 2017
OPERATIONS ENGINEER

REVISED:
APPROVED: 1-23-2017
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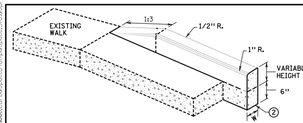
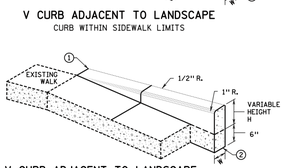
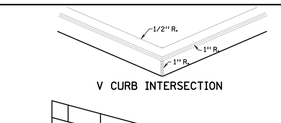
PEDESTRIAN CURB RAMP DETAILS
STANDARD PLAN 5-297.250 | 4 OF 6



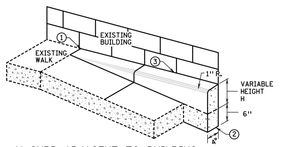
V CURB ADJACENT TO LANDSCAPE
CURB WITHIN SIDEWALK LIMITS



V CURB ADJACENT TO LANDSCAPE
CURB OUTSIDE SIDEWALK LIMITS

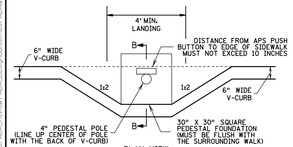


V CURB INTERSECTION

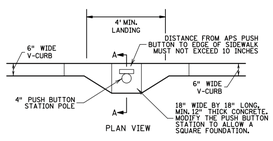


V CURB ADJACENT TO BUILDING OR BARRIER

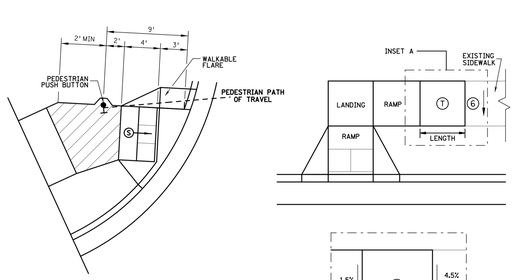
CONCRETE CURB DESIGN V	
CURB HEIGHT H	CURB WIDTH W
<6"	4"
≥6"	6"



SIGNAL PEDESTAL & PUSH BUTTON (V-CURB)



PUSH BUTTON STATION (V-CURB)



SEMI-DIRECTIONAL RAMP (3,4,9)
3' DOME SETBACK, 4' LONG RAMP AND PUSH BUTTON 9' FROM THE BACK OF CURB

PRIMARILY USED FOR APS APPLICATIONS WHERE THE PAR DOES NOT CONTINUE PAST THE PUSH BUTTON (DEAD-END SIDEWALK)

TRANSITION PANEL ④⑤

NOTES:
A WALKABLE FLARE IS AN 8-10% CONCRETE FLARE THAT IS REQUIRED WHEN THE FLARE IS ADJACENT TO A WALKABLE SURFACE, OR WHEN THE PEDESTRIAN PATH OF TRAVEL OF A PUSH BUTTON TRAVERSES THE FLARE.
ALL V CURB CONTRACTION JOINTS SHALL MATCH CONCRETE WALK JOINTS.
WHERE RIGHT-OF-WAY ALLOWS, USE OF V CURB SHOULD BE MINIMIZED. GRADING ADJACENT TURF OR SLOPING ADJACENT PAVEMENT IS PREFERRED.
V CURB SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS.
V CURB NEXT TO BUILDING SHALL BE A 4" WIDTH AND SHALL MATCH PREVIOUS TOP OF SIDEWALK ELEVATIONS.
① END TAPERS AT TRANSITION SECTION SHALL MATCH INPLACE SIDEWALK GRADES.
② ALL V CURB SHALL MATCH BOTTOM OF ADJACENT WALK.
③ EDGE BETWEEN NEW V CURB AND INPLACE STRUCTURE SHALL BE SEALED AND BOND BREAKER SHALL BE USED BETWEEN EXISTING STRUCTURE AND PLACED V-CURB.
④ THE MAX. RATE OF CROSS SLOPE TRANSITIONING IS 1' LINEAR FOOT OF SIDEWALK PER HALF PERCENT CROSS SLOPE. WHEN PAR WIDTH IS GREATER THAN 6' OR THE RUNNING SLOPE IS GREATER THAN 5%, DOUBLE THE CALCULATED TRANSITION LENGTH.
⑤ TRANSITION PANELS ARE TO ONLY BE USED AFTER THE RAMP, OR IF NEEDED, LANDING ARE AT THE FULL CURB HEIGHT (TYPICAL SECTION).
⑥ EXISTING CROSS SLOPE GREATER THAN 2.0%.

LEGEND
THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.
(5) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.
LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.
(T) TRANSITION PANEL(S) - TO BE USED FOR TRANSITIONING THE CROSS-SLOPE OF A RAMP TO THE EXISTING WALK CROSS-SLOPE. RATE OF TRANSITION SHOULD BE 0.5% PER 1 LINEAR FOOT OF WALK. SEE THIS SHEET FOR ADDITIONAL INFORMATION.

REVISION:
APPROVED: JANUARY 23, 2017
OPERATIONS ENGINEER

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APPROVED: 1-23-2017
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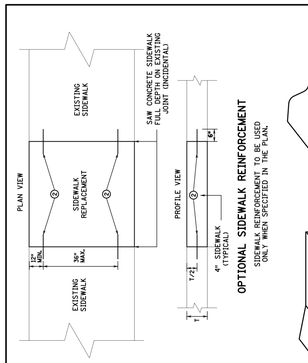
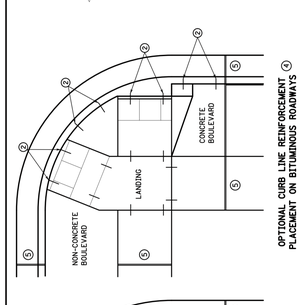
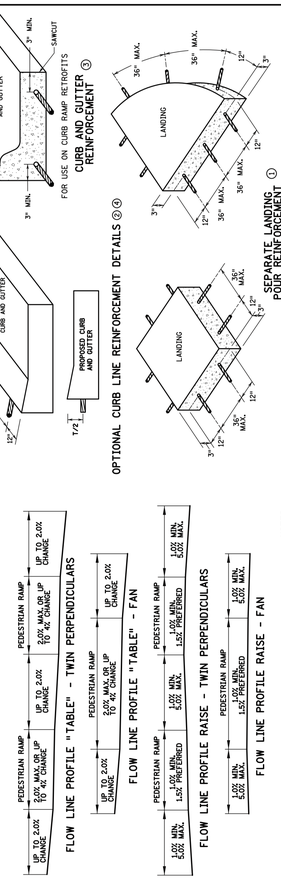
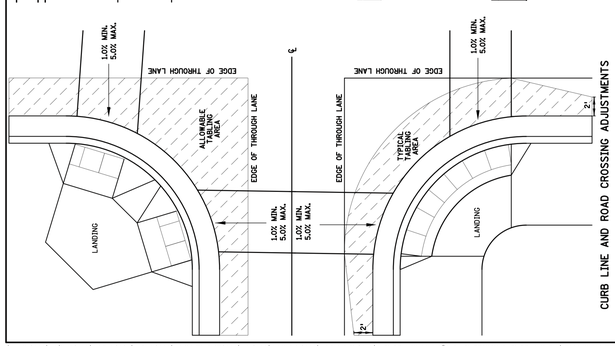
PEDESTRIAN CURB RAMP DETAILS
STANDARD PLAN 5-297.250 | 5 OF 6









NOTES:
① ENSURE RAMPS AND LANDINGS ARE PROPERLY CONSTRUCTED. ALL INITIAL LANDINGS AT A TOP OF A RAMPED SURFACE (RUNNING SLOPE GREATER THAN 2.0%) SHALL BE FORMED AND PLACED SEPARATELY IN AN INDEPENDENT CONCRETE POUR. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON THIS SHEET FOR ALL SEPARATELY POURED INITIAL LANDINGS.
② DRILL AND GROUT 2 - NO. 4 X 12" LONG REINFORCEMENT BARS (EPOXY COATED) WITH 3" MIN. COVER AT EXISTING CONCRETE. REINFORCEMENT BARS ARE TO BE ADJUSTED TO MATCH RAMP GRADE, TO CENTER EPOXY COATED BARS TO BE ADJUSTED TO MATCH RAMP GRADE.
③ DRILL AND GROUT 2 - NO. 4 X 12" LONG REINFORCEMENT BARS (EPOXY COATED). REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE CURB.
④ THIS OPTIONAL CURB LINE REINFORCEMENT DETAIL SHOULD ONLY BE USED ON BITUMINOUS ROADWAYS WHEN SPECIFIED IN THE PLAN.
⑤ 1/2 IN. PREFORMED JOINT FILLER MATERIAL PER MNDOT SPEC. 3702.

REVISED:
APPROVED: 1-23-2017
STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS
STANDARD PLAN 5-297.250 | 6 OF 6

"TABLING" OF CROSSWALKS MEANS MAINTAINING LESS THAN 2% CROSS SLOPE WITHIN A CROSSWALK IS NOT ALLOWED. "TABLING" OF ENTIRE CROSSWALK SHALL OCCUR WHEN FEASIBLE.

RECONSTRUCTION PROJECTS ON FULL PAVEMENT REPLACEMENT PROJECTS SHOULD MAINTAIN EXISTING CROSS SLOPE WHERE PRACTICAL. SLOPE ALLOWS.

MILL & OVERLAY PROJECTS - TABLING OF FLOW LINES IN FRONT OF THE PEDESTRIAN RAMP SHALL NOT EXTEND INTO THE THROUGH LANE. TABLE THE FLOW LINE TO THE BITUMINOUS PAVEMENT EDGE WHERE POSSIBLE. MAINTAIN DRAINAGE WHILE ADHERING TO THE FOLLOWING CRITERIA:
① 1.0% MIN. CROSS-SLOPE AT THE ROAD
② 5.0% MAX. CROSS-SLOPE AT THE ROAD
③ "TABLE" A FLOW LINE UP TO 4% CHANGE FROM EXISTING SLOPE IN FRONT OF PEDESTRIAN RAMP
④ 1.0% MIN. FLOW LINE (OR EITHER SIDE OF PEDESTRIAN RAMP) TO MAINTAIN POSITIVE DRAINAGE

STAND-ALONE ADA RETROFITS: FOLLOW MILL & OVERLAY CRITERIA ABOVE HOWEVER ALL PAVEMENT MARKING IS DONE WITH BITUMINOUS PATCHING ON BITUMINOUS ROADWAYS AND FULL-DEPTH APRON ON CONCRETE ROADWAYS.

RAISING OF CURB LINES SHOULD OCCUR IN VERTICALLY CONSTRAINED AREAS. RAISE THE CURB LINES ENOUGH TO ALLOW COMPLIANT RAMPS OR AS MUCH AS POSSIBLE WHILE ADHERING TO THE FOLLOWING CRITERIA:
① 2.0% MAX. CROSS-SLOPE AT THE ROAD
② 5.0% MAX. CROSS-SLOPE AT THE ROAD
③ 1.0% MIN. FLOW LINE (OR EITHER SIDE OF PEDESTRIAN RAMP) TO MAINTAIN POSITIVE DRAINAGE
④ LONGITUDINAL THROUGH LANE ROADWAY TAPERS SHOULD BE 1" VERTICAL PER 1' HORIZONTAL

DEVELOPER
MEADOWCREEK BUILDERS
10122 EWING LANE
BROOKLYN PARK, MN 55443
TEL (612) 867-6533

MUNICIPALITY
City of RAMSEY

PROJECT
HARVEST ESTATES
2ND ADDITION
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY
CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
01 JAN 2019	PRELIMINARY PLAT SUBMITTAL	RICH
20 MAR 2019	CONSTRUCTION DOCUMENTS	CAL

CERTIFICATION
I hereby certify that this plan was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Ronald G. Medlund
License No: [redacted]
Date: 03/20/2019
Signature shown is a facsimile of the original. Wet signed copy of this plan on file at the office of Landform Professional Services, LLC office and is available upon request.
PRELIMINARY NOT FOR CONSTRUCTION
IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

CONSTRUCTION DOCUMENTS
03.20.2019

LANDFORM
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Fax: 612-252-9077
Web: landform.net

FILE NAME C705KRZ141029MCB
PROJECT NO. KRZ141029.MCB

CIVIL CONSTRUCTION DETAILS (PED. RAMPS)
C7.5
SHEET NO. 14/16

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FILE NAME: ##FILENAME##

LANDSCAPE NOTES

1. CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING.
2. COORDINATE INSTALLATION WITH CONTRACTORS PERFORMING RELATED WORK.
3. SEED MIXTURES SHALL BE AS DEFINED IN CURRENT MNDOT SEEDING MANUAL. NATIVE SEEDS SHALL BE OF MINNESOTA (OR AS SPECIFIED) ORIGIN AND CERTIFIED BY THE MINNESOTA CROP IMPROVEMENT ASSOCIATION (MCIA). PROVIDE VERIFYING DOCUMENTATION TO THE OWNER 30 DAYS MINIMUM PRIOR TO INSTALLATION.
4. UTILIZE SEED MIX 35-221, WHICH IS A NATIVE DRY PRAIRIE MIX FOR BASIN AREAS.
5. PLANT MATERIAL SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE OF HARDY STOCK, FREE FROM DISEASE, INFESTATION, DAMAGE, AND DISFIGURATION. FOR DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE SCHEDULE AND THE NUMBER SHOWN ON THE DRAWING, THE DRAWING SHALL GOVERN.
6. PLANTING SOIL SHALL CONSIST OF 4 PARTS TOPSOIL TO 1 PART PEAT HUMUS, WITH 3 POUNDS OF COMMERCIAL FERTILIZER PER CUBIC YARD
7. SPREAD A MINIMUM OF 4 INCHES OF TOPSOIL AND SEED/SOD ALL TURF AREAS DISTURBED BY CONSTRUCTION.
8. PLACE PLANTS ACCORDING TO LAYOUT WITH PROPER NOMINAL SPACING.
9. SEE DETAILS FOR DEPTH OF PLANTING SOIL.
10. INSTALL A 6-FOOT DIAMETER SHREDDED HARDWOOD MULCH DISH AROUND TREES NOT PLACED WITHIN A SHRUB OR PERENNIAL PLANTING BED. VINYL EDGING IS NOT REQUIRED.
11. CONIFEROUS TREE SPECIES SHALL BE PLACED PER PLAN. VARIABLE HEIGHTS WITHIN EACH SPECIES (SEE PLANT SCHEDULE BELOW) SHALL BE RANDOMLY PLACED THROUGHOUT SITE. NO GROUPING SHALL CONTAIN CONIFERS OF THE SAME SINGLE HEIGHT.
12. DEVELOPER SHALL DISCLOSE TO ANY POTENTIAL BUYER THAT DECIDUOUS TREES SHALL BE NO LESS THAN 2.5 INCHES IN CALIPER WHEN PLANTED AND CONIFEROUS TREES MUST BE 6 FEET IN HEIGHT IN ACCORDANCE WITH THE APPROVED REFORESTATION PLAN. DEVELOPER SHALL PROVIDE A COPY OF THE APPROVED LANDSCAPE PLAN TO ANY BUYER OF THESE LOTS.
13. DEVELOPER IS REQUIRED TO INSTALL ALL TREE PLANTINGS AS A STAGE I IMPROVEMENT WITH THE EXCEPTION OF THE TWO (2) REQUIRED FRONT YARD TREES, WHICH MAY BE INSTALLED BY THE BUILDER.

SOD / SEED

14. SEE EROSION CONTROL PLAN FOR SEEDING OF ALL OTHER DISTURBED AREAS.
15. BOULEVARD AREAS, WHETHER THERE IS SIDEWALK PRESENT OR NOT, SHALL BE FINISHED WITH SOD. REMAINING PORTIONS OF LOTS CAN BE FINISHED WITH SOD, SEED, HYDROSEED, OR OTHER ACCEPTABLE GROUND COVER.

EXISTING TREE INVENTORY

Tree #	Species	DBH	Condition	Saved	Tree #	Species	DBH	Condition	Saved
787	Spruce, white	5.0	Good	X	817	Ash, green	8.0	Good	
788	Spruce, white	7.0	Good	X	818	Ash, green	10.0	Fair	
789	Spruce, white	5.0	Good	X	819	Ash, green	10.0	Good	
790	Oak, red	7.5	Good	X	821	Hackberry	9.0	Good	
792	Basswood	13.1	Fair	X	822	Pine, Scots	14.0	Good	
793	Basswood	9.0	Good	X	823	Pine, Scots	16.0	Good	
794	Basswood	8.0	Good	X	824	Pine, Scots	16.5	Good	
798	Maple, sugar	8.0	Good	X	825	Ash, green	12.0	Good	
803	Maple, Norway	8.5	Good		828	Ash, green	11.0	Good	
804	Maple, silver	28.0	Fair		829	Maple, silver	18.0	Fair	
808	Ash, green	11.5	Good		830	Birch, paper	15.0	Good	
809	Ash, green	11.5	Good		833	Elm, Siberian	9.5	Fair	
810	Ash, green	12.0	Good		834	Juniper	9.0	Good	
816	Ash, green	10.5	Good		835	Elm, Siberian	15.0	Fair	

TREE PLANTING LIST

DECIDUOUS TREES

KEY	COUNT	COMMON NAME	SCIENTIFIC NAME	MATURE SIZE	SIZE/ ROOT	SYMBOL
ACMO	1	NORTHWOOD MAPLE	ACER RUBRUM 'NORTHWOODS'	50'H x 35'W	2.5" B&B	
TIRE	3	REDMOND LINDEN	TILIA AMERICANA 'REDMOND'	50'H X 30'W	2.5" B&B	
BENA	7	RIVER BIRCH	BETULA NIGRA	50'H X 40'W	2.5" B&B	
CEOC	6	COMMON HACKBERRY	CELTIS OCCIDENTALIS	75'H X 50'W	2.5" B&B	
QUBI	3	SWAMP WHITE OAK	QUERCUS BICOLOR	60'H X 50'W	2.5" B&B	

CONIFEROUS TREES

KEY	COUNT*	COMMON NAME	SCIENTIFIC NAME	MATURE SIZE	SIZE/ ROOT	SYMBOL
PINI	7	AUSTRIAN PINE	PINUS NIGRA	50'H X 20'W	6' B&B	
PIGD	8	BLACK HILLS WHITE SPRUCE	PICEA GLAUCA DENSATA	45'H X 20'W	6' B&B	
ABBA	22	BALSAM FIR	ABIES BALSAMEA	60'H X 35'W	6' B&B	

Know what's Below. Call before you dig.

NORTH

0 50 100

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DEVELOPER

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10122 EWING LANE
BROOKLYN PARK, MN 55443
TEL (612) 867-6533

MUNICIPALITY

City of RAMSEY

PROJECT

HARVEST ESTATES 2ND ADDITION

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
01 JAN 2019	PRELIMINARY PLAT SUBMITTAL	RCH
20 MAR 2019	CONSTRUCTION DOCUMENTS	CAL

CERTIFICATION

I hereby certify that this plan was prepared by me or under my direct supervision, and that I am a duly Licensed Landscape Architect under the laws of the state of Minnesota.

PRELIMINARY NOT FOR CONSTRUCTION

Janesl Lee

License No: 44569

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CONSTRUCTION DOCUMENTS
03.20.2019

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Web: landform.net

FILE NAME L201KRZ141029MCB

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LANDSCAPE PLAN

L2.1

SHEET NO. 15/16

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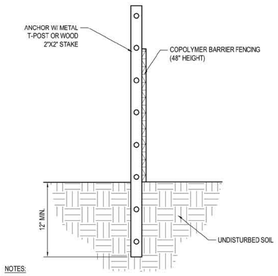

NOTES:

1. TREE FENCING SHALL BE PLACED A MINIMUM OF 1 FOOT PER CALIPER INCH OF TREE DIAMETER FROM TREE(S) THAT IS/ARE TO BE SAVED.
2. ANCHOR POST MAY BE SPACED UP TO 10 FEET APART.
3. SECURELY ATTACH TREE FENCE TO ANCHOR POSTS W/ MINIMUM OF TWO ATTACHMENTS PER POST.
4. SEE MNDOT SPECIFICATION 2572.

APPROVED:		STANDARD DETAILS: TREE SAVE FENCE
		CITY PLATE No.

2 **TREE SAVE FENCE**

NO SCALE

THE PLANTING DEPTH OF EACH TREE WILL BE INSPECTED. ANY TREE PLANTED TOO DEEPLY OR WITH 1ST PRIMARY ROOTS BURIED WILL BE REJECTED.

1. ALL TREES TO BE PREMIUM QUALITY, NO "PARK GRADE" TREES ARE PERMITTED.
2. AFTER INSTALLATION, TRIM OUT DEADWOOD AND/OR DEFORMED TWIGS. DO NOT CUT LEADER.
3. AMENDED SOIL SHALL CONTAIN 5% ORGANIC MATTER BY VOLUME.
4. DIAMETER OF HOLE SHALL BE 1-2' LARGER THAN THE DIAMETER OF THE ROOTBALL OR ROOT MASS.
5. ORGANIC MATTER SHALL NOT BE BANKED AGAINST THE STEM OR TRUNK OF THE TREE.
6. TREE SHALL NOT BE STAKED UNLESS IT IS ABSOLUTELY NECESSARY TO DO SO.
7. ALL TAGS, BANDS, AND WIRES SHALL BE REMOVED FROM THE TREE IMMEDIATELY AFTER PLANTING.
8. THE TREE SHALL BE WATERED AS NECESSARY TO PREVENT WILTING AND PROMOTE GROWTH.
9. A PHOTO DEGRADEABLE TREE TUBE OR EQUIVALENT SHALL BE INSTALLED AROUND ALL NEWLY PLANTED TREES.
10. PULL BURLAP AWAY FROM TREE STEM.
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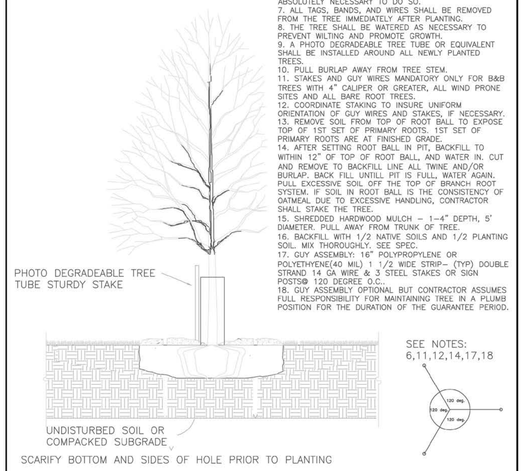
12. COORDINATE STAKING TO INSURE UNIFORM ORIENTATION OF GUY WIRES AND STAKES, IF NECESSARY.
13. REMOVE SOIL FROM TOP OF ROOT BALL TO EXPOSE TOP OF 1ST SET OF PRIMARY ROOTS. 1ST SET OF PRIMARY ROOTS ARE AT FINISHED GRADE.
14. AFTER SETTING ROOT BALL IN PIT, BACKFILL TO WITHIN 12" OF TOP OF ROOT BALL, AND WATER IN. CUT AND REMOVE TO BACKFILL LINE ALL TWINE AND/OR BURLAP. BACK FILL UNTILL PIT IS FULL, WATER AGAIN. PULL EXCESSIVE SOIL OFF THE TOP OF BRANCH ROOT SYSTEM, IF SOIL IN ROOT BALL IS THE CONSISTENCY OF OATMEAL DUE TO EXCESSIVE HANDLING, CONTRACTOR SHALL STAKE THE TREE.
15. SHREDDED HARDWOOD MULCH – 1-4" DEPTH, 5' DIAMETER. PULL AWAY FROM TRUNK OF TREE.
16. BACKFILL WITH 1/2 NATIVE SOILS AND 1/2 PLANTING SOIL. MIX THOROUGHLY. SEE SPEC.
17. GUY ASSEMBLY: 16" POLYPROPYLENE OR POLYETHYENE(40 MIL) 1 1/2 WIDE STRIP– (TYP) DOUBLE STRAND 14 GA WIRE & 3 STEEL STAKES OR SIGN POSTS@ 120 DEGREE O.C..
18. GUY ASSEMBLY OPTIONAL BUT CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR MAINTAINING TREE IN A PLUMB POSITION FOR THE DURATION OF THE GUARANTEE PERIOD.



APPROVED: 5 – 1997	City of RAMSEY	STANDARD DETAILS: TREE PLANTING
		CITY PLATE No. PARK–2

1 **TREE PLANTING**

NO SCALE

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DEVELOPER

MEADOWCREEK BUILDERS
10122 EWING LANE
BROOKLYN PARK, MN 55443
TEL (612) 887-6533

MUNICIPALITY

City of RAMSEY

PROJECT

HARVEST ESTATES 2ND ADDITION

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I hereby certify that this plan [illegible] or under my direct supervision, and that I am a Landscape Architect under the laws of the state of Minnesota.

PRELIMINARY NOT FOR CONSTRUCTION

Jarod Eide
License No: 44369

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Fax: 612-252-9077
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FILE NAME C202KRZ141029MCB

PROJECT NO. KRZ141029.MCB

LANDSCAPE DETAILS

L2.2

SHEET NO. 16/16

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LANDSCAPE NOTES

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TREE PLANTING LIST

DECIDUOUS TREES

KEY	COUNT	COMMON NAME	SCIENTIFIC NAME	MATURE SIZE	SIZE/ ROOT	SYMBOL
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DEVELOPER

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10122 EWING LANE
BROOKLYN PARK, MN 55443
TEL (612) 867-6533

MUNICIPALITY

City of RAMSEY

PROJECT

HARVEST ESTATES 2ND ADDITION

RAMSEY, MINNESOTA

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CERTIFICATION

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PRELIMINARY NOT FOR CONSTRUCTION

Janesl Lee

License No: 44569

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CONSTRUCTION DOCUMENTS
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FILE NAME L201KRZ141029MCB

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LANDSCAPE PLAN

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SHEET NO. 15/16

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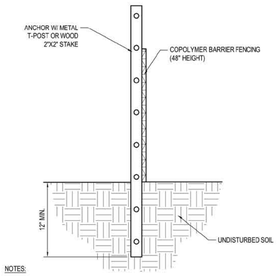

NOTES:

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2. ANCHOR POST MAY BE SPACED UP TO 10 FEET APART.
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4. SEE MNDOT SPECIFICATION 2572.

APPROVED:		STANDARD DETAILS: TREE SAVE FENCE
		CITY PLATE No.

2 **TREE SAVE FENCE**

NO SCALE

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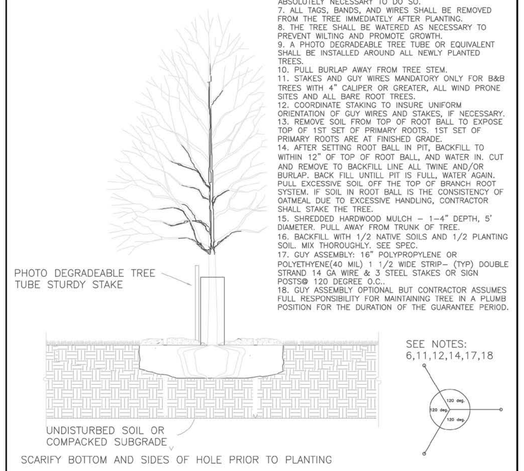

APPROVED: 5 – 1997	City of RAMSEY	STANDARD DETAILS: TREE PLANTING
		CITY PLATE No. PARK–2

1 **TREE PLANTING**

NO SCALE

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DEVELOPER

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MUNICIPALITY

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LANDSCAPE DETAILS

L2.2

SHEET NO. 16/16

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CITY OF RAMSEY
AMENDED AND RESTATED DEVELOPMENT AGREEMENT
FOR HARVEST ESTATES 2ND ADDITION

This Agreement (hereinafter the "Agreement") is dated as of this _____ day of _____, 2019 and is by and between the **CITY OF RAMSEY**, a Minnesota municipal corporation (the "**CITY**") and Meadow Creek Builders, Inc., a Minnesota Corporation under the laws of Minnesota (the "**PERMITTEE**").

Recitals

A. The **PERMITTEE** is the owner of land legally described on the attached Exhibit A (the "Subject Property").

B. The **PERMITTEE** has received approval from the **CITY** to subdivide the Subject Property and plat the same as **HARVEST ESTATES 2ND ADDITION** (the "Plat").

Agreement

1. Recitals. Recitals incorporated. The recitals stated above are hereby incorporated into this Agreement and are made part of this Agreement by reference.

2. Conditions of Approval. The **CITY** has approved the Plat subject to satisfaction of the following conditions subsequent:

   a. The **PERMITTEE'S** Execution of this Agreement. That the **PERMITTEE** enter into this Agreement.

   b. Marketable Title. That prior to recording the Plat, the **PERMITTEE** shall provide the **CITY** with proof of marketable title to the Subject Property either through a currently certified abstract, registered property abstract or title insurance commitment or policy**.**

c. Previous Development Agreement. This Development Agreement shall amend and restate the previous Development Agreement for Harvest Estates.

d. Proof of Authority. That the **PERMITTEE** provide proof that the respective governing boards of the **PERMITTEE** have authorized the **PERMITTEE'S** execution of this Agreement. This proof of authority may be satisfied by providing the **CITY** with a certified copy of the minutes of the governing board of each entity which grants such authority.

3. The Plans. The term "Plans" as used in this Agreement means the Final Plat Plans prepared by Landform Professional Services, Inc., dated March 20, 2019. The Plans remain subject to: (a) **CITY** Staff's review and approval of the Plans to, among other things, confirm that the revisions requested in the **CITY** Staff's review letter have been made; and (b) such further revisions as the **PERMITTEE** may propose and the **CITY** approves. The Plans shall not be attached to this Agreement, but are in the **CITY'S** files.

4. Stage I Improvements. The public improvements the **PERMITTEE** will construct or install are as follows:

a. Trunk and lateral sanitary sewer.
b. Trunk and lateral water main.
c. Storm drainage facilities (when specified).
d. Stormwater maintenance through 90 percent buildout.
e. Streets.
f. Concrete curb and gutter (urban).
g. Street traffic control signals.
h. Lot grading.
i. Trail development.
j. Sidewalks.
k. Electricity (within one-fourth mile).
l. Phone (within one-fourth mile).
m. Natural gas (within one-fourth mile).
n. Boulevard sodding.
o. Water shut off boxes.
p. Landscaping

(the "Stage I Improvements").

The **PERMITTEE** agrees to construct the Stage I Improvements according to the terms and conditions of this Agreement and in accordance with the Plans and the City Code. Per City Code Section 117-615, the **PERMITTEE** shall provide the **CITY** with a set of reproducible as-built plans in Computer Aided Drafting (CAD) format upon completion of the Stage I Improvements and acceptance by the **CITY**. As as-built plans are a required Stage I Improvement item per City Code Section 117-615, the **CITY** will not release in its entirety the required Stage I Improvement Financial Guarantee noted in paragraph #11 below until such as-built plans are received by the **CITY**. Additionally, the **PERMITTEE** agrees to provide to the **CITY** the plans in CAD format prior to the commencement of construction of the Stage I Improvements.

5. Lot Corner Staking. The **PERMITTEE** must install lot corner stakes at all lot corners.

6. Installation of the Stage I Improvements. The **PERMITTEE** shall obtain all necessary permits from all governmental agencies before commencing construction of the Stage I Improvements. The **PERMITEE** must provide the **CITY** with copies of all necessary permits from other governmental agencies prior to or when the **PERMITTEE** applies for a building permit to construct improvements on a lot within the Plat. Within thirty (30) days after the completion of the Stage I Improvements, the **PERMITTEE** shall provide the **CITY** with a complete set of reproducible "As Built" plans for the Stage I Improvements.

7. Time of Performance for the Stage I Improvements. The **PERMITTEE** must complete the Stage I Improvements within one (1) year after the recording of the Plat.

8. Ownership of the Stage I Improvements. The **PERMITTEE** owns the Stage I Improvements until the **CITY'S** acceptance of the Stage I Improvements. Title to the Stage I Improvements automatically passes to the **CITY** upon the **CITY'S** written acceptance of the Stage I Improvements. Except to the extent the **CITY** has accepted all or portions of the Stage I Improvements, in writing, prior to the lapse, expiration, or other termination of the **CITY'S** financial guaranty described in Section 6 and except to the extent the **CITY** and the **PERMITTEE** may agree, in writing, to defer the **CITY'S** acceptance of certain specified Stage I Improvements, the **CITY** is deemed to have accepted the Stage I Improvements when the **CITY** releases the financial guaranty described in Section 11 or allows such financial guarantee to lapse, expire or otherwise terminate.

9. Stage I Improvements License. The **PERMITTEE** hereby grants the **CITY** and the **CITY'S** agents, employees, officers, and contractors an irrevocable license to enter the Subject Property to perform all necessary work and/or inspections the **CITY** deems appropriate during the **PERMITTEE'S** installation of the Stage I Improvements. The license shall expire after the **CITY** accepts ownership of Stage I Improvements.

10. Stage II **CITY** Improvements. The public improvements the **PERMITTEE** must construct or install are as follows:

    a. Street lights per agreement with Connexus Energy
    b. Installation of survey monumentation.

    (the "Stage II Improvements"). The **PERMITTEE** must complete the construction of the Stage II Improvements within one (1) year after the date upon which the Plat is recorded.

    PERMITTEE must install the Stage II Improvements in accordance with the Plans. Per City Code Section 117-615, the **PERMITTEE** shall provide the **CITY** with a set of re-producible as-built plans in Computer Aided Drafting (CAD) format upon completion of the Stage II Improvements and acceptance by the **CITY**. As as-built plans are a required Stage II Improvement item per City Code Section 117-615, the **CITY** will not release the required Stage I Improvement Financial Guarantee noted in paragraph #11 below until **CITY** has received the as-built plans. Additionally, the **PERMITTEE** agrees to provide to the **CITY** the plans in CAD format prior to the commencement of construction of the Stage II Improvements.

11. Financial Guaranty for Stage I and Stage II Improvements. The **PERMITTEE** shall provide a financial guarantee to the **CITY** guaranteeing the construction of the Stage I and

Stage II Improvements, and their timely completion. The **PERMITTEE** shall be responsible for a financial guarantee in the amount of **($428,021.00** which amount is 125% of the **CITY** Engineer's estimated cost of the Stage I Improvements. Upon completion of Stage I Improvements (including the removal of "temporary" erosion control measures as identified in the approved Grading Plan), acceptance by the **CITY**, supported by appropriate lien waivers, The **PERMITTEE** may request a reduction in the amount of the financial guarantee.

12. Inspection Fees for the Stage I and Stage II Improvements. The **PERMITTEE** shall provide an inspection fee to the **CITY** to inspect the Stage I Improvements, Stage II Improvements, and Required Private Improvements. The **PERMITTEE** shall be responsible for an inspection fee in the amount of **($17,121.00)**, which amount is 5% of the City Engineer's estimated cost of the Stage I and Stage II Improvements. The inspection fee must be in the form of a cash escrow. The **PERMITTEE** may request a refund of the remaining balance in the escrow upon completion of the Stage I and Stage II Improvements, acceptance by the **CITY**.

13. Warranty for Stage I and Stage II Improvements. The **PERMITTEE** shall provide a one year warranty in the amount of **$85,604.00**, which is 25% of the cost of the Stage I and Stage II Improvements. Said warranty shall be in force for one year following the final acceptance of any required improvements and shall guarantee satisfactory performance of said improvement. The warranty must be in the form of a Letter of Credit in a form acceptable to the **CITY'S** Finance Director or a cash escrow.

14. Street Cleaning and Clean Up. After the street surfacing that is a part of the Stage I Improvements is installed, the **PERMITTEE** shall clear any soil, earth, or debris from the streets. From time to time, the **CITY** may remove accumulations of soil, earth, and debris from the streets resulting from the construction of the Stage I Improvements. It shall be the **PERMITTEE'S** responsibility to pay the costs associated with this necessary street cleaning. Invoices from the **CITY** to the **PERMITTEE** for such costs shall be paid within fifteen (15) days of the date of the invoice.

15. Payment of Development Fees. The **PERMITTEE** must pay to the **CITY** the fees described on Exhibit B which may include, but are not limited to, Park Land Dedication Fees, Trail Development Fees, Sanitary Sewer Connection (Trunk) Fees, Water Connection (Trunk) Fees, Sanitary Sewer Lateral Fees, Water Lateral Fees, Storm Management Fees, Street Light as well as Street Light Operation and Maintenance Fees.

16. Requirements for Building and Occupancy Permits.

    a. No building permit for any lot in the Plat shall be issued until the **PERMITTEE** has: (a) installed a Class 5 driving surface to within 300 feet of the structure; (b) provided the **CITY** Building Official with a Certificate of Survey; c.) the financial guaranty described in Section 6 to the **CITY**; d.) obtained all necessary permits from the Lower Rum River Watershed Management Organization and has provided a copy of such permit to the **CITY;** and

    b. No occupancy permit for any lot in the Plat shall be issued until the **PERMITTEE** has: (a) constructed vehicular access to the lot, including the installation of at least one layer of bituminous surfacing; (b) constructed all utilities and storm water

facilities this Contract requires to serve the lot and such utilities and storm water facilities are in place, and operational and the **CITY** has accepted those utilities and storm water facilities; (c) for lots that have a slope of less than 2%, provided the **CITY** with a certificate of grading, prepared by a licensed (State of Minnesota) professional land surveyor, certifying that the flattest grade on the lot is 1% or greater; and (d) installed and planted the sod and landscaping that are required as a part of the Stage I Improvements.

17. **PERMITTEE** Defaults. If the **PERMITTEE** defaults in the performance of one or more of the **PERMITTEE'S** obligations under this Contract, i) the **CITY** gives the **PERMITTEE** thirty (30) days written notice of the default and ii) the **PERMITTEE** fails to cure the default within said thirty (30), then the **CITY** may pursue any and all remedies available at law or in equity including, but not limited to, the following:

a. The **CITY** may, at its option, perform or engage one or more third parties to perform the **PERMITTEE'S** obligations. If, in the reasonable judgment of the **CITY'S** staff, the **PERMITTEE'S** default creates an immediate risk to public health or safety, the **CITY** may perform or engage one or more third parties to perform the work before the **CITY** provides the notice described in the initial paragraph of this Section, but the **CITY** must use commercially reasonable efforts to notify the **PERMITTEE** as promptly as possible that the **CITY** is undertaking to perform the **PERMITTEE'S** obligation or obligations. If the **CITY** performs one or more obligations of the **PERMITTEE**, the **PERMITTEE** must reimburse the **CITY** for any costs or expenses the **CITY** incurs, including costs and expenses for **CITY** staff time, to perform the work within 30 days after the **CITY** notifies the **PERMITTEE**, in writing, of the costs and expenses the **CITY** incurred to perform the work. If the **PERMITTEE** does not reimburse the **CITY** within said 30 day period, the **CITY** may pursue any remedies available to the **CITY** either at law or in equity or, in the alternative, the **CITY** may draw on the financial guaranty the **PERMITTEE** has provided to the **CITY** pursuant to this Agreement to reimburse itself for the expenses the **CITY** incurs to perform the work. This Agreement is a license for the **CITY** to act, and it shall not be necessary for the **CITY** to seek a Court Order for permission to enter the **PERMITTEE** Property. As an alternative to seeking recovery from the **PERMITTEE** or the financial guaranty, the **CITY** may levy special assessments against the **PERMITTEE** Property in accordance with Minnesota Statutes Section 429, and the **PERMITTEE**, for itself and its successors in title, hereby expressly waives any and all substantive and procedural objections or defenses the **PERMITTEE** may have to such special assessments;

b. The **CITY** may commence an action in Anoka County District Court to pursue any remedy available to the **CITY** at law or in equity including, but not limited to, injunctive relief;

c. The **CITY** may refuse to grant building permits for improvements to be constructed on any lots within the Plat until the **PERMITTEE** has cured all of its defaults; and

d. The **CITY** may draw upon all or any portion of the financial guaranty the **PERMITTEE** has provided to the **CITY** pursuant to Section 6 and (i) use all or any portion of the proceeds from the financial guaranty to reimburse the **CITY** pursuant to subsection (a) above; (ii) use all or any portion of the proceeds from the financial guaranty to satisfy any judgment the **CITY** obtains against the **PERMITTEE** pursuant to subsection (b) above; (iii) use all or any portion of the proceeds to reimburse the **CITY** pursuant to Section 19 (j) below; and (iv) hold all or any portion of the proceeds for a reasonable time for the future application as described in subsections (i), (ii) and (iii) of this Section 18(d).

18. Maintenance Guarantee for Landscaping. It is herein agreed that the Developer shall provide a maintenance guarantee to ensure the survival of the plantings for Harvest Estates 2nd Addition. Said maintenance guarantee shall consist of cash or a Letter of Credit, approved as to form by the City, in the amount of $15,000. [# plantings (50 trees) x cost/planting ($300/tree x 30% average non-survival rate], which shall be in effect for a two-year period commencing on the date of the City's acceptance of said plantings as part of the Required Private Improvements.

At the end of the two-year period, the maintenance guarantee shall be returned to the Developer. The determination that all plantings that have been planted in accordance with the Site Plan have either survived or have been replaced shall be made by the Community Development Department. In the event the Permittee fails to maintain the required plantings for a two-year period, the City Council may order the replacement of plantings with City day labor and/or by letting contracts and draw upon the escrow for payment. Only the City Council shall have the authority to direct replacement of the plantings and withdraw from the escrow account. The Permittee hereby grants permission and a license to the City and/or its contractors and assigns to enter upon the Site for the purpose of replacing plantings in the event of the Permittee's default.

19. Miscellaneous.

a. Invalidity of Any Section. If any portion, section, subsection, sentence, clause, paragraph or phrase of this Agreement is for any reason invalid, such decision shall not affect the validity of the remaining portion of this Agreement.

b. Written Amendments Only. The action or inaction of the **CITY** or the **PERMITTEE** shall not constitute a waiver or amendment to the provisions of this Agreement. To be binding, amendments or waivers shall be in writing, signed by the parties, and approved by a resolution of the **CITY** Council. The **CITY'S** or the **PERMITTEE'S** failure to promptly take legal action to enforce this Agreement shall not be a waiver or release.

c. Compliance with Laws and Regulations. The **PERMITTEE** represents to the **CITY** that the Plat complies with all **CITY**, County, metropolitan, State, and Federal laws and regulations, including but not limited to: subdivision ordinances, zoning ordinances and environmental regulations. If the **CITY** determines that the Plat does not comply, the **CITY** may, at its option, refuse to allow any construction

or development work in the Plat until the **PERMITTEE** does comply. Upon the **CITY'S** demand **PERMITTEE** shall cease work until there is compliance.

d. Mailbox Locations. If the **PERMITTEE** desires to construct mailboxes within the public right of way, the **PERMITTEE** agrees that the placement of mailboxes along public streets is subject to the approval by the **CITY**. Utility locates will be necessary.

e. Boulevard and Wetland Restoration. The **PERMITTEE** shall be responsible for the cost of establishing seed in all boulevards within thirty (30) days of the completion of the street improvements, and restoring all other areas disturbed by the development grading operation in accordance with the approved Grading and Erosion Control plan. The **PERMITTEE** shall be responsible for the cost of cleaning any soil, earth, or debris from the wetlands within and adjacent to this Plat resulting from grading performed in the development of the Plat.

f. Construction, Hours and Entrance Signs. The **CITY** restricts construction and delivery hours to Monday through Saturday 7:00 a.m. to 10:00 p.m. The **PERMITTEE** is required to provide a sign at each entrance point stating delivery and construction operation hours. Said signs are not to exceed eighty (80) square feet in size and must be clearly visible at all times during the construction period.

g. Construction Site Maintenance. The **PERMITTEE** shall adhere to all of the **CITY** ordinances relating to, but not limited to, dumping of garbage, site development, construction debris, open burning, etc. The **CITY** reserves the right to withhold permits, inspections, or certificates of occupancy to correct violations relating to construction site maintenance.

h. Estimated Cost. It is understood and agreed that cost amounts set forth in this Agreement as to Stage I, Stage II, and Required Private Improvements, unless qualified as fixed amounts, are estimated. The **PERMITTEE** agrees to pay the entire cost of said improvements including interest, engineering and legal fees related thereto.

i. Plat Approval Expenses. The **PERMITTEE** agrees that it will pay to **CITY** all **CITY** expenses incurred in the approval of the Plat, including, but not limited to, administration expenses, engineering and legal fees. Said expenses incurred after recording of the Final Plat shall also be paid within said fifteen (15) day billing period. Failure to pay the **CITY'S** expenses within the fifteen (15) day billing period will permit the **CITY** to draw upon any of the escrows required by this Agreement for payment.

j. Reimbursement to the **CITY**. The **PERMITTEE** agrees to reimburse the **CITY** for all costs incurred by the **CITY** in defense or enforcement of this Agreement,

or any portion thereof, including court costs and reasonable engineering and attorney's fees.

k. Certificate of Occupancy. The term "Certificate of Occupancy" as used in this Agreement shall be defined as a document issued by the **CITY'S** Building Official, which authorizes the structure to be used for its intended purposes.

l. Notices. Required notices shall be in writing, and shall be either hand delivered to the Parties, its employees or agents, or mailed to them by certified or registered mail at the following address:

TO PERMITTEE:
Meadow Creek Builders, Inc.
Attn: Tim J. Pomerleau
10122 Ewing Lane North
Brooklyn Park, MN 55443

TO THE CITY:
City of Ramsey
Attn: Community Development Director
7550 Sunwood Drive NW
Ramsey, MN 55303

[The remainder of this page is intentionally left blank.]

THE PERMITTEE:

Meadow Creek Builders, Inc.

By:_____, Tim J. Pomerleau
Its: President

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, _____, by Tim J. Pomerleau, President of Meadow Creek Builders, Inc., a Minnesota Corporation, under the laws of the State of Minnesota on behalf of the corporation.

_____
Notary Public

THE CITY:

CITY OF RAMSEY

By:_____
Its: Mayor

By:_____
Its: City Administrator

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The forgoing instrument was acknowledged before me on this_____ day of_____ 2019, by John LeTourneau and Kurtis G. Ulrich, the Mayor and the City Administrator of the City of Ramsey, a charter city and municipal corporation organized under the laws of the state of Minnesota on behalf of the City.

_____

Notary Public

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

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

EXHIBIT A

Legal Description of the Subject Property

Lot 25, Block 1, HARVEST ESTATES, Anoka County, Minnesota.

Or Upon Recording

Lots 1-6 (inclusive), Block 1 and Lots 1-9 (inclusive), Block 2, Harvest Estates 2nd Addition, Anoka County, Minnesota.

EXHIBIT B

Fees Payable to the City

City of Ramsey

2019 Residential Development Fee Calculator

	Units	Unit Type	Unit Price	Total	Notes
Park Dedication and Trail Development					
Park Dedication					
0-12 Units per acre; or	15	per unit	*$3,500*	$52,500	
12-19 Units per acre; or		per unit	*$2,775*	$0	7.5% Density Bonus
20+ Units per acre; or		per unit	*$2,550*	$0	15% Density Bonus
Assisted Living		per acre	*$5,100*	$0	
Trail Development	15	per unit	*$1,000*	$15,000	
Subtotal Park and Trail Development				***$67,500***	
Water and Sewer Fees					
Water Trunk (Connection)	15	per unit	*$1,807*	$27,105	
Sanitary Sewer Trunk (Connection)	15	per unit	*$1,213*	$18,195	
Subtotal Water and Sewer Fees				***$45,300***	
Stormwater Management Fees					
Stormwater Management	15	per unit	*$487*	$7,305	
Subtotal Stormwater Management				***$7,305***	
GRAND TOTAL FOR DEVELOPMENT FEES				**$120,105**	

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

RESOLUTION #19-087

RESOLUTION GRANTING FINAL PLAT APPROVAL AND ENTERING INTO A DEVELOPMENT AGREEMENT FOR HARVEST ESTATES 2ND ADDITION

WHEREAS, Meadow Creek Builders, Inc., hereafter referred to as "Developer", properly applied for Final Plat approval of the following described property located in the City of Ramsey:

Lot 25, Block 1, Harvest Estates, Anoka County, Minnesota

(the 'Subject Property');

WHEREAS, the City of Ramsey received an application for sketch plan for Harvest Estates 2nd Addition from Meadow Creek Builders, Inc. on November 21, 2018; and

WHEREAS, the Project involves the purchase of the Subject Property from the City of Ramsey; and

WHEREAS, the Ramsey Planning Commission reviewed the sketch plan on December 06, 2018; and;

WHEREAS, the Ramsey Economic Development Authority (EDA) reviewed the proposed purchase agreement for the Subject Property on December 06, 2018; and

WHEREAS, the Ramsey Environmental Policy Board (EPB) reviewed the preliminary plat on January 14, 2019; and

WHEREAS, on February 7, 2019, the Planning Commission conducted a public hearing regarding the proposed preliminary plat, City Code zoning text amendment creating a new district for 65 foot-wide lots (Detached Villas), and rezoning the Subject Property to said district, and recommended approval of the preliminary plat and zoning text amendment; and

WHEREAS, the City Council approved the preliminary plat of Harvest Estates 2nd Addition on February 26, 2019 contingent upon the zoning text amendment and rezoning of the Subject Property; and

WHEREAS, the City Council approved the zoning text amendment on March 12, 2019; and

WHEREAS, the City Council rezoned the Subject Property on March 12, 2019; and

WHEREAS, the Applicant submitted an application for Final Plat approval on March 13, 2019; and

WHEREAS, a contingency of Final Plat approval is to enter into a development agreement which outlines the payment of applicable fees, surety for the City, and timeline for improvements; and

WHEREAS, the City Council considered the Final Plat and Development Agreement request on April 9, 2019.

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

1) That the City Council of the City of Ramsey hereby grants final plat approval of Harvest Estates 2nd Addition in accordance with relevant City Codes, subject to the following conditions:

   a) Compliance with the Staff Review Memos and ProjectDox Comments.
   b) The Developer entering into a Development Agreement with the City.
   c) City Engineer approval of construction plans.

2) That the City Council of the City of Ramsey approves the development agreement for Harvest Estates 2nd Addition.

   a) Contingent upon purchase of Subject Property from the City of Ramsey.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Existing Vacancy

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 9th day of April, 2019.

_____
Mayor

ATTEST:

_____
City Clerk

ORDINANCE #19-08

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN ORDINANCE VACATING UNDERLYING DRAINAGE AND UTILITY EASEMENTS RELATED TO HARVEST ESTATES 2ND ADDITION

SECTION 1. AUTHORITY

This ordinance is adopted pursuant to and under the authority of the Home Rule Charter of the City of Ramsey, Section 12.06 and Minnesota Statutes 412.851.

SECTION 2. VACATION

The following described drainage and utility easements, as indicated in Exhibit A attached, are hereby vacated, to-wit:

> All of the drainage and utility easements, as created and dedicated over, under, and across, Lot 25, Block 1, Harvest Estates, according to recorded plat thereof, Anoka County, Minnesota.

SECTION 3. EFFECTIVE DATE

This ordinance becomes effective 30 days after its passage and publication, subject to City Charter Section 5.04.

PASSED by the City Council of the City of Ramsey, Minnesota the _____ of _____, 2019.

_____
Mayor

ATTEST:

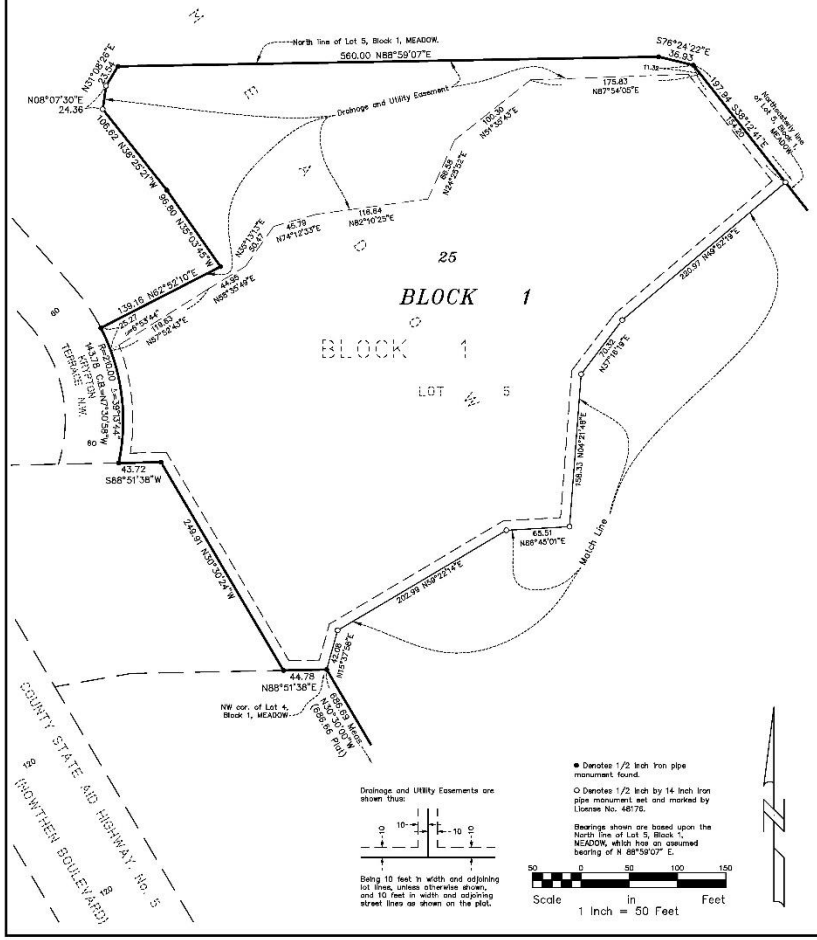
_____
City Clerk

Introduction date: April 9, 2019
Posting dates:
Adoption date:
Publication date:
Effective date:

Exhibit A

HARVEST ESTATES

City of Ramsey
County of Anoka
Sec. 23, T. 32, R. 25



KNOW ALL PERSONS BY THESE PRESENTS: That GS Land LLC, a Minnesota limited liability company, owner of the following described property:

Lot 4 and that part of Lot 5, Block 1, MEADOW, Anoka County, Minnesota, lying southeasterly of the following described line: Beginning at the northwest corner of said Lot 4; thence North 15 degrees 27 minutes 58 seconds East 42.08 feet; thence North 59 degrees 22 minutes 14 seconds East 202.99 feet; thence North 80 degrees 45 minutes 01 second East 65.51 feet; thence North 04 degrees 21 minutes 46 seconds East 158.53 feet; thence North 37 degrees 16 minutes 19 seconds East 79.30 feet; thence North 49 degrees 52 minutes 19 seconds East 229.97 feet to the northeasterly line of said Lot 5 and there terminating.

Bearings are oriented to said plat of MEADOW.

And the City of Ramsey, a Minnesota municipal corporation, owner of the following described property:

That part of Lot 5, Block 1, MEADOW, Anoka County, Minnesota, lying northeasterly of the following described line: Beginning at the northwest corner of Lot 4, said Block 1; thence North 15 degrees 27 minutes 58 seconds East 42.08 feet; thence North 59 degrees 22 minutes 14 seconds East 202.99 feet; thence North 80 degrees 45 minutes 01 seconds East 65.51 feet; thence North 04 degrees 21 minutes 46 seconds East 158.53 feet; thence North 37 degrees 16 minutes 19 seconds East 79.30 feet; thence North 49 degrees 52 minutes 19 seconds East 229.97 feet to the northeasterly line of said Lot 5 and there terminating.

Bearings are oriented to said plat of MEADOW.

Have caused the same to be surveyed and platted as HARVEST ESTATES and do hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said GS Land LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20___.

GS LAND LLC

_____
Chief Manager

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20___, by _____, Chief Manager of GS Land LLC, a Minnesota limited liability company.

_____
Notary Public, _____ County, Minnesota
My Commission Expires_____

In witness whereof said City of Ramsey, a Minnesota municipal corporation, has caused these presents to be signed by its proper officers this _____ day of _____, 20___.

CITY OF RAMSEY

_____, Mayor

_____, Clerk

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20___, by Sarah Strommen, Mayor and Jo Ann Ihrig, Clerk of the City of Ramsey, a Minnesota municipal corporation.

_____
Notary Public, _____ County, Minnesota
My Commission Expires_____

I Eric S. Lindgren do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 2, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20___.

_____
Eric S. Lindgren, Licensed Land Surveyor
Minnesota License No. 48175

STATE OF MINNESOTA
COUNTY OF DAKOTA

This instrument was acknowledged before me this _____ day of _____, 20___, by Eric S. Lindgren.

_____
Notary Public, _____ County, Minnesota
My Commission Expires

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of HARVEST ESTATES was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this _____ day of _____, 20___ and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

By _____ Mayor By: _____ Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20___.

By _____
Larry D. Hoins
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20___ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20___.

_____
Property Tax Administrator

By _____, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES
COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of HARVEST ESTATES was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____, 20___, at _____ o'clock ___M and was duly recorded in Book _____ Page _____, as Document Number _____.

_____
County Recorder/Registrar of Titles

By _____ Deputy

LAND FORM
From Site to Finish

CC Regular Session **4. 6.**

Meeting Date: 04/09/2019

By: Bruce Westby, Engineering/Public Works

Information

Title

Adopt Resolution 19-089 Approving Change Orders 1 and 2 for Riverdale Drive Trunk Utility Improvements, Improvement Project 18-14.

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution 19-089 approving Change Orders 1 and 2 for Riverdale Drive Trunk Utility Improvements, Improvement Project 18-14.

Background:

This project extends 18-inch polyvinylchloride (PVC) trunk sanitary sewer and 12-inch ductile iron pipe (DIP) trunk watermain from existing utility stubs in the intersection of Armstrong Boulevard and Riverdale Drive approximately 2,600 feet west along the south side of Riverdale Drive to roughly the intersection of Llama Street and Riverdale Drive.

The trunk utility improvements will initially serve the new Lazydays RV maintenance facility in the southeast quadrant of Riverdale Drive and Llama Street. A condition of Plat approval was that the maintenance facility connect to City sewer and water since it is located within the City's Metropolitan Urban Service Area (MUSA). The maintenance facility is under construction and is planned to open for business in May of 2019.

Since the trunk utilities needed to be installed and operational by May, Lazydays RV paid their engineer, Civil Site Group, to develop plans for constructing the trunk utility improvements as City Improvement Project #18-14. On December 11, 2018, the City Council approved the plans and specifications and authorized advertising for bids. Ads for bids were published in the Anoka Union Herald and in Finance and Commerce on Friday, December 14, and again on Friday, December 21, 2018, and were posted on-line on QuestCDN.

Bids were originally planned to be received on January 15, 2019, and presented to the City Council for award on January 22, 2019. In early January, one or more bidders requested utility locates. As locates started to appear in the field, it was discovered that several private utilities had installed facilities in the same alignment as the proposed trunk utilities, though the City and Anoka County, who owns the property the private utilities were installed on, had no record of this work. Because the trunk utilities were proposed to be constructed in the winter, impacts to private utilities would be problematic as the ground surrounding the private utilities would be frozen making them impossible to relocate without thawing the ground first, increasing the construction schedule and costs.

An addendum was therefore issued to move the bid opening to February 5, 2019, allowing time for Staff to work with Civil Site Group to revise the plans after realigning the trunk utilities to avoid impacts to private utilities as much as practical. Though this added three weeks to the bid schedule, the revised design allowed for quicker construction. It also provided significant cost savings by preventing the need to remove and replace hundreds of feet of 10-foot wide bituminous trail on the west end of the project along Lazydays RV's maintenance facility site.

On February 5, 2019, a total of eleven bids were received, opened, checked for errors and omissions, and tabulated. All bids were found to comply with the advertisement for bids.

On February 12, 2019, the City Council accepted the bid of Kuechle Underground, Inc. in the amount of

$607,144.11 and authorized the Mayor and City Administrator to enter into a construction contract with Kuechle Underground.

Construction began in mid-March. As work progressed, the contractor approached the intersection of Riverdale Drive and Armstrong Boulevard while installing sanitary sewer and discovered that the pay items in the plans and specifications had not been revised after utilities were realigned to account for higher ground elevations and the resulting increased fill depths over the top of the sanitary sewer. Per the plans, sanitary sewer construction was to be paid by 2 foot bury depth increments, with the greatest bury depth listed as 14 to 16 feet. During construction it was observed that 200 linear feet of sewer would be installed where the bury depth would range between 16 and 20 feet, requiring a new pay item. In addition, realigning the utilities required the removal of additional trees. This work is covered in Change Order 1.

As work progressed further, an existing 27 inch storm sewer line was found to be running nearly parallel between the new trunk utilities, which was slightly different from what the plans showed. This required 150 feet of the 27 inch storm sewer to be salvaged (removed but saved) while the new utilities were installed at a lower elevation, then installed again after the trunk utilities were constructed. This work is covered in Change Order 2.

Construction will be complete April 5, 2019. Testing of utilities will be completed within 30 days.

Notification:

No notifications are required.

Observations/Alternatives:

Observations:

Copies of Change Orders 1 and 2 are attached with the Contractors signatures accepting the change orders, and the City Engineer's signatures recommending approval of the change orders. The work covered by these Change Orders has already been completed in order to stay on schedule. A 2 day extension is also included with Change Order 1.

If plans had been modified to add pay items for 16 to 20 foot depth sanitary sewer bury, the additional tree removals, and the new 27 inch storm sewer salvage and install pay item, bid prices would have reflected these items increasing construction costs accordingly.

Alternatives:

Alternative #1 – Motion to adopt Resolution 19-089 approving Change Orders 1 and 2 for Riverdale Drive Trunk Utility Improvements, Improvement Project 18-14.

Funding Source:

Payment for the work covered by Change Order 1 and 2 will be paid for through the sewer and water enterprise funds, similar to the rest of the work completed with this project.

Recommendation:

City staff recommends Alternative #1.

Action:

Adopt Resolution 19-089 approving Change Orders 1 and 2 for Riverdale Drive Trunk Utility Improvements, Improvement Project 18-14.

Attachments

Resolution 19-089

Change Order 1

Change Order 2

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Bruce Westby	04/04/2019 04:36 PM
Bruce Westby (Originator)	Bruce Westby	04/04/2019 04:37 PM
Kurt Ulrich	Kurt Ulrich	04/04/2019 04:46 PM
Form Started By: Bruce Westby		Started On: 04/02/2019 07:45 AM
Final Approval Date: 04/04/2019		

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

RESOLUTION #19-089

RESOLUTION APPROVING CHANGE ORDERS #1 AND #2 FOR RIVERDALE DRIVE TRUNK UTILITY IMPROVEMENTS, IMPROVEMENT PROJECT #18-14

WHEREAS, undeveloped properties west of Armstrong Boulevard and south of Highway 10 are within the City's Municipal Urban Services Area and will require municipal utilities to develop; and

WHEREAS, trunk sanitary sewer and watermain stubs existed at the intersection of old Armstrong Boulevard and Riverdale Drive; and

WHEREAS, Lazydays RV is constructing a new maintenance facility south of Riverdale Drive and east of Llama Street that must be served by municipal utilities; and

WHEREAS, Lazydays RV plans to open the maintenance facility in May of 2019; and

WHEREAS, in accordance with the Development Agreement, Lazydays engineer, Civil Site Group, prepared plans and specifications for constructing trunk utilities south of Riverdale Drive from Armstrong Boulevard to Llama Street as City Improvement Project #18-14, and

WHEREAS, pursuant to Ramsey City Council resolution #18-246, adopted December 11, 2018, the City Council accepted final plans and specifications and authorized advertisements for bids for said improvements; and

WHEREAS, bids were advertised in the Anoka Union Herald and in Finance and Commerce on December 14 and 21, 2018; and

WHEREAS, eleven bids were received, opened, and tabulated on February 5, 2019, and were found to comply with the advertisement for bids; and

WHEREAS, pursuant to Ramsey City Council resolution #19-049, adopted February 12, 2019, the bid of Kuechle Underground, Inc. of Kimball, Minnesota, in the amount of $607,144.11 for construction of said improvements was accepted, and the Mayor and City Administrator were authorized and directed to enter into a contract with said bidder for the construction of said improvements for and on behalf of the City of Ramsey; and

WHEREAS, to facilitate construction, Change Order #1 in the amount of $14,044 allows for the installation of 200 linear feet of 18" sanitary sewer at depths between 16 and 20 feet at an agreed upon price of $150 per linear foot, and allows 13 additional trees to be cleared and grubbed at an agreed upon price of $128 per tree; and

WHEREAS, to further facilitate construction, Change Order #2 in the amount of $7,500 allows for 150 linear feet of 27" storm sewer to be salvaged and installed at an agreed upon price of $50 per linear foot.

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

1) That the City Council hereby approves Change Orders #1 and #2 in the total amount of $21,544.00 for Kuechle Underground, Inc. to facilitate construction of the Riverdale Drive Trunk Utility Improvements, Improvement Project #18-14.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of April, 2019.

_____
Mayor

ATTEST:

_____
City Clerk

CHANGE ORDER NO 1

Date: April 1, 2019
Project: Riverdale Drive Trunk Utility Improvements
City Improvement Project #18-14
Contractor: Kuechle Underground, Inc.
Award Date: February 12, 2019

Contract Modifications:

Add 13 TREE to CLEARING AND GRUBBING TREE @ $128.00 per TREE = $1,644.00
Add 200 LF of 18" PVC PIPE SEWER (SDR 26) 16-20' @ $150.00 per LF = $30,000
Deduct 200 LF from 18" PVC PIPE SEWER (SDR 26) 14-16' @ $88.00 per LF = ($17,600)

Cost of Change:

Original Contract Price:	**$ 607,144.11**
Previous Change Orders:	**$ 0.00**
Change in Contract Price due this Change Order:	**$ 14,044.00**
Total Contract Price including this Change Order:	**$ 621,188.11**

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

Recommended: _____ City Engineer — 4/4/19 Date

Approved by: _____ City Administrator — _____ Date

Accepted: _____ Contractor — 4/2/19 Date

CHANGE IN CONTRACT TIME

Due to this change, the Contract Time:

- ☒ is Increased by X __2__ Working Days
- ☐ is Decreased by ☐ ____ Calendar Days
- ☐ is not changed.
- ☐ May be revised if the work affected the controlling operation.

CHANGE ORDER NO 2

Date: April 1, 2019
Project: Riverdale Drive Trunk Utility Improvements
City Improvement Project #18-14
Contractor: Kuechle Underground, Inc.
Award Date: February 12, 2019

Contract Modifications:

Add SALVAGE AND INSTALL 150 LF of 27" CONCRETE PIPE STORM SEWER @ $50.00 per LF = $7,500.00

Cost of Change:

Original Contract Price:	**$ 607,144.11**
Previous Change Orders:	**$ 14,044 .00**
Change in Contract Price due this Change Order:	**$ 7,500.00**
Total Contract Price including this Change Order:	**$ 628,688.11**

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

Recommended: _____ City Engineer — 4/4/19 Date

Approved by: _____ City Administrator — _____ Date

Accepted: _____ Contractor — 4/2/19 Date

CHANGE IN CONTRACT TIME

Due to this change, the Contract Time:

- ☐ is Increased by ☐ ____ Working Days
- ☐ is Decreased by ☐ ____ Calendar Days
- ☒ is not changed.
- ☐ May be revised if the work affected the controlling operation.

CC Regular Session **4. 7.**

Meeting Date: 04/09/2019

By: Colleen Lasher, Administrative Services

Information

Title

Adopt Resolution #19-090 to Hire Temporary Non Benefit Eligible AFSCME Public Works Maintenance Workers

Purpose/Background:

The purpose of this case is to request authorization to hire two temporary non benefit eligible AFSCME Public Works Maintenance Workers to work up to seven months.

Annually, per the AFSCME union contract, the City may hire temporary non benefit eligible employees to work up to seven months. The minimum requirements for these positions are greater than entry level temporary seasonal employees. The Parks worker position requires a commercial driver's license and the Utilities worker requires advance training.

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

Per the AFSCME labor agreement, employees working for up to 7 months will earn 80% of the step one Public Works Maintenance Worker wage. Note, without contract language, employing longer term temporary employees (employees working greater than 67 or 100 days would violate Minnesota Statute 179A.03, subdivision 14 section 6.

Funding Source:

The funding required to fill these positions is included within the approved 2019 budget.

Recommendation:

To hire Michael Breiter to work in the Parks Division at $17.89 per hour, effective on or near April 24, 2019 and to hire Tom Marks to work in the Utilities Division at $17.89 per hour, effective on or near April 3, 2019.

Action:

Motion to adopt resolution #19-090 to hire the following employees on or near the dates listed below:

1) Michael Breiter to work in the Parks Division at $17.89 per hour, effective on or near April 24, 2019, and
2) Tom Marks to work in the Utilities Division at $17.89 per hour, effective on or near April 3, 2019.

Attachments

Resolution 19-090

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	04/04/2019 04:44 PM
Form Started By: Colleen Lasher		Started On: 04/04/2019 01:34 PM
Final Approval Date: 04/04/2019		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #19-090

RESOLUTION TO HIRE TEMPORARY NON BENEFIT ELIGIBLE AFSCME PUBLIC WORKS MAINTENANCE WORKERS

WHEREAS, annually the City employs temporary non benefit eligible AFSCME Public Works Maintenance Workers; and

WHEREAS, Staff selected two qualified candidates; and

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

WHEREAS, Staff recommends hiring the 2019 temporary non benefit eligible employees to work up to seven months.

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

1) Motion to adopt resolution #19-090 to hire the following employees on or near the dates listed below:

   Michael Breiter to work in the Parks Division at $17.89 per hour, effective on or near April 24, 2019, and Tom Marks to work in the Utilities Division at $17.89 per hour, effective on or near April 3, 2019.

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of April, 2019.

CC Regular Session **4. 8.**

Meeting Date: 04/09/2019

Submitted For: Grant Riemer, Engineering/Public Works

By: MaryJo Warner, Engineering/Public Works

Information

Title

Report from Public Works Committee
The Public Works Committee held its regular meeting on March 19, 2019 and discussing the following cases:
Committee Business: There was none
Committee / Staff Input: Public Information Meeting on Wellhead Protection Plan Part 1 Amendment: No action taken.

Purpose/Background:

1. Public Information Meeting on Wellhead Protection Plan Part 1 Amendment: The purpose of this case is to conduct a public information meeting on the Wellhead Protection Plan Part 1 Amendment. City staff has been working with the Minnesota Department of Health (MDH) to amend the City's Wellhead Protection Plan since March 2017. The City's current Wellhead Protection Plan is effective until January 4, 2020 but must be amended by October 6, 2019. No action taken.

Recommendation:

There were no recommendations from the Public Works Committee for City Council to ratify.

Action:

No action.

Attachments

Agenda

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	04/04/2019 04:29 PM
Grant Riemer	Kathy Schmitz	04/04/2019 04:49 PM
Kurt Ulrich	Kurt Ulrich	04/04/2019 04:52 PM
Form Started By: MaryJo Warner		Started On: 03/27/2019 08:35 AM
Final Approval Date: 04/04/2019		

City of Ramsey
Agenda
Public Works Committee
Tuesday, March 19, 2019
5:30 pm - 6:00 pm
Lake Itasca Room, 7550 Sunwood Drive NW

1. Call to Order

2. Citizen Input

3. Approve Agenda

4. Approve Minutes

1. Approve Public Works Committee Meeting Minutes.

5. Committee Business

6. Committee/Staff Input

1. Public Information Meeting on Wellhead Protection Plan Part 1 Amendment

2. Staff Updates on Improvement Projects and Items of Interest

3. Review Future Topics Calendar

7. Adjournment

Public Works Committee **4. 1.**

Meeting Date: 03/19/2019
Submitted For: Grant Riemer, Engineering/Public Works
By: MaryJo Warner, Engineering/Public Works

Title:
Approve Public Works Committee Meeting Minutes.

Purpose/Background:
To review and approve attached Public Works Committee meeting minutes dated February 19, 2019.

Timeframe:
n/a

Observations/Alternatives:
Meeting minutes attached.

Funding Source:
n/a

Recommendation:
Motion to approved meeting minutes.

Action:
Motion to approve meeting minutes dated February 19, 2019.

Attachments

Minutes

Form Review

Inbox	Reviewed By	Date
Grant Riemer	Grant Riemer	03/12/2019 04:31 PM
Kurt Ulrich	Kurt Ulrich	03/14/2019 03:38 PM
Form Started By: MaryJo Warner		Started On: 03/12/2019 04:11 PM
Final Approval Date: 03/14/2019		

PUBLIC WORKS COMMITTEE
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Public Works Committee conducted a regular meeting on Wednesday, February 19, 2019, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Chris Riley
Councilmember Mark Kuzma
Councilmember Melody Shryock

Also Present: Public Works Superintendent Grant Riemer
Parks & Assistant Public Works Superintendent Mark Riverblood
City Engineer Bruce Westby
Civil Engineer IV Leonard Linton
City Administrator Kurt Ulrich

1. CALL TO ORDER

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

2. CITIZEN INPUT

There was none.

3. APPROVE AGENDA

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

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

4. APPROVE MINUTES

4.01: Approve December 18, 2018, Meeting Minutes

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

Regular Meeting Minutes dated December 18, 2018

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

5. COMMITTEE BUSINESS

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

Chairperson Riley stated that a Chair and Vice-Chair are needed for the Committee.

Motion by Chairperson Riley, seconded by Councilmember Shryock, to nominate Councilmember Kuzma as Chairperson for 2019.

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

Motion by Councilmember Kuzma, seconded by Chairperson Riley, to appoint Councilmember Shryock as Vice-Chairperson for 2019.

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

6. COMMITTEE / STAFF INPUT

6.01: Staff Updates on Wellhead Protection Plan Amendment Process

City Engineer Westby stated that City staff has been working with the Minnesota Department of Health (MDH) to amend the City's Wellhead Protection Plan since March of 2017. The City's Wellhead Protection Plan is in effect until January 4, 2020 but must be amended by October 6, 2019. The Wellhead Protection Plan consists of two parts. Part 1 delineates the City's wellhead protection zone and drinking water supply management area (DWSMA) and assesses the vulnerability of the DWSMA and municipal water supply wells. Part 2 includes a potential contaminant source inventory, a potential contaminant source management strategy, an emergency/alternative water supply contingency plan, and wellhead protection program evaluation plan.

City Engineer Westby stated that Part 1 of the plan has been amended and was recently approved by the MDH. City staff is in the process of issuing copies of the amended delineated wellhead protection areas, drinking water supply management areas, and assessments of well and aquifer vulnerabilities to local units of government that are wholly or partially within these areas by March 4th, as required. The next step in the process is to conduct a public information meeting by April 4, 2019 to present the Part 1 amendments to the public. Staff is working to schedule this meeting and to publish the required notifications. Staff is interested to know if the Public Works Committee would like to host this meeting at their next regular meeting on March 29, 2019, or if the Committee thinks it might be better to conduct the meeting during the regular City Council meeting on March 26, 2019.

City Engineer Westby stated that based on the remaining tasks that need to be completed to amend Part 2 of the plan, the services of an engineering consultant will be required. Staff is

currently assessing the scope of the remaining work and will be prepared to discuss this in more detail at the March meeting, along with the Part 1 amendments. An overall update on the remaining process, timelines, and estimated costs required to complete the Part 2 amendments will be provided in order to meet the October 6, 2019 deadline.

Councilmember Kuzma asked for details on the budget for the consultant.

City Engineer Westby replied that the consultant would be funded using the Water Enterprise Fund. He also explained why the plan needs to be updated.

6.02: Staff Updates on Improvement Projects and Items of Interest

City Engineer Westby provided an update on City improvement projects focusing on the Anoka County roundabout planned for Armstrong Boulevard/CSAH 83 and Alpine Drive, including details on the funding and proposed timeline. He stated that staff will continue to monitor and provide updates on the MnDOT Ferry Street/Trunk Highway 47 grade separation. He also noted that the City Council is scheduled to consider a topsoil ordinance amendment on February 26 and provided a summary of the proposed changes. He noted that both the Environmental Policy Board and Planning Commission have reviewed the topic and support amending the ordinance.

Councilmember Kuzma asked if there will be flexibility within the ordinance that would allow staff to recommend a better topsoil in certain areas upon staff inspection, if needed.

City Engineer Westby stated that the ordinance includes a singular topsoil definition. He noted that under that scenario more than one definition would be required.

Parks & Assistant Public Works Superintendent Riverblood explained that alternative landscapes are allowed.

Councilmember Shryock stated that certain areas of the City have soils that are more sand or clay and asked if the new topsoil standard would be appropriate in both areas.

City Engineer Westby explained that it would be difficult to define specific geographic areas where different topsoil would be required. He stated that the new topsoil definition should be adequate for establishing and maintaining vegetation in all areas of the City.

Councilmember Shryock stated that during the education campaign, it should be remembered that not all residents have smart irrigation technologies, and that lawns may not be maintained the same way in rural areas as they are in urban areas, and therefore multiple approaches and messages will be needed.

7. ADJOURNMENT

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

Motion carried.

The regular meeting of the Public Works Committee adjourned at 5:58 p.m.

Respectfully submitted,

_____
Grant Riemer
Public Works Superintendent

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Public Works Committee **6. 1.**

Meeting Date: 03/19/2019

By: Bruce Westby, Engineering/Public Works

Title:

Public Information Meeting on Wellhead Protection Plan Part 1 Amendment

Purpose/Background:

Purpose:

The purpose of this case is to conduct a Public Information Meeting on the Wellhead Protection Plan Part 1 Amendment.

Background:

City Staff has been working with the Minnesota Department of Health (MDH) to amend the City's Wellhead Protection Plan since March 2017. The City's current Wellhead Protection Plan is effective until January 4, 2020, but must be amended by October 6, 2019.

The City of Ramsey's Wellhead Protection Plan consists of two parts. Part 1 delineates the City's wellhead protection zone and drinking water supply management area (DWSMA), and assesses the vulnerability of our DWSMA and municipal water supply wells. Part 2 includes a potential contaminant source inventory, a potential contaminant source management strategy, an emergency/alternative water supply contingency plan, and wellhead protection program evaluation plan.

Part 1 of the plan has been amended and approved by the MDH. Attached is a copy of their approval letter received on February 4, 2019.

As required, within 30 days after receiving MDH approval of the City's WHPP Part 1 amendment, copies of the amended delineated wellhead protection areas, drinking water supply management areas, and assessments of well and aquifer vulnerabilities were issued to local units of governments wholly or partially within these areas. Attached is a copy of the MDH submittal package for reference.

The City is now required to conduct a public information meeting by April 4, 2019, to present the Part 1 amendments to the public. Staff will conduct the public information meeting as part of the regular Public Works Committee meeting on March 19, 2019.

The next step required of the City is to amend Part 2 of the WHPP. Given the current workload of City Staff and the anticipated scope of work required to amend Part 2, the services of an engineering consultant are required. Staff estimates these costs will range from $15,000 to $30,000, depending on the final scope of work.

At the time this case was prepared, Staff was working to refine the scope of work and cost estimate for an engineering consultant to complete the Part 2 amendment. Staff will be prepared to present updates on the remaining processes, schedule, and estimated costs to complete the WHPP Part 2 amendments by October 6, 2019 during the meeting.

Timeframe:

Staff estimates 20 minutes will be needed to conduct the Public Information Meeting and respond to questions.

Observations/Alternatives:

Notices for tonight's Public Information Meeting were posted on the bulletin board in the lobby of the Ramsey Municipal Center, and were published in the Weekly Update and in the Anoka County Union Herald.

The current Wellhead Protection Plan is not attached to this case due to the large file size (over 50 MB).

Funding Source:

All costs required to amend the WHPP will be covered through the City of Ramsey's water enterprise funds.

Recommendation:

NA

Action:

No action is required at this time. Staff will provide regular updates to the Public Works Committee moving forward, and will request a Committee recommendation for the City Council to approve the amended WHPP upon completion.

Attachments

MDH Approval Ltr

WHPP Part 1 Ltr

Form Review

Inbox	Reviewed By	Date
Grant Riemer	Grant Riemer	03/14/2019 12:55 PM
Kurt Ulrich	Kurt Ulrich	03/14/2019 03:38 PM
Form Started By: Bruce Westby		Started On: 03/07/2019 04:24 PM
Final Approval Date: 03/14/2019		

DEPARTMENT OF HEALTH

PROTECTING, MAINTAINING & IMPROVING THE HEALTH OF ALL MINNESOTANS

January 29, 2019

RECEIVED
FEB - 4 2019
BY:

Mr. Bruce Westby, Engineer
City of Ramsey
7550 Sunwood Drive Northwest
Ramsey, Minnesota 55303

Dear Mr. Westby:

We are writing to notify you that the Minnesota Department of Health has approved the amended 1) delineation of the wellhead protection areas, 2) delineation of the drinking water supply management areas, and 3) assessments of well and aquifer vulnerability for your public water supply wells, as submitted. The approval pertains to the following public wells:

Well No. 1	Unique Well No. 161441
Well No. 2	Unique Well No. 416183
Well No. 3	Unique Well No. 580303
Well No. 4	Unique Well No. 580313
Well No. 5	Unique Well No. 593672
Well No. 6	Unique Well No. 706840
Well No. 7	Unique Well No. 743832
Well No. 8	Unique Well No. 743833

Procedurally, you must submit a copy of the amended delineated wellhead protection areas, drinking water supply management areas, and assessments of well and aquifer vulnerability to local units of government that are wholly or partially within these areas. Notification must occur within 30 days after receiving this letter. If you need assistance getting this information out, please contact Mr. John Freitag of the Minnesota Department of Health at (651) 201-4669.

The wellhead protection rule also requires the city of Ramsey to hold a public information meeting regarding the amended delineations and vulnerability assessments within 60 days of receiving approval by the health department. This meeting can be held solely for this purpose or it can be incorporated into another public meeting, such as a meeting of the city council. If you would like a representative of the state's wellhead protection program to be present at the public information meeting, please contact Mr. Freitag.

In closing, we commend the city of Ramsey for moving ahead to amend its wellhead protection plan. Mr. Freitag will be contacting you shortly to go over procedural issues in preparing the remainder of your wellhead protection plan amendment. Please contact me at (651) 201-4577 if you have any questions regarding this letter.

Sincerely,

Amal M. Djerrari, Hydrologist
Source Water Protection Unit
Environmental Health Division
P.O. Box 64975
St. Paul, Minnesota 55164-0975

AMD:TVW
cc: Mr. Leonard Linton, Civil Engineer, City of Ramsey
Mr. John Freitag, Planner, Source Water Protection Unit, Metro Office
Farm Service Agency

City of RAMSEY

7550 Sunwood Drive NW • Ramsey, MN 55303
City Hall: 763.427.1410 • Fax: 763.427.5543
www.cityoframsey.com

DATE: March 1, 2019

TO: Rhonda Sivarajah, Chairperson, Anoka County Board of Commissioners
John LeTourneau, Mayor, City of Ramsey
Chris Lord, District Manager, Anoka Conservation District
Todd Haas, Chairperson, Lower Rum River Watershed Management Organization
Bart Biernat, Anoka County Community Health & Environmental Services, Anoka County
John Freitag, Principal Planner, Source Water Protection Unit, Minnesota Department of Health

FROM: Bruce Westby, City Engineer, City of Ramsey

RE: **Wellhead Protection Plan, Part 1 Amendment, for the City of Ramsey**

The City of Ramsey is in the process of amending its Wellhead Protection Plan for its drinking water supply wells. As required by the Minnesota Wellhead Protection Rule (part 4720.5330, subpart 6), the Minnesota Department of Health approved the Part 1 amendment of the Wellhead Protection Plan for our system. This portion of the plan includes information pertaining to:

1. The delineation of the wellhead protection area;
2. The drinking water supply management area boundary, and;
3. The well and drinking water supply management area vulnerability assessment.

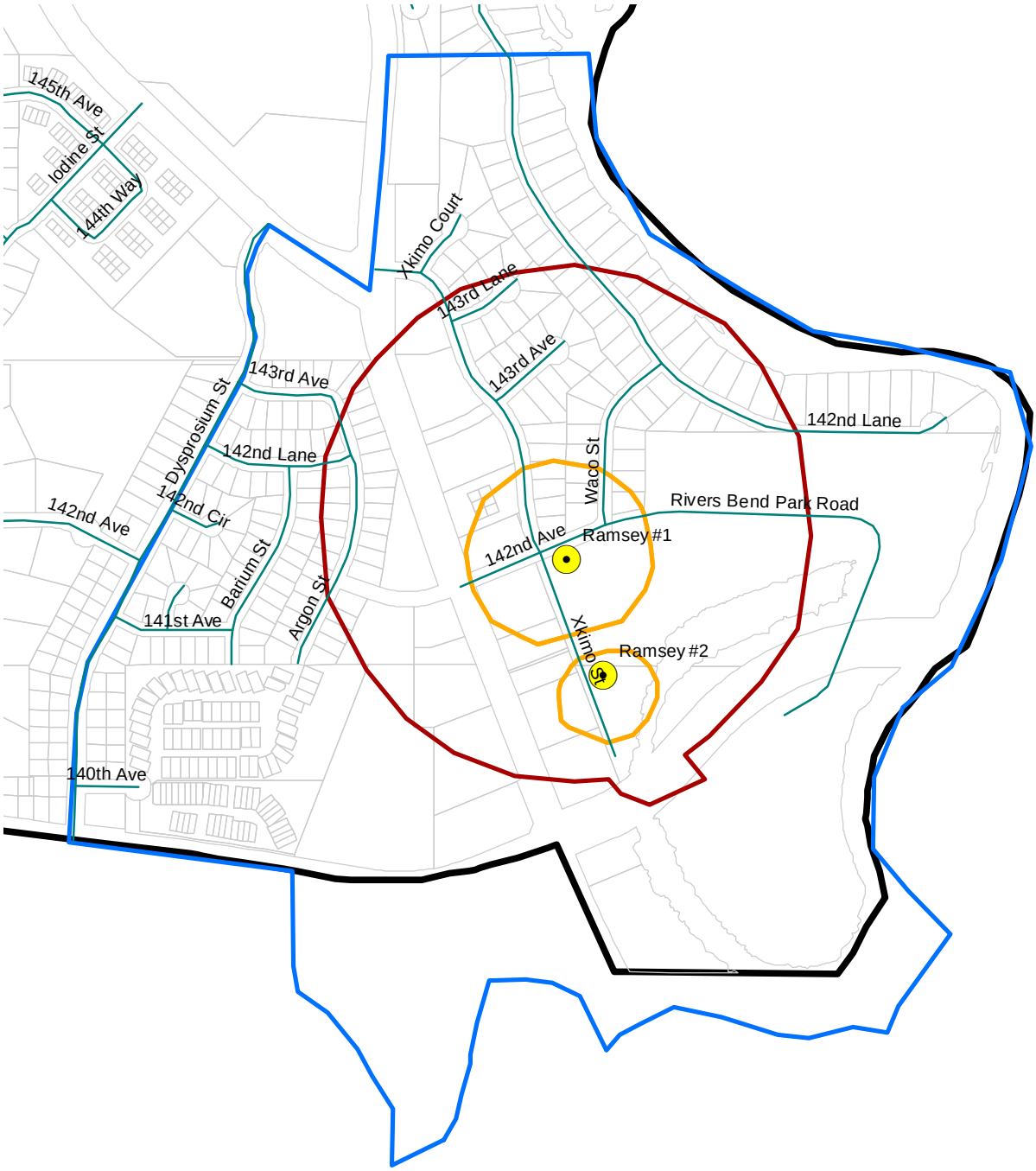
Enclosed please find the items listed above. If you would like a complete copy of the Part 1 plan containing the technical information used to delineate the wellhead protection area, drinking water supply management area, and vulnerability of the wells and aquifer, please contact me at 763-433-9825.

Consistent with the Wellhead Protection Rule (part 4720.5330, subpart 7), a public information meeting will be held during the Ramsey Public Works Committee meeting starting at 5:30 p.m. on Tuesday, March 19, 2019, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, to discuss issues and concerns with this portion of the Plan amendment. We welcome your participation at this meeting.

If you have any questions concerning this matter, please contact me at 763-433-9825.

Cc: John Nelson, Utilities Superintendent, City of Ramsey
Mark Anderson, Director of Public Services, City of Anoka
Brian Kraabel, Andover Utilities Manager, City of Andover
Trudi Witkowski, Minnesota Department of Health

Figure 1
EAST WHPA & DWSMA
Ramsey WHPP Amendment
City of Ramsey, MN



Ramsey Municipal Well
Inner Wellhead Managment Zone
WHPA
DWSMA
Parcels
Municipal_Boundary

N
W
E
S

0 500 1,000 2,000 3,000 Feet

Figure 2
WEST WHPA & DWSMA
Ramsey WHPP Amendment
City of Ramsey, MN

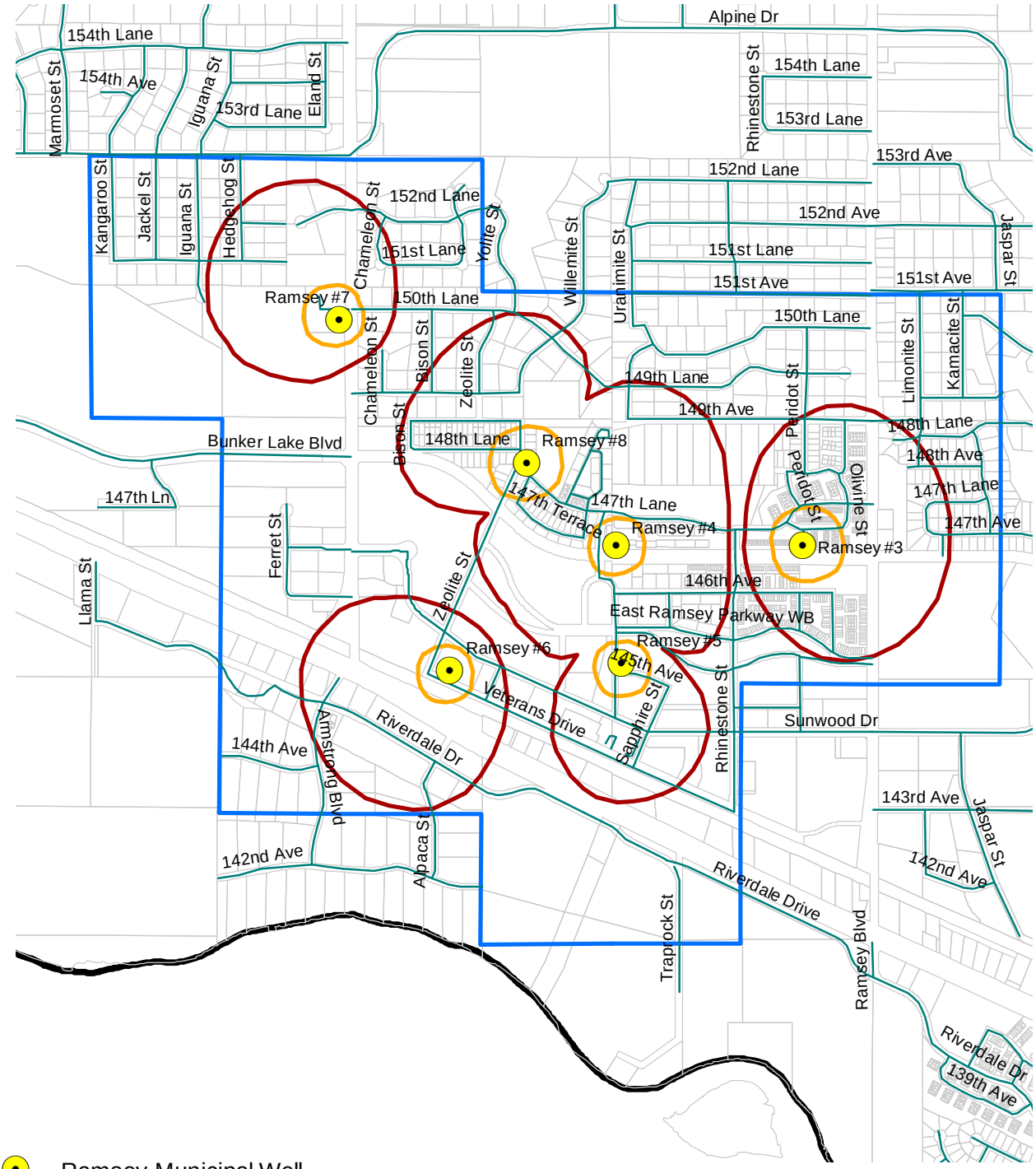
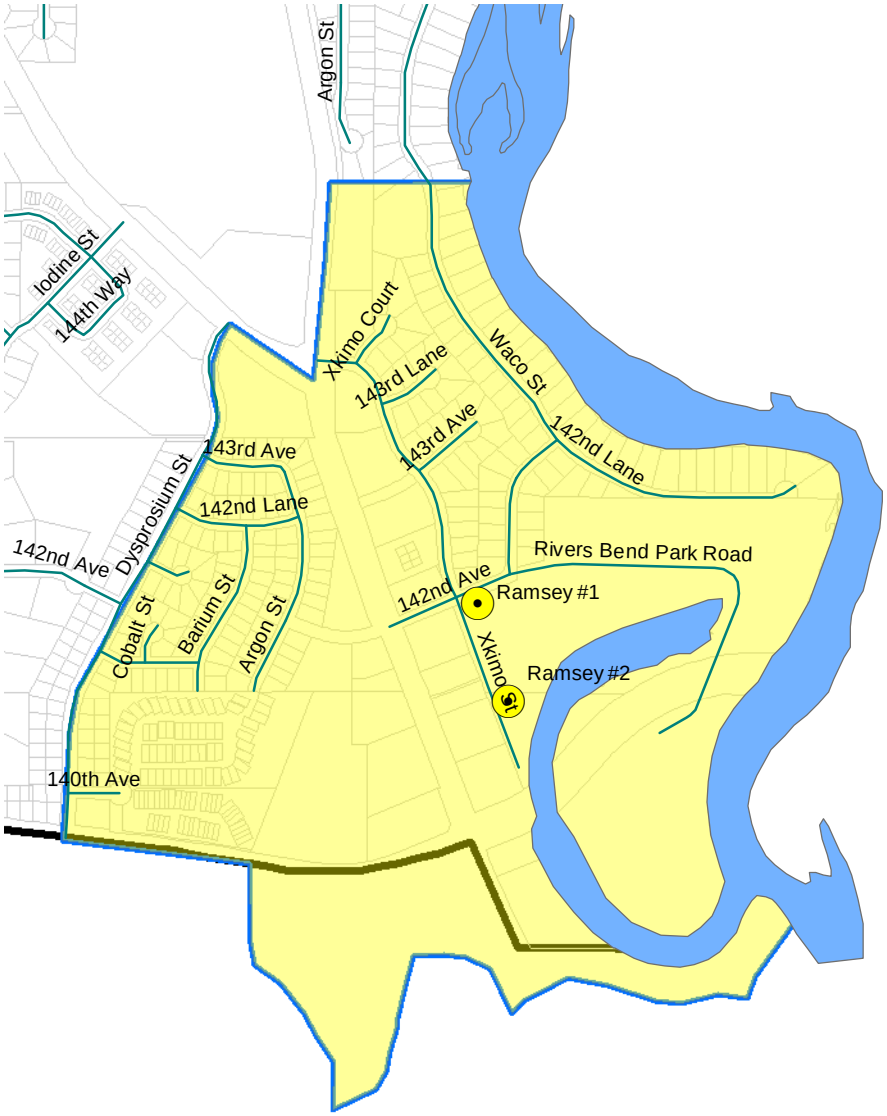


Figure 3
EAST DWSMA AQUIFER VULNERABILITY
Ramsey WHPP Amendment
City of Ramsey, MN



Ramsey Municipal Well

Rivers

Vulnerability

Moderate

DWSMA

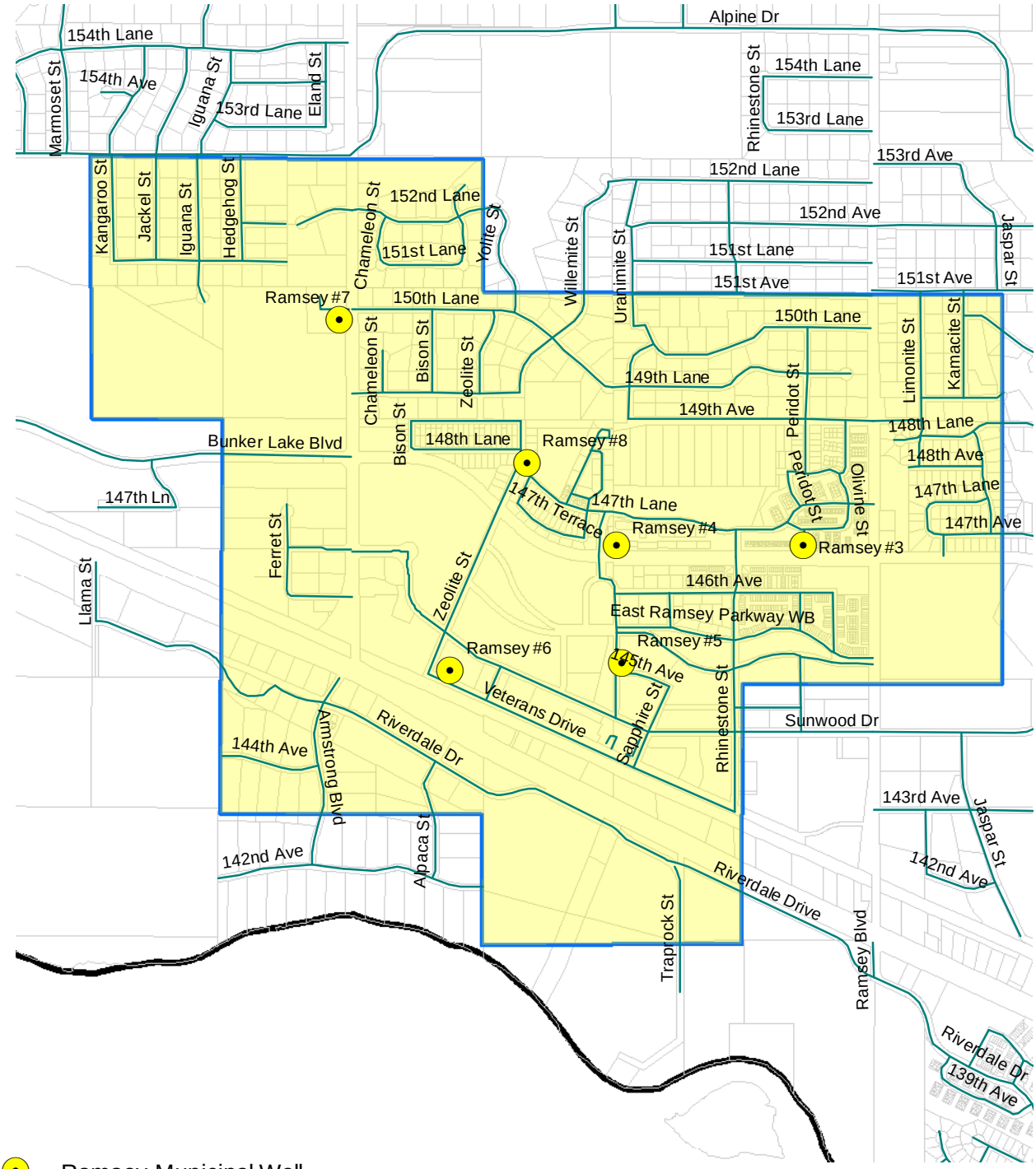
Parcels

Municipal_Boundary

N
W E
S

0 500 1,000 2,000 3,000 Feet

Figure 4
WEST DWSMA AQUIFER VULNERABILITY
Ramsey WHPP Amendment
City of Ramsey, MN



Ramsey Municipal Well

Vulnerability

- Moderate
- DWSMA
- Parcels
- Municipal_Boundary

N W E S

0 1,000 2,000 4,000 6,000 Feet

Public Works Committee **6. 2.**

Meeting Date: 03/19/2019

By: Bruce Westby, Engineering/Public Works

Title:

Staff Updates on Improvement Projects and Items of Interest

Purpose/Background:

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

City Improvement Projects

- **River's Bend Street Reconstructions (#17-02)**
  - Construction complete
  - Only punch list items remain
  - Final payment in 2019
- **Stanhope Terrace Street Reconstructions (#18-00)**
  - Construction complete
  - Only punch list items remain
  - Final payment in 2019
- **2018 Street Overlay Improvements (#18-03)**
  - Construction complete
  - Only punch list items remain
  - Final payment 2019
- **Bunker Lake Boulevard and Puma Street Improvements (#18-05)**
  - Construction complete
  - Only punch list items remain
  - Final completion 2019
- **The COR Regional Infiltration Basin (#18-09)**
  - Council to consider authorizing bids late March/early April
  - Excess fill to be placed within The COR
  - LRRWMO Board approved permit extension to September 30, 2019
  - Construction proposed for spring/summer 2019
- **Riverdale Drive Trunk Utility Improvements (#18-14)**
  - Contract awarded on February 12, 2019
  - Construction underway
  - Substantial completion (utilities operational) due April 30, 2019
  - Final completion due June 30, 2019
- **Wetland 114P Outlet Control Improvements (#19-07)**
  - Engineering Staff developing plans
  - Final completion fall 2019
- **Ferret Street and 147th Avenue Intersection Improvements (#19-08)**
  - Engineering Staff developing plans
  - Public Works Staff completing work in 2019
  - Final completion fall 2019
- **Germanium Street Drainage Improvements (#19-09)**
  - Engineering Staff developing plans
  - Final completion summer 2019

Anoka County Improvement Projects

- **Foley Boulevard/CSAH 11 Grade Separation @ BNSF Railway Crossing**
  - Project is currently unfunded
- **Roundabout at Armstrong Boulevard/CSAH 83 and Alpine Drive**
  - Anoka County was awarded $1.35M in Highway Safety Improvement Program funding (estimated project cost = $1.5M)
  - Local cost share (Anoka County and City of Ramsey) = $150,000
  - City of Ramsey costs set per Anoka County Cost Share Policy
  - Anoka County plans to begin project design efforts in 2019/2020
  - Construction planned for 2022/2023, pending City and County approvals

MnDOT Improvement Projects

- **Ferry Street / Trunk Highway 47 Grade Separation @ BNSF Railway Crossing (2017)**
  - Preliminary design still on hold
  - MnDOT is exploring the potential realignment of Highway 47 to remove the S-curve at the Anoka County fair grounds
  - Ramsey Staff is continuing to track this project
  - MnDOT is considering combining with planned Highway 10 improvements

Items of Interest

- **Northwest Metro Surface Water Supply Feasibility Study**
  - City participants include Corcoran, Dayton, Ramsey and Rogers
  - Short Elliott Hendrickson (SEH) was selected to complete the study
  - Meet with SEH next week to discuss desired study content and outcomes

Timeframe:

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

Observations/Alternatives:

NA

Funding Source:

NA

Recommendation:

NA

Action:

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

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Grant Riemer	Grant Riemer	03/12/2019 11:44 AM
Kurt Ulrich	Kurt Ulrich	03/12/2019 12:40 PM
Form Started By: Bruce Westby		Started On: 03/12/2019 10:18 AM
Final Approval Date: 03/12/2019		

Public Works Committee **6. 3.**

Meeting Date: 03/19/2019

By: Bruce Westby, Engineering/Public Works

Title:

Review Future Topics Calendar

Purpose/Background:

Attached is a calendar of future topics for review and discussion by the Public Works Committee. The calendar includes topics drawn from Committee requests received during meetings and/or unresolved topics previously discussed by the Committee. Calendar dates are estimated based on availability of information, staff workload and competing interests and objectives. Dates are therefore subject to change.

Timeframe:

Staff estimates 2 minutes will be necessary to review the future topics calendar and address questions.

Observations/Alternatives:

NA

Funding Source:

NA

Recommendation:

NA

Action:

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

Attachments

PWC Calendar Mar2019

Form Review

Inbox	Reviewed By	Date
Grant Riemer	Grant Riemer	03/12/2019 11:44 AM
Kurt Ulrich	Kurt Ulrich	03/12/2019 12:41 PM
Form Started By: Bruce Westby		Started On: 03/12/2019 10:20 AM
Final Approval Date: 03/12/2019		

Public Works Committee Future Topics Calendar *

Date	Topics for Discussion – Committee Action
May 2019	Sunfish Lake Sedimentation Basin Improvements *(Westby)*
June 2019	Gibbon Street Basement Flooding Funding Options *(Westby)*
Future/TBD	Well Siting Study - Well #9 *(Westby)*
Future/TBD	Sunwood Drive Roundabout Landscaping *(Riemer)*
Future/TBD	County Ditch Maintenance / Buffer Law *(Westby)*
Date	**Topics for Discussion – Regulatory**
Future/TBD	Sunfish Lake Boulevard Speed Zone Study Results *(Westby)*
Ongoing (2019)	Wellhead Protection Plan Update *(Westby)*
Date	**Topics for Discussion – Policy**
Future/TBD	Landscaped Median Maintenance Policy *(Riemer)*
June 2019	Draft Trail Maintenance Policy *(Westby)*
July 2019	Draft Stormwater Pond Maintenance Policy *(Westby)*
Date	**Topics for Discussion – Planning and Budget**
August 2019	Municipal State Aid System (MSAS) Revisions *(Westby)*
April 2019	Review 1996 and 2007 (unadopted) TH 47 Corridor Studies *(Westby)*
Future/TBD	Public Works Facility Review/Update *(Riemer)*
Future/TBD	Long-Term Water Supply Plan *(Westby)*
Date	**Topics for Discussion – Staff Updates**
Future/TBD	Water Conservation Opportunities / Incentives *(Westby)*
Future/TBD	Asset Management Program *(Westby)*
April 2019	17290 Germanium St Drainage Concerns *(Westby)*
Ongoing (2019)	NW Metro Surface Water Supply Feasibility Study

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

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

CC Regular Session **7. 1.**

Meeting Date: 04/09/2019

Submitted For: Grant Riemer, Engineering/Public Works

By: Grant Riemer, Engineering/Public Works

Information

Title:

Request permission to Cancel Pact Charter School Lease Agreement at 6701 Hwy 10

Purpose/Background:

Purpose:

The purpose of this case is to request permission to cancel Pact Charter School's lease for bus storage at 6701 Hwy 10 and use that space for public works vehicle storage.

Background:

Pact Charter currently leases approximately 7,300 square feet of space for bus storage. The current lease is a 5 year term starting August 1st 2015 and is scheduled to run through July 31st 2020. The current rate is $685.43/month and is scheduled to increase to $706.00 August 1st 2019-July 31st 2020.

Notification:

To cancel the lease agreement 60 days written notice to the tenant (Pact Charter School) is required. The cancellation of the lease, if approved, would happen after the current school year, so there would be no potential disruption to bus service .

Observations/Alternatives:

As council is aware, city staff has been researching several stop gap options to increase temporary storage and office space for the PW department, until a new PW campus can be built. The space is not heated and nor would any PW staff be working out of that location. The additional space would be used to store our "off season" equipment and provide more room at our current location.

Funding Source:

No funding would be required, but lease revenue would be lost. If the lease is canceled, the city would file for tax exempt status on the additional space.

Recommendation:

Staff recommends terminating the lease with Pact Charter School at 6701 Hwy 10 and use the space for additional equipment storage for the City of Ramsey Public Works Department.

Action:

Motion to accept staff recommendation and terminate the lease with Pact Charter School at 6701 Hwy 10 and use the space for additional equipment storage for the City of Ramsey Public Works Department.

Attachments

Lease

Amendment to Lease

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	04/04/2019 03:46 PM
Form Started By: Grant Riemer		Started On: 04/01/2019 12:02 PM
Final Approval Date: 04/04/2019		

LEASE AGREEMENT

This Lease Agreement, dated this 11th day of July, 2013, (this "Lease") by and between the **CITY OF RAMSEY**, Anoka County, Minnesota, a Minnesota municipal corporation ("Landlord") and **Pact Charter School**, a Minnesota non-profit company (hereinafter referred to as "Tenant").

DEFINITION :

"Leased Property". Approximately 5,460 square feet of unheated storage space (including 420 square feet of heated storage space) located within the building sited on the real property described as Lot 3, Block 1, DEAL INDUSTRIAL PARK, Anoka County, Minnesota, and commonly known as 6701 highway 10 NW, Ramsey, Minnesota, sometimes called the "Premises". The said 18,360 square feet of building leased is depicted on the attached Exhibit A and is a portion of the northerly two thirds of the building shown on attached Exhibit A. The Leased Property also includes the ground area outlined in red on attached Exhibit A. Also depicted on said Exhibit A is the common area which Tenant has the nonexclusive right to use in conjunction with other tenants of the building located on the said Lot 3, Block 1.

WITNESSETH THAT:

1. TERM:

a. **Initial Term.** For and in consideration of the rents, additional rents, terms, provisions and covenants herein contained, landlord hereby lets, leases and demises to Tenant the Leased Property for the term of twelve (12) months commencing on the 1st day of August, 2013 (sometimes called "the Commencement Date") and expiring the 30th day of July, 2014 (sometimes called "Expiration Date"), ("Initial Term") unless sooner terminated as hereinafter provided.

2. BASE RENT:

a. **Rent.** Tenant shall pay Landlord, a total rent payment in advance without offset, deduction or demand, in monthly installments as follows due upon the first day of each and every month of the Term in the amount of $455.00 (sometimes called "Base Rent"). First months rent shall be due upon execution of the Lease.

b. **Late Fee:** Tenant shall pay a late fee to Landlord of $50.00 each time the rent is not paid by the 1st of each month when due plus $10.00 per day after the 1st day of the month the rent is not paid, up to a maximum late fee of $100.00 per month.

Failure to pay operating expenses when due shall constitute a default under this lease.

3. ADDITIONAL RENT:

a. **Operating Expenses.** Tenant shall pay for operating expenses to include a pro-rata share of the electricity of the Building which shall be measured by a Tenant installed electrical sub-meter. The term "Operating Expenses" shall also include maintenance and repair

within the premises, lighting (greasing the garage doors and replacing light bulbs) and snow plowing of the ingress and egress areas shown on Exhibit B.

The payment of the sums set forth in this paragraph 3 shall be in addition to the Base Rent payable pursuant to paragraph 2 of this Lease. If Tenant fails to pay the Operating Expenses when due, Landlord may pay same and the same shall be immediately due to Landlord from Tenant together with 10% interest per annum.

b. Tenant shall not be responsible for the payment of any real estate taxes. Real estate taxes shall be the sole responsibility of Landlord.

4. COVENANTS TO PAY RENT:

The covenants of Tenant to pay the Base Rent and the Additional Rent are each independent of any other covenant, condition, provision or agreement contained in this Lease. All rents are payable to Landlord at Ramsey Municipal Center, 7550 Sunwood Drive, Ramsey, Minnesota, or such other place as Landlord may designate.

5. UTILITIES:

Landlord shall provide mains and conduits to supply electricity to the Leased Property. Tenant shall pay, when due, all charges for, garbage disposal, refuse removal, electricity, telephone and/or other utility services or energy source furnished to the Leased Property during the term of this Lease, or any renewal or extension thereof. If Landlord elects to furnish any of the foregoing utility services of other services furnished or caused to be furnished to Tenant, then the rate charged by Landlord shall not exceed the rate Tenant would be required to pay to a utility company or service company furnishing any of the foregoing utilities or services. The charges thereof shall be deemed additional rent in accordance with paragraph 3. Landlord shall not be liable for, and Tenant shall not be entitled to any abatement or reduction of Base Rent or Minimum Rent by reason of Landlord's failure to furnish any of the foregoing utilities, when such failure is caused by accident, breakage, repairs (including replacements), strikes, lockouts or other labor disturbances or labor disputes of any character, or for any other causes.

6. CARE AND REPAIR OF LEASED PROPERTY:

Tenant shall, at all times throughout the term of this Lease, including renewals and extension, and at its sole expense, keep and maintain the Leased Property in a clean, safe, sanitary and first class condition and in compliance with all applicable laws, codes, ordinances, rules and regulations. Tenant's obligations hereunder shall include but not be limited to the maintenance and repair of all lighting and equipment, fixtures, motors and machinery including the overhead door's opening systems, all interior walls, partitions, doors and windows, including the regular painting thereof, all exterior entrances, windows and doors and the replacement of all broken glass. Tenant shall further be responsible at its expense to replace, if necessary, (1) any overhead doors and/or door opening equipment, and (2) the wood frame cubicles within the Leased Property. The Tenant shall keep and maintain all portions of the Leased Property and the sidewalk and areas adjoining the same in a clean and orderly condition, free of accumulation of dirt, rubbish, snow and ice.

If Tenant fails, refuses or neglects to maintain or repair the Leased Property as required in this Lease after notice shall have been given Tenant, in accordance with paragraph 32 of this Lease, Landlord may make such repairs without liability to Tenant for any loss or damage that may accrue to Tenant's merchandise, fixtures or other personal property or to Tenant's business by reason thereof, and upon completion thereof, Tenant shall pay to Landlord all costs incurred by Landlord in making such repairs upon presentation to Tenant of bill therefore.

Landlord shall repair, at its expense, the structural portions of the Leased Property, provided, however, where structural repairs are required to be made by reason of the acts of Tenant, the costs thereof shall be borne by Tenant and payable by Tenant to Landlord upon demand.

7. SIGNS: This paragraph is intentionally omitted

8. ALTERATIONS, INSTALLATION, FIXTURES:

Except as hereinafter provided, Tenant shall not make any alternation, additions, or improvements in or to the Leased Property or add, disturb or in any way change any plumbing or wiring therein without the prior written consent of Landlord. In the event alterations are required by any governmental agency by reason of the use and occupancy of the Leased Property by Tenant, Tenant shall make such alterations at its own cost and expense after first obtaining Landlord's approval of plans and specifications therefore and furnishing such indemnification as Landlord may reasonably require against liens, costs, damages and expenses arising out of such alterations. Alterations or additions by Tenant must be built in compliance with all laws, ordinances and governmental regulations affecting the Leased Property and Tenant shall warrant to Landlord that all such alterations, additions, or improvements shall be in strict compliance with all relevant laws, ordinances, governmental regulations, and insurance requirements. Construction of such alterations or additions shall commence only upon Tenant obtaining and exhibiting to Landlord the requisite approvals, licenses and permits and indemnification against liens. All alterations, installations, physical additions or improvements to the Leased Property made by Tenant shall at the option of Landlord become the property of Landlord and shall be either removed by Tenant at Tenant's sole cost or surrendered to Landlord upon the termination of this Lease; provided, however, this clause shall not apply to movable equipment or furniture owned by Tenant which may be removed by Tenant at the end of the term if this Lease of Tenant is not then in default.

Tenant shall be allowed to make the following improvements to the space, all of which will remain the Landlords property at the expiration of the Lease term:

- **Electrical operators (door openers) for doors described in Exhibit A.**
- **Electrical sub-meter and wiring for outlets to power engine block heaters.**

9. POSSESSION:

Except as hereinafter provided Landlord shall deliver possession of the Leased Property to Tenant in the condition required by this Lease on or before the Commencement Date, but

delivery of possession prior to or later than such Commencement Date shall not affect the expiration date of this Lease. The rentals herein reserved shall commence on the date when possession of the Leased Property is delivered by Landlord to Tenant. Any occupancy by Tenant prior to the beginning of the term shall in all respects be the same as that of Tenant under this Lease. Landlord shall have no responsibility or liability for loss or damage to fixtures, facilities or equipment installed or left on the Leased Property. If Leased Property is not ready for occupancy by Commencement Date and possession is later than Commencement Date, rent shall begin on date of possession. If for any reason, Landlord cannot deliver possession of the Leased Property to Tenant by the Commencement Date, in no event shall landlord be subject to any liability for a delay in delivery and such failure shall not affect the validity of this Lease or the obligations of tenant under, and Tenant's remedies for such delay shall be limited to termination of this Lease in the event that Landlord fails to deliver the Leased Property to Tenant within 30 days of the Commencement Date.

10. SECURITY AND DAMAGE DEPOSIT:

Tenant contemporaneously with the execution of this Lease, has deposited with Landlord the sum of Four Hundred Twenty and 00/100 Dollars ($420.00), receipt of which is hereby acknowledged by Landlord, which deposit is to be held by Landlord, as a security and damage deposit for the faithful performance by Tenant during the term hereof or any extension hereof. Prior to the time when Tenant shall be entitled to the return of this security deposit, Landlord may commingle such deposit with Landlord's own funds and to sue such security deposit for such purpose as Landlord may determine. In the event of the failure of Tenant to keep and perform any of the terms, covenants and conditions of this Lease to be kept and performed by Tenant during the term hereof or any extension hereof, then Landlord, either with or without terminating this Lease may (but shall not be required to) apply such portion of said deposit as may be necessary to compensate or repay Landlord for all losses or damages sustained or to be sustained by Landlord due to such breach on the part of Tenant, including, but not limited to overdue and unpaid rent, any other sum payable by Tenant to Landlord pursuant to the provisions of this Lease, damages or deficiencies in the reletting of the Leased Property, and reasonable attorney's fees incurred by Landlord. Should the entire deposit or any portion thereof, be appropriated and applied by Landlord, in accordance with the provisions of this paragraph, Tenant upon written demand by landlord, shall remit forthwith to Landlord a sufficient amount of cash to restore said security deposit to the original sum deposited, and tenant's failure to do so within five (5) days after receipt of such demand shall constitute a breach of this Lease. Said security deposit shall be returned to Tenant, less any depletion thereof as the result of the provisions of this paragraph, at the term of this Lease or any renewal thereof, or upon the earlier termination of this Lease. Tenant shall have no right to anticipate return of said deposit by withholding any amount required to be paid pursuant to the provision of this Lease or otherwise.

11. USE:

The Leased Property shall be used and occupied by Tenant solely for the purposes of cold storage for the storage of school buses and theater props and such use by Tenant shall at all times be in full compliance with all applicable laws, ordinances and governmental regulations affecting the and Leased Property. The Leased Property shall not be used in such manner that, in

accordance with any requirement of law or of any public authority, Landlord shall be obligated on account of the purpose or manner of said use to make any addition or alteration to or in the Leased Property. The Leased Property shall not be used in any manner which will increase the rates required to be paid for public liability or for fire and extended coverage insurance covering the Leased Property. Tenant shall occupy the Leased Property, conduct its business and control its agents, employees, invitees and visitors in such a way as is lawful, and reputable and will not permit or create any nuisance, noise, odor, or otherwise interfere with, annoy or disturb any other Tenant in the Leased Property in its normal business operations or Landlord in its management of the Leased Property. Tenant's use of the Leased Property shall conform to all Landlords' rules and regulations relating to the use of the Leased Property as listed on Exhibit A attached hereto.

12. ACCESS TO LEASED PROPERTY:

The Tenant agrees to permit Landlord and the authorized representatives of Landlord to enter the Leased Property at all times during usual business hours for the purpose of inspecting the same and making any necessary repairs to the Leased Property and performing any work therein that may be necessary to comply with any laws, ordinances, rules, regulations or requirements of any public authority or of the Board of Fire Underwriters or any similar body or that Landlord may deem necessary to prevent waste or deterioration in connection with the Leased Property. Nothing herein shall imply any duty upon the part of Landlord to do any such work which, under any provision of this Lease, Tenant may be required to perform and the performance thereof by Landlord shall not constitute a waiver of Tenant's default in failing to perform the same. The Landlord may, during the progress of any work in the Leased Property, keep and store upon the Leased Property all necessary materials, tools and equipment. The Landlord shall not in any event be liable for inconvenience, annoyance, disturbance, loss of business, or other damage of Tenant by reason of making repairs or the performance on any work in the Leased Property, or on account of bringing materials, supplies and equipment into or through the Leased Property during the course thereof and the obligations of Tenant under this Lease shall not thereby be affected in any manner whatsoever.

Landlord reserves the right to enter upon the Leased Property at any time in the event of an emergency and at reasonable hours to exhibit the Leased Property to prospective purchasers or others; and to exhibit the Leased Property to prospective Tenants and to display "For Lease" or similar signs on windows or doors in the Leased Property during the last one hundred eighty (180) days of the term of this Lease, all without hindrance or molestation by Tenant.

13. EMINENT DOMAIN:

In the event of any eminent domain or condemnation proceeding or private sale in lieu thereof in respect to the Leased Property during the term thereof, the following provisions shall apply:

a. **Leased Property Acquired** If the whole of the Leased Property shall be acquired or condemned by eminent domain for any public or quasi-public use or purpose, then the term of this Lease shall cease and terminate as of the date possession shall be taken in such proceeding and all rentals shall be paid up to that date. Notwithstanding the above, Landlord, upon receipt of written notice of a condemnation proceeding regarding the Property being filed

in a Court of competent jurisdiction, shall forth with notify Tenant in writing of said Notice. Upon receipt of same, Tenant shall have the right to terminate the Lease upon 30 days written notice to Landlord. Landlord shall provide Tenant a one year notice of any eminent domain or condemnation proceeding or private sale in lieu thereof before possession may be taken by a condemning authority.

b. **Part of Leased Property Acquired.** If any part constituting less than the whole of the Leased Property shall be acquired or condemned as aforesaid, and in the event that such partial taking or condemnation shall materially affect the Leased Property so as to render the Leased Property unsuitable for the business of Tenant, then the term of this Lease shall cease and terminate as of the date possession shall be taken by the condemning authority and rent shall be paid to the date of such termination.

In the event of a partial taking or condemnation of the Leased Property which shall not materially affect the Leased Property so as to render the Leased Property unsuitable for the business of Tenant, this Lease shall continue in full force and effect but with a proportionate abatement of the Base Rent and Additional Rent based on the portion if any, of the Leased Property taken. Landlord reserves the right, at its option, to restore the Leased Property to substantially the same condition as they were prior to such condemnation. In such event, Landlord shall give written notice to Tenant, within 30 days following the date possession shall be taken by the condemning authority, of Landlord's intention to restore. Upon Landlord's notice of election to restore, Landlord shall commence restoration and shall restore the Leased Property with reasonable promptness, subject to delays beyond Landlord's control and delays in the making of condemnation or sale proceeds adjustment by Landlord; and Tenant shall have no right to terminate this Lease except as herein provided. Upon completion of such restoration, the rent shall be adjusted based upon the portion, if any, of the Leased Property restored.

c. **Tenant Waiver.** Subject to the notice provision in paragraph 13 a. above, in the event of any condemnation or taking as aforesaid, whether whole or partial, Tenant shall not be entitled to any part of the award paid for such condemnation and Landlord is to receive the full amount of such award, Tenant hereby expressly waives any right to claim to any part thereof.

d. **Tenant Damages.** Although all damages in the event of any condemnation shall belong to Landlord whether such damages are awarded as compensation for diminution in value of the leasehold or to the fee of the Leased Property, Tenant shall have the right to claim and recover from the condemning authority, but not from Landlord, such compensation as may be separately awarded or recoverable by Tenant in Tenant's own right on account of any and all damage to Tenant's business by reason of the condemnation and of or on account of any cost or loss to which Tenant might be put in removing Tenant's merchandise, furniture, fixtures, leasehold improvements and equipment. However, Tenant shall have no claim against Landlord or make any claim with the condemning authority of the loss of its leasehold estate, any unexpired term of loss of any possible renewal or extension of said lease or loss of any possible value of said lease, any unexpired term, renewal or extension of said Lease.

14. DAMAGE OR DESTRUCTION:

In the event of any damage or destruction to the Leased Property by fire or other cause during the term hereof, the following provisions shall apply:

a. **Significant Damages.** If the Leased Property is damaged by fire or any other cause to such extent that the cost of restoration, as reasonably estimated by Landlord, will equal or exceed thirty percent (30%) of the replacement value of the Leased Property (exclusive of foundations) just prior to the occurrence of the damage, then Landlord may, no later than the sixtieth (60^{th}) day following the damage, give Tenant written notice of Landlord's election to terminate this Lease.

b. **Date of Termination.** In the event Landlord elects to terminate this Lease, it shall be deemed to terminate on the date of the occurrence of damage or destruction and all rentals shall be paid up to that date. Tenant shall have no claim against Landlord for the value of any unexpired term of this Lease except for prepaid rent.

Notwithstanding anything contained in this paragraph 14 to the contrary, Landlord shall only be obligated to restore the Leased Property to the extent of the insurance proceeds actually received, but if the insurance proceeds actually received do not permit Landlord to restore the Leased Property, Landlord shall so notify Tenant and either Landlord or Tenant may terminate this Lease by written notice given within 60 days after Landlord's notice. If Landlord restores the Leased Property in accordance with the provisions of this Section, then Tenant shall not have any right to terminate this Lease because of such damage pursuant to (i) any common law rights, (ii) Minnesota Statutes §504.131 as now in effect or as it may be hereafter amended or supplemented, or (iii) any comparable right established b a similar statute.

15. CASUALTY INSURANCE:

a. **Landlord and Tenant Obligations.** Landlord shall at all times during the term of this Lease, at its expense, maintain a policy or policies of insurance with premiums paid in advance issued by an insurance company licensed to do business in the State of Minnesota insuring the Leased Property against loss or damage by fire, explosion or other insurable hazards and contingencies for the full insurance value, provided that Landlord shall not be obligated to insure any furniture, equipment, machinery, goods or supplies not covered by this Lease which Tenant may bring upon the Leased Property or any additional improvements which Tenant may construct or install on the Leased Property. Tenant shall at all times during the term of this Lease, at its expense, maintain a policy or policies of insurance with premiums paid in advance issued by an insurance company licensed to do business in the State of Minnesota insuring its property of whatever nature against loss or damage by fire, expulsion or other insurable hazards and contingencies for the full insurable value of said Tenant's property, including Tenants improvements to the Leased Property and Tenant's personal Property.

b. **Tenant Restriction.** Tenant shall not carry any stock of goods or do anything in or about the Leased Property which will in any way impair or invalidate the obligation of the insurer under any policy of insurance required by this Lease.

c. **Waiver of Liability.** Landlord hereby waives and releases all claims, liabilities and causes of action against Tenant and its agents, servants and employees for loss or damage to,

or destruction of, the Leased Property or any portion thereof, including the buildings and other improvements situated thereon, resulting from fire, explosion and other perils included in standard extended coverage insurance, whether caused by the negligence of any of said persons or otherwise. Likewise, Tenant hereby waives and releases all claims, liabilities and causes of action against Landlord and its agents, servants and employees for loss or damage to, or destruction of, any of the improvements, fixtures, equipment, supplies, merchandise and other Leased Property, whether that of Tenant or of others, upon or about the Leased Property resulting from fire, explosion or the other perils included in standard extended coverage insurance, whether caused by the negligence of any of said persons or otherwise. The waiver shall remain in force whether or not Tenant's insurer shall consent thereto.

d. **Tenant Payment.** In the event that the use of the Leased Property by Tenant increases the premium rate for insurance carried by Landlord, Tenant shall pay Landlord, upon demand, the amount of such premium increase. If tenant installs any electrical equipment that overloads the power lines to the building or its wiring, Tenant shall, at its own expense, make whatever changes are necessary to comply with the requirements of the insurance underwriter, insurance rating bureau and governmental authorities having jurisdiction.

16. INSURANCE:

Tenant agrees to purchase, in advance, and to carry in full force and effect general liability insurance, providing coverage on an "occurrence" rather than a "claims made" basis, which policy shall include coverage for Bodily Injury, Property Damage, personal injury, Contractual Liability (applying to this Lease) and Independent Contractors, in current Insurance Services Office form or other form which provides coverage at least as broad. Tenant shall maintain a combined policy limit of at least $1,000,000.00 applying to Bodily Injury, Property Damage and Personal Injury, which limit may be satisfied by Tenant's basic policy, or by the basic policy in combination with umbrella excess policies so long as coverage is at least as broad as that required herein. Such liability, umbrella and/or excess policies may be subject to aggregate limits so long as the aggregate limits have not at any pertinent time been reduced to less than the policy limited stated above, and provided further that any umbrella or excess policy provides coverage from the point that such aggregate limits in the basic policy become reduced or exhausted. The Tenant shall provide an insurance certificate naming the City of Ramsey as an additional insured. Landlord shall receive written notice of insurance termination 30 days prior to cancellation.

If the above insurance policy ceases to be available, or is available on terms so unacceptable that prudent landlords or tenants, as the case may be, generally do not carry such insurance, then in lieu of such insurance the pertinent party may carry the most comparable insurance which is available and generally carried by prudent parties.

17A. DEFAULT:

17.1 Any one of the following events shall constitute an event of Default:

(i) Tenant shall fail to pay monthly installment of Base Rent and such default shall continue for a period of five (5) days after the due date therefor;

(ii) Tenant shall violate of fail to perform any of the other conditions, covenants or agreements herein made by Tenant and such default shall continue for fifteen (15) days after notice from Landlord, provided, however, that if the nature of such default is such that Tenant can cure the default, but not within fifteen (15) days, then the Event of Default shall be suspended for a period not in excess of thirty (30) additional days so long as Tenant commences cure within fifteen (15) days and thereafter and continuously prosecutes the curing of the default, and so long as continuation of the default does not create material risk to the Premises or to persons using the Premises;

(iii) Tenant shall file or have filed against it any bankruptcy or other creditor's action, or make an assignment for the benefit of its creditors.

17.2 If an Event of Default shall have occurred and bee continuing, Landlord may at its sole option by written notice to Tenant terminate this Lease. Neither the passage of time after the occurrence of the Event of Default nor exercise by Landlord of any other remedy with regard to such Event of Default shall limit the Landlord's rights under this Section 17.2.

17.3 If an Event of Default shall have occurred and be continuing, whether or not Landlord elects to terminate this Lease, Landlord may enter upon and repossess the Premises (said repossession being hereinafter referred to as "Repossession") by summary legal proceedings or legal eviction or other lawful means, and may remove Tenant and all other persons and property therefrom pursuant to Court Order.

17.4 From time to time after Repossession of the Premises, whether or not this Lease has been terminated, Landlord may, but shall not be obligated to, attempt to relet the Premises for the account of Tenant in the name of Landlord or otherwise, for such term or terms (which may be greater of less than the period which would otherwise have constituted the balance of the Term) and for such terms (which may include concessions or free rent) and for such uses as Landlord, in its uncontrolled discretion, may determine, and may collect and receive the rent therefor. Any rent received shall be applied against Tenant's obligations hereunder, but Landlord shall not be responsible or liable for any failure to collect any rent due upon any such reletting.

17.5 No termination of this Lease pursuant to Section 17.2 and no Repossession of the Premises pursuant to Section 17.3 or otherwise shall relieve Tenant of its liabilities and obligations under this Lease, all of which shall survive any such termination or Repossession. In the event of any such termination or Repossession, whether or not the Premises shall have been relet, Tenant shall pay to Landlord the Base Rent and other sums and charges to be paid by Tenant up to the lime of such termination or Repossession, and thereafter Tenant, until the end of what would have been the Term in the absence of such termination or Repossession, shall pay to Landlord, as and for liquidated and agreed current damages for Tenant's default, the equivalent of the amount of the Rent payable under this Lease by Tenant if this Lease were still in effect, less the net proceeds, if any, of any reletting effected pursuant to the

provisions of Section 17.4 after deducting all of Landlord's expenses in connection with such reletting, including, without limitation, all repossession costs, brokerage and management commissions, operating expenses, legal expenses, attorney's fees, alteration costs, and expenses of preparation for such reletting, Tenant shall pay such current damages to Landlord monthly on the days on which the Rent would have been payable under this Lease if this Lease were still in effect, and Landlord shall be entitled to recover the same from Tenant on each such day. At any time after such termination or Repossession, whether or not Landlord shall have collected any current damages as aforesaid, Landlord shall be entitled to recover from Tenant, and Tenant shall pay to Landlord on demand, as and for liquidated and agreed final damages for Tenant's default, an amount equal to the then present value of the excess of the Rent and other sums or charges reserved under this Lease from the day of such termination or Repossession for what would be the then unexpired term if the same had remained in effect, over the amount of rent Tenant demonstrates that Landlord could in all likelihood actually collect for the Premises for the same period, said present value to be arrived at on the basis of a discount of four percent (4%) per annum.

17.6 Landlord shall in no event be considered to be in default of Landlord's obligations hereunder until the expiration of a reasonable time after notice of default from Tenant.

a. **Landlord's Rights.** Should Landlord elect to re-enter the Leased Property, as herein provided, or should it take possession of the Leased Property pursuant to legal proceedings or pursuant to any notice provided for by law, it may either terminate this Lease or it may from time to time, without terminating this Lease, make such alterations and repairs as may be necessary in order to relet the Leased Property, and relet the Leased Property or any part thereof upon such term or terms (which may be for a term extending beyond the term of this Lease) and at such rental or rentals and upon such other terms and conditions as Landlord in its sole discretion may deem advisable. Upon each such subletting all rentals received by Landlord from such reletting shall be applied first to the payment of any indebtedness other than rent due hereunder from Tenant to Landlord; second, to the payment of any costs and expenses of such reletting, including brokerage fees and attorney's fees and costs of such alterations and repairs; third, to the payment of the rent due and unpaid payment of future rent as the same may become due and payable hereunder. If such rentals received from such reletting during any month be less than that to be paid during that month by Tenant hereunder, possession of the Leased Property by Landlord shall be construed as an election on its part to terminate this Lease unless a written notice of such intention be given to Tenant or unless the termination thereof be decreed by a court of competent jurisdiction. Notwithstanding any such reletting without termination, Landlord may at any time after such re-entry and reletting elect to terminate this Lease for any such breach, in addition to any other remedies it may have, it may recover from Tenant all damages it may incur by reason of such breach, including the cost of recovering the Leased Property, reasonable attorney's fees, and including the worth at the time of such termination of the excess, if any, of the amount of rent and charges equivalent to rent reserved in this Lease for the remainder of the stated term, minus the amount of rental loss which Tenant proves could have been reasonably avoided, all of which amounts shall be immediately due and payable from

Tenant to Landlord. Landlord shall also be entitled to any other amounts necessary to compensate Landlord for all detriment proximately caused by Tenant's failure to comply with the requirements of this Lease.

b. **Landlord May Cure Default.** Landlord may, at its option, instead of exercising any other rights or remedies available to it in this Lease or otherwise by law, statute or equity spend such money as is reasonably necessary to cure any default of Tenant herein and the amount so spent, and costs incurred, including attorney's fees incurring such default, shall be paid by Tenant, and additional rent, upon demand.

c. **Tenant Payment.** In the event suit shall be brought for recovery of possession of the Leased Property, for the recovery of rent of any other amount due under the provisions of this Lease, or because of the breach of any other covenant herein contained on the part of Tenant to be kept or performed, and a breach shall be established, Tenant shall pay to Landlord all expenses incurred therefore, including a reasonable attorney's fee, together with interest on all such expenses at a reasonable the rate of interest from the date of such breach of the covenants of this Lease.

d. **Waiver of Rights of Redemption.** Tenant hereby expressly waives any and all rights of redemption granted by or under any present or future laws in the event of Tenant being evicted or dispossessed for any cause, or in the event of Landlord obtaining possession of the Leased Property, by reason of the violation by Tenant of any of the covenants or conditions of this Lease, or otherwise. Tenant also waives any demand for possession of the Leased Property, and any demand for payment of rent and any notice of intent to re-enter the Leased Property, or of intent to terminate this Lease, other than the notices above provided in this paragraph, and waives any and every other notice or demand prescribed by any applicable statutes or laws.

e. **No Exclusive Remedy.** No remedy herein or elsewhere in this Lease or otherwise by law, statute or equity, conferred upon or reserved to Landlord or Tenant shall be exclusive of any other remedy, but shall be cumulative, and may be exercised from time to time and as often as the occasion may arise.

17B. DEFAULT OF LANDLORD:

Landlord Payment. In the event suit shall be brought for by the Tenant because of the breach of any covenant herein contained on the part of Landlord to be kept or performed, and a breach shall be established, Landlord shall pay to Tenant all expenses incurred therefore, including a reasonable attorney's fees, together with interest on all such expenses at a reasonable rate of interest from the date of such breach of the covenants of this Lease.

18. INDEMNITY & HOLD HARMLESS:

Except to the extent that liability for damages or loss is caused by the gross negligence of Landlord, its agents or employees, Tenant shall indemnify, protect, defend (at Landlord's request and with counsel approved by Landlord) and hold Landlord and each of its respective officers and employees harmless from and against every demand, claim, cause of action, judgment and expense, including, but not limited to, reasonable attorney's fees and disbursements of counsel, whether suit is initiated or not, and all loss and damage arising from: (a) any injury, loss or

damage to the person or property of Tenant, or to any other person rightfully in the Leased Property, specifically including the owners who are renting space in the Leased Property for the storage of boats, RV vehicles and other similar type recreation equipment and vehicles stored in the Leased Property, (i) occurring in or about the Leased Property, or (ii) caused by the negligence or misconduct of Tenant, or Tenant's affiliates or any of their respective employees, representatives, agents or contractors, or (iii) resulting from the violation of any legal requirements or the provisions of this Lease by Tenant, or Tenant's affiliates or any of their respective employees, representatives, agents or contractors; (b) any loss or damage, however caused, to books, records, computer or other electronic equipment or data or media, files, artwork, money, securities, negotiable instruments or papers in the Leased Property; (or (c) any loss or damage resulting from interference with or obstruction of deliveries to or from the Leased Property caused by Tenant or Tenant's affiliates or any of their respective employees, representatives, agents or contractors. All property kept, maintained or stored on the Leased Property shall be so kept, maintained or stored at the sole risk of Tenant. If any mechanic's lien is filed against any part of the Leased Property for work claimed to have been done for, or materials claimed to have been furnished to Tenant, such mechanic's lien shall be discharged by Tenant within ten (10) days thereafter, at Tenant's sole cost and expense, by the payment thereof or by making any deposit required by law or by posting a bond with such surety, in such amount and in such form as landlord deems proper. Tenant shall immediately notify Landlord of any mechanic's lien or other lien filed against the Leased Property or any part thereof by a contractor or subcontractor of Tenant or otherwise by reason of work claimed to have been done for or materials claimed to have been furnished to Tenant. If Tenant fails to remove such lien or post such bond within the ten (10) day period following the filing thereof, Landlord may, at its sole discretion and without waiving its right and remedies based on such breach by Tenant and without releasing Tenant from any of its obligations, cause such lien to be released by any means it shall deem proper, including payment in satisfaction of the claim giving rise to such lien. Tenant shall, in such event, pay to Landlord at once, upon notice by Landlord, any sum paid by Landlord to remove such lien, together with interest at a reasonable rate from the date of such payment by Landlord. Landlord shall have the right at all times to post and keep posted on the Leased Property any notices permitted or required by applicable law, or that Landlord shall deem proper for the protection of Landlord, the Leased Property, the property of and any other party having an interest therein, from liens. All material suppliers, contractors, artisans, mechanics, laborers and other parties contracting with Tenant for the furnishing of any labor, services, materials, supplies or equipment with respect to any portion of the Leased Property are hereby charged with notice that they must look solely to Tenant for payment of the same and Tenant's purchase orders, contracts and subcontracts in connection therewith must clearly sate this requirement.

19. NON-LIABILITY:

Subject to the terms and conditions of paragraph 14 hereof, Landlord shall not be liable for damage to any property of Tenant or of others located on the Leased Property, specifically including the owners who are renting space in the Leased Property for the storage of boats, RV vehicles and other similar type recreation equipment and vehicles stored in the Leased Property, not for the loss of or damage to any property of Tenant or of others by theft or otherwise. Landlord shall not be liable for any injury or damage to persons or property resulting from fire, explosion, falling plaster, steam, gas, electricity, water, rain or snow or leaks from any part of the

Leased Property or from the pipes, appliances, or plumbing works or from the roof, street or subsurface or from any other place or by dampness or by any other cause of whatsoever nature. Landlord shall not be liable for any such damage caused by Tenants or persons in the Leased Property, occupants of adjacent property, of the buildings, or the public or caused by operations in connection of any private, public or quasi-public work. Landlord shall not be liable for any latent defect in the Leased Property. All property of Tenant kept or stored on the Leased Property shall be so kept or stored at the risk of Tenant only and Tenant shall hold Landlord harmless from any claims arising out of damage to the same, including subrogation claims by Tenant's insurance carrier.

20. ASSIGNMENT OR SUBLETTING:

Tenant agrees to use and occupy the Leased Property throughout the entire term hereof for the purpose or purposes herein specified and for no other purposes, in the manner and to substantially the extent now intended, and not to assign, sublet, license, concession or otherwise transfer this Lease or Tenant's rights in the Leased Property, or any part thereof, whether by voluntary act, operation of law, or otherwise, without obtaining the prior written consent of Landlord in each instance. Tenant shall seek such consent of Landlord by a written request therefore, setting forth such information as Landlord may deem necessary. Landlord agrees not to withhold consent unreasonably. Consent by Landlord to any assignment of this Lease or to any subletting of the Leased Property shall not be a waiver of Landlord's rights under this paragraph as to any subsequent assignment or subletting. Landlord's rights to assign this Lease are and shall remain unqualified. No such assignment or subleasing shall relieve Tenant from any of Tenant's obligations in this Lease contained, nor shall any assignment or sublease or other transfer of this Lease be effective unless the assignees, subtenant or transferee shall at the time of such assignment, sublease or transfer, assume in writing for the benefit of Landlord, its successors or assigns, all of the terms, covenants and conditions of this Lease thereafter to be performed by Tenant and shall agree in writing to be bound thereby. Should Tenant sublease in accordance with the terms of this Lease, fifty percent (50%) of any increase in rental received by Tenant over the per square foot rental rate which is being paid by Tenant shall be forwarded to and retained by Landlord, which increase shall be in addition to the Base Rent and Additional Rent due landlord under this Lease. NOTWITHSTANDING the preceding, this paragraph 20. is NOT applicable to those Boat and RV Storage Contracts which Tenant enters into with individual owners for the storage of boat and or RV equipment at the Leased Property

21. ATTORNMENT:

In the event of any sale, transfer or assignment of Landlord's interest in the Leased Property, or this Lease, or if the Leased Property comes into custody or possession of a mortgagee or any other party whether because of a mortgage foreclosure, or otherwise, Tenant shall attorn to such assignee or other party and recognize such party as Landlord hereunder; provided, however, Tenant's peaceable possession will not be disturbed so long as Tenant faithfully performs it obligations under this Lease. Tenant shall execute, on demand, any attornment agreement required by any such party to be executed, containing such provisions and such other provisions as such party may require.

22. NOVATION IN THE EVENT OF SALE:

In the event of the sale of the Leased Property, Landlord shall be and hereby is relieved of all of the covenants and obligations created hereby accruing from and after the date of sale, and such sale shall result automatically in the purchaser assuming and agreeing to carry out all the covenants and obligations of Landlord herein. Notwithstanding the foregoing provisions of this paragraph, Landlord, in the event of a sale of the Leased Property, shall cause to be included in the agreement of sale and purchase a covenant whereby the purchaser of the Leased Property assumes and agrees to carry out all of the covenants and obligations of Landlord herein.

The Tenant agrees at any time and from time to time upon not less than ten (10) days prior written request by Landlord to execute, acknowledge and deliver to Landlord a statement in writing certifying that this Lease is unmodified and in full force and effect as modified and stating the modifications, and the dates to which the basic rent and other charges have been paid in advance, if any, it being intended that any such statement delivered pursuant to this paragraph may be relied upon by any prospective purchaser of the fee or mortgagee or assignee of any mortgage upon the fee of the Leased Property. In the event that Tenant fails to execute and return the estoppel certificate within such ten (10) day period, the holder of such encumbrance shall be entitled to rely, as against the Tenant, that: (i) this Lease is in full force and effect, without amendment except as specified by the Landlord, (ii) Tenant has no offsets against rent nor any defenses to Tenant's performance under this Lease, (iii) Tenant has no right to any offset or defenses to the payment of rent, and (iv) Tenant has not paid any rental under this Lease more than six months in advance.

23. SUCCESSORS AND ASSIGNS:

The terms, covenants and conditions hereof shall be binding upon and inure to the successors and assigns of the parties hereto.

24. REMOVAL OF FIXTURES:

Notwithstanding anything contained in paragraph 8, paragraph 29 or elsewhere in this Lease, if Landlord requests then Tenant will promptly remove at the sole cost and expense of Tenant all fixtures, equipment and alterations made by Tenant simultaneously with vacating the Leased Property and Tenant will promptly restore the Leased Property to the condition that existed immediately prior to said fixtures, equipment and alterations having been made all at the sole cost and expense of Tenant.

25. QUIET ENJOYMENT:

Landlord warrants that it has full right to execute and to perform this Lease and to grant the estate demised, and that Tenant, upon payment of the rents and other amounts due and the performance of all the terms, conditions, covenants and agreements on Tenant's part to be observed and performed under this Lease, may peaceably and quietly enjoy the Leased Property for the business uses permitted hereunder, subject, nevertheless, to the terms and conditions of this Lease.

26. RECORDING:

Tenant shall not record this Lease without the written consent of Landlord. However, upon the request of either party hereto, the other party shall join in the execution of the Memorandum lease for the purposes of recordation. Said Memorandum lease shall describe the parties, the Leased Property and the term of the Lease and shall incorporate this Lease by reference.

27. SURRENDER:

On the Expiration Date or upon the termination hereof upon a day other than the Expiration Date, Tenant shall peaceably surrender the Leased Property broom-clean in good order, condition and repair, reasonable wear and tear only excepted. On or before the Expiration Date or upon termination of this Lease on a day other than the Expiration Date, Tenant shall, at its expense, remove all trade fixtures, personal property and equipment and signs from the Leased Property and any not removed shall be deemed to have been abandoned. Any damage caused in removal of such items shall be repaired by Tenant and at its expense. All alterations, additions, improvements and fixtures (other than trade fixtures) which shall have been made or installed by Landlord or Tenant upon the Leased Property and all floor covering so installed shall at the option of Landlord remain upon and be surrendered with the Leased Property as a part thereof, without disturbance, molestation or injury, and without charge, at the expiration or termination of this Lease. If the Leased Property is not surrendered on the Expiration Date or the date of termination, Tenant shall indemnify Landlord against loss or liability, claims, without limitation, made by any succeeding Tenant founded on such delay. Tenant shall promptly surrender all keys for the Leased Property to Landlord at the place then fixed for payment of rent and shall inform Landlord of combinations of any locks and safes on the Leased Property.

28. HOLDING OVER:

In the event of a holding over by Tenant after expiration or termination of this Lease without the consent in writing of Landlord, Tenant shall be deemed a Tenant at sufferance and shall pay rent for such occupancy at the rate of twice the lease-current aggregate Base and Additional Rent, prorated for the entire holdover period, plus all attorney's fees and expenses incurred by Landlord in enforcing its rights hereunder, plus any other damages occasioned by such holding over. Except as otherwise agreed, any holding over with the written consent of Landlord shall constitute Tenant as a month-to-month Tenant.

29. ABANDONMENT:

In the event Tenant shall remove its fixtures, equipment or machinery or shall vacate the Leased Property or any part thereof prior to the Expiration Date of this Lease, or shall discontinue or suspend the operation of its business conducted on the Leased Property for a period of more than thirty (30) consecutive days (except during any time when the Leased Property may be rendered untenantable by reason of fire or other casualty), then in any such event Tenant shall be deemed to have abandoned the Leased Property and Tenant shall be in default under the terms of this Lease.

30. CONSENTS BY LANDLORD:

Whenever provision is made under this Lease for Tenant securing the consent or approval by Landlord, such consent or approval shall only be in writing.

31. NOTICES:

Any notice required or permitted under this Lease shall be deemed sufficiently given or secured if sent by registered or certified return receipt mail to Tenant at **Pact Charter School 7250 East Ramsey Parkway Ramsey, Minnesota 55303**, and to Landlord at the address then fixed for the payment of rent as provided in paragraph 4 of this Lease, and either party may by like written notice at any time designate a different address to which notices shall subsequently be sent or rent to be paid.

32. RULES AND REGULATIONS:

Tenant shall observe and comply with the rules and regulations as Landlord may prescribe and as listed on Exhibit A attached hereto, on written notice to Tenant for the safety, care and cleanliness of the Leased Property.

33. INTENT OF PARTIES:

Except as otherwise provided herein, Tenant covenants and agrees that if it shall any time fail to pay any such cost or expenses, or fail to take out, pay for, maintain or deliver any of the insurance policies above required, or fail to make any other payment or perform any other act on its part to be made or performed as in this Lease provided, then Landlord may, but shall not be obligated so to do, and without notice to or demand upon Tenant and without waiving or releasing Tenant from any obligations of Tenant in this Lease contained, pay any such cost or expense, effect any such insurance coverage and pay premiums therefore, and may make any other payment or perform any other act on the part of Tenant to be made and performed as in this Lease provided, in such manner and to such extent as Landlord may deem desirable, and in exercising any such right, to also pay all necessary and incidental costs and expenses, employ counsel and incur and pay reasonable attorney's fees. All sums so paid by Landlord and all necessary and incidental costs and expenses in connection with the performance of any such act by Landlord, together with interest thereon at the a reasonable rate from the date of making of such expenditure, by Landlord, shall be deemed Additional Rent hereunder, and shall be payable to Landlord on demand. Tenant covenants to pay any such sum or sums with interest as aforesaid and landlord shall have the same rights and remedies in the event of the non-payment thereof by Tenant as in the case of default by Tenant in the payment of the Base Rent payable under this Lease.

34. GENERAL:

a. **Landlord Tenant Relationship.** This Lease does not create the relationship of principal and agent or of partnership or of joint venture or of any association between Landlord and Tenant, the sole relationship between the parties hereto being that of Landlord and Tenant.

b. **Effect of Waivers.** No waiver of any default of Tenant hereunder shall be implied from any omission by Landlord to take any action on account of such default if such default persists or is repeated, and no express waiver shall affect any default other than the

default specified in the express waiver and that only for the time and to the extent therein stated. One or more waivers by Landlord shall not then be construed as a wavier of a subsequent breach of the same covenant, term or condition. The consent to or approval by Landlord of any act by Tenant requiring Landlord's consent or approval shall not waive or render necessary Landlord's consent to or approval of any subsequent similar act by Tenant. No action required or permitted to be taken by or on behalf of Landlord under the terms or provisions of this Lease shall be deemed to constitute an eviction or disturbance of Tenant's possession of the Leased Property. All preliminary negotiations are merged into and incorporated in this Lease. The laws of the State of Minnesota shall govern the validity, performance and enforcement of this Lease.

c. **Entire Agreement.** This Lease and the exhibits, if any, attached hereto and forming a part hereof, constitute the entire agreement between Landlord and Tenant affecting the Leased Property and there are no other agreements, either oral or written, between them other than are herein set forth. No subsequent alteration, amendment, change or addition to this Lease shall be binding upon Landlord or Tenant unless reduced to writing and executed in the same form and manner in which this Lease is executed.

d. **Enforceability of Provisions.** If any agreement, covenant or condition of this Lease or the application thereof to any person or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Lease, or the application of such agreement, covenant or condition to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby and each agreement, covenant or condition of this Lease shall be valid and be enforced to the fullest extent permitted by law.

e. **No Personal Obligations.** The obligations of Landlord under this Lease do not constitute the personal obligations of the individual officers or employees of Landlord. If Landlord shall fail to perform any covenant, term or condition of this Lease required of landlord, Tenant shall be required to deliver to Landlord written notice of the same. If, as a consequence of such default, Tenant shall recover a money judgment against Landlord, such judgment shall be satisfied only out of the proceeds of sale received upon execution of such judgment and levied thereon against the right, title and interest of Landlord in the Leased Property and out of rent or other income from the Leased Property receivable by Landlord, or out of consideration received by Landlord from the sale or other disposition of all or any part of Landlord's right, title or interest in the Leased Property, and no action for any deficiency may be sought or obtained by Tenant.

35. NO WASTE OR NUISANCE AND COMPLIANCE WITH LAWS:

a. **Leased Property Use.** The Leased Property shall be used by and/or at the sufferance of Tenant only for the purpose set forth in paragraph 11 above and for no other purposes. Tenant shall not use or permit the use of the Leased Property in any manner that will tend to create waste or a nuisance. Tenant, its employees and all persons visiting or doing business with Tenant in the Leased Property shall be bound by and shall observe the reasonable rules and regulations as listed on Exhibit A attached hereto, made by Landlord relating to the Leased Property, of which notice in writing shall be given to Tenant, and all such rules and regulations shall be deemed to be incorporated into and form a part of this Lease.

b. **Obey Laws.** Tenant covenants throughout the Lease Term, at Tenant's sole cost and expense, promptly to comply with all laws and ordinances and the orders, rules and regulations and requirements of all federal, state and municipal governments and appropriate departments, commissions, boards, and officers thereof, and the orders, rules and regulations of the Board of Fire Underwriters where the Leased Property are situated, or any other body now or hereafter created with jurisdiction over the Leased Property, and whether or not the same require structural repairs or alterations, which may be applicable to the Leased Property, or the use or manner of use of the Leased Property. Tenant will likewise observe and comply with the requirements of all policies of public liability, fire and all other policies of insurance at any time in force with respect to the buildings and improvements on the Leased Property and the equipment thereof.

37. HAZARDOUS MATERIAL:

In the event any Hazardous material (hereinafter defined) is brought or caused to be brought into or onto the Leased Property by Tenant, Tenant shall handle any such material in compliance with all applicable federal, state and/or local regulations. For purposes of this paragraph, "Hazardous Material" means and includes any hazardous, toxic or dangerous waste, substance or material defined as such in (or for purposes of) the Comprehensive Environmental Response, Compensation, and Liability Act, and so-called "Superfund" or "Super lien" law, or any federal, state or local statute, law, ordinance, code, rule, regulation, order decree regulation, relating to, or imposing liability or standards of conduct concerning, any hazardous, toxic or dangerous waste, substance or material, as now or at any time hereafter in effect. Tenant shall submit to Landlord on an annual basis copies of its approved hazardous materials communication plan, OSHA monitoring plan, and permits required by the Resource Recovery and Conservation Act of 1976, if Tenant is required to prepare, file or obtain any such plans or permits. Tenant will indemnify and hold harmless Landlord from any losses, liabilities, damages, costs or expenses (including reasonable attorney's fees) which Landlord may suffer or incur as a result of Tenant's introduction into or onto the Leased Property, of any Hazardous Material. This paragraph shall survive the expiration or sooner termination of this Lease.

38. CAPTIONS:

The captions are inserted only as a mater of convenience and for reference, and in no way define, limit or describe the scope of this Lease nor the intent or any provision thereof.

39. ATTACHMENTS:

See the Exhibits attached hereto and made a part hereof.

Exhibit	Description
Exhibit A	Graphic Depiction of Leased Property
Exhibit B	Leased Property Rules and Regulations

40. SUBMISSION:

Submission of this instrument to Tenant or proposed Tenant or its agents or attorneys for examination, review, consideration or signature does not constitute or imply an offer to lease,

reservation of space, or option to lease, and this instrument shall have no binding legal effect until execution hereof by both Landlord/Owner and Tenant or its agents.

41. **LEASE GUARANTEE:** This paragraph intentionally omitted

IN WITNESS WHEREOF, landlord and Tenant have caused these presents to be executed in form and manner sufficient to bind them at law, as of the day and year first above written.

LANDLORD:

CITY OF RAMSEY, a Minnesota Municipal Corporation

By: _____
Its Mayor
Date: 7/24/13

By: _____
Its CITY ADMINISTRATOR
Date: 7/24/13

TENANT:

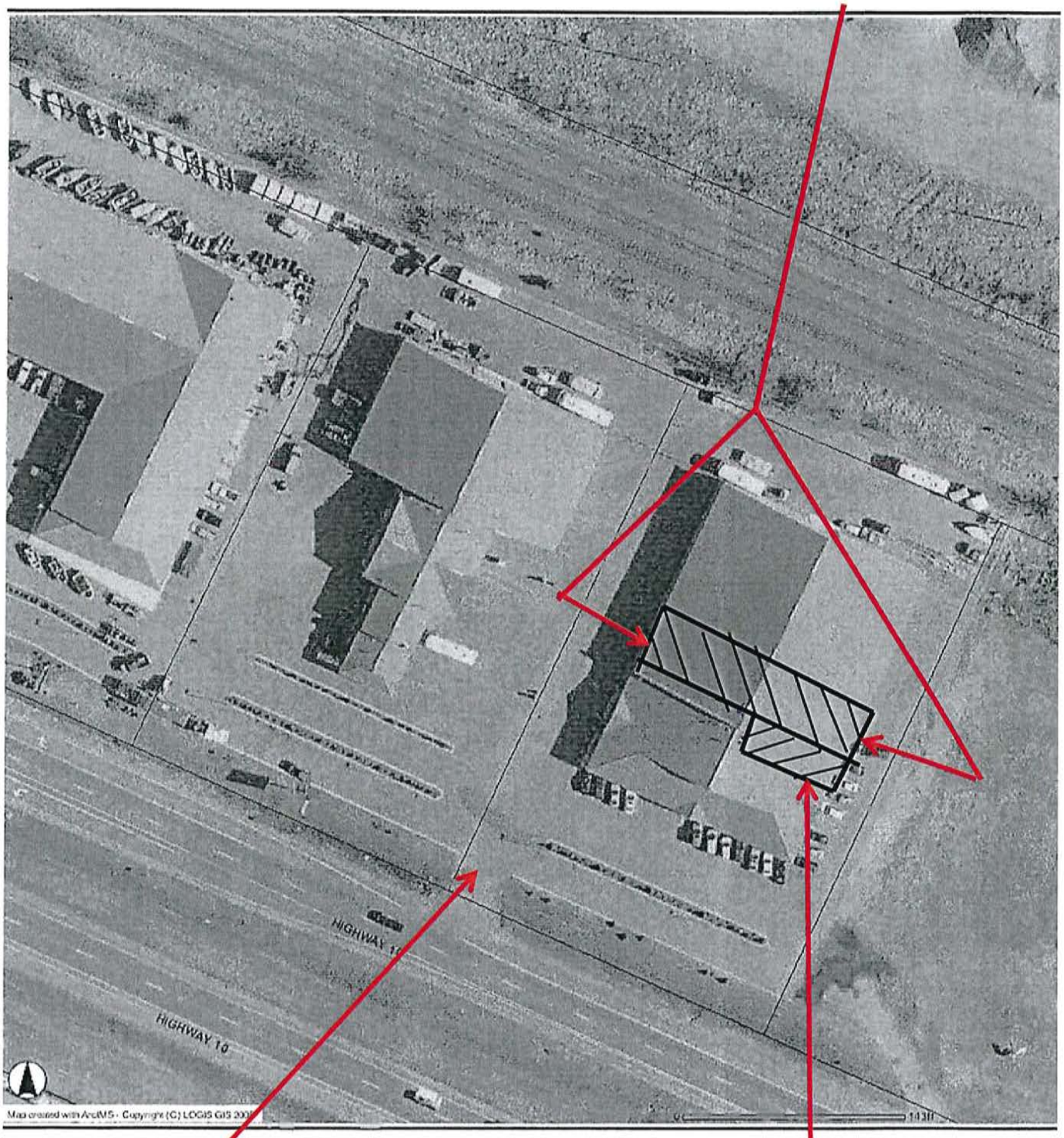
Pact Charter School

By: _____
Its Board Chair
Date: 7/11/13

EXHIBIT A
Depiction

Exhibit A

Cold storage space
of approximately 5,040 sq ft
Includes doors 2, 3, 4, 12, 13, 14, 15



Joint or common access and drive lane

Heated and demised bay
of 420 rsf

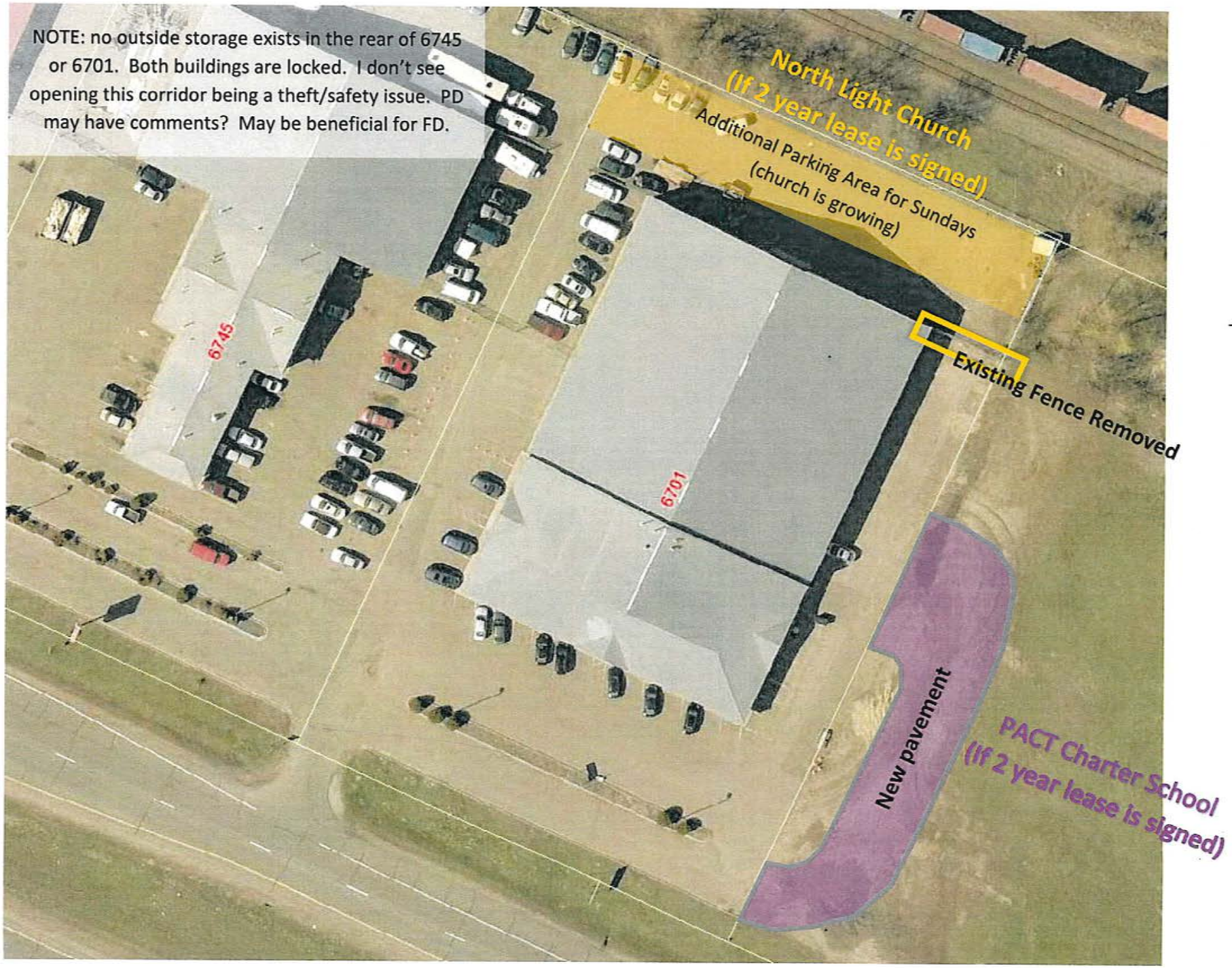

NOTE: no outside storage exists in the rear of 6745 or 6701. Both buildings are locked. I don't see opening this corridor being a theft/safety issue. PD may have comments? May be beneficial for FD.
North Light Church
(If 2 year lease is signed)
Additional Parking Area for Sundays
(church is growing)
Existing Fence Removed
6745
6701
New pavement
PACT Charter School
(If 2 year lease is signed)

EXHIBIT B
TO LEASE AGREEMENT
DATED July 1, 2013

LEASED PROPERTY RULES AND REGULATIONS

1. Any sign, lettering, picture, notice or advertisement installed on or in any part of the Leased Property and visible from the exterior of the Leased Property, shall be installed at Tenant's sole cost and expense, and in such manner, character and style as Landlord may approve in writing. Anything herein to the contrary notwithstanding, approval as to signs shall be subject to Landlord's approval which may be withheld in Landlord's sole discretion. In the event of a violation of the foregoing by Tenant, landlord may remove the same without any liability and may charge the expense incurred by such removal to Tenant.

2. Tenant assumes full responsibility for protecting its space from theft, robbery and pilferage, which includes keeping doors locked and other means of entry to the Leased Property closed and secured after normal business hours.

3. Tenant shall comply with all applicable federal, state and municipal laws, ordinances and regulations, and building rules and shall not directly or indirectly make any use of the Leased Property which may be prohibited by any of the foregoing or which may be dangerous to persons or Leased Property or may increase the cost of insurance or require additional insurance coverage.

4. The Leased Property shall not be used for cooking (as opposed to heating of food), lodging, sleeping or for any immoral or illegal purpose.

5. Unless expressly permitted by Landlord, no additional locks or similar devices shall be attached to any door or window and no keys other than those provided by Landlord shall be made for any door. If more than two keys for one lock are desired by Tenant, Landlord may provide the same upon payment by Tenant. Upon termination of this Lease or of Tenant's possession, Tenant shall surrender all keys of the Leased Property and shall explain to Landlord all combination locks on safes, cabinets and vaults.

6. The restrooms, drinking fountains and other plumbing fixtures shall not be used for any purpose other than for which they are constructed, and no sweepings, rubbish, rags, coffee grounds or other substances shall be thrown therein. All damages resulting from any misuse of the fixtures shall be borne by Tenant who, or whose employees, agents, visitors or licensees have caused same. No person shall waste water by interfering or tampering with the faucets or otherwise.

7. Tenant shall be responsible for any damage to the building or the Leased Property of its employees or others and injuries sustained by any person whomsoever resulting from the use or moving of such articles in or out of the Leased Property, and shall make all repairs and improvements required by Landlord or governmental authorities in connection with the use or moving of such articles.

8. Wherever in these Leased Property Rules and Regulations the word "Tenant" occurs, it is understood and agreed that it shall mean Tenant's associates, employees, agents, clerks, invitees, and visitors. Wherever the word "Landlord" occurs, it is understood and agreed that it shall mean Landlord's assigns, agents, clerks, and visitors.

9. Landlord shall have the right to enter upon the Leased Property at all reasonable hours for the purpose of inspecting the same.

10. Landlord shall have the right to enter the Leased Property at hours convenient to Tenant for the purpose of exhibiting the same to prospective tenants.

11. Tenant shall be responsible for all repair and maintenance of mechanical systems and devices if any associated with Tenant's Leased Property, including, but not limited the electrical system, the garage door opening system and the Leased Property's individual boat and RV storage stalls and facilities. Tenant shall further be responsible at its expense to replace, if necessary, (1) any overhead doors and/or door opening equipment, and (2) the wood frame cubicles used to store boats and RV vehicles within the Leased Property.

12. Alterations of any nature to the Leased Property by Tenant costing in excess of $3000.00 shall require written approval of Landlord. Such approval shall be at the sole discretion of Landlord. In the event of a violation of the foregoing by Tenant, Landlord may remove the same without any liability and may charge the expense incurred by such removal to Tenant.

13. Tenant and Tenant's employees, agents, visitors and licensees shall observe faithfully and comply strictly with the foregoing rules and regulations and such other and further appropriate rules and regulations as Landlord or Landlord's agent may from time to time adopt. Reasonable notice of any additional rules and regulations shall be given in such manner as Landlord may reasonably elect.

14. Landlord reserves the right at any time to rescind, alter or waive, in whole or in part, any of these Rules and Regulations when deemed necessary, desirable, or proper, in Landlord's judgment, for its best interest or for the best interest of the tenants of the Complex. Tenant reserves the right to refuse compliance with any subsequent additional rules and regulations added to those agreed to at the time of signing the Lease.

15. To the extent these rules are in conflict with the terms of the Lease, the terms of the Lease shall rule and govern.

AMENDMENT ONE TO LEASE
DATE: October 1, 2013

PROPERTY ADDRESS

6701 Highway 10 Hwy 10 NW Ramsey, Minnesota 55303

WHEREAS, City of Ramsey (Landlord) and Pact Charter School (Tenant) have entered into a Lease Agreement dated July 11th, 2013 ("Lease"):

WHEREAS, The Tenant wishes to Lease additional square footage within the "Premises" and make some additional Tenant improvements.

NOW THEREFORE: Landlord and Tenant agree to the following:

1) Tenant's square footage will increase by 1,848 square feet from the current 5,460 square feet to a new total of 7,308 square feet.
2) Tenant's new total leased area is shown on the attached Exhibit A to this Amendment One of the Lease, to include door 1 and door 16. Tenant will install electric garage door openers on these Bays and will connect to Tenants electrical submeter at Tenants sole expense. Tenant understands these improvements will be left in the building at the expiration of the Lease.
3) Tenant will use the space for additional bus storage and the storage of maintenance inventory such as air and oil filters. Tenant understands this area is NOT a secured area and can be open to other Tenants.
4) Tenants monthly payment will increase from $455 per month plus electricity (sub-metered) to $609 per month plus electricity, beginning October 1, 2013.
5) Tenant will be adding exterior lighting to the exterior of the Premises, at Tenant's sole expense. This exterior lighting will be connected to Tenants electrical sub-meter and Tenant will be responsible for the electricity expense. These improvements shall be left in place and become the property of the Landlord at the expiration of the Lease term.
6) The Lease for the original space and the additional space will expire on July 30th, 2014.
7) Except as expressly amended hereby, all of the terms, provisions, covenants and conditions of the Lease are hereby ratified and confirmed and shall continue in full force and effect.

Landlord
City of Ramsey
By: _____
Its: City Administrator
Date: 10/9/13

Tenant
Pact Charter School
By: _____
Its: Board Chair
Date: 10/10/13

AMENDMENT TWO TO LEASE
DATE: June 13th, 2014

PROPERTY ADDRESS

6701 Highway 10 Hwy 10 NW Ramsey, Minnesota 55303

WHEREAS, **City of Ramsey** (Landlord) and **Pact Charter School** (Tenant) have entered into a Lease Agreement dated July 11th, 2013 ("Lease") and Amendment One of the Lease, dated October1, 2013 ("Amendment").

WHEREAS, The Tenant wishes to extend the Lease for an additional one (1) year term.

NOW THEREFORE: Landlord and Tenant agree to the following:

1) Tenant's term shall be extended for One (1) year beginning August 1, 2014 and expiring on July 31, 2015.
2) Except as expressly amended hereby, all of the terms, provisions, covenants and conditions of the Lease are hereby ratified and confirmed and shall continue in full force and effect.

Landlord
City of Ramsey

By: _____
Its: Administrator
Date: 6/30/14

Tenant
Pact Charter School

By: _____
Its: HR & FINANCE MANAGER
Date: 6/16/2014

AMENDMENT THREE TO LEASE AGREEMENT

6701 Highway 10 N.W., Ramsey, Minnesota 55303

WHEREAS, **City of Ramsey** (Landlord) and **PACT Charter School** (Tenant) entered into a Lease Agreement dated July 11, 2013 ("Lease"), Amendment One of the Lease, dated October 1, 2013, and Amendment Two of the Lease dated June 13, 2014; and

WHEREAS, the Tenant wishes to extend the Lease for an additional five (5) year term and Landlord is amenable to such extension.

NOW THEREFORE: Landlord and Tenant agree to the following:

1) Tenant's term shall be extended for an additional five (5) years beginning August 1, 2015 and expiring on July 31, 2020 ("Extended Term").

2) Beginning on month thirty-seven (37) of the Extended Term, and at any time thereafter, this lease may be cancelled by either Tenant or Landlord by providing the other with sixty (60) days advance written notice of the intent to cancel. The lease may be cancelled by either party for any reason.

3) Beginning at the commencement of the Extended Term, the Landlord may terminate this lease with a nine (9) month written notice if all, or a portion of, the Subject Property is required for improvements related to U.S. Highway 10. This paragraph supersedes paragraph 2 above.

4) The lease rate for the Extended Term shall be as follows:
   a. August 1, 2015 – July 31, 2016 $627.27
   b. August 1, 2016 – July 31, 2017 $646.09
   c. August 1, 2017 – July 31, 2018 $665.47
   d. August 1, 2018 – July 31, 2019 $685.43
   e. August 1, 2019 – July 31, 2020 $706.00

   Tenant shall continue to be responsible for Additional Rent as defined in the Lease.

5) Except as expressly amended hereby, all of the terms, provisions, covenants and conditions of the Lease are hereby ratified and confirmed and shall continue in full force and effect.

Landlord
City of Ramsey

By: _____

Its: Mayor

By: _____

Its: City Administrator

Date: 5/12/15

Tenant
PACT Charter School

By: _____

Its: Executive Director

Date: 5/20/15

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

CC Regular Session **7. 2.**

Meeting Date: 04/09/2019

Submitted For: Grant Riemer, Engineering/Public Works

By: Grant Riemer, Engineering/Public Works

Information

Title:

Consider Purchase of Property Located at 8175 Riverdale Drive, Ramsey, MN.

Purpose/Background:

Purpose:

The purpose of this case is to consider the purchase of property located at 8175 Riverdale Drive (formerly known as Quality RV) for the intended use as the City of Ramsey Utility Department facility.

Background:

Over the past several months city staff/council have been discussing potential options for interim locations for public works operations, until a permanent PW campus can be designed and built.

Notification:

None needed at this time.

Observations/Alternatives:

Recently staff has been focusing on two locations, as possible relocation sites for public works operations, until a permanent facility can be built. The two locations are 8175 Riverdale Drive, which was the former home of Quality RV, and 13601 Tungsten Street the former warehouse facility for Grosslein Beverage. Both facilities were toured by city staff and could be used for short term storage needs. Neither property is available for lease. The following are some observations of both sites:

<u>Property located at 13601 Tungsten Street (former Grosslein Beverage)</u>

Pros

1. The building is approximately 61,000,square feet, which is more than adequate for our current needs.
2. Moving the utility department to this location would free up space in our existing location
3.The extension of Riverdale Drive frontage road to the east would be easier if the City controlled the site, and was willing to raze the building and clear the site for the roadway and redefelopment.
4. The site would make a good redevelopment parcel with good visability and access to Highway 10.
5. Redevelopment of this site would achieve our goal to clean up neighborhoods, corridors and key nodes. This is the gateway to the community.

Cons

1. Building location is adjacent to a residential neighborhood, which is not ideal, due to the sometimes irregular work hours of Public Works operations.

2. Though the building is large, it has numerous support poles that would make maneuvering large equipment in the building troublesome.
3. Floor drains are limited and and additional drains would be needed.
4. There is no office space provided in the building, and that would need to be built-out.
5. Staff would have to cross Hwy 10 numerous times a day causing delays in operations.
6. The property is listed at $2.7million.
7. Currently the property pays $68,000.00 in property taxes. If the city were to purchase the property it would become tax-exmpt.
8. The property has been on the market for several years. When the PW department moves to its final location, resale of the property could be difficult, and demoltion for redevelopment would be expensive.

Property located at 8175 Riverdale Drive (former Quality RV)

Pros
1. Moving the utility department functions to this location would free up space for our traffic engineering operations at our existing location.
2. Property is located in a commercial area away from residential properties.
3. Property is located next to the Armstrong Interchange making access to the northern part of town convenient.
4. Building contains more than adequate office space for staff
5.Currently the building is owned by Anoka County and is tax exempt, so purchase by the city would not effect the property tax roll.
6. Building is a more realistic size, for the utility department operation.
7.When the Utility Department moved back to the new PW facility, staff believes that the site and smaller size of this facility offer better resale or development opportunities.
8. Interior remodeling would be performed by City staff.
9. The property is currently appraised at $615K, without the sewer connection.

Cons
1. Sewer and water utilities would need to be connected to the building. Estimated cost $23K
2. There are no existing floor drains in the garage area, drains would need to be installed.

Funding Source:

Enterprise (Sewer and Water) Funds and/or economic development funding.

Recommendation:

Staff recommends purchase of the property located at 8175 Riverdale Drive, for the purpose of housing the City of Ramsey Utilities Department, until the new public works facility is constructed.

Action:

Motion of Council to authourize staff to enter into negotioations with Anoka County for the purchase of the property located at 8175 Riverdale Drive.

Attachments

8175 Riverdale Dr Appraisl Report
13601 Tungsten St Summary Information

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	04/04/2019 04:28 PM
Form Started By: Grant Riemer		Started On: 04/01/2019 02:32 PM

Final Approval Date: 04/04/2019

Report Type
Appraisal Report

Effective Date
December 3, 2018

Client

Anoka County Transportation Division
Attn: Lorelei Stone, Right of Way Specialist
1440 Bunker Lake Boulevard Northwest
Anoka, MN 55304

Subject Property

Highway Commercial
8175 Riverdale Drive Northwest
Ramsey, Anoka County, MN 55303
Owner: Aberle Holdings Inc.

File # G1811005

Prepared By:
Ethan Waytas, MAI, Appraiser
William R. Waytas, Appraiser

Nagell Appraisal Incorporated
12805 Highway 55, Suite 300
Plymouth, Minnesota 55441
Tel: 952.544.8966 | Fax: 952.544.8969

NAGELL APPRAISAL INCORPORATED
12805 Highway 55, #300
Plymouth, MN 55441
Established in 1968

Minneapolis: 952-544-8966
St. Paul: 651-209-6159
Central Fax: 952-544-8969

Anoka County Transportation Division
Attn: Lorelei Stone, Right of Way Specialist
1440 Bunker Lake Boulevard Northwest
Anoka, MN 55304

December 19, 2018

To Lorelei Stone:

In accordance with your request, an **appraisal report** has been made on the following described property:

Subject Property: Highway Commercial
8175 Riverdale Drive Northwest
Ramsey, MN 55303

Described below is a summary of the appraisal report contained herein.

Property Overview

The subject is a single occupant commercial building located in the City of Ramsey along Highway 10. The building was formerly used for a RV dealership.

The building was constructed in 1997, per county. The gross building area is 7,596 SF, and the site size is 30,452 SF. Overall, the building is rated to be in dated condition and has average appeal.

Currently, the subject is not connected to public sanitary sewer. The subject formerly had an underground septic tank that would be pumped, however, this is no longer legal (per client). In the event of a sale the subject would have to connect to public sewer. Given this, the subject will be appraised as if being connected to public sanitary sewer, and then the cost to connect will be deducted to indicate the as is value.

The Ramsey County Community Development Director, Tim Gladhill, provided a cost range of $20,000 to $30,000 to get the sanitary sewer to the property boundary. The estimate did not have a cost to connect the building to the sewer (another underground pipe). This cost is estimated, based on past experience and Marshall & Swift Cost Manual, to be around $10,000. An investor would also likely consider the cost of potential overruns, as well as management, say, $10,000. Therefore, the total estimated cost to connect to public sanitary sewer is estimated to be **$50,000**.

Anoka county completed a new interchange to the east of the subject along Highway 10. As a result, the subject was fully acquired by the county for eminent domain purposes. The county is now considering the option of selling the building; this appraisal is part of the decision-making process.

Report Use

Decision making purposes regarding a potential sale

Intended User(s)

Anoka County Transportation Division

Extraordinary Assumptions

None

Hypothetical Conditions

None

Property Rights Appraised

- *Fee Simple Interest:* The property is currently vacant; the appraised value reflects the fee simple interest.

Property Components Appraised

- *Real Estate:* The appraised value includes the real estate value opinion.
- *Furniture, Fixtures, & Equipment (FF&E):* The appraised value does not include any values of fixtures, furnishings and equipment. The appraised value reflects real estate only.
- *Business Value:* The appraised value does not include business value.

Highest and Best Use Conclusions

- *As Vacant:* Develop with a commercial or industrial use (likely a destination user given the access).
- *As Improved:* Existing commercial related use.

Valuation Methodology

The highest and best use of the subject is for a highway commercial use.

Given the highest and best use, the following approaches are used:

- *Cost Approach:* Not applied due to subjective depreciation amounts.
- *Sales Comparison Approach:* Similar commercial property sales.
- *Income Approach:* Considers market rent and capitalization rates of commercial and industrial properties to indicate value.

FINAL VALUE OPINION (as-is, effective December 3, 2018) - Fee Simple	**$665,000, with public sewer**
FINAL VALUE OPINION (as-is, effective December 3, 2018) - Fee Simple	**$615,000, without sewer**

Exposure Time / Marketing Time

Exposure Time:	Final values reflect "market exposure" time of under 1 year before the effective date of the appraisal. Changes in the market, use, lease and/or building subsequent to the effective appraisal date could impact value.
Marketing Time:	Marketing times for appropriately priced properties is generally 6 to 18 months +/-.

Our company has 10 employees, has been in business since 1968 and has sufficient knowledge, education, experience, resources and/or contacts to competently complete this assignment. The accompanying report contains data secured from my personal investigation and from sources considered to be reliable; however, correctness is not guaranteed. To the best of my knowledge and belief, the statements contained in this report are true and correct. Neither my employment to make this appraisal, nor the compensation, is contingent upon the value reported. This report has been prepared in conformity with the code of professional ethics and standards of professional appraisal practice of the Appraisal Institute and appraisal standards set forth by Uniform Standards of Professional Appraisal Practice.

Please contact us if you have further questions.

Sincerely,

Ethan Waytas, MAI
Certified General MN 40368613

William R. Waytas
Certified General MN 4000813

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SUMMARY OF IMPORTANT FACTS & CONCLUSIONS

General Description:	Single user commercial building	
Appraisal Report:	Appraisal Report	
Current Use:	Vacant (former RV dealership and repair)	
Extraordinary Assumptions:	None	
Hypothetical Assumptions:	None	
Site Size:	30,452 SF (0.70 acres), per county site survey	
Year Built:	1997, per public records	
GBA:	7,596 SF, per public records and cursory measure	
NRA:	100% (single user building)	
Zoning:	B-2, Business District	
Highest and Best Use:	Existing commercial use	
Property Rights Appraised:	Fee Simple	
Business Value / FF&E:	No business value or FF&E included	
Value Type:	**With Public Sewer**	**Without Sewer**
Cost Approach:	Not Applicable	
Sales Comparison Approach:	**$685,000**	**$635,000**
Income Approach:	**$620,000**	**$570,000**
Final Value Opinion:	**$665,000**	**$615,000**

VALUE TYPE, CONDITION & STABILITY OF PROPERTY

Type of Value:	This report provides an opinion of **Market Value**.
Condition of Value:	This report provides an opinion of the **as-is** value.
Occupancy:	The subject is currently vacant but would likely be owner occupied upon purchase.

INTENDED USE OF THE APPRAISAL

Intended Use:	The client intends to use the appraisal for decision making purposes regarding a potential sale. No party, other than the named client and listed intended users, may use or rely upon any part of this report without the prior written authorization of both the named client and the appraiser. This report is not valid unless it contains the original signatures in blue ink. Any unauthorized third party relying upon any portion of this report does so at its own risk.
Intended User(s):	**Anoka County Transportation Division**

DATE OF APPRAISAL

Effective Date:	**December 3, 2018**
Inspection Date:	**December 3, 2018**
Date of Report:	December 19, 2018

SCOPE OF THE APPRAISAL REPORT

USPAP defines Scope of Work as: The type and extent of research and analyses in an assignment.

For each appraisal, appraisal review and appraisal consulting assignment, an appraiser must:

1) Identify the problem to be solved,
2) Determine and perform the scope of work necessary to develop credible assignment results; and
3) Disclose the scope of work in the report.

1)	Provide a reasonably supported value opinion as it relates to the intended use & scope.
2)	Per assignment request (see addenda for engagement letter), the following degree of research and analysis has been made. The narrative format used is an **Appraisal Report**, which is intended to comply with the reporting requirements set forth under Standards Rule 2-2a of USPAP. See individual approaches for further detail.
3)	**The scope of work for this appraisal includes:** • **a)** *Property Identification:* Public record, plat maps, zoning maps and aerial photographs were used to identify the subject property. • **b)** *Property Inspection:* A viewing of the subject property (interior and exterior) and neighborhood by the appraiser. *Physical factors:* Based on property viewing and conversations with the client, city and county officials. Lot size is based on county information. *Economic Factors:* Consisted of gathering of information from market experts, city and/or county offices, and internet about the region, community, neighborhood, zoning, utilities, and any pending projects in the area that may affect the subject property. • **c)** *Extent of Data Researched:* Sales data of competing properties within the subject market area were given primary consideration. The most relevant data is used in this report. Sources include, appraiser data files, assessor, internet, developers, agents, MLS, periodicals, in-office library, etc. In addition, during the course of appraisal practice and of this appraisal process, the appraiser has had ongoing discussions with market participants (buyers, sellers, property managers, real estate agents/brokers, appraisers, etc.) and/or viewed market data in relation to how the current real estate market may impact the subject value. The appraiser has not researched the title or ownership records. • **d)** Type and Extent of Analysis Applied at Opinions or Conclusions: An extensive review of market data was performed. The most recent, similar and proximate data has been used. The data used will be adjusted on a grid. Reasonable and appropriate collection, verification, analysis and viewing has been performed in the valuation approaches, given the purpose and intended use of the report. A final value opinion will be discussed and correlated.

The data used was obtained from sources considered credible, yet its accuracy is not guaranteed. If found otherwise, value could differ.

PROPERTY RIGHTS APPRAISED

Real property ownership consists of a group of distinct rights. There are two primary property rights, Fee Simple and Leased Fee (as defined by The Appraisal of Real Estate, 13th Edition, Appraisal Institute).

Fee Simple Interest: Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Note: This would typically reflect an owner-occupied property. When the property rights appraised are the unencumbered fee simple interest of the real estate, the appraised value is subject to normal easements for drainage, public streets and utilities, if any. The effect of any existing mortgage or delinquent taxes on the subject property has not been considered in this appraisal.

Leased Fee Interest: The ownership interest held by a lessor (landlord), which includes the right to the contract rent specified in the lease plus reversionary right when the lease expires. The lessor's interest in a property is considered a leased fee interest regardless of the duration of the lease, specified rent, the parties to the lease, or any of the terms in the lease contract.

A leased property, even one with rent that is consistent with market rent, is appraised as a leased fee interest, not as a fee simple interest. Even if the rent of the lease terms are not consistent with market terms, the lease fee interest must be given special consideration and is appraised as a leased fee interest. (The Appraisal of Real Estate, 13th Edition, Page 114)

The subject is currently vacant, but would likely be owner occupied upon purchase. Given this, the appraised value will reflect the **Fee Simple** interest.

PROPERTY COMPONENTS APPRAISED

Real Estate: The appraised value includes the real estate value opinion. The methods utilized for the real estate valuation include:

- Sales Comparison Approach
- Income Approach

FF&E: *Furniture, Fixtures, & Equipment (FF&E):* The appraised value does not include any values of fixtures, furnishings and equipment. The appraised value reflects real estate only.

Business Value: There is no business value included in the appraised value.

IDENTIFICATION

Address:	8175 Riverdale Drive Northwest Ramsey, MN 55303
County PID:	29-32-25-14-0016
Legal:	LOT 4 BLOCK 1 ALPACA ESTATES 4TH ADDITION
Fee Owner:	Aberle Holdings, Inc.
Census Tract #:	0502.28

REAL ESTATE TAXES

Taxes, per County Records		
	Payable 2018	**Payable 2019**
Tax	Tax exempt	n/a
Tax ratio	*2.74%*	*n/a*
Special Assessments / Solid Waste Fee / Other	$172.86	$0
Total Tax & Assessments:	$172.86	n/a
Delinquent taxes:	No delinquent taxes noted	
COUNTY ASSESSOR'S VALUE		
	Payable 2018	**Payable 2019**
Land	$186,300	$206,100
Building	$270,500	$277,800
TOTAL	**$456,800**	**$483,900**
$/SF of GBA	$60.14 per SF	$63.70 per SF

Typical Tax Ratios by Property Type	
Commercial (retail, office, industrial, hotel, other, etc.)	1.5% – 4.0%
Residential (multi-family, apartment, etc.)	0.9% – 1.5%
Single-family dwellings	0.8% – 1.5%

The appraised value given in this report assumes any/all special assessments, and/or liens are paid in full and that there are no delinquent taxes, fees, payments, association dues, etc. Should it be found that any of these exist the amount should be deducted from the appraised value. Appraiser did not research these items; typically, a title search would reveal any of these.

Note: The current owner is listed as a private individual, however, the county reportedly owns the subject. As such, the subject is tax exempt. The Income Approach will consider market appropriate taxes.

SUBJECT SALES & BUILDING HISTORY

Listing History:	The subject is not currently listed.	
Sales History:	***Sale Price:***	n/a
	Sale Date:	n/a
	Buyer:	n/a
	Seller:	n/a
	Terms:	n/a
	Source:	Owner, county
	Comments: The subject was acquired by the county via eminent domain proceedings. The final acquisition price is not available. There are no other known or reported sales of the subject property within the past 5 years.	
Pending Sale:	None noted, however, the current owner is looking to sell the subject.	
Building History:	The building was originally constructed in 1997 per county records.	
Lease History:	The subject is currently vacant.	
Leasehold Interest:	None apparent.	
Association Dues:	None, the subject is not part of a common interest community.	

REGIONAL DATA

Metro Area

Minneapolis-Saint Paul is the most populous urban area in Minnesota, and is composed of 186 cities and townships. Built around the Mississippi, Minnesota and St. Croix rivers, the area is also nicknamed The Twin Cities for its two largest cities, Minneapolis and Saint Paul. Saint Paul is the second largest city in Minnesota, as well as the state capital.

The area is part of a larger U.S. Census division named Minneapolis-St. Paul-Bloomington, MN-WI, the country's 16th-largest metropolitan area, composed of eleven counties in Minnesota and two counties in Wisconsin. This larger area, in turn, is enveloped in the U.S. Census combined statistical area called Minneapolis-St. Paul-St. Cloud, MN-WI with an estimated population of 3.4 million people in 2010.

In both of the fully developed central cities–Minneapolis and St. Paul–the population has declined due to smaller household sizes, yet growth in other areas of their counties has been more than offsetting. Below is detailed where this growth has occurred:

POPULATION

County	Census 2000	Census 2010	Forecast 2016	Growth 2000 - 2010		Growth 2010 - 2016		Source: US Census Bureau
				total	*annual*	*total*	*annual*	
Hennepin	1,116,200	1,152,425	1,232,483	3.25%	0.32%	6.95%	1.16%	
Ramsey	511,035	508,640	540,649	-0.47%	-0.05%	6.29%	1.05%	
Dakota	355,904	398,552	417,486	11.98%	1.20%	4.75%	0.79%	
Anoka	**298,084**	**330,844**	**345,957**	**10.99%**	**1.10%**	**4.57%**	**0.76%**	
Washington	201,130	238,136	253,117	18.4%	1.84%	6.29%	1.05%	
Scott	89,498	129,928	143,680	45.17%	4.52%	10.58%	1.76%	
Wright	89,986	124,700	132,550	38.58%	3.86%	6.30%	1.05%	
Carver	70,205	91,042	100,262	29.68%	2.97%	10.13%	1.69%	
Sherburne	64,417	88,499	93,528	37.38%	3.74%	5.68%	0.95%	
Chisago	41,101	53,887	54,748	31.11%	3.11%	1.60%	0.27%	
Total	***2,837,560***	***3,116,653***	***3,314,460***	***9.84%***	***0.98%***	***6.35%***	***1.06%***	

Overall, the area has experienced moderate to good income growth. Annualized income growth of 2.5% to 3.5% is consistent with national averages.

MEDIAN HOUSEHOLD INCOME

County	Census 2010	Estimate 2016	Growth 2010 - 2016		Source: US Census Bureau
			total	*annual*	
Hennepin	59,236	67,989	14.78%	2.46%	
Ramsey	50,136	57,717	15.12%	2.52%	
Dakota	69,508	77,321	11.24%	1.87%	
Anoka	**65,771**	**73,579**	**11.87%**	**1.98%**	
Washington	77,239	86,689	12.23%	2.04%	
Scott	77,314	90,198	16.66%	2.78%	
Wright	66,833	75,705	13.27%	2.21%	
Carver	80,173	88,638	10.56%	1.76%	
Sherburne	69,971	78,081	11.59%	1.93%	
Chisago	63,810	72,908	14.26%	2.38%	

Regional Data – continued

Economic Trends

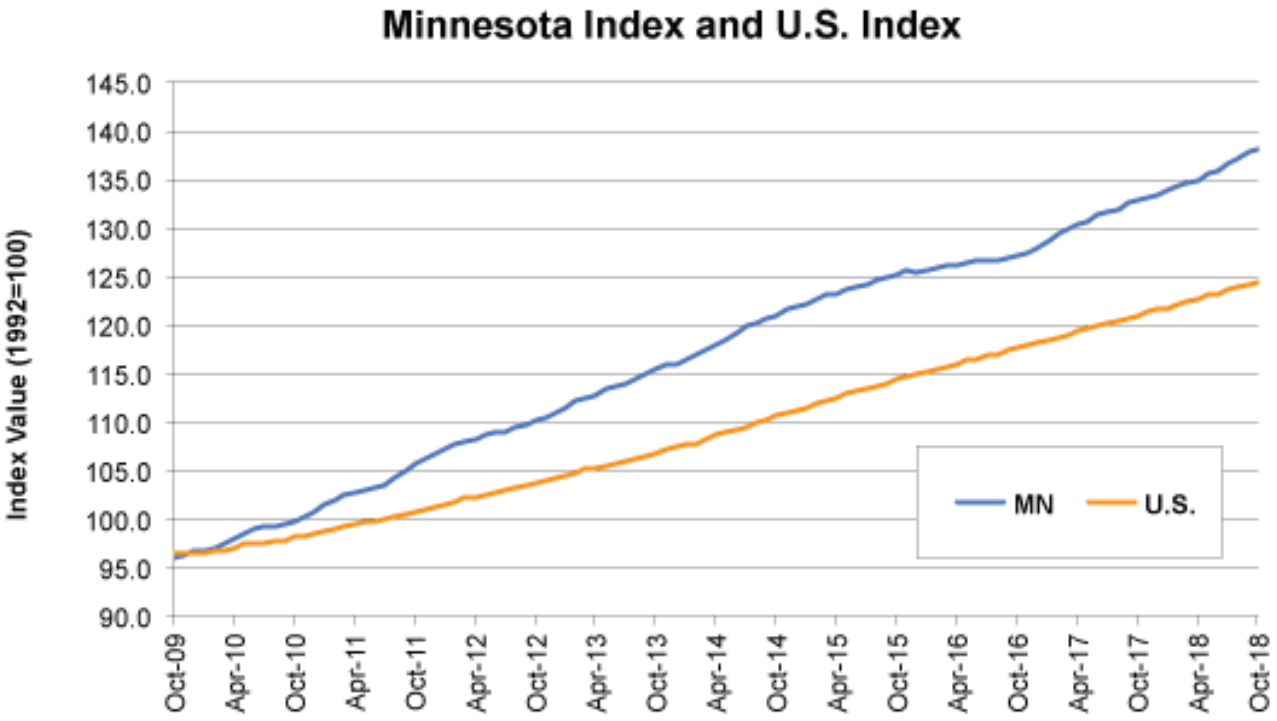
The current residential interest rates for a typical 30-year mortgage are around 4.5% to 5.5%. Commercial rates are around 4.5% to 6.0%. Rates are expected to be relatively stable for the foreseeable future.

The state of the macro economy (national, state, etc.) declined from its peak in 2006, but in 2010 began showing signs of recovery. Many economists are terming 2007 through 2009 as ***"The Great Recession".***

New construction labor costs have steadily increased, along with material costs as well. Overall, construction costs are less competitive to what they were 5 to 6 years ago. Generally, when vacancy is over 10%, new commercial/industrial construction is slow.

Listing prices have been increasing and are starting to approach the peak of the market in 2006, which was a period of high seller expectations. Recently, buyer and seller expectations and value appear to be trending towards equilibrium.

Although well diversified, the TCMA and surrounding Minnesota economy is not immune to the recent soft/declining trends of the overall economy.

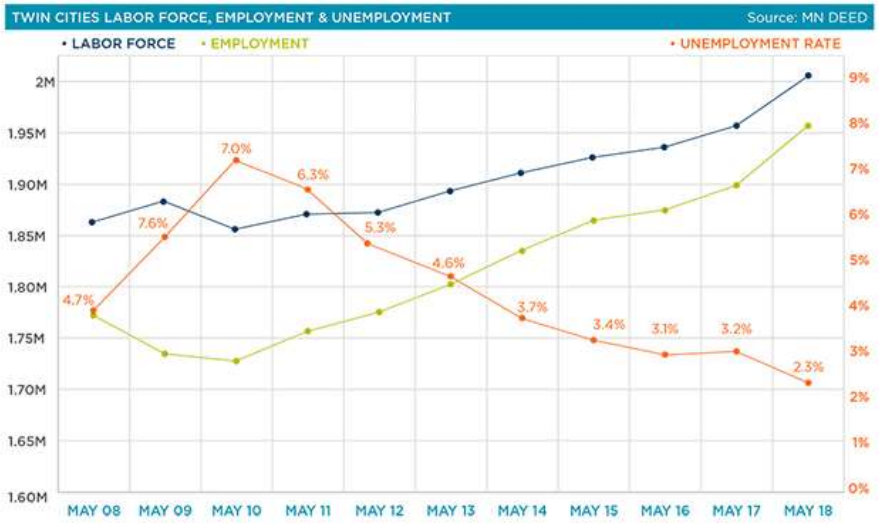


Source: Minnesota DEED

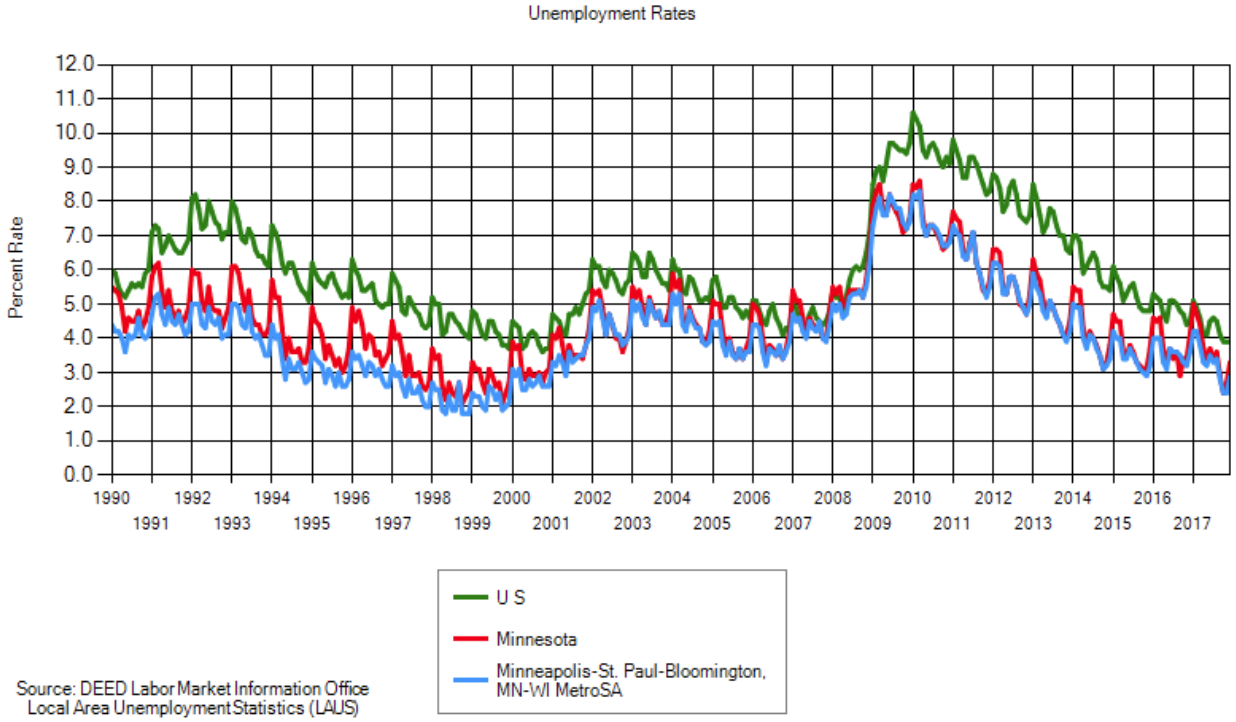
Minnesota's index plunged along with the national index during the worst months of the recession but bottomed out earlier and dropped less than the national index. Minnesota's economy recovered more quickly and stronger compared to the national recovery.

Regional Data – continued

EMPLOYMENT & LABOR



Over the past ten years, unemployment rates have gone from near historical lows in 1999 to at/near historical highs by year end 2009. Currently, unemployment is below pre-recession values.

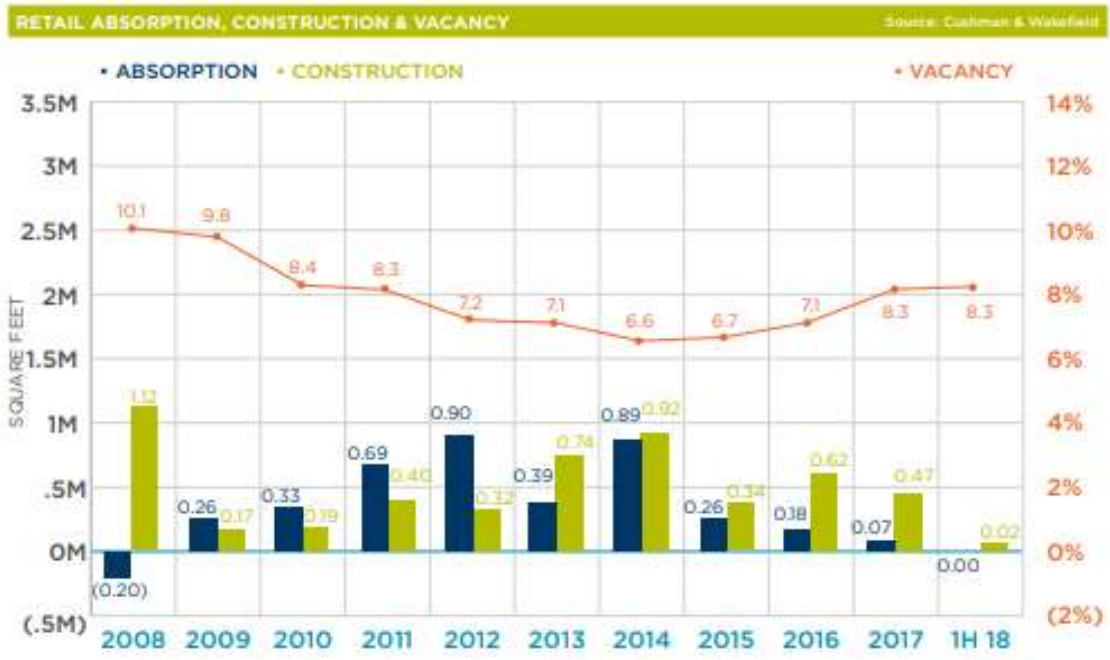


Source: DEED Labor Market Information Office
Local Area Unemployment Statistics (LAUS)

Regional Data – continued

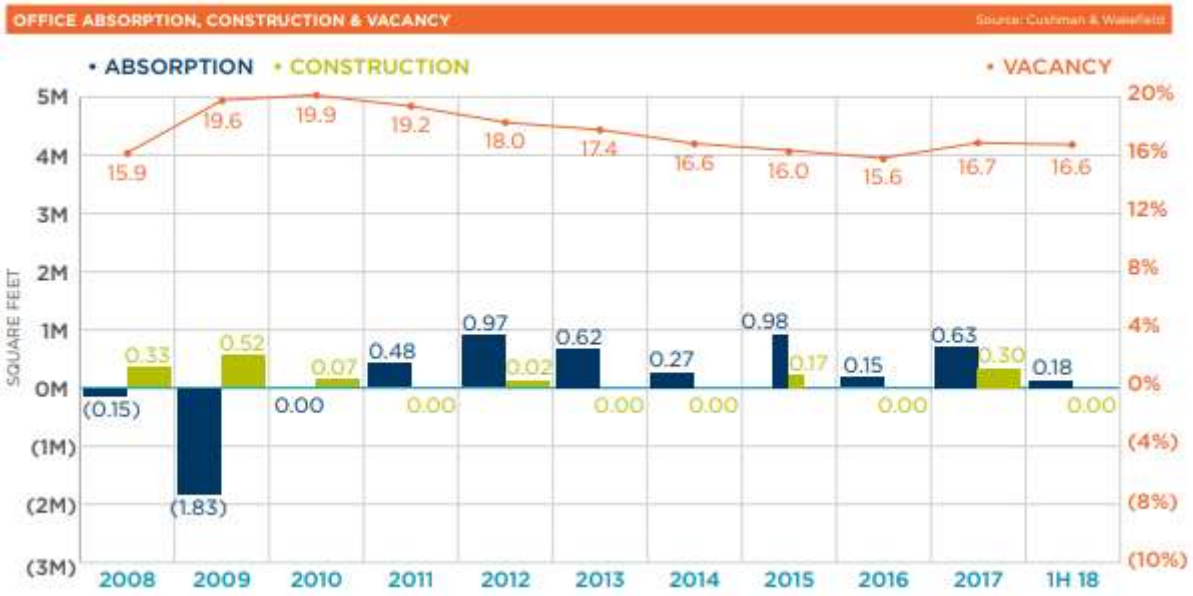
COMMERCIAL REAL ESTATE - Vacancy Rates for Major Building Types

Apartment vacancy declined significantly from 2009 to 2014 and remained relatively stable in 2015 and beyond. New construction is taking place in good quality and built-up markets. Despite the increased number of units, vacancy has remained at/near historic lows and rental rates are increasing.

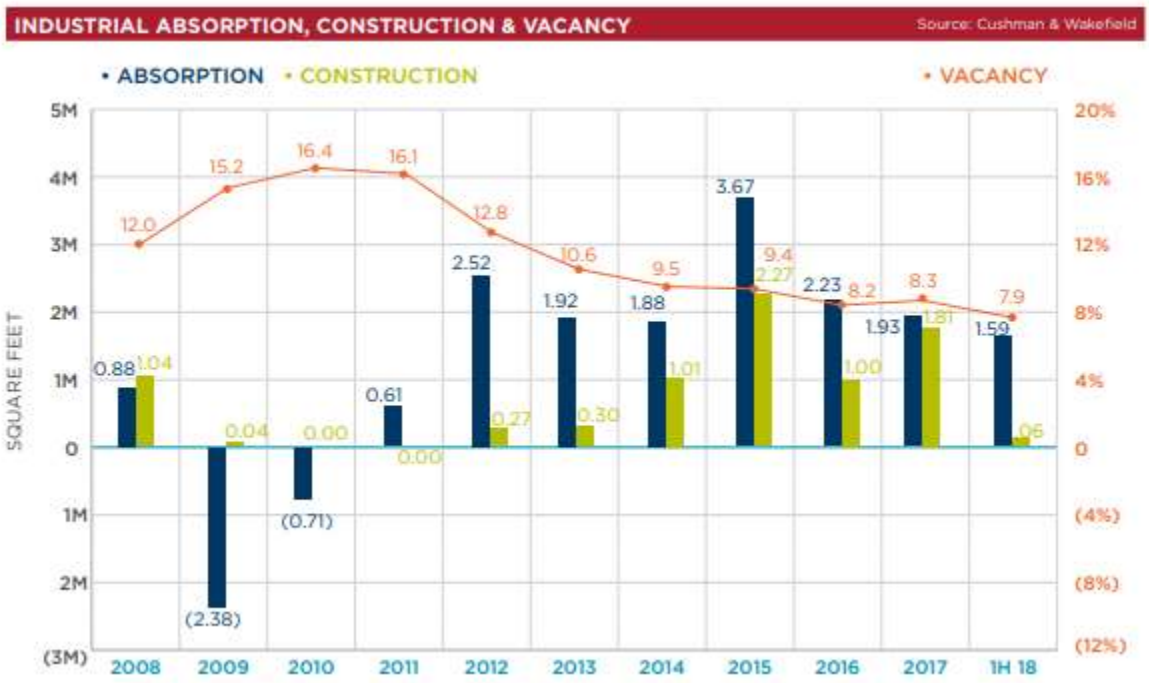


The retail market has recovered and is now showing signs of growth. Vacancy has trended upward from 2016, but has remained steady in 2017 and 2018.

Regional Data – continued

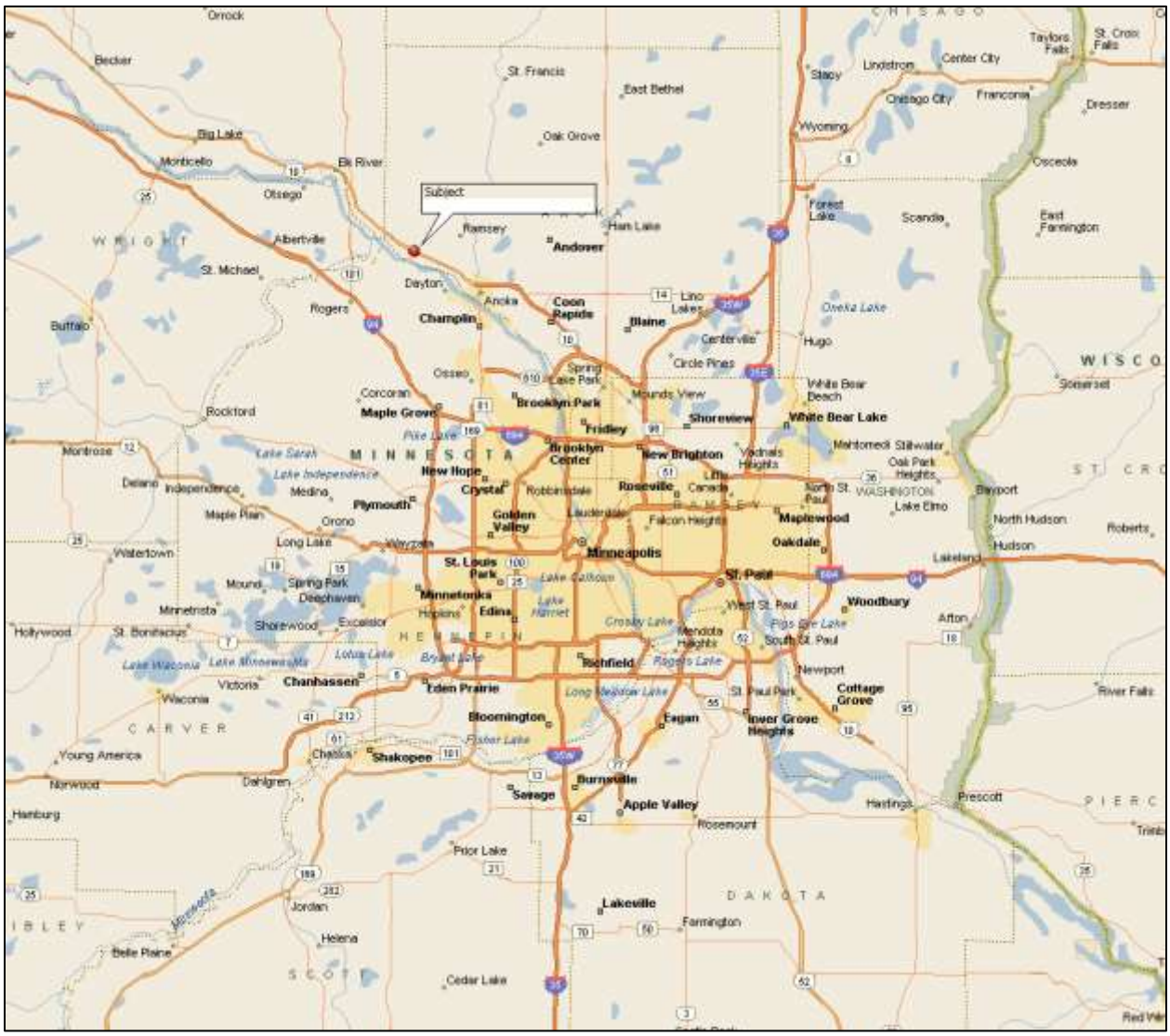


Office vacancy is still the highest of the four major building sectors. New construction is typically limited when vacancy is over 10%. That said, there has been some new construction of office in strong areas, such as the North Loop. Vacancy trended downward from 2010 to 2016, but new construction in 2016 has increased the vacancy rate in 2017 and 2018.



Vacancy has been trending downward over the past four years. Buildings with high clear height tend to have stronger demand in the current market.

REGIONAL MAP



CITY & NEIGHBORHOOD DESCRIPTION

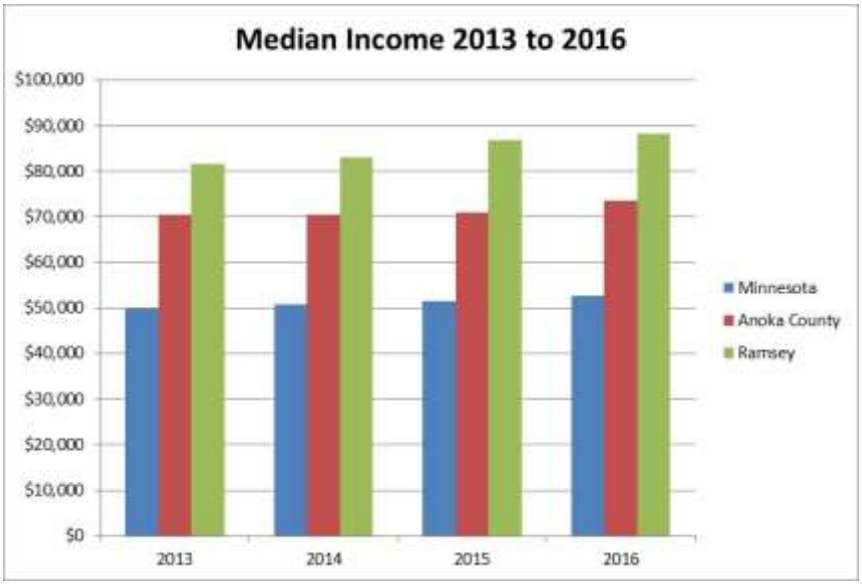
Type of neighborhood:	Outlying Suburban Northwestern Community	
Percent built-up:	50% developed (within city limits)	
Stage of Development:	Stable with growth	
Neighborhood boundaries:	City Limits	
Redevelopment	Some new development and updating are occurring	
Major Transportation:	Highway 10 & Highway 169	
Predominant type & conformity:	*Single Family Residential*	*35%*
	Two- & Multi-Family	*5%*
	Commercial/Industrial	*10%*
	Other/Vacant/Public Land	*50%*
	Total:	*100%*
	Average conformity.	
Reputation of the area:	Average	
Typical property age:	New to 75+ years, predominant under 40 years	
Single-Family Home Sales:	$175,000 to $400,000+	
Apartment Sales:	$35,000 to $80,000+ per unit	
Office Property Sales:	$50 to $125+ per SF	
Retail Property Sales:	$75 to $200+ per SF	
Industrial Property Sales:	$40 to $80+ per SF	
Capitalization Rates:	7-10% Historic	
Subject Market:	Stable, some growth	
Neighborhood Trend:	Stable, some growth	
Detrimental influences:	No major apparent	

Area / City: The City of Ramsey is located approximately 29 miles northwest of Downtown Minneapolis. The city was named for Alexander Ramsey, the first Territorial Governor of Minnesota. Access to the TCMA and surrounding communities is convenient via Highways 10 and 169. Commercial properties primarily front along Highway 10, but are scattered throughout the rest of the city near busy intersections. Ramsey has a reputation as a stable community, with shopping and major commerce nearby. Access to Downtown Minneapolis/St. Paul and surrounding communities is average. There are no apparent adverse influences.

Neighborhood: The subject is located along the Highway 10 corridor in an area of highway commercial, vacant land, and residential uses.

Subject City:

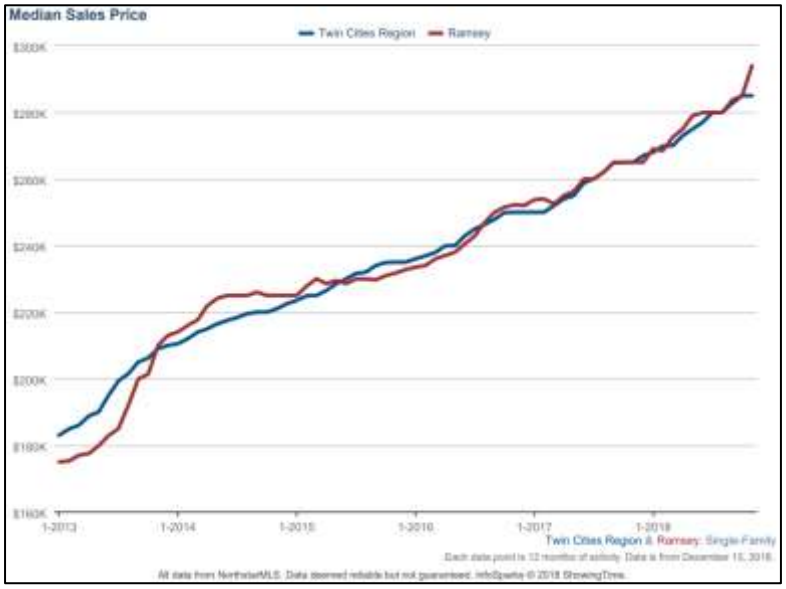
As of the 2010 census the population was 23,668, in 2000 it was 18,510. This represents an increase of about 27.2% from 2000 to 2010. The 2016 population estimate for the city is 26,206, an increase of 10.7%.



The median income for the city is below county but above state levels (per Census Bureau). Income has decreased over the time frame.

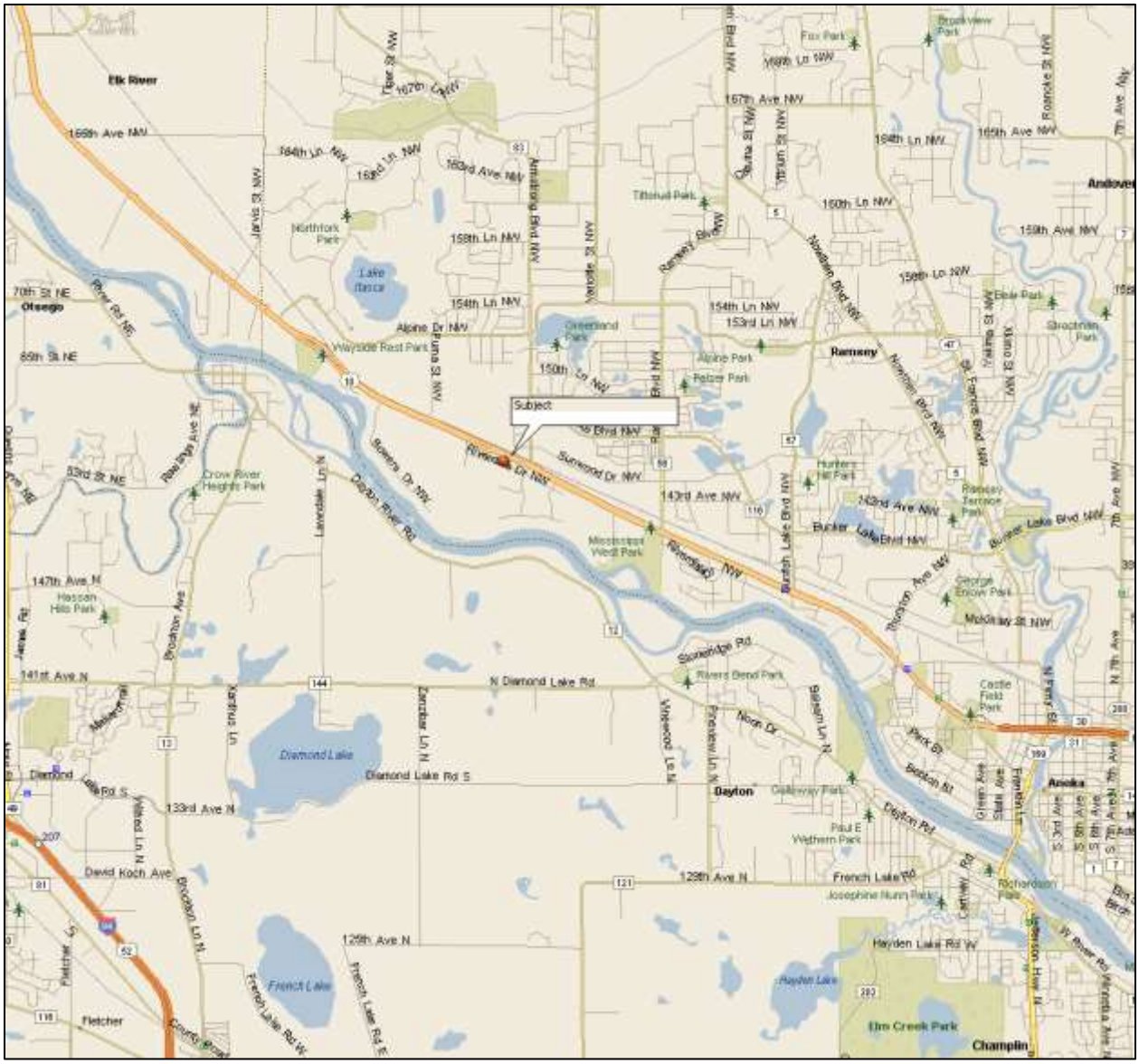
Median Home Prices: City of Ramsey

Source: Northstar MLS



The median sale price for a single-family home in Ramsey has steadily increased over the years.

NEIGHBORHOOD MAP


Subject
Elk River
Otsego
Ramsey
Dayton
Champlin
Anoka
Andover
Rogers
Fletcher
Diamond Lake
French Lake
Hayden Lake
Lake Itasca
Elm Creek Park
Crow River Heights Park
Hassan Hills Park
Northfork Park
Wayside Rest Park
Alpine Park
Rebsie Park
Greenland Park
Titlow Park
Mississippi West Park
Rivers Bend Park
Castle Field Park
Paul E Wethern Park
Josephine Nunn Park
Richardson Park
Hunters Hill Park
Ramsey Terrace Park
George Enlow Park
Brookview Park
Fox Park
Elbie Park
Stroschein Park
Gateway Park
Crooked Creek
Rum River
Mississippi River
Diamond Lake Rd S
N Diamond Lake Rd
Bunker Lake Blvd NW
Round Lake Blvd NW
Sunwood Dr NW
Alpine Dr NW
Stonerridge Rd
Dayton Rd
French Lake Rd
Hayden Lake Rd W
David Koch Ave
Dogwood St NW
Ramsey Blvd NW
Armstrong Blvd NW
Northdale Blvd NW
Nowthen Blvd NW
St Francis Blvd NW
Bunker Lake Blvd NW
Round Lake Blvd NW
Burdick Lake Blvd NW
Thurston Ave NW
Ferry St
Main St
Bridge St
Broadway St
Jackson St
Van Buren St
Roanoke St NW
Quinn St NW
Ulysses St NW
Vermillion St NW
Yukon St NW
Zeppelin Ln N
Wilson Ln N
Brockton Ln N
Fletcher Ln
Willard Ln N
Xenium Ln
Maple Trail
Prairie Rd
Rice Creek Trail
Rice Ridge Ave NE
Lawndale Ln N
Dublin River Rd
Stowers Dr NW
Riverdale Dr NW
Bridge Rd NW
Ferry Rd NE
Ferry Rd
Ferry Ln
Ferry Ln N
Ferry Ln NW
Ferry St NW
Ferry St NW
Ferry St

SURROUNDING USES

The subject is located in an area of residential, agricultural, and highway commercial uses.

MARKET CONDITIONS OVERVIEW

Market Conditions Overview is based on conversations with market participants, articles, publications and data. Listed below are pertinent conditions of the subject market.

Current Market						
	Location	**GBA (SF)**	**Age**	**List Date**	**Current List Price**	**$/SF**
	6750 Highway 10 NW Ramsey	2,400	n/a	Nov-17	$595,000	**$247.92**
	Comments: Former boat dealership available for sale.					
	31310 125th Street Princeton	3,888	n/a	May-17	$529,000	**$136.06**
	Comments: Auto dealership available; there is also an asking rent rate of $16.67 per SF modified gross.					

Commercial Land sales:	$4.00 to $10.00+ per SF, depending on location, frontage, and visibility	
Commercial Building Sales:	$50 to $125 + per SF depending on condition and age	
Typical Unit Rents:	Ranges from $7 to $12+ per net, depending on space quality and buildouts Outdoor storage rents range from $0.10 to $1.00+ per SF of lot area	
Typical concessions:	0 to 6 months for the buildout period is typical	
Expenses:	**Tax** $2.00 to $4.00+ per SF **Op. Ex.** $3.00 to $8.00+ per SF **Total** $5.00 to $12.00+ per SF	
Vacancy:	Historic: 8% - 20%, currently around 10%	
Lease up period:	Typically 6 to 12 months +/- to find a new tenant	
Capitalization Rates:	Tier 1	6.5% - 8.0%, good credit tenants, recent construction, good location
	Tier 2	8.0% - 9.5%, average credit tenants, older building, average location
	Tier 3	9.5% - 10.5%+, below average credit tenants, older building, fair location

Market Conditions Overview – continued

Market Supply	**Search Parameters:** *Source:* CoStar *Property Type:* Commercial/Industrial *Location:* Ramsey **Search Results:** Currently, there are **8 offerings/available properties**
Market Absorption	**Search Parameters:** *Source:* CoStar *Property Type:* Commercial *Location:* Ramsey **Search Results: 4 sales** within the past year
Supply & Demand:	Considering the above market data/statistics, and based on market observations, the ***subject market appears to be relatively in balance (there are about 24 months of inventory available).***
Subject Market:	Likely an owner occupant for a continued highway commercial use
Marketing Time:	Market exposure times can vary based on seller motivations; Typically 6-24 months.
Market participant comments/ observations:	
General Comments	The local market is showing improved absorption for commercial/industrial properties. Sale prices have been stable, but will likely trend upward once the inventory of distressed properties has moved through the market. This upward trend appears to be occurring now (Rich Lee, Premier Commercial Properties, Inc.)
Overall Market Condition:	**Stable**

SITE DESCRIPTION

Dimensions:	Triangular	
Gross Site Size:	30,452 SF (0.70 acres), per county	
Non-Useable Area:	None noted	
Net Useable Area:	**30,452 SF**	
Topography / Shape / Low:	Mostly level / Somewhat rectangular / None noted	
Soil conditions / Drainage:	Assume Stable / Appears Average	
Utilities:		
Electricity/Gas	Yes / Yes	
Water/Sanitary Sewer	City water / None	
Off-Site Improvements:		
Street/Curb/Gutter:	Bituminous / Concrete / Concrete	
Sidewalk/Alley:	Asphalt / None	
Visual Road Condition:	Average to Good	
Street Lights / Storm Sewer:	Typical / Storm sewer	
Frontage/Access to site (#):	Riverdale Drive Northwest (1), Highway 10 exit ramp (no access)	
Visibility/Exposure:	Average to Good / Average to Good	
Flood hazard zone:	None apparent, see following flood map	
Bus Line:	None	
Apparent Easements:	Typical drainage and utility apparent	
Encroachments/Conditions:	None noted	
Surplus/Excess Land:	None	
Land to Building Ratio:	4.0 to 1	
Use / Functional Adequacy:	Commercial RV Sales / Average	
Surrounding Uses:	N – Highway 10	S – Agricultural
	E – Road infrastructure	W – RV dealership
Distance to Major Road:	Effectively direct access to Highway 10	

Comments: The subject is located along the Highway 10 corridor in an area of residential, commercial, and agricultural uses. The site has average to good visibility from Highway 10. The site is triangular and has average development appeal. The overall site has similar utility and functionality as other similar sized commercial lots in the market and is rated to be average.

ZONING

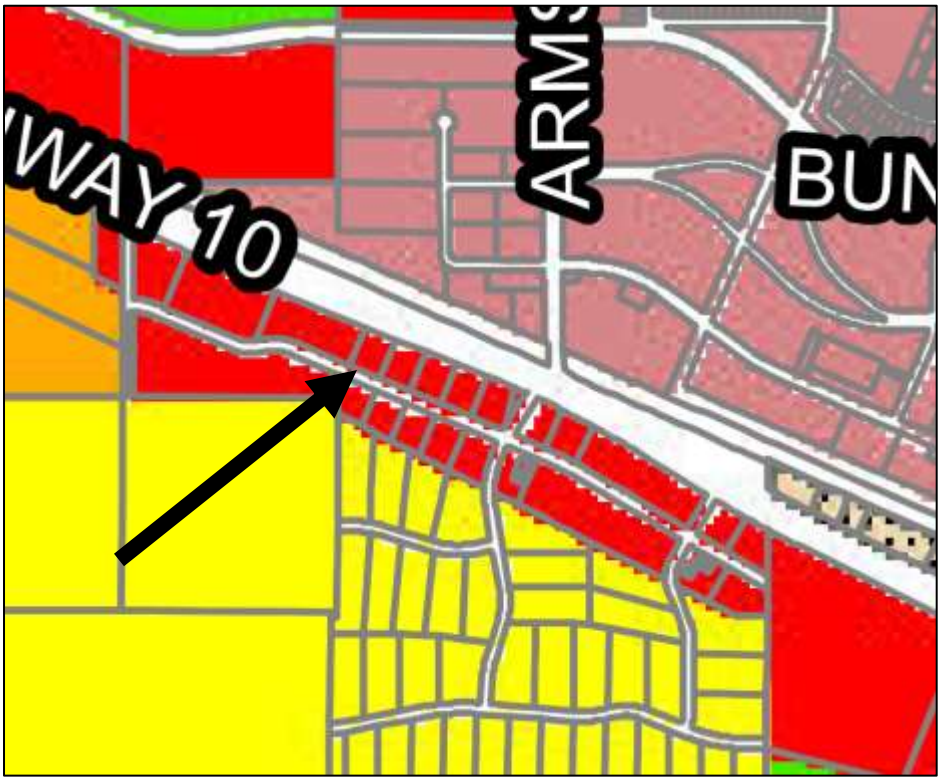
The subject is zoned **B-2, Highway Business District.** *Source: City Zoning Code.*

Subject Zoning:	**B-2, Highway Business District**
Intent (city code):	The purpose of the B-2 Highway Business District is to provide for and limit the establishment of motor vehicle oriented or dependent and convenience type, high intensity commercial and service activities characteristically located along major traffic carriers.
Permitted Uses:	Restaurants, cafes, on and off-sale liquor; private clubs or lodges serving food and beverages; commercial recreation uses; governmental and public utility buildings and structures; motels, motor hotels and hotels provided that the lot area contains not less than 500 SF of lot area per unit; animal clinics; adult uses; enclosed retail sales and rental activity; offices, banks, personal and professional services; drive-in and convenience, fast food establishments; commercial carwashes (drive through and mechanical); gas station, truck stop, and motor vehicle repair; convenience grocery and/or food operations with convenience gas (no vehicle service or repair); day care services; **The existing subject use appears to be allowed as a conditional use (below).**
Conditional Uses:	Outdoor commercial recreation; motor vehicle, implement, and creation equipment sales and service; oversizing of signs; expansion or enlargement of lawful nonconforming uses; cell towers; micro-scale WECS; medium scale WECS; **The existing subject use appears to be allowed as a conditional use.** Outdoor storage is allowed as an access use, not to exceed 30% of the property. The storage must be side or rear yard and have some sort of hard surface.

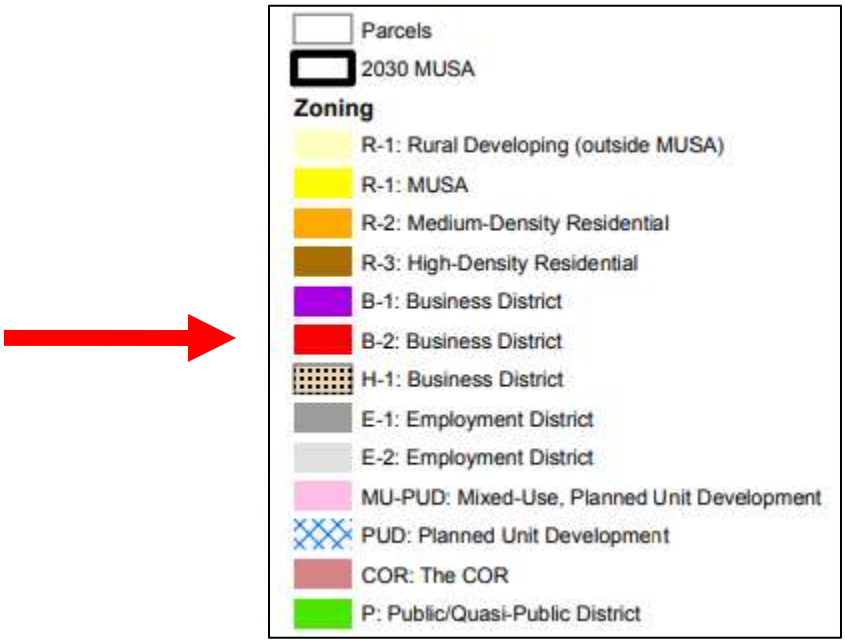
Major Restriction/ requirements in this district:	Minimum lot area: ½ acre; Minimum lot width: 100'; Minimum lot depth: 150'; Maximum building height: 35'; Front yard setback: 35'; Side yard setback: 10'; Rear yard setback: 35'; Maximum structure area: 35% of lot area; Impervious Surface: n/a
Parking:	Retail: 1 space per 200 SF of GBA (showroom) Motor vehicle, implement, and recreation equipment service and repair facilities: 3 spaces for each enclosed bay and one space for each full-time employee
Use:	The subject use appears to be allowed as a conditional use. It is assumed the subject is a legal and conforming use; if found otherwise the appraised value could differ. No known issues of the property that are out of conformance. If the current use is not allowed, appraised value could differ.
Source:	*City zoning map, city code*

Note: Prior to a previous eminent domain action, the subject had an underground septic tank that was pumped. This is, per client, not legal and the subject must connect to public sewer. The existing site does not appear to be able to support a traditional septic system (drainage field or mound system).

ZONING MAP



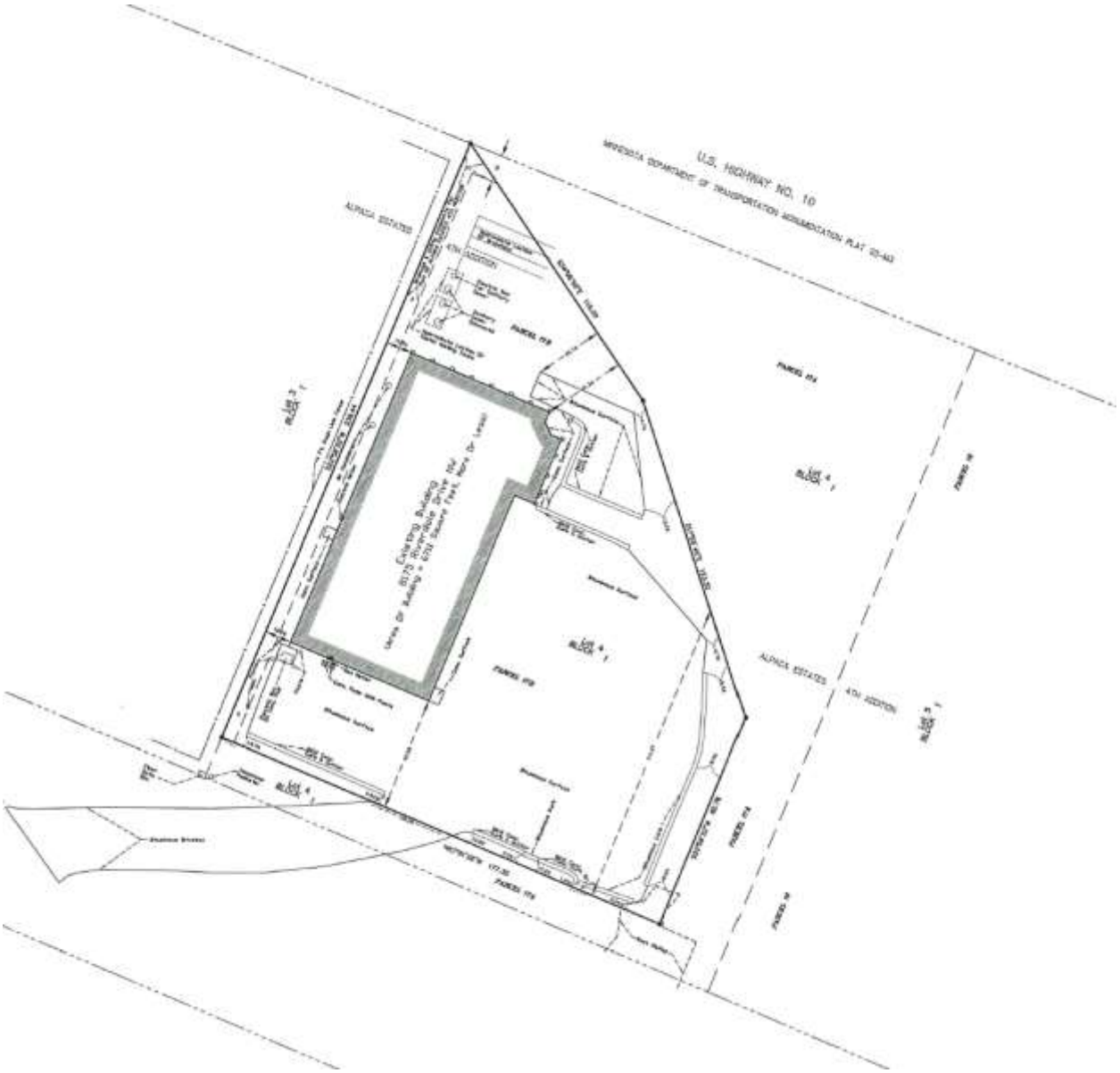
The subject is zoned B-2, Business District, Highway Commercial District



FLOOD MAP

The subject does not appear to be located in a flood plain.

SITE SURVEY



AERIAL PLAT MAP

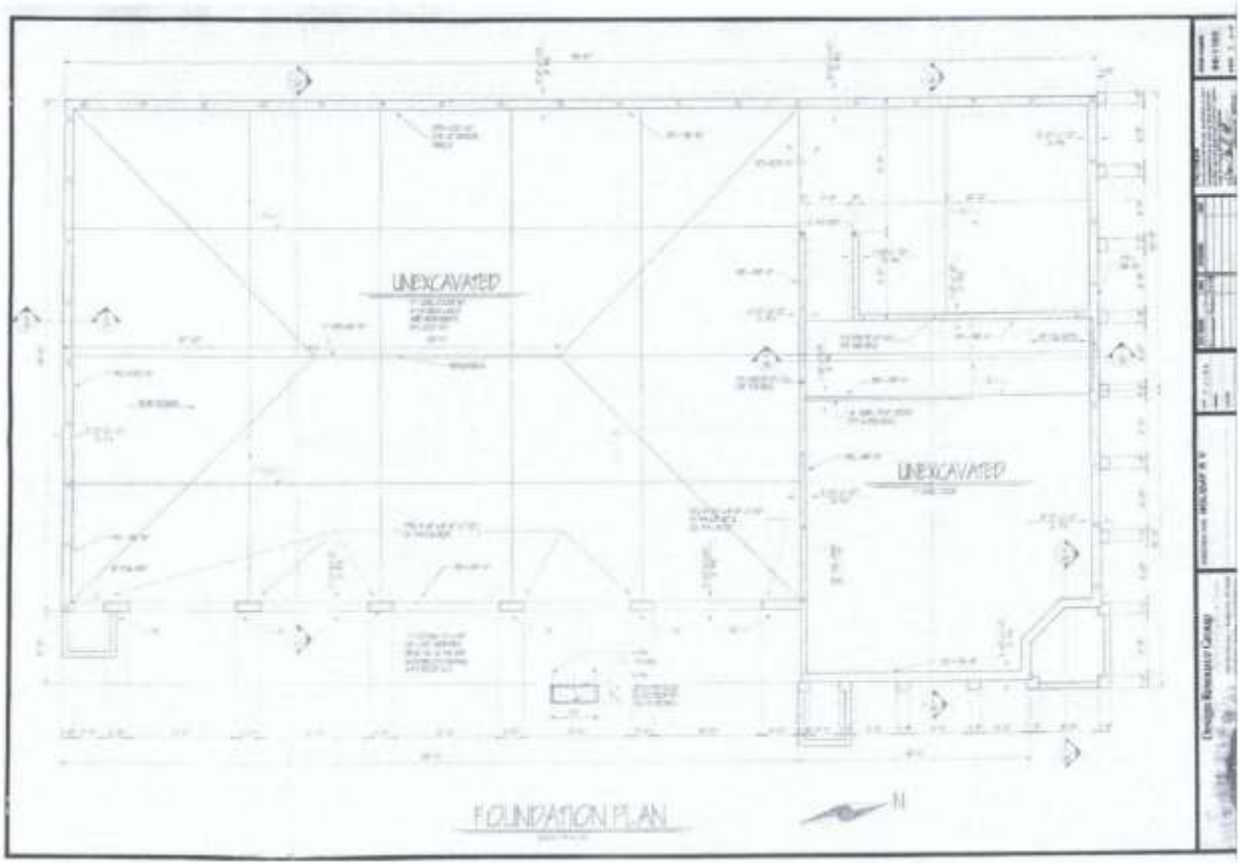
DESCRIPTION OF IMPROVEMENTS

Building Data	
Type of building	Single occupant highway commercial building
Number of buildings	One
Number of stories	One
Gross building area	**7,596 SF, per county**
Net rentable area	7,596 SF (100% efficiency ratio)
Number of Occupants	One
Year built	1997 per county records
Quality Class/Condition	Average / Dated
Type of construction	
Structure	Concrete block
Roof Surface	Mixture of asphalt shingle and metal
Exterior Walls	Appears to be stucco or EFIS, cut concrete block
Doors/Windows	Metal and glass / Fixed-pane, double hung
Basement/Mezzanine/other	Second level finished area of 882 SF included in GBA due to office finish
Mechanical/Plumbing/Insulation	
HVAC	Gas forced air and central cooling in office, remainder of the subject has overhead radiant heat
Electrical / Plumbing	Assumed adequate, 200-amp, 3-phase / Adequate
Hot-water heater / Sprinkler	Adequate / None
Elevator / Insulation	None / Assumed adequate
Energy Management System	Typical
Security System	Standard
Computer Network System	Assumed adequate
Wired for Phone System	Yes

Description of Improvements – continued

Interior Space	Office (46%)	Warehouse (54%)
Size	3,498 SF	4,098 SF
Ceiling	Drop down	Metal
Clearance	8’ to 16’ (open clear story), average	17’ clear height
Walls	Finished drywall	Concrete, finished drywall
Floors	Carpet, tile	Concrete (thickness unknown)
Lighting	Fluorescent	Fluorescent, natural daylight
Doors	Average, wood	4 overhead doors (14’ each)
Restrooms	2 Bathrooms	None
Layout	Typical office layout	Typical warehouse space
Site Improvements		
Parking / Landscaping	Unmarked parking stalls / Average landscaping	
Depreciation		
Effective age	11 years	
Est. Remaining Econ. Life	39 years, assuming proper maintenance and repairs	
Physical	Normal wear and tear due to aging	
Deferred Maintenance	None observed	
Functional	The subject is functional for a variety of uses	
External	Cost and value not presently equal	
Comments: The subject is former RV dealership and service building with highway frontage. The building is in dated condition and has average appeal when compared to other commercial or industrial buildings in the market.		
Recent Updates:	None noted, appears to be general maintenance	
Property Strengths:	Concrete block, high overhead doors	
Property Weaknesses:	Dated condition, somewhat higher percentage of office (for an industrial use)	

BUILDING SKETCH



Building foundation plan

SUBJECT PHOTOGRAPHS

Looking west on Riverdale Drive Northwest

Looking east on Riverdale Drive Northwest

Highway 10 exit ramp

Looking south on Interstate 94

Subject Photographs – Continued

Front / Side view

Rear / Side view

Rear / Side view

Entry

Subject Photographs – Continued

Open area

Reception

Bathroom

Second level

Subject Photographs – Continued

Office

Furnace

Warehouse / shop

Warehouse / shop

HIGHEST AND BEST USE

Highest and best use as defined in The Appraisal of Real Estate, Thirteenth Edition, by the Appraisal Institute, is: "The reasonably probable and legal use of vacant land or an improved property, that is physically possible, legally permissible, appropriately supported, financially feasible, and that results in the highest value." Highest and best use is analyzed in two ways, site as vacant and site as improved.

Typically, there are four criteria in highest and best use analysis	
Legally permissible uses	*What uses are allowed by zoning?*
Physically possible uses	*What uses are physically possible on the site?*
Financially feasible use	*Which possible and permissible uses will produce a positive return?*
Maximally productive use	*Of the financially feasible uses, which use produces the highest return warranted by the market (the ideal improvements)?*

Site as Vacant: Among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for labor, capital, and coordination. The use of a property based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements. *The Dictionary of Real Estate Appraisal, Fifth Edition, by the Appraisal Institute.*

Legally Permissible Uses: The current **B-2, Business District** zoning allows for a variety of office and commercial related uses, along with multiple conditional commercial uses. The site appears to be guided for a commercial related use.

Physically Possible Uses: The physical characteristics of the site appear suitable for development; the site has average appeal and average to good visibility from Highway 10. The site is mostly level and the site shape would allow for typical building placement. Public utilities are available (electricity, water, sanitary sewer), public gas is not available at this time.

Financially Feasible Uses: Typically, surrounding uses, market demand, and availability of financing drive financially feasible uses.

Surrounding Uses: Uses in the immediate area are a mixture of open land, commercial, and residential. To the west of the subject, as well as in the greater area, are additional commercial uses (RV sales). Given the access and visibility, a destination commercial use would be supported in the market by the surrounding uses.

Financing: Over the past 3+ years, financing has loosened up since the "Great Recession". However, borrowers typically must be well qualified with 20% to 30% down. For new projects, lenders commonly require significant pre-leasing activity for multi-tenant properties. Financing for owner occupied projects is rated to be average.

Market Demand: Market demand for commercial land in the subject area is average. There is available land in the area for development, however, land prices have been increasing. The subject, with highway visibility and public utilities, does have appeal in the market.

Financially Feasible Uses: A destination commercial use would be logical for development in the next 1 to 3 years +.

Maximally Productive Use: The subject is surrounded by vacant land, highway commercial, and residential. The site has average to good visibility and access to surrounding roads. Given the subject's zoning, frontage, and access, the highest and best use for the subject site as vacant would be for a destination commercial development. The site would likely be improved with a single-occupant building.

Typical construction in the market results in average to good quality and land-to-building ratios of 3 to 8 to 1.0. This would imply a total building area of 4,000 SF to 10,000 SF.

Highest and Best Use – continued

Site as Improved: The use that should be made of a property as it exists. An existing improvement should be renovated or retained as so long as it continues to contribute to the total market value of the property, or until the return from a new improvement would more than offset the cost of demolishing the existing building and constructing a new one. *The Dictionary of Real Estate Appraisal, Fifth Edition, by the Appraisal Institute.*

Legally Permissible Uses: The former RV sales use appears to be allowed as a conditional use. A highway commercial or conditional repair use appears to be permissible as well. There are no known or reported legality or conformance issues for the subject property that could restrict the current use on an ongoing basis. If otherwise, the value opinion could differ.

Physically Possible Uses: The building is located in the western portion of the site with a parking lot to the east. The site is connected to public water, gas, and electricity. Currently, the subject is not connected to public sanitary sewer.

Given current age and condition of the improvements, in addition to land values in the area, redevelopment and/or re-purposing of the subject site are not considered viable options at this time.

Financially Feasible Uses:

Surrounding Uses: Uses in the immediate area are a mixture of vacant land, commercial, and residential. The surrounding uses would support either a highway commercial, sales, or even industrial use.

Market Demand: Market demand (buyers) for highway commercial buildings is rated to be average. Sites that allow for outdoor storage of sales product are limited and have superior appeal in the market. Market demand (tenants) for highway commercial is rated to be average. Most buildings like the subject tend to be owner occupied.

Property History / Performance: The subject appears to have been used as an RV dealer for many years. A road project resulted in the subject being acquired by the county, who is now looking to sell the property.

Financing: Financing is available; interest rates are at historic lows for well qualified buyers. Lenders commonly consider the existing vacancy and potential timeframe to secure a tenant(s). Fully occupied properties are appealing to lenders. Current loan terms are 20- to 25-year amortization, 5-year balloons, and 4.5% to 5.5% interest rates.

Financially Feasible Uses: A highway commercial or industrial related use appears to be feasible.

Maximally Productive Use:

A market participant would likely consider the following options for the subject:

1. **Highway commercial use.** The existing and former use of the subject. The building could support a potential sales floor and/or service. The outdoor area could be used for storage purposes.

2. **Repurpose to industrial.** The subject would have minimal costs to convert to an industrial use. The building has appealing overhead doors, but no docks.

The above options on the previous page are both likely. Given this, a potential market participant would consider either a commercial or industrial use.

Note: The subject, per client and city, must connect to public sewer. Because of this, the subject will be appraised as if it has been connected to public sewer and then the cost to connect will be deducted.

The Ramsey County Community Development Director, Tim Gladhill, provided a cost range of $20,000 to $30,000 to get the sanitary sewer to the property boundary. The estimate did not have a cost to connect the building to the sewer (another underground pipe). This cost is estimated, based on past experience and Marshall & Swift Cost Manual, to be around $10,000. An investor would also likely consider the cost of potential overruns, as well as management, say, $10,000. Therefore, the total estimated cost to connect to public sanitary sewer is estimated to be **$50,000**.

The subject is comprised of a single commercial building that is in dated condition and has average appeal. The building layout is an office area, retail sales, and rear shop. Currently the building is 100% tenant occupied.

Given the above discussion, the overall highest and best use as improved of the subject is considered to be for either a highway commercial or industrial use.

Most Probable Buyer: The most likely buyer of the subject would be an owner occupant.

The subject is somewhat similar to the ideal improvement.

COST APPROACH

Due to the subjectivity in physical and external depreciation, the Cost Approach is not considered a reliable indicator of value and therefore was not applied.

SALES COMPARISON APPROACH

The Sales Comparison Approach to Value is predicated upon sales of properties with similar characteristics as the subject. The primary premise of this approach is that the market value of the subject is directly related to the prices of competing properties after adjustment. Adjustments are made in an effort to account for significant differences.

Supply and Demand: Sales in the market result from negotiations between buyers, sellers and lenders. Buyers reflect market demand and sellers supply. If demand is high, prices tend to increase, if it is low, prices usually decrease.

Substitution: The principle of substitution holds that the value of a property tends to be set by the price paid to acquire a substitute property of similar utility and desirability within a reasonable amount of time (The Appraisal of Real Estate, 14th Edition). The Sales Comparison Approach is less reliable if substitute properties are not available in the market. There are adequate sales to apply the sales comparison approach and formulate a reliable indication of market value.

Balance: The market tends to force a balance between supply and demand. Balance can change due to shifts in population, variations in purchasing power, consumer tastes and preference and time.

Externalities: When possible, select comparables with similar location, economic conditions and support facilities.

The Following Outline Is Used In The Sales Comparison Approach:

- A location map of the comparable sales.

- Comparable sales are listed.

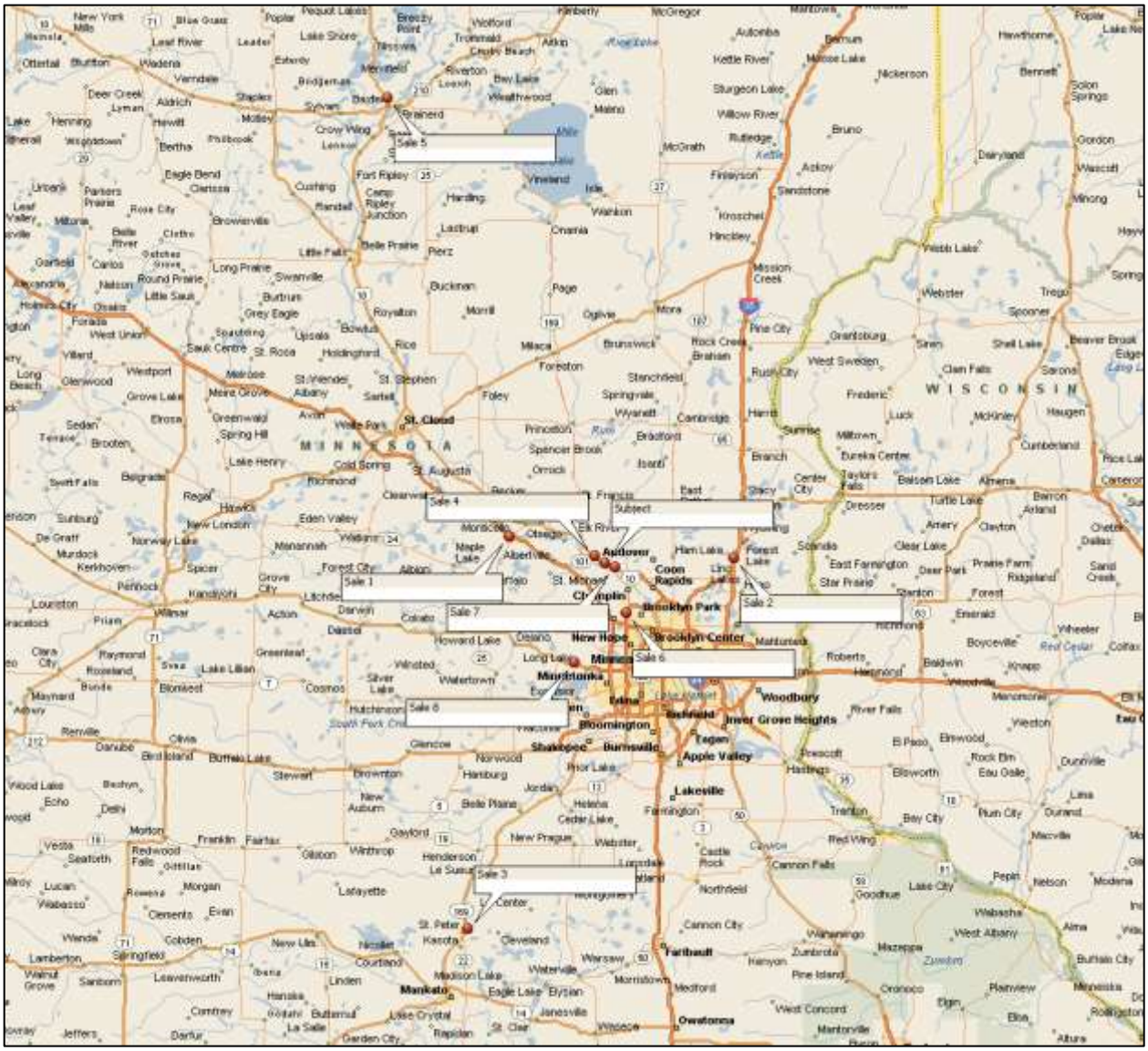
- An adjustment grid using the comparable sales.

- A discussion of adjustment and conclusion of value.

Comparable Location Map

Primary Comparable Selection/Search Criteria:

- Dealership, highway commercial
- Sale date of January 1, 2015 +, older sales may be considered if appropriate
- 3,000 – 25,000 +/- SF of GBA, smaller or larger buildings may be considered if appropriate
- Data from competing communities
- In some instances, older data and/or data from competing communities will be utilized due to proximity to the subject and other characteristics similar to the subject.



Sales Comparison Approach -- continued

Sale Comparable #1	
3887 Chelsea Road West **Monticello** **Comm / RV Dealer use property** **Sold on 10/25/2016 for $1,750,000 ($167.05 per SF)**	

Property Data			
Address:	**3887 Chelsea Road West, Monticello**		
Property Use:	Comm / RV Dealer	**Tenancy:**	Single
Year Built / Effective Age:	1978 / E15	**Site size:**	243,500 SF
Quality/Appeal:	Good	**Land to Bldg Ratio:**	23.2 to 1
Condition:	Average	**Parking:**	Adequate
GBA:	10,476 SF		
Comments:	Good appeal commercial building in average condition. The buyer used the site for RV sales. The site has a mixture of paved and grass outdoor storage area. Overall, the storage is considered similar to the subject.		

Sale Data			
Sale Price:	$1,750,000	**Price /SF (GBA):**	**$167.05 per SF**
Sale/Close Date:	October 25, 2016		
Property Rights:	Fee Simple	**Buyer:**	FRHP Lincolnshire, LLC
Financing:	Conventional	**Seller:**	Maas Automotive Group, LLC
Conditions:	Typical	**Source/Verification:**	RediComps, CoStar / CREV
Comments:	The buyer and seller privately negotiated the sale price.		

Sale Comparable #2	
9541 152nd Avenue Northeast **Columbus** **Comm / Trailer Dealer use property** **Sold on 8/16/2016 for $795,000 ($132.50 per SF)**	

Property Data			
Address:	**9541 152nd Avenue Northeast, Columbus**		
Property Use:	Comm / Trailer Dealer	**Tenancy:**	Single
Year Built / Effective Age:	1983, '05 / E14	**Site size:**	119,790 SF
Quality/Appeal:	Good	**Land to Bldg Ratio:**	20.0 to 1
Condition:	Average	**Parking:**	Adequate
GBA:	6,000 SF		
Comments:	Good appeal building in average condition. The site was used for trailer sales with I-35 frontage and visibility. Access is somewhat similar to the subject's. The site has paved outdoor storage, overall considered similar to the subject.		

Sale Data			
Sale Price:	$795,000	**Price /SF (GBA):**	**$132.50 per SF**
Sale/Close Date:	August 16, 2016		
Property Rights:	Fee Simple	**Buyer:**	MN Columbia Sales, LLC
Financing:	Conventional	**Seller:**	Trailerland, LLC
Conditions:	Typical	**Source/Verification:**	RediComps, CoStar / CREV
Comments:	The property was listed on the open market.		

Sales Comparison Approach -- continued

Sale Comparable #3	
971 Minnesota Avenue North **St. Peter** **Comm / Boat Dealer use property** **Sold on 11/08/2017 for $280,500 ($86.10 per SF)**	

Property Data			
Address:	**971 Minnesota Avenue North, St. Peter**		
Property Use:	Comm / Boat Dealer	**Tenancy:**	Single
Year Built / Effective Age:	1975 / E21	**Site size:**	71,438 SF
Quality/Appeal:	Fair	**Land to Bldg Ratio:**	21.9 to 1
Condition:	Dated	**Parking:**	Adequate
GBA:	3,258 SF		
Comments:	Boat dealership with Highway 169 frontage. The building was in dated condition and had fair appeal at the time of sale. The site has gravel outdoor storage, overall considered similar to the subject.		

Sale Data			
Sale Price:	$280,500	**Price /SF (GBA):**	**$86.10 per SF**
Sale/Close Date:	November 8, 2017		
Property Rights:	Fee Simple	**Buyer:**	Squirrels Nest, LLC
Financing:	Conventional	**Seller:**	Estate of Keith M. Tow
Conditions:	Typical	**Source/Verification:**	RediComps, CoStar / CREV
Comments:	The property was listed on the open market.		

Sale Comparable #4	
9535 Highway 10 Northwest **Ramsey** **Comm / Dealer use property** **Sold on 5/15/2018 for $300,000 ($109.33 per SF)**	

Property Data			
Address:	**9535 Highway 10 Northwest, Ramsey**		
Property Use:	Comm / Dealer	**Tenancy:**	Single
Year Built / Effective Age:	1966 / E25	**Site size:**	41,818 SF
Quality/Appeal:	Average	**Land to Bldg Ratio:**	15.2 to 1
Condition:	Average	**Parking:**	Adequate
GBA:	2,744 SF		
Comments:	Comm/Shop property located in Ramsey. Property has a single-family house on property as well as a detached garage. Garage and house do not appear to be included in GBA, factored in overall appeal of property, see grid for adjustment. Office finish factors in house, estimated. Property used due to proximity to subject and exposure along Highway 10.		

Sale Data			
Sale Price:	$300,000	**Price /SF (GBA):**	**$109.33 per SF**
Sale/Close Date:	May 15, 2018		
Property Rights:	Fee Simple	**Buyer:**	BCD Properties, LLC
Financing:	Conventional	**Seller:**	Westmand Acquisition, LLC
Conditions:	Typical	**Source/Verification:**	RediComps, CoStar / CREV
Comments:	The property was listed on the open market.		

Sales Comparison Approach -- continued

Sale Comparable #5	
7313 Novotny Road **Baxter** **Comm / RV Dealer use property** **Sold on 7/17/2015 for $650,000 ($106.91 per SF)**	

Property Data			
Address:	**7313 Novotny Road, Baxter**		
Property Use:	Comm / RV Dealer	**Tenancy:**	Single
Year Built / Effective Age:	1993 / E13	**Site size:**	54,885 SF
Quality/Appeal:	Average	**Land to Bldg Ratio:**	9.0 to 1
Condition:	Average	**Parking:**	Adequate
GBA:	6,080 SF		
Comments:	Average appeal and condition building used for RV sales. The site has paved outdoor storage, the pavement appears to be in fair condition. Overall considered similar to the subject.		

Sale Data			
Sale Price:	$650,000	**Price /SF (GBA):**	**$106.91 per SF**
Sale/Close Date:	July 17, 2015		
Property Rights:	Fee Simple	**Buyer:**	Hilaire
Financing:	CD	**Seller:**	Wicklund
Conditions:	Typical	**Source/Verification:**	RediComps, CoStar / CREV
Comments:	The property was listed on the open market. The buyer purchased with $50,000 down, 6% interest, a balloon date of 06/01/2018, and monthly payments of $4,300. The terms appear market appropriate, no adjustment.		

Sale Comparable #6	
8725 Jefferson Highway North **Osseo** **Commercial/Shop use property** **Sold on 1/28/2016 for $500,000 ($92.73 per SF)**	

Property Data			
Address:	**8725 Jefferson Highway North, Osseo**		
Property Use:	Commercial/Shop	**Tenancy:**	Single
Year Built / Effective Age:	1939, 2008 / E15	**Site size:**	19,166 SF
Quality/Appeal:	Average	**Land to Bldg Ratio:**	3.6 to 1
Condition:	Average	**Parking:**	Adequate
GBA:	5,392 SF		
Comments:	Average quality and appeal property in average condition. The building has two levels (office area) and higher overhead doors for repair, like the subject.		

Sale Data			
Sale Price:	$500,000	**Price /SF (GBA):**	**$92.73 per SF**
Sale/Close Date:	January 28, 2016		
Property Rights:	Fee Simple	**Buyer:**	Zakzkowski Trucking Service, Inc.
Financing:	Conventional	**Seller:**	Zimmerman Bros. Inc
Conditions:	Typical	**Source/Verification:**	RedisComps, CREV
Comments:	The property was listed on the open market.		

Sales Comparison Approach -- continued

Sale Comparable #7	
6845 Highway 10 Northwest **Ramsey** **Commercial/Shop use property** **Sold on 7/02/2018 for $1,276,500 ($70.39 per SF)**	

Property Data			
Address:	**6845 Highway 10 Northwest, Ramsey**		
Property Use:	Commercial/Shop	**Tenancy:**	Single
Year Built / Effective Age:	1994 / E12	**Site size:**	155,509 SF
Quality/Appeal:	Average	**Land to Bldg Ratio:**	8.6 to 1
Condition:	Dated	**Parking:**	Adequate
GBA:	18,135 SF		
Comments:	Average appeal commercial/repair property in somewhat dated condition. The site is located near the subject.		

Sale Data			
Sale Price:	$1,276,500	**Price /SF (GBA):**	**$70.39 per SF**
Sale/Close Date:	July 2, 2018		
Property Rights:	Fee Simple	**Buyer:**	Ahmetshin Properties, LLC
Financing:	CD	**Seller:**	Brait Commercial LLC
Conditions:	Typical	**Source/Verification:**	RedisComps, CREV
Comments:	The property was listed on the open market. The seller contributed $3,500, the net sale price is therefore $1,280,000 - $3,500 = $1,276,500. The buyer also purchased on a contract for deed with a 10% interest rate, 12 payments, interest only, $8,333.33 per month. The sale price, even with the terms, appears market appropriate; no adjustment for the CD.		

Sale Comparable #8	
572 Tamarack Avenue **Long Lake** **Comm / Dealer use property** **Sold on 1/01/2018 for $381,660 ($70.68 per SF)**	

Property Data			
Address:	**572 Tamarack Avenue, Long Lake**		
Property Use:	Comm / Dealer	**Tenancy:**	Single
Year Built / Effective Age:	2001 / E9	**Site size:**	25,265 SF
Quality/Appeal:	Metal	**Land to Bldg Ratio:**	1.4 to 1
Condition:	Average	**Parking:**	Adequate
GBA:	18,135 SF		
Comments:	Metal building with average quality/appeal and in dated.		

Sale Data			
Sale Price:	$381,660	**Price /SF (GBA):**	**$70.68 per SF**
Sale/Close Date:	January 1, 2018		
Property Rights:	Fee Simple	**Buyer:**	Scharber Brothers LLC
Financing:	CD	**Seller:**	Rhea Company LLC
Conditions:	Typical	**Source/Verification:**	RedisComps, CREV
Comments:	The property was purchased after the buyer approached the seller. The seller financed with a contract for deed with $1.00 down, payments of $2,823 per month, 4%, 180 payments, and a balloon date of 12/15/2032.		

Sales Comparison Approach -- continued

Listed below is the adjustment grid for the comparables listed on the previous pages. Comparable items of significant difference are adjusted for.

Description	Subject	1	2	3	4	5	6	7	8
Address	8175 Riverdale Dr NW Ramsey	3887 Chelsea Road West Monticello	9541 152nd Ave NE Columbus	971 Minnesota Ave N St. Peter	9535 Highway 10 NW Ramsey	7313 Novotny Road Baxter	8725 Jefferson Highway N Osseo	6845 Highway 10 NW Ramsey	572 Tamarack Avenue Long Lake
Proximity	--	16.7 mi W	21.7 mi E	66.3 mi S	2.06 mi NW	87.4 mi N	8.85 mi SE	1.78 mi SE	17.7 mi S
Property Rights	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Financing	Conventional	Conventional	Conventional	Conventional	Conventional	CD	Conventional	CD	CD
Conditions	Typical	Adjacent Owner	Typical	Typical	Typical	Typical	Typical	Typical	Typical
Market Conditions	--	Oct-16	Aug-16	Nov-17	May-18	Jul-15	Jan-16	Jul-18	Jan-18
Location	Average	Average	Average	Average	Average	Good	Less visibility	Average	Average
Zoning/use	Comm / RV Dealer	Comm / RV Dealer	Comm / Trailer Dealer	Comm / Boat Dealer	Comm / Dealer	Comm / RV Dealer	Commercial/Shop	Commercial/Shop	Comm / Dealer
Design	Two Levels	One Level	One Level	One Level	One Level	One Level	Two Levels	One Level	One Level
Site SF	30,452	243,500	119,790	71,438	41,818	54,885	19,166	155,509	25,265
L to B ratio	4.0 to 1	23.2 to 1	20.0 to 1	21.9 to 1	15.2 to 1	9.0 to 1	3.6 to 1	8.6 to 1	4.7 to 1
Age	1997 / E11	1978 / E15	1983, '05 / E14	1975 / E21	1966 / E25	1993 / E13	1939, 2008 / E15	1994 / E12	2001 / E9
Quality/Appeal	Average	Good	Good	Fair	Average	Average	Average	Average	Metal
Condition	Dated	Average	Average	Dated	Average	Average	Average	Dated	Average
Parking/Landspg	Adequate	Adequate	Adequate	Adequate	Adequate	Adequate	Adequate	Adequate	Adequate
Sale Price	--	$1,750,000	$795,000	$280,500	$300,000	$650,000	$500,000	$1,276,500	$381,660
GBA SF	7,596	10,476	6,000	3,258	2,744	6,080	5,392	18,135	5,400
Unadjusted Price /SF		**$167.05**	**$132.50**	**$86.10**	**$109.33**	**$106.91**	**$92.73**	**$70.39**	**$70.68**
Adjustments +/-									
Property Rights	Fee Simple								
Financing	Conventional								
Conditions	Typical	-10%							
Net Adj.		**-10%**	**0%**	**0%**	**0%**	**0%**	**0%**	**0%**	**0%**
Partially Adj. Price /SF		**$150.34**	**$132.50**	**$86.10**	**$109.33**	**$106.91**	**$92.73**	**$70.39**	**$70.68**
Market Conditions	Current								
Equalized Price /SF		**$150.34**	**$132.50**	**$86.10**	**$109.33**	**$106.91**	**$92.73**	**$70.39**	**$70.68**
Location	Average					-10%	10%		
Zoning/use	Comm / RV Dealer								
Design	Two Levels								
L to B ratio	4.0 to 1	-19%	-16%	-18%	-11%	-5%		-5%	-1%
Age	1997 / E11	2%	2%	5%	7%	1%	2%	1%	-1%
Quality/Appeal	Average	-10%	-10%	10%					10%
Condition	Dated	-5%	-5%		-5%	-5%	-5%		-5%
Parking/Landspg	Adequate								
GBA SF	7,596			-10%	-10%			5%	
Net Adjust		**-32%**	**-29%**	**-13%**	**-19%**	**-19%**	**7%**	**1%**	**3%**
Adjusted Price Per SF		**$102.23**	**$94.08**	**$74.90**	**$88.56**	**$86.60**	**$99.22**	**$71.09**	**$72.80**

Sales Comparison Approach -- continued

Discussion of Adjustments

Property Rights: Refers to the ownership interest conveyed at the time of sale. Properties with leases or other encumbrances in place can sell for more or less than comparable properties that sell fee simple interest. Market did not reflect an adjustment to the comparables.

Financing: The impact financing may have had on the sale price, favorable interest rate or term. All sales were cash or estimated to be near or at market rates.

Conditions of sale: Reflects non-market conditions, which may or may not have impacted the sale price, such as differing motivations of buyer or seller (related parties, distressed or liquidation sale, listings, pending, occupancy, assemblage, etc.), impending eminent domain proceedings, influence due to tax ramifications, or lack of market exposure. Comparable 1 adjusted for adjacent owner/buyer, it appears a premium price was paid as the buyer wanted to expand his RV dealership.

Market Conditions: Comparables are relatively recent, no time adjustment deemed appropriate.

Location: This adjustment is based on the appraiser's judgment. It takes into consideration surrounding land uses, intended use, neighborhood characteristics, traffic, exposure and access. Comparable 5 adjusted for higher value area in a recreational/lake town setting. Comparable 6 adjusted for less exposure.

Zoning/Use: Comparables have competing uses.

Design: The comparables have competing designs, no adjustment.

Site Size/ Land to Building Ratio: Site size adjusted using Site SF/GBA SF ratio. Adjustment based on 1% per difference in land to building ratio. The adjustment is based on discussions with market participants as well as previously observed sales.

Age: Adjustment is based on effective age, adjusted at 1/2% per year difference from subject. The adjustment is based on discussions with market participants as well as previously observed sales.

Quality/Appeal: Buildings with better design (more detail and variation) are typically considered more appealing. Comparables 1 and 2 adjusted for superior appeal and quality buildings. Comparable 3 adjusted for fair quality building. Comparable 8 adjusted for metal building (less appeal as compared to concrete block). The adjustment is based on discussions with market participants as well as previously observed sales.

Condition: This is a more subjective item, which is based on reported building condition and external viewing. Comparables 1, 2, 4, 5, 6, and 8 adjusted for superior condition buildings. The adjustment is based on discussions with market participants as well as previously observed sales.

Sales Comparison Approach – continued

Parking/Landscaping: Comparables have similar parking appeal.

Building Size: Generally, as building size increases cost of construction tends to decrease. Comparables adjusted accordingly, adjustments based on the Marshall & Swift cost manual and market observations.

Conclusion: The comparables used are rated to be the most indicative of data analyzed and bracket the subject value. Other sales reviewed were older, further and/or needed more adjustment. Adjustments are made on a per square foot basis. The comparables utilized in this analysis each have several similar characteristics in common with the subject. While none are totally identical to the subject, each represents a viable alternative to a prospective buyer of the subject property and, after adjustment, can be utilized as an indicator of market value for the subject property.

Indicator	Un-adjusted Price per SF	Adjusted Price per SF
Range	$70.39 - $167.05	$71.09 - $102.23
Average	$104.46	$86.18
Median	$99.82	$87.58

About equal weight is accorded to the comparables. Given the above data, the subject location, characteristics, quality, and the current market conditions, a value near the **mid-range** is considered appropriate.

Size (GBA SF)	Value per SF	Total
7,596	$90	$683,640
Sales Comparison Approach (fee simple, with public sewer):		**$685,000**
Less cost to connect to public sewer:		($50,000)
Sales Comparison Approach (fee simple, without public sewer):		**$635,000**

INCOME APPROACH

The Income Approach to Value generally converts benefits or income derived from ownership of a property into a value. When properly applied, this approach is generally considered to provide a reliable indication of value for income producing properties.

The Following Outline Is Used In The Income Approach:

- Subject rents.

- A location map of the comparable rents.

- Market rents are from competing properties from the area.

- Adjustment Grid for Competing Market Rents.

- Vacancy.

- Subject and Market Expense conclusions are discussed.

- A capitalization rate is estimated from the market.

- A stabilized income statement is estimated for the subject.

- Net Operating Income is capitalized to a final value for the Income Approach.

Reported Subject Rents/Income

Rents: The subject is currently **100%** vacant. Buildings like the subject are typically leased on a **Net** basis or base rent, where the tenant is responsible for paying their pro-rata share of all real estate taxes, operating expenses, utilities, and insurance.

Tenants Pay: CAM charges, utilities, and real estate taxes.

Landlord Pays: Landlord pays CAM charges and real estate taxes, reimbursed by tenants. Given the property type and class, management fees are included in the CAM charges.

Current Rent Roll									
Tenant	NRA (SF)	Lease Type	Expires	Contract Monthly Rent	CAM Expenses (SF)	Contract Rent (SF)	LL Costs (SF)	Effective Net Rent (SF)	Annual Effective Net Income
Subject	7,596	Net	--	--	--	--	--	--	--
Vacant	0	--	--	--	--	--	--	--	--
Total NRA:	7,596							**Total:**	**$0**

There are no known lease listings for the subject at this time.

Comparable Location Map

Rent 2
Rent 3
Subject
Rent 6
Rent 4
Rent 1
Rent 5
St. Cloud
St. Augusta
Becker
Elk River
Monticello
Albertville
Andover
Coon Rapids
Blaine
Rogers
Buffalo
St. Michael
Albion Center
Brooklyn Park
Brooklyn Center
Maple Grove
Plymouth
New Hope
Golden Valley
Minneapolis
St. Paul
St. Louis Park
Edina
Bloomington
Eden Prairie
Chanhassen
Shakopee
Savage
Burnsville
Apple Valley
Eagan
Inver Grove Heights
Roseville
Maplewood
Woodbury
Lakeville
Hastings
Prescott
Forest Lake
Hugo
White Bear Beach
Shoreview
Oakdale
Lakeland
Cottage Grove
Rosemount
Farmington
Cedar Lake
Jordan
Belle Plaine
Arlington
New Auburn
Hutchinson
Glencoe
Waconia
Watertown
Delano
Howard Lake
Rockford
Corcoran
Dayton
Ramsey
Anoka
Ham Lake
Oak Grove
Wyoming
Stacy
Lindstrom
Chisago City
Center City
North Branch
Rush City
Harris
Stanchfield
Braham
Cambridge
Isanti
Princeton
Foley
Sartell
Avon
Collegeville
Waite Park
Clearwater
Cold Rockville
Richmond
Farming
Paynesville
Eden Valley
Watkins
Annandale
Maple Lake
Forest City
Litchfield
Darwin
Dassel
Cokato
Greenleaf
Cosmos
Silver Lake
Lester Prairie
Hollywood
Minnetrista
Mound
Deephaven
Excelsior
Shorewood
Orono
Long Lake
Independence
Delano
Waverly
Lake Washington
Lake Sarah
Eagle Lake
Lake Minnetonka
Lake Elmo
Oak Park Heights
Stillwater
Somerset
Afton
Cottage Grove
Inver Grove Heights
Prior Lake
Savage
Shakopee
Chaska
Carver
Young America
Glencoe
Hutchinson
Stewart
Buffalo Lake
Hector
Norwood
Hamburg
Delano
Maple Grove
Brooklyn Park
Brooklyn Center
Coon Rapids
Blaine
Andover
Anoka
Ramsey
Elk River
Otsego
Clear Water
Becker
Monticello
Albertville
St. Michael
Buffalo
Rogers
Dayton
Maple Grove
Plymouth
Minneapolis
St. Paul

Rental Comparable #1	
6845 Highway 10 **Ramsey** **Commercial/Auto use property** **Rent Rate: $10.93 per SF, Net**	

Property Data			
Address:	**6845 Highway 10, Ramsey**		
Property Use:	Commercial/Auto	**Tenancy:**	Single
Site size:	155,074 SF	**Land to Bldg Ratio (x to 1):**	9.1 to 1
Year Built / Effective Age:	1994 / E12	**Parking:**	Adequate
Quality/Appeal:	Average	**Condition:**	Dated
GBA:	17,010 SF	**Basement:**	n/a
Comments:	Average appeal property in dated condition.		

Rental Data			
Tenant Size:	17,010 SF	**Lease Rate per SF:**	**$10.93 per SF**
Current/Pending/Listing:	Current	**Lease Type:**	**Net**
Lease Dates:	2018 - 2020		
Expenses per SF:	$6.89 per SF	**Source/Verification:**	Rent Roll
Comments:	Current rent.		

Rental Comparable #2	
2801 St. Germain Street West **St. Cloud** **Showroom use property** **Rent Rate: $5.00 per SF, Net**	

Property Data			
Address:	**2801 St. Germain Street West, St. Cloud**		
Property Use:	Showroom	**Tenancy:**	Single
Site size:	58,516 SF	**Land to Bldg Ratio (x to 1):**	3.7 to 1
Year Built / Effective Age:	1977 / E20	**Parking:**	Adequate
Quality/Appeal:	Average	**Condition:**	Average
GBA:	16,000 SF	**Basement:**	n/a
Comments:	Average condition and appeal commercial showroom building.		

Rental Data			
Tenant Size:	16,000 SF	**Lease Rate per SF:**	**$5.00 per SF**
Current/Pending/Listing:	Asking	**Lease Type:**	**Net**
Lease Dates:	Asking		
Expenses per SF:	$4.00 per SF	**Source/Verification:**	MnCar
Comments:	Asking rent rate.		

Income Approach -- continued

Rental Comparable #3	
17354 Zane Street **Elk River** **Dealership use property** **Rent Rate: $6.00 per SF, Net**	

Property Data			
Address:	**17354 Zane Street, Elk River**		
Property Use:	Dealership	**Tenancy:**	Single
Site size:	396,396 SF	**Land to Bldg Ratio (x to 1):**	11.8 to 1
Year Built / Effective Age:	1984 / E17	**Parking:**	Adequate
Quality/Appeal:	Fair	**Condition:**	Dated
GBA:	33,602 SF	**Basement:**	n/a
Comments:	Former dealership that is currently vacant. The building is in dated condition and has fair appeal.		

Rental Data			
Tenant Size:	33,602 SF	**Lease Rate per SF:**	**$6.00 per SF**
Current/Pending/Listing:	Asking	**Lease Type:**	**Net**
Lease Dates:	Asking		
Expenses per SF:	$3.00 per SF	**Source/Verification:**	Listing
Comments:	Asking rate for a dealership property.		

Rental Comparable #4	
10135 Central Avenue Northeast **Blaine** **Commercial / Dealer use property** **Rent Rate: $10.00 per SF, Net**	

Property Data			
Address:	**10135 Central Avenue Northeast, Blaine**		
Property Use:	Commercial / Dealer	**Tenancy:**	Multi
Site size:	139,392 SF	**Land to Bldg Ratio (x to 1):**	5.9 to 1
Year Built / Effective Age:	1978 / E20	**Parking:**	Adequate
Quality/Appeal:	Metal	**Condition:**	Average
GBA:	23,464 SF	**Basement:**	n/a
Comments:	Commercial property located in Blaine. Property rated to have competing overall appeal and condition. Property used to bracket the commercial appeal and due to similar exposure.		

Rental Data			
Tenant Size:	16,460 SF	**Lease Rate per SF:**	**$10.00 per SF**
Current/Pending/Listing:	Current	**Lease Type:**	**Net**
Lease Dates:	Thru 2018		
Expenses per SF:	$5.50 per SF	**Source/Verification:**	CoStar
Comments:	Current rent.		

Rental Comparable #5	
720 Galpin Lake Road **Excelsior** **Comm / Boat Dealer use property** **Rent Rate: $22.26 per SF, Net**	

Property Data			
Address:	**720 Galpin Lake Road, Excelsior**		
Property Use:	Comm / Boat Dealer	**Tenancy:**	Single
Site size:	31,298 SF	**Land to Bldg Ratio (x to 1):**	3.6 to 1
Year Built / Effective Age:	2012 / E3	**Parking:**	Adequate
Quality/Appeal:	Excellent	**Condition:**	Good
GBA:	8,676 SF	**Basement:**	n/a
Comments:	Excellent appeal building in good condition currently used as a boat dealership.		

Rental Data			
Tenant Size:	8,676 SF	**Lease Rate per SF:**	**$22.26 per SF**
Current/Pending/Listing:	Current	**Lease Type:**	**Net**
Lease Dates:	Current		
Expenses per SF:	$8.75 per SF	**Source/Verification:**	Rent Roll
Comments:	Current rent.		

Income Approach -- continued

Rental Comparable #6	
210 7th Street Northeast **Buffalo** **Office/Shop use property** **Rent Rate: $5.15 per SF, Net**	

Property Data			
Address:	**210 7th Street Northeast, Buffalo**		
Property Use:	Office/Shop	**Tenancy:**	Single
Site size:	12,592 SF	**Land to Bldg Ratio (x to 1):**	3.1 to 1
Year Built / Effective Age:	1936 / E30	**Parking:**	Adequate
Quality/Appeal:	Average	**Condition:**	Average
GBA:	4,000 SF	**Basement:**	n/a
Comments:	Office/shop property located in outlying community of Buffalo. Property rated to have average overall appeal and to be in average condition. Competing overall use, appeal, single user layout, and brackets the GBA of the subject. Shop space has concrete block exterior.		

Rental Data			
Tenant Size:	4,000 SF	**Lease Rate per SF:**	**$5.15 per SF**
Current/Pending/Listing:	Current	**Lease Type:**	**Net**
Lease Dates:	2013 - 2023		
Expenses per SF:	$3.60 per SF	**Source/Verification:**	Appraiser Files
Comments:	Current rent rate of a competing property.		

Income Approach -- continued

RENTAL CONCLUSIONS: Listed below is the rental adjustment grid:

Description	Subject	1	2	3	4	5	6
Address	8175 Riverdale Dr NW Ramsey	6845 Highway 10 Ramsey	2801 St. Germain St W St. Cloud	17354 Zane Street Elk River	10135 Central Ave NE Blaine	720 Galpin Lake Road Excelsior	210 7th Street NE Buffalo
Proximity	--	1.83 mi SE	41 mi NW	5.32 mi NW	13.1 mi SE	23.8 mi S	19.7 mi W
Date of Lease	Current	Current	Asking	Asking	Current	Current	Current
Location	Average	Average	Less Visibility	Average	Average	Excellent	Less Visibility
Zoning/use	Comm / RV Dealer	Commercial/Auto	Showroom	Dealership	Commercial / Dealer	Comm / Boat Dealer	Office/Shop
Site SF	30,452	155,074	58,516	396,396	139,392	31,298	12,592
L to B ratio (X : 1)	4.0	9.1	3.7	11.8	5.9	3.6	3.1
Age	1997 / E11	1994 / E12	1977 / E20	1984 / E17	1978 / E20	2012 / E3	1936 / E30
Quality/Appeal	Average	Average	Average	Fair	Metal	Excellent	Average
Condition	Dated	Dated	Average	Dated	Average	Good	Average
Basement	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Parking:	Adequate	Adequate	Adequate	Adequate	Adequate	Adequate	Adequate
Building Size (SF)	7,596	17,010	16,000	33,602	23,464	8,676	4,000
Tenant Size (SF)	7,596	17,010	16,000	33,602	16,460	8,676	4,000
Expenses per SF	$6.73	$6.89	$4.00	$3.00	$5.50	$8.75	$3.60
% of gross rent	--	*39%*	*44%*	*33%*	*35%*	*28%*	*41%*
Rate per SF, net		**$10.93**	**$5.00**	**$6.00**	**$10.00**	**$22.26**	**$5.15**
Adjustments	+/-						
Date of Lease	Current		-10%	-10%			
Location	Average		10%			-20%	10%
Zoning/use	Comm / RV Dealer						
L to B ratio (X : 1)	4.0	-5%		-8%	-2%		1%
Age	1997 / E11	1%	5%	3%	5%	-4%	10%
Quality/Appeal	Average			10%	10%	-20%	
Condition	Dated		-10%		-10%	-20%	-10%
Basement	n/a						
Parking:	Adequate						
Tenant/Bldg Size	7,596	5%	5%	10%	5%		
Expenses per SF	$6.73						
Net Adjust		**1%**	**0%**	**5%**	**8%**	**-64%**	**11%**
Adj. Rate per SF		**$11.04**	**$5.00**	**$6.30**	**$10.80**	**$8.01**	**$5.72**

Income Approach -- continued

Discussion of Adjustments

Date of Lease: Comparables 2 and 3 asking rates appear to be somewhat strong for the market, adjusted downward. The remaining comparables reflect current contract rents and were signed when the market was relatively stable, no adjustment.

Concessions/Effective Rent: Factors in and takes into consideration any above – or below – market tenant improvements (TI's). Additionally, concessions include moving costs, lease-buyouts, etc. Concessions were market, no adjustment.

Location: This adjustment is based on the appraiser's judgment. It takes into consideration surrounding land uses, intended use, neighborhood characteristics, traffic, exposure and access. Comparables 2 and 6 adjusted for less visibility. Comparable 5 adjusted for superior location.

Zoning/Use: Comparables considered competing.

Site Size / Land to Building Ratio: Site size adjusted using Site SF/GBA SF ratio. Adjustment based on 1% per difference in land to building ratio. The adjustment is based on discussions with market participants as well as previously observed rents.

Age: Adjustment is based on effective age, adjusted at ½% per year difference from subject.

Quality/Appeal: Buildings with better design (more detail and variation) are typically considered more appealing. Comparable 3 adjusted for less appeal. Comparable 4 adjusted for a metal building (less appeal). Comparable 5 adjusted for excellent appeal building. The adjustment is based on discussions with market participants as well as previously observed rents.

Condition: This is a more subjective item, which is based on reported building condition and external viewing. Comparables 2, 4, 5, and 6 adjusted for superior condition buildings. The adjustment is based on discussions with market participants as well as previously observed rents.

Basement: The comparables and subject are rated similar, no adjustment.

Parking/site: The subject and comparables have adequate parking, no adjustment.

Tenant/Building Size: Generally, as building size increases cost of construction tends to decrease. Comparables adjusted accordingly. The adjustment is based on discussions with market participants as well as previously observed rents.

Expenses: The comparable expenses range from $3.00 to $8.75 per SF. The expenses for the subject are in line with market.

Conclusion Market and Subject Rents:

Indicator	Un-adjusted Rate per SF	Adjusted Rate per SF
Range	$5.00 - $22.26	$5.00 - $11.04
Average	$9.89	$7.81
Median	$8.00	$7.16

About equal weight is provided to the comparable rents. Considering the above data, the subject location, characteristics, quality, and the current market conditions, a value near the **mid-range** is considered appropriate.

Correlated Rate:	*Net*	$8.00

Other Income: No other income sources noted.

Income Approach -- continued

Reported Subject Vacancy and Market

Subject Vacancy: The subject is currently 100% vacant. Historically, the building has been owner occupied.

Market Vacancy:

Vacancy Rates				
Area	***Use***	***Date***	***Source***	***Rate***
Twin Cities Metro	Retail	Q2 2018	Northmarq	***8.30%***
Twin Cities Metro	Retail	Q4 2018	Colliers	***6.21%***
Twin Cities Metro	Retail	Q2 2018	CBRE	***8.14%***

The subject is a single-user highway commercial building that is currently vacant. The site also has outdoor storage potential (although small). Historical vacancy for commercial in the Ramsey market has ranged from 8% to 20%. Based on the market surveys, local data, and typical buyer/investor expectations, a rate near the **mid-range** is appropriate; **a stabilized vacancy rate of 8% is logical.**

Market Operating Expenses

The comparable expenses reported the following (from adjustment grid):

Expense Summary	Minimum	Maximum	Average	Median
per SF	$3.00	$8.75	$5.29	$4.75
%	28%	44%	37%	37%

Operating expense ratio for this property type are typically around ***35% - 60%+ of the effective gross income,*** *or about* ***$4.75 - $8.15+ per SF.*** See Income Statement for subject reported and estimated expenses.

Subject Operating Expenses

Recoverable Expenses: Operating expenses that the tenant reimburses to landlord.

Vacancy & Credit Loss: The landlord/owner does not recover expenses when the property is vacant. Additionally, this covers any rent concessions such as free rent for a time period.

Recoverable Expenses: The estimated rental rate is based on a net basis, where the tenant pays for the following expenses;

Real Estate Taxes: Typical market rates range from $2.00 to $4.00+ per SF. The actual taxes appear likely to change after a sale. The sales comparison approach value will be applied, along with a 3.5% tax rate:

$685,000 x 3.50% tax rate = **$24,000 rounded**

Insurance: Typical market rates range from $0.05 to $0.50 per SF. Actual expenses not provided, a market based estimate will be used.

Repairs, Maintenance & Supplies: Typical market rates range from $1.00 to $3.00 per SF +. Actual expenses not provided, a market based estimate will be used.

Management/Professional Fees: Typical market rates range from 3% to 5%+ of gross income. Actual expenses provided, management fees appear to be high. Actual expenses not provided, a market based estimate will be used.

Utilities – (Water, Gas, Electric, Trash): Typical market rates range from $0.75 to $2.50 per SF. Actual expenses not provided, a market based estimate will be used.

Non-Recoverable Expenses: Typically, reserves for replacement and leasing expenses are costs incurred by the owner and are not transferred to the tenant.

Reserves for replacement are an allowance for, or an annual average amount needed, to make long and short-term improvements. Long-term improvements being structural, roof, windows, mechanical and parking. Setting aside for reserves reflects good management. Typical market rates range from $0.10 to $0.50 per SF.

See following Income Statement for expenses for the subject.

Income Approach -- continued

Capitalization Rate Estimate

A capitalization rate is used to convert current estimated net income into an indication of market value of the subject. To derive the overall capitalization rate, consideration is given to the age and condition of the property, the stability of commercial occupancy in the market, capitalization rates for similar properties recently sold in the market, current loan rates and the economy in general.

Two Capitalization methods have been considered.

Yield Capitalization: The subject is a single-occupant commercial building that would likely be owner occupied. A yield capitalization analysis is not considered applicable and will therefore not be applied.

Direct Capitalization includes two methods noted below and it uses market rates.

Band of Investment – Mortgage and Equity Components
Rate Extraction from comparable sales.

Band of Investment – Mortgage and Equity Components
In this method, an overall capitalization rate is developed which will satisfy the market return requirements of both the debt and equity positions. We will perform this calculation to show what a potential buyer might be willing to pay for the property as an investment.

Mortgage Component:	
Mortgage Amount	75% of value
Amortization Period	20 years, 5-year balloon
Interest Rate	4.5%
Annual Constant (calculated)	0.076

Annual Mortgage Constant, is calculated by multiplying the monthly payment by 12 (months) and dividing it by the loan amount.

Equity Dividend Rates: The rate used to capitalize the equity income is called the equity capitalization rate. It's the ratio of annual equity dividend to the amount of equity investment. For appraisal purposes, a property's equity capitalization rate is the anticipated cash flow to the equity investor for the first year of the projection period divided by the initial equity investment.

Based on discussions with investors and market participants, along with various published sources (including Realtyrates.com Investor Survey), and market data, equity capitalization rates range from 6% to 15%+. Historically, equity dividend rates are 100 to 500 (1% to 5%) basis points higher than the mortgage interest rate. Rates can vary widely based on property type, investor preference, market conditions, etc. A rate at the mid-range will be utilized, say **10.0%.**

An overall rate using the mortgage/equity band of investment method may now be developed as follows:

Source of Capital	% of Value	Constant Payment	Weighted Rate
Mortgage	.75	.076	.057
Equity	.25	.100	.025
Total			**.082**

Income Approach -- continued

Rate extraction from comparable sales: The following information is based on properties that have sold. The overall capitalization rate (OAR) is arrived at by dividing the net operating income (NOI) by the sale price.

Direct Capitalization Rate Comparables								
	Location	**Use**	**SF**	**Age**	**Date**	**Sale Price**	**NOI**	**Cap Rate**
	6704 Bleck Drive Rockford	Industrial	15,500	2001	Sep-15	$785,000	$58,875	**7.50%**
	Cap rate based on sale price and reported cap rate.							
	340 Phyllis Street Big Lake	Industrial	9,920	1970, '80	Feb-18	$375,000	$30,058	**8.00%**
	Cap rate based on sale price and reported cap rate.							
	20850 Rogers Drive Rogers	Showroom	23,497	1988	May-17	$3,953,861	$237,232	**6.00%**
	Cap rate based on sale price and reported cap rate							
	15 1st Avenue South Buffalo	MT Retail	21,000	1966	Aug-16	$743,000	$80,498	**10.80%**
	Cap rate based on sale price and reported cap rate.							
	223 8th Street South Brainerd	Retail	13,434	1935	May-14	$1,050,000	$100,000	**9.50%**
	Cap rate based on sale price and reported cap rate.							
	9350 Cedar Street Monticello	Commercial	7,905	2013	Mar-16	$1,270,000	$100,330	**7.90%**
	Cap rate based on sale price and reported cap rate.							
	702 East Highway 55 Buffalo	Auto Dealership	50,000	2002	Mar-16	$8,308,731	$581,611	**7.00%**
	Cap rate based on sale price and reported cap rate.							
							Average	**8.10%**
							Median	**7.90%**

Conclusion capitalization rates: The capitalization rates range from 6.00% to 10.80% with an average of 8.0%. Given the age, quality, and condition of the subject, a rate near the mid-range is considered appropriate. Based on the current market and the above data a rate of **8.00%** is appropriate.

Income Approach -- continued

Below is an estimated income statement where the subject is operating at a stabilized occupancy level. **Figures are based on the market.**

Income Statement				
Tenant	**Rentable SF**		**per SF**	**Income/Expenses**
Commercial	**7,596**	**SF**	**$8.00**	$60,768
	7,596	**SF**	**Potential Gross Income**	$60,768
Vacancy	8.0%			($4,861)
Net Rental Income			$7.36	**$55,907**
Recoverable Expenses			$6.73	$51,103
Vacancy & Credit Loss	8.0%			($4,088)
Effective Gross Income				**$102,921**
Recoverable Expenses		**% of NRI**		
RE Taxes	estimated		$3.16	($24,000)
Insurance	estimated		$0.20	($1,519)
Repairs, maintenance & supplies	estimated		$1.50	($11,394)
Management	estimated	5.0%	$0.37	($2,795)
Utilities	estimated		$1.50	($11,394)
Total Recoverable Expenses			**$6.73**	**($51,103)**
Non-Recoverable Expenses		**% of NRI**		
Reserves for Replacement	estimated		$0.30	($2,279)
Total Non-Recoverable Expenses			**$0.30**	**($2,279)**
Total Expenses (% of EGI)		51.87%	**$7.03**	**($53,381)**
Net Operating Income				**$49,540**
Capitalization Rate				8.00%
Total				$619,244
Value, rounded				**$620,000**
Value per SF (GBA of 7,596 SF)				**$81.62**

Slight deviations due to rounding.

Total Operating Expenses (recoverable + non recoverable): The subject ratio, ***51.87%*** *of effective gross income*, is within the market range, typically between 35%-65%.

Direct Capitalization includes the two methods noted previously and it uses market rates, which are considered to be the most reliable indicators because they represent the actual market. In this situation, market data was considered to be sufficient to provide a reliable indication of value.

BAND OF INVESTMENT		
NOI	**OAR**	Indicated value, rounded
$49,540	8.20%	**$605,000**

RATE EXTRACTION		
NOI	**OAR**	Indicated value, rounded
$49,540	8.00%	**$620,000**

The Band of Investment value is an estimate based upon current financing scenarios, which can vary. The rate extraction method is based upon actual market, and is given primary weight.

Indicated Value - Income Approach (fee simple, with public sewer)	**$620,000**
Less cost to connect to public sewer:	($50,000)
Indicated Value - Income Approach (fee simple, without public sewer)	**$570,000**

RECONCILIATION

Value Type	With Sewer	Without Sewer
Indicated Value by Cost Approach	Not Applied	Not Applied
Indicated Value by Sales Comparison Approach	**$685,000**	**$635,000**
Indicated Value by Income Approach	**$620,000**	**$570,000**

The **Cost Approach** to value was considered less reliable due to subjective depreciation adjustments and was therefore not applied.

The Direct **Sales Comparison Approach** to value analyzed recent sales of buildings as compared with the characteristics of the subject property. Adjustments were made to the comparables to make them as similar to the subject as possible. This results in an indication of market value at which a typical buyer would be willing to pay for the subject property.

The **Income Approach** is typically preferred for income-producing properties. The reliability of this approach is a function of accuracy of rent and expense data and the capitalization rate.

Conclusion: The subject is a single-user highway commercial building. Buyers typically give more weight to the Sales Comparison Approach as these property types are generally owner occupied.

Final Value Opinion – Fee Simple (with sewer)	**$665,000**
Final Value Opinion – Fee Simple (without sewer)	**$615,000**

NOTE: Typically, unstable, distressed, properties with unusual conditions and/or motivated sellers tend to sell below market value. Based on market observations and discussions with various market experts, discounts can range from 10%-50%+.

EXPOSURE TIME / MARKETING TIME

Reasonable Exposure Time: *Typically 12 months before the effective date of the appraisal.*	**Marketing Time Opinion:** *6 to 18 months or less after the effective date of the appraisal.*

DEFINITIONS

MARKET VALUE - The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

(A) buyer and seller are typically motivated;

(B) both parties are well informed or well advised, and each acting in what they consider their own best interest;

(C) a reasonable time is allowed for exposure in the open market;

(D) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and

(E) the price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Source: Dictionary of Real Estate Appraisal, Fifth Edition, Appraisal Institute

ENVIRONMENTAL & STRUCTURAL ISSUES

Regarding any adverse environmental and/or improvement structural conditions (such as, but not limited to, hazardous wastes, toxic substances, mold, construction defects or inadequacies, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property: **None are apparent**, however, appraiser is not an expert in this field. Value assumes no hazardous or structural conditions exist. Value assumes any abandoned wells will be properly sealed. If any of these conditions exist the appraised value could differ significantly.

EXTRAORDINARY ASSUMPTIONS & HYPOTHETICAL CONDITIONS

As stated by USPAP;

Extraordinary Assumption: An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions of conclusions.

None

Hypothetical Condition: That which is contrary to what exists but is supposed for the purpose of analysis.

None

ASSUMPTIONS AND LIMITING CONDITIONS

1. The appraisers assume no responsibility for matters of a legal nature affecting the property appraised or the title thereto, nor do the appraisers render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership and good management.

2. The furnished legal description is assumed to be correct.

3. Any sketch in the report may show approximate dimensions and is included to assist the reader in visualizing the property. The appraisers have made no survey of the property. It is assumed unless otherwise noted that no survey has been viewed and that all improvements are located within the legally described property.

4. The appraisers are not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made therefore.

5. The distribution of the total valuation in this report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.

6. The appraisers assume that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraisers assume no responsibility for such conditions, or for engineering, which might be required to discover such factors.

7. Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, radon gas, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

8. Information, estimates, and opinions furnished to the appraisers, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, the appraisers can assume no responsibility for accuracy of such items furnished the appraisers.

9. Disclosure of the contents of the appraisal report is governed by the Bylaws and Regulations of the professional appraisal organizations with which the appraisers are affiliated. No part of the contents of this report, or copy thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, reference to any professional appraisal organizations, or the firm with which the appraiser is connected), shall be disseminated to the public through advertising, public relations, news, sales, or any other public means of communications without the prior written consent and approval of the appraisers.

Assumptions & Limiting Conditions – continued

10. The appraisers have no present or contemplated future interest in the property appraised; and neither the employment to make the appraisal, nor the compensation for it, is contingent upon the appraised value of the property. The appraisers have no personal interest or bias with respect to the parties involved.

11. The appraiser has personally inspected the subject site (unless noted otherwise). The comparable sales data has been viewed via aerial maps, photographs and/or online street views along with file pictures, when available. To the best of the appraiser's knowledge and belief, all statements and information in this report are true and correct, and the appraisers have not knowingly withheld any significant information.

12. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is our personal, unbiased professional analyses, opinions, and conclusions. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice. The appraisal is for the sole use of the named client.

13. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. We have not made a specific compliance survey and analysis of the property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.

14. This appraisal assignment was not based on a requested minimum valuation or specific valuation or approval of a loan.

15. To the best of our knowledge and belief, the reported analysis, opinions, and conclusions were developed, and this report was prepared in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.

16. The appraised value opinion assumes all leases (if any) are current and paid in full as of the effective date of the appraisal.

17. Excel grids and tables may have slight deviations due to rounding, which may have a nominal impact on value.

18. The appraised value opinion assumes all formulas used in the Excel grids throughout the report are accurate.

19. Unless noted, value assumes no apparent adverse site, building or zoning issues or conditions.

20. Site and building sizes are based on public record, data services, client and/or appraiser measurement at the time of appraisal and are considered reliable, but not guaranteed. Actual sizes herein could vary if made by an engineer/surveyor/contractor.

21. Because market and property conditions may change rapidly, the named client should exercise caution in relying on the appraised value subsequent to the appraisal date with the passage of time.

22. If any of the above if found to be different, value could change.

CERTIFICATION

I certify that, to the best of my knowledge and belief:

1) The statements of fact contained in this report are true and correct.

2) The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analysis, opinions, and conclusions.

3) I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.

4) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

5) My engagement in this assignment was not contingent upon developing or reporting predetermined results.

6) My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

7) My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

8) The reported analyses, opinions and conclusions were developed, and this report has been prepared in conformity with the requirements of the Appraisal Institute's Code of Professional Ethics and Standards of Professional Appraisal Practice, which includes the Uniform Standards of Appraisal Practice.

9) **William R. Waytas** has made a personal inspection of the property that is the subject of this report. **Ethan Waytas** did not inspect the subject property, but he has driven by the property numerous times previously.

10) No one provided significant professional assistance to the person signing this report.

11) In accordance with the competency provision USPAP, I have verified that my knowledge, experience and education are sufficient to allow me to competently complete this appraisal. See attached qualifications.

12) As of the date of this report, William R. Waytas and Ethan Waytas have completed the requirements of the continuing education program for designated members of the appraisal institute.

13) The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representative.

14) We **have not** provided services as an appraiser, regarding the subject property within the 3 year period immediately preceding acceptance to this assignment.

Ethan Waytas, MAI
Certified General MN 40368613
Date: see report

William R. Waytas
Certified General MN 4000813
Date: see report

QUALIFICATIONS

Appraisal Experience

Presently and since 2006, **Ethan Waytas, MAI** has been employed as an employee of Nagell Appraisal Incorporated, an independent appraisal firm (10 employees) who annually prepare 1,500 +/- appraisal reports of all types. He is currently a full time licensed certified general real estate appraiser, partner, and director of the company's IT department.

Properties appraised:

- ***Commercial*** *- low and high-density multi-family, retail, office, industrial, restaurant, church, strip-mall, fast-food, convenience stores, auto-service and repair, cinema, numerous special use properties, golf courses, and subdivision analysis.*
- ***Residential*** *– single-family residences, hobby farms, lakeshore, condominiums, townhouses, REO and land.*
- ***Eminent Domain*** *– extensive partial and total acquisition appraisal services provided to numerous governmental agencies and private owners.*
- ***Special Assessment*** *– numerous street improvement and utilities projects for both governmental and private owners.*
- ***Clients*** *- served include banks, savings and loan associations, trust companies, corporations, governmental bodies, relocation companies, attorneys, REO companies, accountants and private individuals.*
- ***Area of Service -*** *most appraisal experience is in the greater Twin Cities Metro Area (typically an hour from downtown metro). Numerous assignments throughout Minnesota.*

Testimony

-- Court, commission, mediation testimony, etc. has been given

Professional Membership, Associations & Affiliations

License: Certified General Real Property Appraiser, MN License #40368613
Holds the MAI designation from the Appraisal Institute

Education

-- Graduate of the University of Minnesota: College of Science and Engineering, Twin Cities Campus
Bachelor of Science in Computer Science, with distinction, 3.86 GPA.

-- **General & Professional Practice Courses & Seminars**
-- Basic Appraisal Procedures
-- Basic Appraisal Principles
-- 2012-2013 15-Hour National Uniform Standards of Professional Appraisal Practice
-- General Appraiser Sales Comparison Approach
-- General Appraiser Income Approach – Part 1
-- General Appraiser Income Approach – Part 2
-- Advanced Income Capitalization
-- General Appraiser Report Writing and Case Studies
-- Real Estate Finance, Statistics and Valuation Modeling
-- 2014-2015 7-hour National USPAP Update Course
-- General Appraiser Site Valuation & Cost Approach
-- Advanced Market Analysis and Highest & Best Use
-- Advanced Concepts & Case Studies
-- Quantitative Analysis

Appraisal Experience

Presently and since 1985, **William R. Waytas** has been employed as a full time real estate appraiser. Currently a partner and President of the Nagell Appraisal Incorporated, an independent appraisal firm (10 employees) who annually prepare 1,500 +/- appraisal reports of all types. Mr. Waytas was employed with Iver C. Johnson & Company, Ltd., Phoenix, AZ from 1985 to 1987.

Properties appraised:

- ***Commercial*** *- low and high-density multi-family, retail, office, industrial, restaurant, church, strip-mall, fast-food, convenience stores, auto-service and repair, hotel, hotel water park, bed & breakfast, cinema, marina, numerous special use properties, and subdivision analysis.*
- ***Residential*** *– single-family residences, hobby farms, lakeshore, condominiums, townhouses, REO and land.*
- ***Eminent Domain*** *– extensive partial and total acquisition appraisal services provided to numerous governmental agencies and private owners.*
- ***Special Assessment*** *– numerous street improvement and utilities projects for both governmental and private owners.*
- ***Review*** *– residential, commercial and land development.*
- ***Clients*** *- served include banks, savings and loan associations, trust companies, corporations, governmental bodies, relocation companies, attorneys, REO companies, accountants and private individuals.*
- ***Area of Service -*** *most appraisal experience is in the greater Twin Cities Metro Area (typically an hour from downtown metro). Numerous assignments throughout Minnesota.*

Professional Membership, Associations & Affiliations

License: Certified General Real Property Appraiser, MN License #4000813.
Appraisal Institute: SRA, Senior Residential Appraiser Designation,
General Associate Member
Employee Relocation Council: CRP Certified Relocation Professional Designation.
International Right-Of-Way Association: Member
HUD/FHA: On Lender Selection Roster and Review Appraiser
DNR: Approved appraiser for Department of Natural Resources

Testimony

-- Court, deposition, commission, arbitration & administrative testimony given.

Mediator

-- Court appointed in Wright County.

Committees

-- President of Metro/Minnesota Chapter, 2002, Appraisal Institute.
-- Chairman of Residential Admissions, Metro/MN Chapter, AI.
-- Chairman Residential Candidate Guidance, Metro/Minnesota Chapter, AI.
-- Elm Creek Watershed Commission, Medina representative 3 years.
-- Medina Park Commission, 3 years.

Education

-- Graduate of Bemidji State University, Minnesota. B.S. degree in Bus. Ad.
-- During college, summer employment in building trades (residential and commercial).
-- Graduate of Cecil Lawter Real Estate School. Past Arizona Real Estate License.

-- **General & Professional Practice Courses & Seminars**
-- Course 101-Introduction to Appraising Real Property.
-- Numerous Standards of Professional Practice Seminar.
-- Fair Lending Seminar.
-- Eminent Domain & Condemnation Appraising.
-- Eminent Domain (An In-Depth Analysis)
-- Property Tax Appeal
-- Eminent Domain
-- Business Practices and Ethics
-- Scope of Work
-- Construction Disturbances and Temporary Loss of Going Concern
-- Uniform Standards for Federal Land Acquisitions (Yellow Book Seminar)
-- Partial Interest Valuation Divided (conservation easements, historic preservation easements, life estates, subsurface rights, access easements, air rights, water rights, transferable development rights)

Commercial/Industrial/Subdivision Courses & Seminars
-- Capitalization Theory & Techniques
-- Highest & Best Use Seminar
-- General & Residential State Certification Review Seminar
-- Subdivision Analysis Seminar.
-- Narrative Report Writing Seminar (general)
-- Advanced Income Capitalization Seminar
-- Advanced Industrial Valuation
-- Appraisal of Local Retail Properties
-- Appraising Convenience Stores
-- Analyzing Distressed Real Estate
-- Evaluating Commercial Construction
-- Fundamentals of Separating Real Property, Personal Property and Intangible Business Assets

Residential Courses & Seminars
-- Course 102-Applied Residential Appraising
-- Narrative Report Writing Seminar (residential)
-- HUD Training session local office for FHA appraisals
-- Familiar with HUD Handbook 4150.1 REV-1 & other material from local FHA office.
-- Appraiser/Underwriter FHA Training
-- Residential Property Construction and Inspection
-- Numerous other continuing education seminars for state licensing & AI

Speaking Engagements

-- Bankers
-- Auditors
-- Assessors
-- Relocation (Panel Discussion)

Publications

-- Real Estate Appraisal Practice (book): Acknowledgement
-- Articles for Finance & Commerce and Minnesota Real Estate Journal

ADDENDA TO APPRAISAL REPORT

Anoka County

FINANCE & CENTRAL SERVICES DIVISION

Purchasing Department
2100 3rd Ave. Ste 300 Anoka, MN 55303

Please send the invoice to the billing address below. The Anoka County order number must be included on any documentation pertaining to this order and if omitted may result in return of shipment or delayed payment.

Vendor:
NAGELL APPRAISAL AND CONSULTING INC
12805 HWY 55 STE 300
PLYMOUTH, MN 55441

VENDOR #: 135092
FAX#: ()-
EMAIL:

Deliver To:
HWY
PUBLIC SERVICES DIVISION
HIGHWAY DEPARTMENT
1440 BUNKER LAKE BLVD
ANDOVER, MN 55304

Bill To:
HWY
PUBLIC SERVICES DIVISION
HIGHWAY DEPARTMENT
1440 BUNKER LAKE BLVD
ANDOVER, MN 55304

Order Number
0003528

Order Date
11/16/2018

Req #	Tax Terms			
1826988	*Anoka County is Tax Exempt.* *A copy of the certificate is available upon request.*			
Master PO	Buyer	Phone	E-mail	Date Required
	Whitney LeBlanc	(763)324-1761	whitney.leblanc@co.anoka.mn.us	

LINE ITEM	UNIT	QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
0001	JOB	1.00	COMMERCIAL APPRAISAL 8175 RIVERDALE DRIVE NW RAMSEY, MN 55303 LORELEI STONE 763.324.3148 C0006095		
				Taxes	0.00
				Total	

Approved:

Whitney LeBlanc

Whitney LeBlanc
NON NEGOTIABLE

CDD PO 7/2013 Anoka County, MN Federal I.D. No.:99-8675309 Contact ID: 520 Page: 1

Vacant Industrial / Warehouse Building Information – 13601 Tungsten Street NW

Sale Price: $2,700,000

Building Specifications

Total Finished Square footage (SF): 64,500 (61,654 approx. building footprint size)
Mezzanine SF: 4,664
Acreage: 2.56 acres (111,301 SF)

- Approx. 59,836 sf climate controlled warehouse 25+ ft clear height in the center
- 120 (208) 3 phase with 600 Amps
- 4 enclosed docks and 3 drive-in doors

Tax Information

Tax ID Number: 35-32-25-32-0061
Pay 2020 Tax Assessed Value: $1,971,900 (Land $522,000, Building $1,449,900)(Reduction of $60,300)
Pay 2019 Tax Assessed Value: $2,032,200
2019 Property Taxes: $68,142.36

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

CC Regular Session **7. 3.**

Meeting Date: 04/09/2019

By: Colleen Lasher, Administrative Services

Information

Title:

Adopt Resolution #19-088 to Hire a Public Works Streets Maintenance Worker

Purpose/Background:

The purpose of this case is for the City Council to authorize hiring a full-time Public Works Streets Maintenance Worker.

As part of the 2019 budgeting process, the City Council approved a new full-time Public Works Streets Maintenance Worker to be added to the Streets Division. With this new position, the City will have five Streets Maintenance Workers. The Street Maintenance Worker position is responsible for constructing and maintaining streets, parking lots and related property; performing snow related activities; performing general maintenance activities; performing general labor; performing vehicle and motorized equipment maintenance; performing and assisting with landscape, grounds care, and forestry/naturalist activities; providing assistance with preparation of community events; performing mechanical building maintenance and repair; as well as a wide range of other tasks as required.

Staff conducted an external recruitment process and interviewed Mr. Vaughn Ihkre. Mr. Ihkre subsequently participated in the City's pre-employment testing process. The City extended a contingent job offer pending City Council approval. If hired, Mr. Ihkre will be subject to a six-month probationary period, the personnel policy and the AFSCME labor agreement.

Funding Source:

The 2019 funding for this position, including benefits, is approximately $50,312 and has been included in the 2019 budget. The funding required is approximately $7066 less than anticipated due to a late April start date rather than March 1st as was initially planned.

Recommendation:

To hire Mr. Vaughn Ihkre as a full-time Public Works Streets Maintenance Worker, effective on or near April 24, 2019, at $22.37 per hour which is step 1 of the 2019 wage scale.

Action:

Motion to adopt resolution #19-088 to hire Mr. Vaughn Ihkre as a full-time Public Works Streets Maintenance Worker, effective on or near April 24, 2019, at $22.37 per hour, which is step 1 of the 2019 wage scale.

Attachments

Resolution_19-088

Job_Desc.

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	04/04/2019 03:40 PM
Form Started By: Colleen Lasher		Started On: 04/04/2019 12:21 PM
Final Approval Date: 04/04/2019		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #19-088

RESOLUTION TO HIRE A PUBLIC WORKS STREETS MAINTENANCE WORKER

WHEREAS, the City Council authorized funding for a Public Works Streets Maintenance Worker position; and

WHEREAS, an external recruitment process was conducted; and

WHEREAS, Mr. Vaughn Ihkre has been selected as the top candidate for the position; and

WHEREAS, staff have completed the necessary background checks and are recommending that Mr. Vaughn Ihkre be hired as a full-time Public Works Streets Maintenance Worker, effective on or near April 24, 2019 at $22.37 per hour; and

WHEREAS, Mr. Ihkre will be subject to a 6-month probationary period; and

WHEREAS, Mr. Ihkre will be subject to the terms of the applicable labor agreement and the City's Personnel Policy.

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

1) Motion to adopt resolution #19-088 to hire Mr. Vaughn Ihkre as a full-time Public Works Streets Maintenance Worker, effective on or near April 24, 2019, at $22.37 per hour, which is step 1 of the 2019 wage scale.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of April, 2019.

_____
Mayor

ATTEST:

_____
City Clerk

CITY OF RAMSEY POSITION ANALYSIS

POSITION TITLE: Public Works Streets Maintenance Worker

DEPARTMENT: Public Works

POSITION TITLE OF IMMEDIATE SUPERVISOR: Public Works Superintendent

SUBJECT TO RANDOM D.O.T DRUG AND ALCOHOL TESTING Yes

FLSA STATUS: Non-Exempt

PRIMARY OBJECTIVE OF POSITION:

The primary objective of this position is to provide general maintenance of public streets, right-of-ways, storm sewer systems, parking lots and any other municipal facilities or equipment; as well as snow plowing of public streets, trails and walks.

The Streets Maintenance Worker is required be a member of the on-call team and work a rotating on-call schedule 8 weeks per year. This requires that you reside within approximately 30 minutes (the allowed response time for responding to on-call situations) and to be available to respond during evenings, weekends and holidays.

RESPONSIBILITIES:

A. Construct/maintain streets, parking lots and related property
B. Perform snow related activities
C. Perform general maintenance and general activities
D. Perform general labor
E. Perform vehicle motorized equipment maintenance
F. Perform/assist with landscape/grounds care/forestry/naturalist activities
G. Provide assistance with preparation of community events
H. Perform mechanical building maintenance and repair
I. Perform a wide range of tasks at the verbal or written direction (within the ability and resources of the Public Works Streets Maintenance Worker) from the Public Works Superintendent, Public Works Streets Lead Worker, Parks Supervisor, Utility Supervisor or City Administrator

TASKS RELATED TO RESPONSIBILITIES:

A. Construct/maintain streets, parking lots and related property
    1. Construct gravel or paved surfaces
    2. Maintain streets, parking lots and related property
    3. Install and maintain signs

4. Install, monitor and maintain traffic counters

B. Perform snow related activities

C. Perform general maintenance and general activities
   1. Perform interior and exterior maintenance
   2. Perform general maintenance
   3. Perform carpentry and painting activities
   4. Collect garbage/trash/litter using a collection vehicle

D. Perform general labor
   1. Material Handling/Inventory Control
   2. Perform material handling activities
   3. Conduct inventories

E. Perform vehicle motorized equipment maintenance
   1. Maintain/repair small engines and engine components
   2. Maintain/repair automotive equipment
   3. Maintain/repair heavy equipment
   4. Perform related repair/servicing

F. Perform/assist with landscape/grounds care/forestry/naturalist activities
   1. Perform lawn, tree, shrub, plant care activities
   2. Mix and apply chemical agents to vegetation
   3. Perform vegetation control as directed

G. Provide assistance with preparation of community events
   1. Prepare grounds and equipment for events such as community picnics, safety camps, parades, recycling days and celebrations

H. Perform mechanical building maintenance and repair
   1. Monitor heating/cooling equipment
   2. Maintain/repair hydraulic equipment
   3. Install/maintain/repair plumbing and sprinkler systems

I. Perform a wide range of tasks at the verbal or written direction (within the ability and resources of the Public Works Streets Maintenance Worker) from the Public Works Superintendent, Public Works Streets Lead Worker, Parks Supervisor, Utility Supervisor or City Administrator.
   1. This position will perform duties in other Public Works divisions when directed or as needs arise

KNOWLEDGE, SKILLS AND ABILITIES:

- Ability to understand and follow verbal instructions and communicate (in English)
- Ability to work independently with limited supervision
- Ability to work in a variety of weather conditions including cold or hot temperatures, high humidity, windy, or rainy

- Ability to maintain effective working relationships with supervisors and co-workers
- Ability to transport oneself to and around the work site
- General knowledge of general maintenance and landscape principles (streets, parks, facilities)

MINIMUM QUALFICATIONS:

- Must be at least 18 years of age
- Must possess a high school diploma or equivalent
- Must possess a valid Minnesota commercial driver's license (Class A or B) with air brake and tanker endorsements and have a good driving record
- Must reside within the allowed distance for responding to on-call situations
- Must be a member of the on-call team in good standing
- Must pass a criminal history check
- Must pass a pre-employment physical exam and drug screen
- Experience in the operation and maintenance of related equipment required

Updated January 2014
Updated January 2016

JOB ACTIVITY REQUIREMENTS
Public Works Streets Maintenance Worker

	Job activity requirements				
	Physical Activities	**Very Important**	**Important**	**Slightly Important**	**Not Important**
1	Standing	x			
2	Sitting			x	
3	Walking	x			
4	Lifting	x			
5	Pushing / Pulling	x			
6	Carrying	x			
7	Climbing		x		
8	Kneeling	x			
9	Crawling		x		
10	Crouching	x			
11	Bending at waist	x			
12	Reaching	x			
13	Handling Objects	x			
14	Repetitive Hand Motion		x		
15	Use of Arm Muscles over Extended Periods	x			
16	Use of Leg Muscles over Extended Periods	x			
17	Overhead Work		x		
18	Stationary desk or bench work			x	

This job requires employees to be able to <u>lift</u> and <u>carry</u> up to 74 pounds without assistance.

	Job working conditions		
		Yes	**No**
1	Working Outdoors	x	
2	Working Indoors	x	
3	Operating forklifts or dangerous equipment	x	
4	Operating motor vehicles	x	
5	Providing work direction to other employees		x
6	Working with chemicals	x	
7	Working near fumes and vapors	x	
8	Driving a City vehicle or personal vehicle	x	
9	Driving is an essential function of this job	x	
10	Subject to random DOT drug and alcohol testing	x	

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

CC Regular Session **7. 4.**

Meeting Date: 04/09/2019

By: Sean Sullivan, Community Development

Information

Title:

Introduce Ordinance #19-07 Authorizing the City of Ramsey to Sell one (1) Parcel of Real Property

Purpose/Background:

As required by the City Charter, the city must pass an ordinance to declare and sell surplus city-owned land no longer needed for current or future city functions. The purpose of this case is to introduce such an ordinance. The total number of parcels identified within this ordinance is One (1). See attached site map. This case will be brought back to the City Council on April 23 for final adoption.

The City has listed the north 9.3 acres of Lot 1, Block 1, Bury and Carlson Addition for industrial development per direction by the City Council and EDA. This 9.3 ares has been identified as surplus city owned property. The remainder of Lot 1, Block 1, Bury and Carlson Addition (approximately 10.08 acres) will be retained for the future Public Works Facility. Staff is working with an existing Ramsey business to develop the 9.3 acre site..
This ordinance does not approve the sale, or require the sale, of city-owned land. This ordinance simply allows the city to sell city-owned land. Individual land transactions will be reviewed and approved on a case-by-case basis, in the future, depending on the merits of individual proposals

Notification:

After adoption, a notification of this ordinance will be posted in the Union Herald.

Funding Source:

NA

Recommendation:

Staff recommends that City Council adopt Ordinance #19-07.

Action:

Motion to:

Introduce Ordinance #19-07, Authorizing the City of Ramsey to Sell One (1) Parcel of Real Property no longer needed for current or future City functions.

Attachments

Site Location Map

Ordinance #19-07

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	04/04/2019 11:50 AM
Kurt Ulrich	Kurt Ulrich	04/04/2019 03:34 PM
Form Started By: Sean Sullivan		Started On: 04/02/2019 07:19 PM
Final Approval Date: 04/04/2019		

Site #55, City Owned Land, Industrial Zoning

+ or - 9.3 Acres

ORDINANCE #19-07

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN ORDINANCE AUTHORIZING THE CITY OF RAMSEY TO SELL/CONVEY ONE (1) PARCEL OF REAL PROPERTY.

The City of Ramsey Ordains:

SECTION 1. PURPOSE

It is the purpose of this Ordinance to authorize the City of Ramsey to convey certain real property which the City Council has determined is no longer necessary for the City's purposes. This Ordinance is adopted pursuant to and under the authority of Section 12.5 of the City Charter.

SECTION 2. SALE/CONVEYANCE AUTHORIZATION

The City Council hereby declares the following described real property owned by the City, as surplus City owned land, no longer needed for current or future City functions, and authorizes said property to be marketed for sale and conveyed/sold:

Property ID	**Address or Nearby Roadway**	**General Description**
Pt. 27-32-25-34-0009	Jaspar Street NW/ 143rd Avenue NW	E-2: Employment District

Further described as the North 9.3 acres of Lot 1, Block 1, Bury and Carlson Addition, Anoka County, Minnesota

SECTION 3. TERMS OF SALE/CONVEYANCE

The City Council shall establish sale/conveyance terms and conditions in the future, at the time of purchase agreement negotiation, for each individual parcel identified in Section 2 of this Ordinance.

SECTION 4. EFFECTIVE DATE

This Ordinance becomes effective upon its passage and thirty (30) days after its publication according to law, subject to City Charter Provision, Section 5.7.

PASSED by the City Council of the City of Ramsey, Minnesota, the _____ day of _____, 2019

John LeTourneau, Mayor

ATTEST:

City Clerk Jo Ann M. Thieling

Introduction date: April 9, 2019
Posting dates: April 9, 2019
Adoption date:
Publication date:
Effective date: