City of Ramsey
Agenda
Regular City Council
Tuesday, April 23, 2019
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

1. Call to Order

2. Presentation

1. Oath of Office - Patrol Officer

2. Recognize Councilmember Melody Shryock for her Service to the City of Ramsey

3. Citizen Input

4. Consent Agenda

1. Receive March 2019 Financial Reports - General Fund and Enterprise Funds

2. Receive Cash and Investments for Period Ending March 31, 2019

3. Note the Following Boards and Commissions Meeting Minutes:
- Planning Commission Meeting Minutes Dated March 7,2019
- Park and Recreation Meeting Minutes Dated March March 14, 2019
- Environmental Policy Board Meeting Minutes Dated March 18, 2019

4. ~~Adopt Resolution 19-096 Approving the Code Enforcement Action Plan for 15415 Saint Francis Blvd NW~~ Please Note: This item was removed from the Consent Agenda.

5. Approve the Following Meeting Minutes:

1. City Council Special Work Session dated 4/03/2019
2. City Council Work Session dated 4/09/2019
3. City Council Regular Session dated 4/09/2019

6. Approve Licenses

7. Adopt Resolution # 19-092 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of April 4, 2019 through April 17, 2019

8. Adopt Resolution #19-076 Approving the Final Plat and Development Agreement for Hauck Addition (Project No. 19-105); Case of Jill Arnold

9. Adopt Resolution #19-095 Authorizing the Sale of Lot 25, Block 1, Harvest Estates; Case of Meadow Creek Builders, Inc.

10. Adopt Resolution #19-097 Authorizing Partial Payment to Kuechle Underground, Inc, for Improvement Project 18-14, Riverdale Drive Trunk Utility Improvement.

11. Adopt Resolution #19-104 Accepting Resignation of the Ward 3 Councilmember, Declaring a Vacancy in the Office of Councilmember Ward 3 and Calling for a Special Election to Fill the Vacancy

12. Adopt Resolution #19-105 Recognizing Councilmember Melody Shryock for her Service to the City of Ramsey

5. Approve Agenda

6. Public Hearing

1. PUBLIC HEARING: Adopt Ordinance #19-08 Vacating Underlying Easements for Harvest Estates 2nd Addition

7. Council Business

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

2. Consider Funding Options for Clean Up Project for River Walk Village; Case of Village Bank (Previously Item 7.04)

- Adopt Resolution #19-101 Authorizing Application for Metropolitan Council Tax Base Revitalization Account Grant
- Adopt Resolution #19-102 Authorizing Application and Local Match for Minnesota Department of Employment and Economic Development (DEED) Grant

3. Adopt Resolution #19-094 Approving Purchase Agreement for North 9.3 Acres of Lot 1, Block 1, Bury and Carlson Addition; Case of Knoll Properties LLC (portions may be closed to the public)

4. Adopt Resolution #19-093 Approving Revised Purchase Agreements for Land Exchange Related to COR Infiltration Pond Project; Case of PSD LLC (Previously Item 7.02)

5. Pearson Park Construction Development Update - and Authorize a 5% Project Budget Extension

6. Policy Regarding Remote Attendance and Participation in Council and Commission Meetings

7. Adopt Resolution #19-091 Hiring Seasonal Public Works Maintenance Workers and Temporary Interns

8. Mayor/Council/Staff Input

9. Adjournment

CC Regular Session **2. 1.**

Meeting Date: 04/23/2019

Information

Title:

Oath of Office - Patrol Officer

Purpose/Background:

Purpose: To issue the Oath of Office to Patrol Officer Aaron Pipenhagen.

Background: Patrol Officer Aaron Pipenhagen has recently completed his field training. Mayor LeTourneau will issue Officer Pipenhagen the Oath of Office.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Colleen Lasher	Colleen Lasher	04/17/2019 11:40 AM
Kurt Ulrich	Kurt Ulrich	04/18/2019 12:48 PM
Form Started By: Katie Schmidt		Started On: 04/10/2019 12:16 PM
Final Approval Date: 04/18/2019		

CC Regular Session **2. 2.**

Meeting Date: 04/23/2019

Information

Title:

Recognize Councilmember Melody Shryock for her Service to the City of Ramsey

Purpose/Background:

Councilmember Melody Shryock was elected to the City Council Ward 3 seat in November 2014 and took office in January 2015. Councilmember Shryock served on the City Council through April 2019. It is the practice of the City to recognize outgoing Councilmembers for service as a Councilmember, as well as other community service. As a Councilmember, Ms. Shryock served on the Public Works Committee, the Highway 10 Committee, and Youth First. Ms. Shryock also served the City going back to 2002 when she was appointed as a Park and Recreation Commissioner. This presentation is to formally recognize Councilmember Melody Shryock for her service to the City of Ramsey.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Colleen Lasher	Colleen Lasher	04/18/2019 05:32 PM
Kurt Ulrich	Kurt Ulrich	04/18/2019 05:33 PM
Form Started By: Kathy Schmitz		Started On: 04/18/2019 05:17 PM
Final Approval Date: 04/18/2019		

CC Regular Session **4. 1.**

Meeting Date: 04/23/2019

By: Diana Lund, Finance

Information

Title

Receive March 2019 Financial Reports - General Fund and Enterprise Funds

Purpose/Background:

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

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

Action:

No action required. Informational only.

Attachments

March 2019 General Fund Financial Report - Budget to Actual

March 2019 Enterprise Funds Financial Reports - Budget to Actual

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	04/18/2019 12:52 PM
Form Started By: Diana Lund		Started On: 04/17/2019 11:10 AM
Final Approval Date: 04/18/2019		

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2019 THROUGH PERIOD ENDING: March 31, 2019

GENERAL FUND EXPENDITURES - BY DEPARTMENT -

Dept	-CURRENT YEAR ADOPTED BUDGET-	CURRENT YTD GENERAL LEDGER
Admin	2,217,852.00	446,854.10
Com Dev	1,144,856.00	250,402.34
Contingency	131,373.00	-
Council	133,275.00	43,839.14
Finance	513,002.00	125,259.60
Fire	1,040,085.00	161,459.14
Legal	123,300.00	31,895.23
Police	3,827,771.00	922,413.96
Public Works	3,707,268.00	803,469.05
Grand Total	**12,838,782.00**	**2,785,592.56**

GENERAL FUND EXPENDITURES - BY CATEGORY -

Category	-CURRENT YEAR ADOPTED BUDGET-	-CURRENT YTD GENERAL LEDGER-
Capital Outlay	824,450.00	175,360.02
Debt Service	106,373.00	-
Other Services & Charges	2,674,679.00	370,289.48
Personal Services	8,271,485.00	2,028,870.97
Supplies	961,795.00	211,072.09
Grand Total	**12,838,782.00**	**2,785,592.56**

GENERAL FUND REVENUES - BY CATEGORY -

Category	-CURRENT YEAR ADOPTED BUDGET-	-CURRENT YTD GENERAL LEDGER-
Taxes	9,927,432.00	806.78
Charges for Services	703,600.00	103,663.91
Business Licenses/Permits	23,400.00	5,629.04
Fines and Forfeits	61,500.00	6,593.71
Federal Intergovernmental	8,000.00	-
State Intergovernmental	367,800.00	71,850.00
Interest	90,000.00	-
Miscellaneous	15,700.00	2,279.18
Non-Business Licenses/Permits	508,900.00	83,696.42
Transfers in	1,132,450.00	-
Grand Total	**12,838,782.00**	**274,519.04**

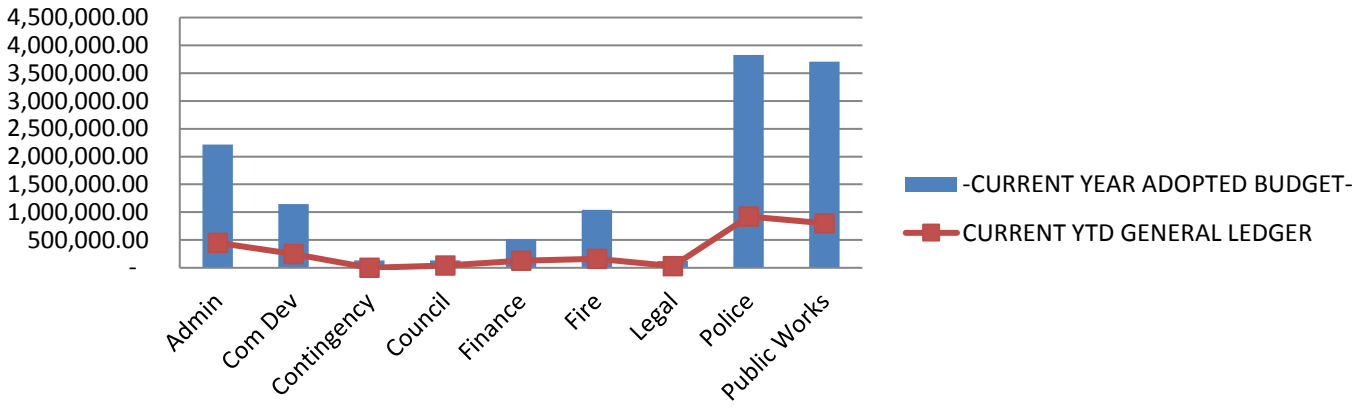
This report reflects year to date revenue and expenditures as compared to annual budget.
It does not reflect fund balance.

PREPARED BY: FINANCE DEPARTMENT

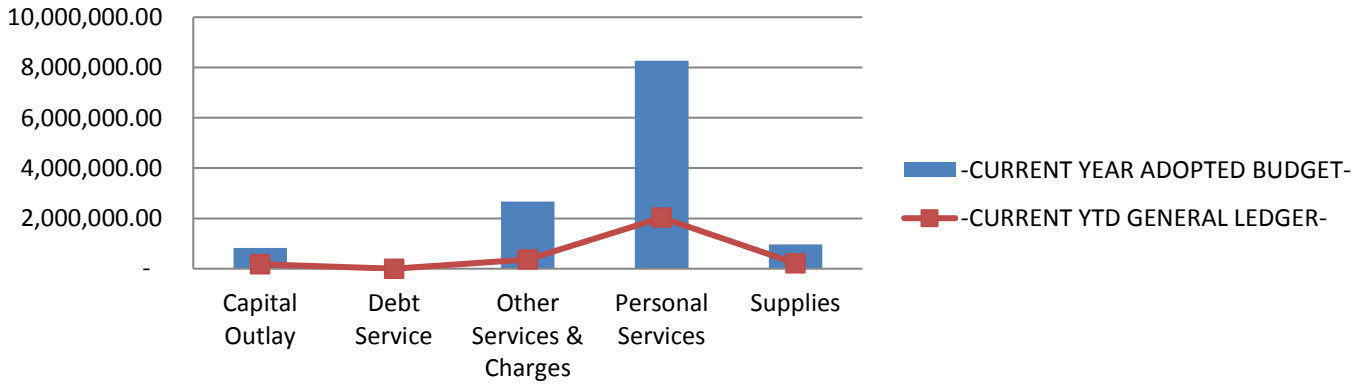
CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2019 THROUGH PERIOD ENDING: March 31, 2019

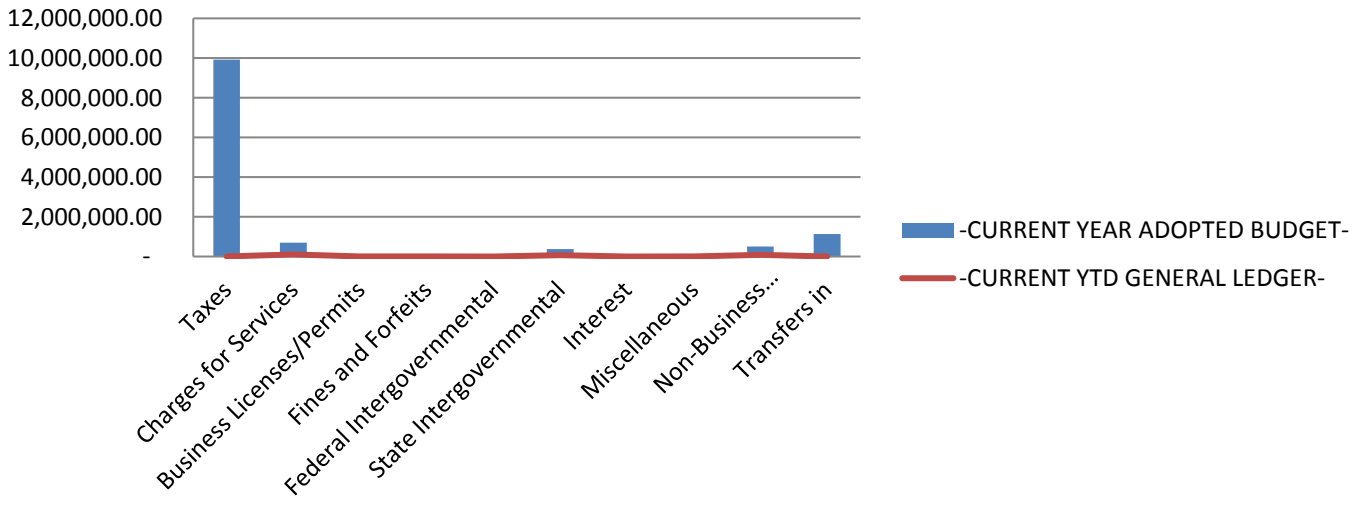
GENERAL FUND EXPENDITURES - BY DEPARTMENT



GENERAL FUND EXPENDITURES - BY CATEGORY



GENERAL FUND REVENUES



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

PREPARED BY: FINANCE DEPARTMENT

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2019 THROUGH PERIOD ENDING: March 31, 2019

REVENUES

BUSINESS UNIT 9601 WATER UTILITY

GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4140	CREDIT CARD PROCESSING FEES	(14,000.00)	(2,478.04)	17.70%
4609	OTHER MISCELLANEOUS REVENUES	62,000.00	5,675.02	9.15%
4651	WATER REVENUE		(289.36)	0.00%
4652	WATER SALES - RESIDENTIAL	1,142,606.00	(1,348.25)	-0.12%
4653	WATER SALES-COMMERCIAL	666,194.00	-	0.00%
4654	WATER PENALTIES	36,576.00	4,789.96	13.10%
4655	WATER METER INSTALLATION	12,000.00	2,380.00	19.83%
4656	WATER METERS	30,000.00	6,686.00	22.29%
4657	CONNECTION/RECONNECTION FEES	500.00	-	0.00%
4701	INTEREST ON INVESTMENTS	130,000.00	-	0.00%
4606	DEVELOPER FEES (WAC)		21,296.00	0.00%
4601	MISCELLANEOUS REVENUE		667.79	0.00%
Grand Total		**2,065,876.00**	**37,379.12**	

EXPENSES

BUSINESS UNIT 9601 WATER UTILITY

GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6102	F.T. REGULAR-WAGES & SALARIES	239,868.00	46,208.61	19.26%
6103	FULL TIME-REGULAR-OVERTIME	13,500.00	4,647.39	34.43%
6105	TEMPORARY-WAGES & SALARIES	17,066.00	-	0.00%
6121	PERA CONTRIBUTIONS	48,701.00	4,130.57	8.48%
6122	FICA/MEDICARE CONTRIBUTIONS	20,887.00	4,518.56	21.63%
6131	GROUP INSURANCE	33,931.00	7,176.24	21.15%
6133	WORKERS COMP INSURANCE PREMIUM	14,518.00	-	0.00%
6208	MISCELLANEOUS OFFICE SUPPLIES	600.00	268.64	44.77%
6223	GASOLINE	3,000.00	1,185.50	39.52%
6225	DIESEL FUEL	3,500.00	146.82	4.19%
6229	SHOP MATERIALS	600.00	49.35	8.23%
6231	UNIFORMS & TURN-OUT GEAR	2,900.00	2,020.00	69.66%
6249	MISCELLANEOUS OPERATING SUPPLY	18,000.00	3,784.90	21.03%
6257	OTHER VEHICLE PARTS	7,000.00	650.68	9.30%
6273	UTILITY SYSTEM MAINT SUPPLIES	75,000.00	14,562.52	19.42%
6281	SMALL TOOLS & MINOR EQUIPMENT	6,000.00	-	0.00%
6292	WATER METERS FOR RESALE	60,000.00	1,950.00	3.25%
6315	MISCELLANEOUS PROFESSIONAL SER	150,000.00	108.75	0.07%
6322	POSTAGE	2,600.00	94.01	3.62%
6323	CELLULAR PHONES	2,900.00	453.50	15.64%
6335	TRAINING	1,500.00	720.00	48.00%
6352	GENERAL NOTICE & PUBLIC INFOR	300.00	-	0.00%
6361	GENERAL LIABILITY/PROPERTY INS	30,000.00	5,253.00	17.51%
6371	ELECTRIC UTILITIES	150,000.00	11,897.59	7.93%
6373	GAS	3,000.00	1,200.45	40.02%
6374	REFUSE/RECYCLING	700.00	120.19	17.17%
6381	BUILDING & STRUCTURE REPAIR	3,000.00	-	0.00%
6439	OTHER MISCELLANEOUS	58,000.00	-	0.00%
6451	MEMBERSHIP DUES	1,400.00	994.00	71.00%
6489	OTHER CONTRACTED SERVICES	76,000.00	3,191.69	4.20%
6722	DEPRECIATION	760,000.00	-	0.00%
6820	OPERATING TRANSFERS TO OTHER F	43,000.00	-	0.00%
Grand Total		**1,847,471.00**	**115,332.96**	

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

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2019 THROUGH PERIOD ENDING: March 31, 2019

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

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

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2019 THROUGH PERIOD ENDING: March 31, 2019

REVENUES

BUSINESS UNIT	9602	SEWER UTILITY		
GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4140	CREDIT CARD PROCESSING FEES	(11,500.00)	(2,735.91)	23.79%
4356	SEWER AVAILABILITY CHARGE-ADM	5,000.00	173.95	3.48%
4609	OTHER MISCELLANEOUS REVENUES	5,000.00	-	0.00%
4661	RESIDENTIAL-SEWER CHARGES	1,196,052.00	(124.14)	-0.01%
4662	COMMERCIAL-SEWER CHARGES	370,800.00	-	0.00%
4663	SEWER PENALTIES	40,000.00	7,059.66	17.65%
4701	INTEREST ON INVESTMENTS	85,000.00	-	0.00%
4702	MISCELLANEOUS INTEREST	15,000.00	-	0.00%
4601	MISCELLANEOUS REVENUE		667.80	0.00%
Grand Total		**1,705,352.00**	**5,041.36**	

EXPENSES

BUSINESS UNIT	9602	SEWER UTILITY		
GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6102	F.T. REGULAR-WAGES & SALARIES	162,793.00	12,206.99	7.50%
6103	FULL TIME-REGULAR-OVERTIME	-	83.90	0.00%
6121	PERA CONTRIBUTIONS	26,908.00	977.52	3.63%
6122	FICA/MEDICARE CONTRIBUTIONS	12,561.00	1,021.50	8.13%
6131	GROUP INSURANCE	6,867.00	-	0.00%
6133	WORKERS COMP INSURANCE PREMIUM	8,229.00	-	0.00%
6223	GASOLINE	3,500.00	345.51	9.87%
6225	DIESEL FUEL	2,500.00	154.55	6.18%
6249	MISCELLANEOUS OPERATING SUPPLY	17,000.00	63.46	0.37%
6275	OTHER EQUIPMENT PARTS	5,000.00	-	0.00%
6315	MISCELLANEOUS PROFESSIONAL SER	70,000.00	108.75	0.16%
6335	TRAINING	1,500.00	780.00	52.00%
6361	GENERAL LIABILITY/PROPERTY INS	20,000.00	512.00	2.56%
6371	ELECTRIC UTILITIES	17,000.00	2,166.96	12.75%
6373	GAS	2,000.00	780.43	39.02%
6374	REFUSE/RECYCLING	700.00	120.19	17.17%
6377	SEWER SERVICE CHARGE	780,705.00	260,234.84	33.33%
6489	OTHER CONTRACTED SERVICES	26,000.00	2,591.69	9.97%
6722	DEPRECIATION	525,300.00	-	0.00%
6820	OPERATING TRANSFERS TO OTHER F	37,000.00	-	0.00%
Grand Total		**1,725,563.00**	**282,148.29**	

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

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2019 THROUGH PERIOD ENDING: March 31, 2019

REVENUES

BUSINESS UNIT	9603	STREET LIGHT UTILITY	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4140 CREDIT CARD PROCESSING FEES	(3,300.00)	(835.62)	25.32%
4681 CHARGES FOR STREET LIGHTS	148,000.00	182.84	0.12%
4683 STREET LIGHTING PENALTIES	7,000.00	1,110.16	15.86%
4701 INTEREST ON INVESTMENTS	11,000.00	-	0.00%
4684 PRIORITY STREET LIGHT	51,380.00	34.90	0.07%
Grand Total	**214,080.00**	**492.28**	

EXPENSES

BUSINESS UNIT	9603	STREET LIGHT UTILITY	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6371 ELECTRIC UTILITIES	125,000.00	19,680.49	15.74%
6489 OTHER CONTRACTED SERVICES	14,300.00	2,591.69	18.12%
6722 DEPRECIATION	47,380.00	-	0.00%
6820 OPERATING TRANSFERS TO OTHER F	21,000.00	-	0.00%
Grand Total	**207,680.00**	**22,272.18**	

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

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2019 THROUGH PERIOD ENDING: **March 31, 2019**

REVENUES

BUSINESS UNIT	9604	RECYCLING UTILITY	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4140 CREDIT CARD PROCESSING FEES	(3,800.00)	(965.83)	25.42%
4287 OTHER LOCAL GOVERNMENT GRANTS	69,000.00	-	0.00%
4609 OTHER MISCELLANEOUS REVENUES	-	113.28	0.00%
4671 RECYCLING CHARGES	310,000.00	224.43	0.07%
4672 RECYCLING PENALTIES	8,000.00	1,621.28	20.27%
4701 INTEREST ON INVESTMENTS	3,000.00	-	0.00%
Grand Total	**386,200.00**	**993.16**	

EXPENSES

BUSINESS UNIT	9604	RECYCLING UTILITY	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6102 F.T. REGULAR-WAGES & SALARIES	21,733.00	2,694.53	12.40%
6104 PART TIME-WAGES & SALARIES	7,280.00	-	0.00%
6121 PERA CONTRIBUTIONS	2,176.00	201.96	9.28%
6122 FICA/MEDICARE CONTRIBUTIONS	2,230.00	177.82	7.97%
6131 GROUP INSURANCE	3,422.00	-	0.00%
6133 WORKERS COMP INSURANCE PREMIUM	1,230.00	-	0.00%
6249 MISCELLANEOUS OPERATING SUPPLY	30,000.00	1,173.34	3.91%
6322 POSTAGE	300.00	-	0.00%
6489 OTHER CONTRACTED SERVICES	322,000.00	81,156.09	25.20%
Grand Total	**390,371.00**	**85,403.74**	

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

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2019 THROUGH PERIOD ENDING: **March 31, 2019**

REVENUES

BUSINESS UNIT	9605	STORM WATER UTILITY		
GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4140	CREDIT CARD PROCESSING FEES	(6,000.00)	(1,428.13)	23.80%
4693	STORM WATER-RESIDENTIAL	552,874.00	374.56	0.07%
4694	STORM WATER-COMMERCIAL	543,309.00	-	0.00%
4695	STORM WATER-PENALTIES	19,901.00	4,299.32	21.60%
4701	INTEREST ON INVESTMENTS	11,000.00	-	0.00%
Grand Total		**1,121,084.00**	**3,245.75**	

EXPENSES

BUSINESS UNIT	9605	STORM WATER UTILITY		
GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6102	F.T. REGULAR-WAGES & SALARIES	128,315.00	6,410.74	5.00%
6103	FULL TIME-REGULAR-OVERTIME	-	872.43	0.00%
6121	PERA CONTRIBUTIONS	25,322.00	546.20	2.16%
6122	FICA/MEDICARE CONTRIBUTIONS	9,846.00	562.72	5.72%
6131	GROUP INSURANCE	16,585.00	-	0.00%
6133	WORKERS COMP INSURANCE PREMIUM	5,717.00	-	0.00%
6225	DIESEL FUEL	5,000.00	554.98	11.10%
6249	MISCELLANEOUS OPERATING SUPPLY	10,000.00	63.48	0.63%
6257	OTHER VEHICLE PARTS	9,500.00	-	0.00%
6315	MISCELLANEOUS PROFESSIONAL SER	60,000.00	-	0.00%
6361	GENERAL LIABILITY/PROPERTY INS	8,400.00	-	0.00%
6371	ELECTRIC UTILITIES	2,500.00	497.08	19.88%
6373	GAS	2,500.00	780.41	31.22%
6374	REFUSE/RECYCLING	700.00	120.18	17.17%
6451	MEMBERSHIP DUES	21,000.00	-	0.00%
6489	OTHER CONTRACTED SERVICES	40,000.00	2,591.65	6.48%
6722	DEPRECIATION	334,750.00	-	0.00%
6820	OPERATING TRANSFERS TO OTHER F	32,000.00	-	0.00%
Grand Total		**712,135.00**	**12,999.87**	

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

CC Regular Session **4. 2.**

Meeting Date: 04/23/2019

By: Diana Lund, Finance

Information

Title

Receive Cash and Investments for Period Ending March 31, 2019

Purpose/Background:

Purpose: Receive reports of the city's cash and investments for the period ending March 31, 2019.

Cash and investment report shows the monthly cash flow - receipts and expenditures through March 31, 2019 with the current listing of the city's investment portfolio.

Action:

No action required. Informational only.

Attachments

Cash & Investments for Period Ending March 31, 2019

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	04/18/2019 12:48 PM
Form Started By: Diana Lund		Started On: 04/12/2019 09:20 AM
Final Approval Date: 04/18/2019		

CITY OF RAMSEY
REPORT OF POOLED CASH FLOWS
Period Ended March 31, 2019

	March-19 CURRENT MONTH	2019 YEAR-TO-DATE
CASH AND TEMPORARY INVESTMENTS		
BEGINNING BALANCE	$ 77,231,179.64	$ 77,758,879.57
CASH INFLOWS:		
Daily Deposit	317,748.00	2,124,391.81
Tax Settlements	-	120,738.68
U/B Receipts	63,073.07	500,123.94
Credit Cards (Includes Utility Billing)	129,705.55	769,965.32
Interest Earnings [Net of Interest Paid on Investments]	168,149.00	457,159.18
Bond Proceeds		-
TOTAL CASH INFLOW	$ 678,675.62	$ 3,972,378.93
TOTAL CASH AVAILABLE	$ 77,909,855.26	$ 81,731,258.50
CASH OUTFLOWS:		
Prepaid Checks	404,245.77	1,549,093.08
Bills Lists	719,925.04	2,229,559.45
Pay Estimates	-	81,068.13
Credit Cards	8,283.58	14,915.90
Payroll - Net	348,716.26	1,021,845.63
Flex Reimbursement	4,559.25	14,904.26
Void Checks/Dormant Checks Paid	(978.82)	(2,163.13)
Debt Service	148,262.50	545,050.00
Miscellaneous [Bank Charges; etc.]	84.00	227.50
TOTAL CASH OUTFLOW	$ 1,633,097.58	$ 5,454,500.82
POOLED CASH AND TEMPORARY INVESTMENTS ENDING BALANCE	**$ 76,276,757.68**	**$ 76,276,757.68**
MEMO - NET 2019 CASH INFLOW (OUTFLOW)	**(954,421.96)**	**(1,482,121.89)**
INVESTMENT PORTFOLIO SUMMARY		
BEGINNING BALANCE	**$ 65,671,214.07**	**66,545,332.76**
Purchases	2,470,000.00	9,051,000.00
Maturities/Sales	(1,784,079.55)	(9,239,198.24)
ENDING BALANCE	**$ 66,357,134.52**	**$ 66,357,134.52**

Prepared by the City of Ramsey Finance Department
4/15/2019

2019 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	FDIC #	CUSIP	PRIN BAL 1/1/2019	PURCH 2019	SOLD/ MATURE 2019	BV PRIN BAL 12/31/2019	PAR
1802228	3/28/2019	4M	Term Series 4M			500,000.00		500,000.00	0.00	500,000.00
190131A	5/30/2019	4M	Term Series 4M			0.00	1,000,000.00	0.00	1,000,000.00	1,000,000.00
190328	3/31/2020	4M	Term Series 4M			0.00	1,000,000.00	0.00	1,000,000.00	1,000,000.00
190131B	7/31/2019	4M	Term Series 4M			0.00	1,000,000.00	0.00	1,000,000.00	1,000,000.00
190131C	1/30/2020	4M	Term Series 4M			0.00	2,000,000.00	0.00	2,000,000.00	2,000,000.00
181031A	5/30/2019	4M	Term Series 4M			500,000.00		0.00	500,000.00	500,000.00
181031B	10/31/2019	4M	Term Series 4M			500,000.00		0.00	500,000.00	500,000.00
18831C	3/28/2019	4M	Term Series 4M			500,000.00		500,000.00	0.00	500,000.00
180831D	9/26/2019	4M	Term Series 4M			750,000.00		0.00	750,000.00	750,000.00
180406B	1/30/2019	4M	Term Series 4M		252589	1,000,000.00		1,000,000.00	0.00	1,000,000.00
180629E	1/30/2019	4M	Term Series 4M			500,000.00		500,000.00	0.00	500,000.00
180629F	7/30/2019	4M	Term Series 4M			500,000.00		0.00	500,000.00	500,000.00
180731C	1/30/2019	4M	Term Series 4M			1,000,000.00		1,000,000.00	0.00	1,000,000.00
180731D	7/31/2019	4M	Term Series 4M			1,000,000.00		0.00	1,000,000.00	1,000,000.00
									8,250,000.00	
150701A	2/1/2020	BAIRD	WINTHROP MN TAX		976367ND0	290,000.00		0.00	290,000.00	290,000
180223	12/30/2019	BAIRD	FNMA		3136G3VS2	500,000.00		0.00	500,000.00	500,000
180703	12/29/2020	BAIRD	FHLMC		3134GSHB4	600,000.00		0.00	600,000.00	600,000
180725C	7/25/2022	BAIRD	FFCB		3133EJVE6	350,000.00		350,000.00	0.00	350,000
160322A	3/22/2021	BAIRD	FNMA		3136H3BT1	250,000.00		0.00	250,000.00	250,000
160322B	1/1/2020	BAIRD	MINNENOTONKA MN ISD 276		604195D20	100,000.00		0.00	100,000.00	100,000
150701B	2/1/2021	BAIRD	WINTHROP MN TAX		976367NE8	305,000.00		0.00	305,000.00	305,000
140904	9/1/2021	BAIRD	OKLAHOMA TAXABLE		678519RP6	535,000.00		0.00	535,000.00	535,000
									2,580,000.00	
170111	1/11/2019	ICD SEC	CD-CAPITAL ONE BANK	33954	140420S92	148,000.00		148,000.00	0.00	200,000
190118A	7/19/2021	ICD SEC	CD-TIAA FSB	34775	8727OLBQ5	0.00	156,000.00	0.00	156,000.00	156,000
190118B	1/19/2021	ICD SEC	CD-NBT BANK NA	7230	628779GB0	0.00	245,000.00	0.00	245,000.00	245,000
190128	1/28/2022	ICD SEC	CD-BMO HARRIS	16571	05581WK53	0.00	245,000.00	0.00	245,000.00	245,000
190130	1/30/2022	ICD SEC	CD-SECURITY FIRST BAN	5415	8142PAX9	0.00	245,000.00	0.00	245,000.00	245,000
190329	3/29/2022	ICD SEC	CD-FORTIS PRIVATE BAN	34401	3495FTBZ1	0.00	245,000.00	0.00	245,000.00	245,000
170112	1/11/2019	ICD SEC	CD-WORLDS FOREMOST	57079	981571CS9	100,000.00		100,000.00	0.00	200,000
170714B	1/14/2019	ICD SEC	CD-MEDALLION BANK	57449	58403D7B6	249,000.00		249,000.00	0.00	249,000
170119	1/18/2019	ICD SEC	CD-WORLDS FOREMOST	57079	981571CU4	100,000.00		100,000.00	0.00	200,000
170125B	1/25/2019	ICD SEC	CD-BANKERS West BANK	23210	06610TDQ5	109,000.00		109,000.00	0.00	200,000
180125	1/25/2019	ICD SEC	CD-BANNER BANK-Int at	28489	06552XFNO	200,000.00		200,000.00	0.00	200,000
170125C	1/25/2019	ICD SEC	CD-RONDOUT SAVINGS I	15969	776322AR0	200,000.00		200,000.00	0.00	200,000
170125A	1/25/2019	ICD SEC	CD-WHITNEY BANK	12441	966594AV5	249,000.00		249,000.00	0.00	249,000
170731	1/31/2019	ICD SEC	CD-FIRST COMMERCIAL	57069	31984GEF2	249,000.00		249,000.00	0.00	249,000
180215	2/13/2019	ICD SEC	CD-BANK OF INDIA	33648	06279KFK7	200,000.00		200,000.00	0.00	200,000
161215	2/14/2019	ICD SEC	CD-MAIN STREET BANK	57162	56034WAP6	249,000.00		249,000.00	0.00	200,000
160826C	2/28/2019	ICD SEC	CD-COMENITY CAP BAN	57570	20033ARR9	249,000.00		249,000.00	0.00	249,000
170228	2/28/2019	ICD SEC	CD-ESSA BANK & TRUST	28262	29667RPN7	249,000.00		249,000.00	0.00	249,000
170829B	3/1/2019	ICD SEC	CD-AMERICAN EXPRESS	27471	02587DX45	249,000.00		249,000.00	0.00	249,000
170330A	4/1/2019	ICD SEC	CD-NORTHFIELD BANK	28710	66612ABG2	249,000.00		0.00	249,000.00	249,000
170421	4/22/2019	ICD SEC	CD-UNITED COMMUNITY	19143	90983HAC8	249,000.00		0.00	249,000.00	249,000
171214A	6/14/2019	ICD SEC	CD-MIDLAND STATES BA	01040	59774QFF4	249,000.00		0.00	249,000.00	249,000
171214C	6/14/2019	ICD SEC	CD-ZB (ZION)	02270	98878BLQ9	249,000.00		0.00	249,000.00	249,000
161221	6/21/2019	ICD SEC	CD-ORRSTOWN BANK	00713	687377EA5	249,000.00		0.00	249,000.00	249,000
170623	6/24/2019	ICD SEC	CD-STATE BANK OF INDI	33682	856285BZ3	249,000.00		249,000.00	0.00	249,000
161228B	6/28/2019	ICD SEC	CD-STEUBEN TR CO	12936	860010BG1	160,000.00		0.00	160,000.00	160,000
170630D	6/28/2019	ICD SEC	CD-SUMMIT COMMUNIT	34102	86604XLX2	205,000.00		0.00	205,000.00	205,000
170714C	7/15/2019	ICD SEC	CD-MIDSOUTH BANK	25884	59805FAB5	249,000.00		0.00	249,000.00	249,000
140716	7/16/2019	ICD SEC	CD-BARCLAYS BANK	57203	0674OKHF7	250,000.00		0.00	250,000.00	250,000
170719A	7/19/2019	ICD SEC	CD-DISCOVER BANK	05649	2546726A1	100,000.00		0.00	100,000.00	100,000
170719C	7/19/2019	ICD SEC	CD-ENERBANK	57293	29266N5Q6	249,000.00		0.00	249,000.00	249,000
170719B	7/19/2019	ICD SEC	CD-PEOPLES UNITED BA	27334	71270QQZZ	249,000.00		0.00	249,000.00	249,000
170721	7/22/2019	ICD SEC	CD-MERRICK BANK	34519	59013JZB8	249,000.00		0.00	249,000.00	249,000
170724	7/24/2019	ICD SEC	CD-EAST BOSTON SAVIN	33510	27119PBU4	249,000.00		0.00	249,000.00	249,000
170728C	7/29/2019	ICD SEC	CD-CITIZENS STATE BAN	00419	17669WGF6	249,000.00		0.00	249,000.00	249,000
170131	7/31/2019	ICD SEC	CD-CAPE COD	23287	13934CAB3	249,000.00		0.00	249,000.00	200,000
180216	8/16/2019	ICD SEC	CD-CATHAY BANK	18503	149159LY9	249,000.00		0.00	249,000.00	249,000
170222	8/22/2019	ICD SEC	CD-KEY BANK	17534	493065XF8	149,000.00		0.00	149,000.00	149,000
170829A	8/29/2019	ICD SEC	CD-AMERICAN EXPRESS	35328	02587CFQ8	249,000.00		0.00	249,000.00	249,000
171222	9/23/2019	ICD SEC	CD-SACO & BIDDEFORD	17743	78577TAV7	249,000.00		0.00	249,000.00	249,000
170927	9/27/2019	ICD SEC	CD-KEY BANK	17534	49306SYU4	100,000.00		0.00	100,000.00	100,000
170330B	9/30/2019	ICD SEC	CD-CENTRAL FEDERAL S	27910	15347EAE9	249,000.00		0.00	249,000.00	249,000
170331	9/30/2019	ICD SEC	CD-CITIZENS STATE BAN	11778	17668UAP5	103,000.00		0.00	103,000.00	103,000
171013	10/15/2019	ICD SEC	CD-LAKESIDE BANK	19573	51210SNQ6	101,000.00		0.00	101,000.00	101,000
170727	10/28/2019	ICD SEC	CD-PILOT BANK	27045	721531BT7	249,000.00		0.00	249,000.00	249,000
180430A	10/30/2019	ICD SEC	CD-FIRST GENERAL BAN	58060	320337CF3	200,000.00		0.00	200,000.00	200,000

2019 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	FDIC #	CUSIP	PRIN BAL 1/1/2019	PURCH 2019	SOLD/ MATURE 2019	BV PRIN BAL 12/31/2019	PAR
171127	11/27/2019	ICD SEC	CD-ROCKFORD BANK &	57927	77315PBM3	249,000.00		0.00	249,000.00	249,000
171129B	11/29/2019	ICD SEC	CD-CRESCOM BANK	57135	225862DH1	249,000.00		0.00	249,000.00	249,000
171130B	11/29/2019	ICD SEC	CD-PONCE DELEON	31189	73233AM1	53,000.00		0.00	53,000.00	53,000
171130A	11/29/2019	ICD SEC	CD-UNIVEST NATIONAL	07759	91527PBF3	249,000.00		0.00	249,000.00	249,000
181212A	12/12/2019	ICD SEC	CD-BANK OF BARODA	33681	06063HAW3	245,000.00		0.00	245,000.00	245,000
171213	12/13/2019	ICD SEC	CD-SALLIE MAE BANK	58177	795450G41	249,000.00		0.00	249,000.00	249,000
171215A	12/16/2019	ICD SEC	CD-HAMNI BANK	24170	410193CR9	249,000.00		0.00	249,000.00	249,000
171214B	12/16/2019	ICD SEC	CD-MORGAN STANLEY B	32992	61747MD65	249,000.00		0.00	249,000.00	249,000
171220A	12/20/2019	ICD SEC	CD-MB FINANCIAL	03628	55266CXT8	249,000.00		0.00	249,000.00	249,000
181228A	12/27/2019	ICD SEC	CD-BANK OF CHINA	33653	06428FFG7	245,000.00		0.00	245,000.00	245,000
171228C	12/27/2019	ICD SEC	CD-BELL BANK	19581	07815AAT4	249,000.00		0.00	249,000.00	249,000
171229A	12/27/2019	ICD SEC	CD-BRICKELL BANK	21220	10801DAM3	249,000.00		0.00	249,000.00	249,000
161230A	12/30/2019	ICD SEC	CD-M BANK	14816	55275FKK3	160,000.00		0.00	160,000.00	160,000
180302	1/2/2020	ICD SEC	CD-AXIOM BANK	31390	05464LAV3	200,000.00		0.00	200,000.00	200,000
180124A	1/24/2020	ICD SEC	CD-CROSSFIRST BANK	58648	2766ACD5	249,000.00		0.00	249,000.00	249,000
170728B	1/28/2020	ICD SEC	CD-NATIONWIDE BANK	34710	63861NAH8	249,000.00		0.00	249,000.00	249,000
180129	1/29/2020	ICD SEC	CD-FORTUNE BANK	58107	34969RCD8	248,000.00		0.00	248,000.00	248,000
180730	2/28/2020	ICD SEC	CD-METABANK	30776	59101LEF0	245,000.00		0.00	245,000.00	245,000.00
180926A	3/26/2020	ICD SEC	CD-QUONTIC BANK	57807	74909QAW9	245,000.00		0.00	245,000.00	245,000
170928	3/27/2020	ICD SEC	CD-CONNECTONE BANK	57919	20786ABV6	249,000.00		0.00	249,000.00	249,000
170929	3/27/2020	ICD SEC	CD-LANDMARK COMM B	34982	51507LBM5	249,000.00		0.00	249,000.00	249,000
180329	3/30/2020	ICD SEC	CD-CITIBANK-Semiannual	7213	17312QHS1	249,000.00		0.00	249,000.00	249,000
180406C	4/6/2020	ICD SEC	CD-SYNCHRONY BANK-S	27314	87164WUX4	249,000.00		0.00	249,000.00	249,000
180712	4/13/2020	ICD SEC	CD-HADDON SAVINGS B	28222	404730BV4	245,000.00		0.00	245,000.00	245,000.00
180417	4/17/2020	ICD SEC	CD-SOUTHWEST NATION	4801	845182BK9	151,000.00		0.00	151,000.00	151,000
180727B	4/27/2020	ICD SEC	CD-PLUS INTERNATIONA	57083	7294OUJH9	245,000.00		0.00	245,000.00	245,000.00
180430B	4/30/2020	ICD SEC	CD-MAGYAR BANK-Semi	30704	55977RBP7	225,000.00		0.00	225,000.00	225,000
181217A	5/18/2020	ICD SEC	CD-FIRST SOURCE BANK	9087	33646CKN3	245,000.00		0.00	245,000.00	245,000
170922	5/26/2020	ICD SEC	CD-TEXAS EXCHANGE B	20096	88241TCA6	249,000.00		0.00	249,000.00	249,000
171130C	5/29/2020	ICD SEC	CD-HENRY COUNTY BAN	15384	426336BM4	200,000.00		0.00	200,000.00	200,000
180531A	5/29/2020	ICD SEC	CD-STEARNS BANK	10988	857894WV9	249,000.00		0.00	249,000.00	249,000
180530	5/29/2020	ICD SEC	CD-WEX BANK-Semiannua	34697	92937CHA9	249,000.00		0.00	249,000.00	249,000
181207	6/8/2020	ICD SEC	CD-CIT BANK	58978	12556LAN6	245,000.00		0.00	245,000.00	245,000
181212B	6/12/2020	ICD SEC	CD-BANK OF AMERICA	3510	06051VD37	245,000.00		0.00	245,000.00	245,000
171215B	6/15/2020	ICD SEC	CD-PACIFIC CITY BANK	57463	69406PCT4	249,000.00		0.00	249,000.00	249,000
181214	6/15/2020	ICD SEC	CD-PINNACLE BANK	35583	72345SHM6	245,000.00		0.00	245,000.00	245,000
181221	6/22/2020	ICD SEC	CD-BROOKLINE BANK	17798	11373QFZ6	245,000.00		0.00	245,000.00	245,000
181228B	6/29/2020	ICD SEC	CD-COMMUNITY FIRST E	57511	20368TCH1	245,000.00		0.00	245,000.00	245,000
180706	7/6/2020	ICD SEC	CD-ORIENTAL BANK	31469	68621KBWO	245,000.00		0.00	245,000.00	245,000.00
180117	7/17/2020	ICD SEC	CD-CITIZENS NATIONAL	06531	175144DH4	150,000.00		0.00	150,000.00	150,000
180718A	7/20/2020	ICD SEC	CD-UNITED STATE BANK	12214	91153QAE6	245,000.00		0.00	245,000.00	245,000.00
170726	7/27/2020	ICD SEC	CD-GOLDMAN SACHS	33124	38148PLS4	249,000.00		0.00	249,000.00	249,000
180731A	7/31/2020	ICD SEC	CD-WELCH STATE BANK	9472	949095BB8	245,000.00		0.00	245,000.00	245,000.00
180831A	8/31/2020	ICD SEC	CD-PROVIDENT BANK	90141	743837DK9	204,000.00		0.00	204,000.00	204,000.00
180921A	9/21/2020	ICD SEC	CD-DISCOVER BANK	5649	254673TS5	145,000.00		0.00	145,000.00	145,000
180921B	9/21/2020	ICD SEC	CD-READING COOP BANI	26620	755324BQ2	245,000.00		0.00	245,000.00	245,000
171012	10/13/2020	ICD SEC	CD-ALLY BANK	57803	03006L5Z2	74,000.00		0.00	74,000.00	74,000
181217B	10/16/2020	ICD SEC	CD-FARM BUREAU BANK	35157	307660LA6	245,000.00		0.00	245,000.00	245,000
171027	10/27/2020	ICD SEC	CD-THIRD FEDERAL SAV	30012	88413QBS6	249,000.00		0.00	249,000.00	249,000
181213	12/14/2020	ICD SEC	CD-ALLY BANK	57803	02007GGP2	75,000.00		0.00	75,000.00	75,000
181228F	12/28/2020	ICD SEC	CD-BANK OF PRINCETON	58513	065452OAV1	245,000.00		0.00	245,000.00	245,000
181228E	12/28/2020	ICD SEC	CD-FIRST BANK OF PUER	30387	33767A6W6	249,000.00		0.00	249,000.00	249,000
171229B	12/29/2020	ICD SEC	CD-STATE BANK OF FEN	11406	856188AV9	249,000.00		0.00	249,000.00	249,000
180726	4/26/2021	ICD SEC	CD-SIGNATURE BANK	57269	82668XFZ6	245,000.00		0.00	245,000.00	245,000.00
180713B	7/13/2021	ICD SEC	CD-FIRST FINANCIAL NW	29058	32022MAW8	245,000.00		0.00	245,000.00	245,000.00
180713A	7/13/2021	ICD SEC	CD-SPIRIT BANK	4048	848608DE2	249,000.00		0.00	249,000.00	249,000.00
180717	7/16/2021	ICD SEC	CD-CURRIE STATE BANK	8833	23130SDL4	245,000.00		0.00	245,000.00	245,000.00
180831B	8/31/2021	ICD SEC	CD-PEOPLES SECURITY E	7514	712303AA4	245,000.00		0.00	245,000.00	245,000.00
180718B	10/18/2021	ICD SEC	CD-HERITAGE BANK	30090	42724JEH4	245,000.00		0.00	245,000.00	245,000.00
181228D	12/28/2021	ICD SEC	CD-BAR HARBOR BANK &	11971	066851WK8	245,000.00		0.00	245,000.00	245,000
181228C	12/28/2021	ICD SEC	CD-BMW BANK	35141	05580AQB3	96,000.00		0.00	96,000.00	96,000
180731B	1/31/2022	ICD SEC	CD-IROQUOIS FEDERAL S	29675	46355PCM8	245,000.00		0.00	245,000.00	245,000.00
180727A	7/27/2022	ICD SEC	CD-KANSAS STATE BANK	19899	50116CBY4	245,000.00		0.00	245,000.00	245,000.00
180725A	7/25/2023	ICD SEC	CD-COMMERCIAL BANK	18584	201282HW3	245,000.00		0.00	245,000.00	245,000.00
180629B	6/25/2020	ICD SEC	CD-FIRST INTERNET BAN	34607	32056GC21	249,000.00		0.00	249,000.00	249,000
									21,558,000.00	
160606	5/1/2020	Northland	ANCHOR BAY MI SCH DISTRICT		355185-PJ-2	500,000.00		0.00	500,000.00	500,000
190220A	3/1/2021	Northland	FRANKLIN WIS TAX		419791-U97		500,000.00	0.00	500,000.00	500,000
190220B	11/1/2023	Northland	HAWAII ST GO BONDS		214471-PA-6		200,000.00	0.00	200,000.00	200,000
190227	12/1/2025	Northland	COOK COUNTY SCHOOL DISTRICT		032879-TC-2		500,000.00	0.00	500,000.00	500,000
161114B	2/1/2024	Northland	ANDOVER MN TAX		034313-ZU-3	300,000.00		0.00	300,000.00	300,000
130412	2/1/2024	Northland	BECKER MN TAX		075671LJ4	50,000.00		0.00	50,000.00	50,000
160317	2/1/2019	Northland	BECKER MN TAX		075663TG9	645,000.00		645,000.00	0.00	645,000

2019 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	FDIC #	CUSIP	PRIN BAL 1/1/2019	PURCH 2019	SOLD/ MATURE 2019	BV PRIN BAL 12/31/2019	PAR
150903	11/1/2018	Northland	BROOKFIELD WI, TAXABLE		112857-BL-0	500,000.00		0.00	500,000.00	500,000
110310	2/1/2020	Northland	BROOKLYN CENTER ISD#286		113853-KG-9	285,000.00		0.00	285,000.00	285,000
180913	7/31/2023	Northland	CD-BANK NEW ENGLAND SALEM		06426K-AN-8	245,000.00		0.00	245,000.00	245,000
180725B	7/25/2023	Northland	CD-SMARTBANK		83172H-DT-4	245,000.00		0.00	245,000.00	245,000
120215B	6/1/2026	Northland	CEDAR RAPIDS IO TAX		150528-JU-2	50,000.00		0.00	50,000.00	50,000
120606B	6/1/2022	Northland	CEDAR RAPIDS IO TAX		150528-N2-6	135,000.00		0.00	135,000.00	135,000
120606A	6/1/2023	Northland	CEDAR RAPIDS IO TAX		150528-PA-9	140,000.00		0.00	140,000.00	140,000
140620	12/1/2020	Northland	CELINA OHIO SCHOOL DISTR		151069-FD-8	300,000.00		0.00	300,000.00	300,000
130815A	12/1/2020	Northland	CHASKA, MN TAX		161664-DY-0	75,000.00		0.00	75,000.00	75,000
130815B	12/1/2021	Northland	CHASKA, MN TAX		161664-DZ-7	75,000.00		0.00	75,000.00	75,000
171129A	2/1/2019	Northland	CHASKA, MN TAX		161664-G4-7	120,000.00		120,000.00	0.00	120,000
140502	2/15/2020	Northland	COLLINGSWOOD NJ TAX		194756-PQ-9	145,000.00		0.00	145,000.00	145,000
180917	8/15/2019	Northland	CONNECTICUT STATE GO		20772J-QL-9	100,000.00		0.00	100,000.00	100,000
140730A	6/1/2019	Northland	DES MOINES IA TAXABLE		25009X-GB-5	115,000.00		0.00	115,000.00	115,000
140730B	6/1/2020	Northland	DES MOINES IA TAXABLE		25009X-GC-3	145,000.00		0.00	145,000.00	145,000
170109	6/1/2022	Northland	DESMOINES IA TAX		250097-J3-7	200,000.00		0.00	200,000.00	200,000
141104	2/1/2022	Northland	DULUTH MN TAXABLE		264438-G5-5	150,000.00		0.00	150,000.00	150,000
170712	7/1/2021	Northland	GARDENDALE ALA TAX		365478-DQ-6	240,000.00		0.00	240,000.00	240,000
171218B	3/1/2020	Northland	GLENDALE RIVER HILLS WIS TAX		378541-CN-4	135,000.00		0.00	135,000.00	135,000
140320A	3/1/2019	Northland	HAWLEY MN SCHOOL DISTRICT		420416-EZ-8	390,000.00		390,000.00	0.00	390,000
140117	11/1/2019	Northland	HONOLULU TAXABLE		438670-Q4-6	275,000.00		0.00	275,000.00	275,000
150109	10/1/2022	Northland	HUBBARD COUNTY TAX		443348-DE-4	135,000.00		0.00	135,000.00	140,000
180730	10/1/2024	Northland	HUBBARD COUNTY TAX		443348-DG-9	100,000.00		0.00	100,000.00	100,000
180212B	6/1/2019	Northland	IOWA WESTIN COMM COLLEGE		462612-SA-1	140,000.00		0.00	140,000.00	140,000
180212C	6/1/2020	Northland	IOWA WESTIN COMM COLLEGE		462612-SB-9	160,000.00		0.00	160,000.00	160,000
120321	3/1/2022	Northland	MADISION WI SCHOOL DISTR		558495-KN-6	500,000.00		0.00	500,000.00	500,000
150708	2/1/2019	Northland	MAPLEWOOD MN TAX		56557-UM-5	350,000.00		350,000.00	0.00	350,000
161101	3/1/2019	Northland	MARSHFIELD WI TAX		572852-W4-9	145,000.00		145,000.00	0.00	145,000
121228B	9/1/2023	Northland	MIDDLETON WIS REFUND		596782-T6-7	300,000.00		0.00	300,000.00	300,000
120214B	9/1/2025	Northland	MIDDLETON WIS REFUND		596782-TJ-1	315,000.00		0.00	315,000.00	315,000
150430	2/1/2022	Northland	MINNETONKA ISD #276		604195-YG-6	270,000.00		0.00	270,000.00	270,000
130702A	1/1/2019	Northland	MINNETONKA ISD #276		604195-VW-4	285,000.00		285,000.00	0.00	285,000
130702B	1/1/2021	Northland	MINNETONKA ISD #276		604195-VY-0	400,000.00		0.00	400,000.00	400,000
160812	5/1/2023	Northland	MONROE MI TAX		611101-MF-0	190,000.00		0.00	190,000.00	190,000
130722	2/1/2021	Northland	MOUND MN TAXABLE		620335-W4-2	95,000.00		0.00	95,000.00	95,000
100803C	2/1/2019	Northland	NEW PRAGUE BAB		648159-TY-7	45,000.00		45,000.00	0.00	45,000
100803D	2/1/2020	Northland	NEW PRAGUE BAB		648159-TZ-4	70,000.00		0.00	70,000.00	70,000
141006	6/1/2020	Northland	NORTHEAST IOWA COMM COLLEGE		664214-JQ-7	320,000.00		0.00	320,000.00	320,000
181011	10/1/2020	Northland	OKLAHOMA COUNTY ISD #6		678720-KJ-1	400,000.00		0.00	400,000.00	400,000
161003B	2/1/2019	Northland	OLIVIA MN TAX		681079-YE-3	95,000.00		95,000.00	0.00	95,000
161003C	2/1/2020	Northland	OLIVIA MN TAX		681079-YF-0	100,000.00		0.00	100,000.00	100,000
180131	3/1/2021	Northland	PALMYRA EAGE AREA SCHOOL		697165-EH-7	75,000.00		0.00	75,000.00	75,000
130624A	2/1/2023	Northland	RAMSEY COUNTY TAXABLE		751622-HH-7	595,000.00		0.00	595,000.00	595,000
130624B	2/1/2022	Northland	RAMSEY COUNTY TAXABLE		751622-HG-9	285,000.00		0.00	285,000.00	285,000
180124B	2/1/2019	Northland	RICHFIELD TAX TIF		763325-6K-8	25,000.00		25,000.00	0.00	25,000
171228A	2/1/2020	Northland	SCOTT COUNTY TAX		809557-AY-7	60,000.00		0.00	60,000.00	60,000
171228B	2/1/2021	Northland	SCOTT COUNTY TAX		809557-AZ-4	115,000.00		0.00	115,000.00	115,000
120308A	12/1/2020	Northland	SHOREWOOD WIS TAX		825230-KU-8	150,000.00		0.00	150,000.00	150,000
120308B	12/1/2022	Northland	SHOREWOOD WIS TAX		825230-KW-4	150,000.00		0.00	150,000.00	150,000
120308C	12/1/2027	Northland	SHOREWOOD WIS TAX		825230-LB-9	225,000.00		0.00	225,000.00	225,000
120308D	12/1/2028	Northland	SHOREWOOD WIS TAX		825230-LC-7	465,000.00		0.00	465,000.00	465,000
170215	5/1/2019	Northland	SPARTA WIS REFUNDING		846748-HC-8	100,000.00		0.00	100,000.00	100,000
161222	2/1/2019	Northland	ST. PAUL MN PORT AUTHORITY TAX		793028-WR-8	145,000.00		145,000.00	0.00	145,000
110608	2/1/2019	Northland	WADENA MN BAB		930217-JD-7	95,000.00		95,000.00	0.00	95,000
170620A	6/1/2019	Northland	WATERLOO IOWA TAXABLE		941647-VS-5	210,000.00		0.00	210,000.00	210,000
170620B	6/1/2020	Northland	WATERLOO IOWA TAXABLE		941647-VT-3	210,000.00		0.00	210,000.00	210,000
170823B	10/1/2019	Northland	WESTERN LAKE SUPERIOR		958522-XW-9	120,000.00		0.00	120,000.00	120,000
120215C	10/1/2019	Northland	WESTERN LAKE SUPERIOR		958522-WU-4	100,000.00		0.00	100,000.00	100,000
160728A	5/1/2020	Northland	WISCONSIN STATE TAX		97705M-DS-1	500,000.00		0.00	500,000.00	500,000
									12,460,000.00	
181228G	12/28/2021	UBS	CD-ALLY BANK		02007GGT4	100,000.00		0.00	100,000.00	100,000
190118C	1/18/2024	UBS	CD-STATE BANK INDIA II	33682	856283G91	0.00	245,000.00	0.00	245,000.00	245,000
190123	1/25/2021	UBS	CD-ALLEGIANCE BANK	58629	01748DBM7	0.00	245,000.00	0.00	245,000.00	245,000
190322	3/22/2022	UBS	CD-MEDALLION BANK	57449	58404DDP3	0.00	245,000.00	0.00	245,000.00	245,000
190325	3/25/2024	UBS	CD-BANK HAPOALIM	33686	06251AW48	0.00	245,000.00	0.00	245,000.00	245,000
190327	3/28/2022	UBS	CD-VALLEY NATIONAL E	9396	919853DK4	0.00	245,000.00	0.00	245,000.00	245,000
190315	3/15/2024	UBS	CD-COMENITY CAPITAL	57570	20033AS31	0.00	245,000.00	0.00	245,000.00	245,000
190306	3/6/2025	UBS	CD-FIRST NATIONAL BAI	5005	32115AAG7	0.00	245,000.00	0.00	245,000.00	245,000
181214	12/14/2021	UBS	CD-BMW BANK		05580AQA5	95,000.00		0.00	95,000.00	95,000
180628	6/28/2023	UBS	CD-COMENITY BANK	27499	981996UP3	200,000.00		0.00	200,000.00	200,000
180815B	8/16/2021	UBS	CD-DIETRICH BANK	3787	253720AB2	245,000.00		0.00	245,000.00	245,000

2019 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	FDIC #	CUSIP	PRIN BAL 1/1/2019	PURCH 2019	SOLD/ MATURE 2019	BV PRIN BAL 12/31/2019	PAR
180815A	8/16/2021	UBS	CD-DISCOVER BANK	5649	254673SV9	145,000.00		0.00	145,000.00	145,000
180831E	8/28/2020	UBS	CD-FIRST REPUBLIC BAN	59017	33616CBL3	245,000.00		0.00	245,000.00	245,000
150311	3/11/2025	UBS	CD-HBSC BANK	57890	40434ASB6	240,000.00		0.00	240,000.00	240,000
160930E	9/30/2019	UBS	CD-JEFFERSON BANK & T	1071	472376AA0	245,000.00		0.00	245,000.00	245,000.00
180928	9/28/2023	UBS	CD-JP MORGAN CHASE BANK		48128FVB5	245,000.00		0.00	245,000.00	245,000
161216B	12/16/2022	UBS	CD-MERCANTIL COMM E	22953	58733ADQ9	245,000.00		0.00	245,000.00	245,000
180531B	6/1/2020	UBS	CD-MORGAN STANLY	34221	6176OALP2	245,000.00		0.00	245,000.00	245,000
180926A	9/27/2021	UBS	CD-TOWNEBANK PORTSMOUTH VA		89214PCA5	200,000.00		0.00	200,000.00	200,000
180723	7/24/2023	UBS	CD-TOYOTA FINANCIAL	57542	89235MJA0	245,000.00		0.00	245,000.00	245,000
180629A	6/29/2021	UBS	CD-WELLS FARGO	3511	949763RX6	245,000.00		0.00	245,000.00	245,000
150812	6/1/2023	UBS	CHARLOTTE TAXABLE		161037L61	300,000.00		0.00	300,000.00	300,000
180626	2/1/2023	UBS	FFCB		3133EG5K7	300,000.00		0.00	300,000.00	300,000
'180711A	3/6/2023	UBS	FFCB		3133EJET2	350,000.00		0.00	350,000.00	350,000
180614	6/12/2024	UBS	FFCB		3133EH2F9	500,000.00		0.00	500,000.00	500,000
180522	2/5/2025	UBS	FFCB		3133EJBN8	750,000.00		0.00	750,000.00	750,000
180711B	2/20/2026	UBS	FFCB		3133EJDH96	400,000.00		0.00	400,000.00	400,000
010328	6/25/2023	UBS	FHG14A		312916PD5R	2,000.00		0.00	2,000.00	152,000
160928	3/28/2025	UBS	FHLB		3130A9CN9	300,000.00		0.00	300,000.00	300,000.00
160826D	8/24/2026	UBS	FHLB		3130A8Z63	300,000.00		0.00	300,000.00	300,000
160830A	8/28/2026	UBS	FHLB		3130A8ZF3	300,000.00		0.00	300,000.00	300,000
180713C	8/24/2028	UBS	FHLB		3130A8Y56	500,000.00		0.00	500,000.00	500,000
180914	5/28/2038	UBS	FHLB STEP		3130A83X9	300,000.00		0.00	300,000.00	300,000
180814	8/16/2024	UBS	FHLB-STEP		3130A8UZ4	430,000.00		0.00	430,000.00	430,000
160830B	8/28/2023	UBS	FHLMC		3134GAAKO	300,000.00		0.00	300,000.00	300,000
160726	7/26/2024	UBS	FHLMC		3134G9N78	500,000.00		0.00	500,000.00	500,000
020826	10/15/2022	UBS	FHR 1391D		312912LUO	402.24		65.35	336.89	59,990
180907	7/1/2021	UBS	FLORIDA STATE BOARD OF ADMIN		341271ABO	400,000.00		0.00	400,000.00	400,000
171211	7/1/2021	UBS	FLORIDA STATE BOARD OF ADMIN		341271AB0	235,000.00		0.00	235,000.00	235,000
160428	10/28/2022	UBS	FNMA		3136G3JS5	250,000.00		0.00	250,000.00	250,000
160830D	8/24/2023	UBS	FNMA		3136G32Y0	250,000.00		0.00	250,000.00	250,000
970625	2/25/2021	UBS	FNMA FNR-1991-7 H		31358FZW2	1,000.00		0.00	1,000.00	129,000
021004	8/25/2022	UBS	FNR 1992-125L		31358PS40C	491.52		65.65	425.87	52,000
001127	7/25/2022	UBS	FNR G92-35		31358PHV2C	439.00		67.24	371.76	75,215
161026	10/1/2024	UBS	HONOLULU TAX		4386705W7	300,000.00		0.00	300,000.00	300,000
161114A	7/1/2025	UBS	LEXINGTON FAYETTE AIRPORT		52909MCA0	300,000.00		0.00	300,000.00	300,000
160412	5/1/2019	UBS	LINCOLN SD TAX		533883NG5	500,000.00		0.00	500,000.00	500,000
160718	12/1/2021	UBS	LITTLE MIAMI OHIO SCHOOL		537292KY9	345,000.00		0.00	345,000.00	345,000
151023	10/1/2024	UBS	MADISON TAXABLE		55844RKN3	640,000.00		0.00	640,000.00	640,000
180629C	6/1/2025	UBS	MARYLAND STATE TAX		57420PGR1	300,000.00		0.00	300,000.00	300,000
160601	2/15/2022	UBS	MCALLEN TAX'		582018Ff5	200,000.00		0.00	200,000.00	200,000
160224B	12/1/2019	UBS	MCLEAN COUNTY IL SCHOOL DISTRIC		582018Ff5	450,000.00		0.00	450,000.00	450,000
161208B	11/1/2024	UBS	MICHIGAN FIN AUTH REV		59447TJX2	250,000.00		0.00	250,000.00	250,000
160705	11/1/2021	UBS	MICHIGAN STATE TAX		594612CX9	300,000.00		0.00	300,000.00	300,000
160526	5/1/2020	UBS	MILAN MICH SCHOOL TAX		598801JD1	500,000.00		0.00	500,000.00	500,000
150310	4/1/2020	UBS	MONTGOMERY ALA TAX		613035L69	400,000.00		0.00	400,000.00	400,000
161208A	4/1/2023	UBS	NEW HOPE CULTURAL ED TAX		64542WAY6	250,000.00		0.00	250,000.00	250,000
160830C	8/1/2022	UBS	NEW YORK CITY TAXABLE		64966MED7	300,000.00		0.00	300,000.00	300,000
151104	3/1/2022	UBS	NEW YORK TAXALBE		64966KQC0	500,000.00		0.00	500,000.00	500,000
151009	9/1/2024	UBS	NJ ENVIRONMENTAL INFRASTRUCTUR		645791CAO	270,000.00		0.00	270,000.00	270,000
160727	5/1/2022	UBS	NORTH BRANCH SCHOOL TAX		657740F50	500,000.00		0.00	500,000.00	500,000
130606B	11/1/2019	UBS	NYC GEN TAX		64971QH63	1,000,000.00		0.00	1,000,000.00	1,000,000
180108	10/1/2022	UBS	PALM BEACH COUNTY SOLID WASTE		696560LD1	450,000.00		0.00	450,000.00	450,000
151207	12/1/2020	UBS	SACRAMENTO TAXABLE		786060BB8	300,000.00		0.00	300,000.00	300,000
160613	12/1/2020	UBS	SCHILLER PARK TAX		8062721LM6	325,000.00		0.00	325,000.00	325,000
161018	7/1/2024	UBS	SELMA ALA TAX		816459QV6	500,000.00		0.00	500,000.00	500,000
160802	12/1/2027	UBS	TOOLE CITY UT TAX		89033RBU7	400,000.00		0.00	400,000.00	400,000
160422	5/15/2021	UBS	UNIVERSITY OF CA TAX		91412GFS9	500,000.00		0.00	500,000.00	500,000
160927A	5/1/2021	UBS	YPSILANTI MI SCHOOL DISTR		987864NY7	405,000.00		0.00	405,000.00	405,000.00
									21,509,134.52	
TOTAL INVESTMENTS						66,545,332.76	9,051,000.00	9,239,198.24	66,357,134.52	
			Unamortized Premiums			1,458,475.04	2,940.00		1,461,415.04	
			Unamortized Discounts			(3,416,804.32)	(8,231.00)		(3,425,035.32)	
			BOW			8,411,896.01	9,648,895.14	9,507,620.58	8,553,170.57	
			Money Market Accounts			4,759,980.08	3,570,092.79	5,000,000.00	3,330,072.87	
			Net Cash and Investments			77,758,879.57	22,264,696.93	23,746,818.82	76,276,757.68	

CC Regular Session **4. 3.**

Meeting Date: 04/23/2019

By: JoAnn Shaw, Community Development

Information

Title

Note the Following Boards and Commissions Meeting Minutes:

- Planning Commission Meeting Minutes Dated March 7,2019
- Park and Recreation Meeting Minutes Dated March March 14, 2019
- Environmental Policy Board Meeting Minutes Dated March 18, 2019

Attachments

Planning 03 07 19

Park 03 14 19

EPB 03 18 19

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	04/18/2019 12:47 PM
Form Started By: JoAnn Shaw		Started On: 04/09/2019 09:18 AM
Final Approval Date: 04/18/2019		

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, March 7, 2019, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Commissioner Cheri Gengler Commissioner Patrick Surma Vice Chairperson Gary VanScoy Commissioner Matt Woestehoff
Members Absent:	Chairperson Randy Bauer Commissioner Bruce Anderson Commissioner Daniel Onyambu
Also Present:	Community Development Director Timothy Gladhill City Planner Chris Anderson City Planner Chloe McGuire Brigl

1. CALL TO ORDER

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

2. CITIZEN INPUT

None.

3. APPROVAL OF AGENDA

Motion by Commissioner Woestehoff, seconded by Commissioner Gengler, to approve the agenda as presented.

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

4. APPROVE PLANNING COMMISSION MINUTES

4.01: Approve the Following Planning Commission Minutes:

4.01.1: Planning Commission Meeting Minutes Dated February 7, 2019

Commissioner Woestehoff requested a change to the minutes on Page 7 noting his reference to the event time should be 6:00 p.m. to 9:00 p.m.

Motion by Commissioner Woestehoff, seconded by Commissioner Surma, to approve the following minutes as amended: Planning Commission Meeting Minutes dated February 7, 2019.

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

5. PUBLIC HEARINGS

None.

6. COMMISSION BUSINESS

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

Presentation

Community Development Director Gladhill presented the staff report stating the purpose of this case is to review a sketch plan for a subdivision within the Rivenwick neighborhood. City Code states the Planning Commission shall advise the subdivider of the extent to which the plan conforms to the requirements of the community and the ability of the City to provide essential services and may discuss possible modifications necessary to secure approval of the subdivision.

Community Development Director Gladhill explained the developer is Paxmar and the proposed project is located within the Mixed Use Planned Unit Development (MU/PUD) District. It is guided the same in the Comprehensive Plan. He stated the development is proposed to be made up of three main components. The MU/PUD is the guiding, or umbrella district. Within that guidance, staff is applying the appropriate traditional districts for review based on the land use and density types. Staff displayed a map of the subject site to point out the following district:

1. Two-acre Commercial parcel (using the B-2 Business District for review);
2. Two-acre Assisted Living parcel (using the R-3 Residential District [high density residential] for review); and,
3. Detached Townhome Neighborhood (using the R-2 Residential District [medium density residential] for review).

Community Development Director Gladhill noted this is a unique District that is only applied in a couple areas of the community and the Rivenwick Neighborhood is the only existing neighborhood/development where the District actually applies. He explained the main intent of this District is to provide flexibility in final layout versus strict District boundaries. This should not be interpreted to require Urban Mixed-Use buildings. The current version of the MU/PUD District states that any one use may not comprise of more than 75% of the project area. According to staff review for the original subdivision, this remaining parcel was to develop as a

retail/commercial use. However, the maximum coverage per land use type at the time was 70%, which has since been amended to 75%. Staff provided further comment on the Sketch Plan and requested the Commission direct the developer to proceed with the Preliminary Plat.

Commission Business

Commissioner Gengler asked if the properties to the east were R-2 Medium Density Residential.

Community Development Director Gladhill reported this was the case, noting these units were detached townhomes.

Vice Chairperson VanScoy questioned if a variance would be required to address the 75% use concern.

Community Development Director Gladhill explained the assisted living could be classified as a commercial use because it is a quasi-commercial/quasi-residential use. Other options available would be to change the zoning for this area or change the percentage. He noted staff does not have a formal recommendation regarding this matter.

Vice Chairperson VanScoy opened the meeting to public comment.

Terry Dahlstrom, 6902 139th Lane, stated he had reviewed the information he received from the City. He was of the opinion the proposed autobody/paint shop was toxic. He feared how the adjacent senior housing development would be impacted by the proposed autobody shop. He stated the autobody shop and senior housing were not compatible uses. He feared the development would be doomed. He stated he opposed the autobody shop within this development and recommended the City consider a new location for the autobody shop.

Community Development Director Gladhill commented on the health and welfare standards that would have to be followed by the proposed autobody shop.

Joel Lynmeyer, 6912 139th Lane NW, explained he served on the Board of Directors for the adjacent townhome association. He indicated he did not support an autobody shop in the proposed location and encouraged the City to find another use for this property. He stated he supported more townhomes in the area, but noted traffic along 139th Lane would become a concern.

Al Riesler, Paxmar, thanked the Commission for their consideration of the Rivenwick subdivision. He explained he appreciated the Commission's feedback on this project.

Vice Chairperson VanScoy asked if the business use was final and decided on.

Mr. Riesler reported this was not final, but noted he had been approached by a business owner. He noted he was simply requesting a B-2 guiding for the commercial property.

Vice Chairperson VanScoy questioned how close the developer was to selling the commercial parcel.

Mr. Riesler stated the sale of the property was being negotiated.

Vice Chairperson VanScoy inquired if the potential business owner would be willing to attend a public workshop meeting in order to address the concerns that were raised at this meeting.

Mr. Riesler stated he believed this would be possible after a purchase agreement was in place.

Commissioner Surma commented he did not want to see an autobody shop or other auto use within this development. He explained he would rather see a nice restaurant on this corner.

Vice Chairperson VanScoy asked if a PUD would allow for a higher density.

Community Development Director Gladhill commented both residential areas were within the City's acceptable limits.

Commissioner Woestehoff stated ignoring the business aspect of the development, he believed the flow of the remainder of the project made a lot of sense. He explained he liked how this development transitioned into the adjacent neighborhood.

Commissioner Gengler agreed and stated she did not have a strong feeling regarding the attached or detached townhomes.

Commissioner Surma requested the representative from Village Bank address the Commission.

The Village Bank representative stated they had no comments at this time.

Vice Chairperson VanScoy indicated he supported the general approach of the development with respect to the R-2 and R-3, noting there were concerns with the safety of having an autobody shop within this development.

The general consensus of the Commission was to direct the developer to proceed with the Preliminary Plat.

6.02: Review Sketch Plan for 6080 Highway 10; Case of Village Bank (Project #18-163)

Presentation

City Planner McGuire Brigl presented the staff report stating the purpose of this case is to review a sketch plan submitted by Village Bank for 6080 Highway 10 NW for a 14-lot residential subdivision. The applicant proposes 50-foot wide, R-2 Detached Villa lots. He noted the purpose of sketch plan review is to provide the applicant high-level feedback and pertinent information to inform and expedite the preliminary plat process. Staff reported the proposed

project would require a rezoning and Comprehensive Plan amendment, both of which are discretionary actions so the City Council has the right to approve or deny the request.

City Planner McGuire Brigl stated the City saw a similar proposal in the past, which was halted due to the cost of removing the construction debris onsite. The applicant is proposing to remove all the debris with the construction of this project. A debris removal plan will be required with preliminary plat submittal. He explained it is assumed that there are no hazardous materials. However, there is approximately an acre of disturbance as deep as 14 feet. The site was utilized as an unpermitted landfill for construction materials. This material must be mitigated as part of the project. Staff provided further comment on the request and recommended the Commission direct the developer to proceed with preparation of the Preliminary Plat.

Commission Business

Vice Chairperson VanScoy asked if density transitioning was required.

City Planner McGuire Brigl explained this was only required for existing residential.

Commissioner Surma requested further clarification on the location of this project.

City Planner McGuire Brigl reviewed the location of this project with the Commission on a LOGIS map. It was noted the parcel shared a border with the City of Anoka.

Vice Chairperson VanScoy opened the meeting to public comment.

Jen Schumacher, 6150 Rivlyn Avenue, explained this project would impact her property as she lived directly adjacent to the proposed project. She noted she has lived in her home for the past two years. She expressed concern with the proposed project noting all of the trees had been removed from the property. She stated this property had been used as a dumping ground and she believed there was more than construction debris on the site. She expressed concern with the digging that has occurred on this property and feared that Village Bank was digging on the site illegally. She encouraged the City to make sure the digging that was occurring was safe. She was of the opinion 14 houses was too many for the site. She suggested the City reevaluate if this was the proper fit for this property given the fact it was a gateway property into the City. In addition, she was of the opinion a dock would not work in the proposed neighborhood.

Community Development Director Gladhill stated he understood the concerns of the residents. He described the oversight that would occur while this property was being cleaned for redevelopment. He commented further on the digging and soil tests that occurred on the property. He reported it was the developer's intent to remove the waste pit and have this area replaced with clean soil.

Scott Schumacher, 6150 Rivlyn Avenue, stated he was concerned with the location of the proposed road noting it appeared to run through the front of his property. He expressed concern with the fact the new development would have an outlet to Highway 10 and discussed how this

would increase traffic through his neighborhood. He encouraged the City to pursue 12 homes versus 14. He believed the dock was a ridiculous idea. He noted a dock in this area would sit on the ground and would not float.

City Planner McGuire Brigl explained the intent was to extend the cul-de-sac and not run through the front of the Schumacher's property. She reported staff was not recommending an access onto Highway 10 for safety purposes.

Mr. Schumacher asked if it would be better for this development to be accessed off of Highway 10 and running into a cul-de-sac within the development.

City Planner McGuire Brigl stated this has not been considered as the City was trying to reduce access points onto and off of Highway 10.

Mr. Schumacher stated he was very concerned with the cul-de-sac being extended into the new neighborhood.

Ms. Schumacher requested that if an emergency entrance were considered for Highway 10 that this be blocked off for traffic to ensure additional traffic was not flowing into her neighborhood.

Brian Krystofiak, Village Bank representative, thanked staff for their presentation on this request. He noted this was a challenging site. He indicated he was proposing to only have an emergency vehicle access to Highway 10.

Vice Chairperson VanScoy asked if there would be any issues in cleaning the site.

Mr. Krystofiak explained he was applying for grants to assist with the cleanup of the site. He commented further on the oversight that would have to occur in order to properly clean the property.

Commissioner Woestehoff stated he believed the development would be extremely beneficial to the City as it would clean up the property.

Commissioner Gengler agreed.

Vice Chairperson VanScoy stated he also believed this development would benefit the neighborhood. He asked staff how the Commission should proceed.

Community Development Director Gladhill requested the Commission make a motion to direct the developer to proceed with the net loss of two lots.

Motion by Commissioner Gengler, seconded by Commissioner Surma, to direct the developer to proceed with preparation of the preliminary plat after City Council review, per staff's current recommendation.

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

7. COMMISSION / STAFF INPUT

7.01: Zoning Bulletins

Zoning Bulletins were noted.

8. ADJOURNMENT

Motion by Commissioner Woestehoff, seconded by Commissioner Surma, to adjourn the meeting.

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

The regular meeting of the Planning Commission adjourned at 8:19 p.m.

Respectfully submitted,

_____

Tim Gladhill
Community Development Director

ATTEST:

_____

JoAnn Shaw
Community Development Assistant

Drafted by Heidi Guenther
TimeSaver Off Site Secretarial, Inc.

PARK AND RECREATION COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Park and Recreation Commission conducted a regular meeting on March 14, 2019, at Ramsey City Council Chambers, 7550 Sunwood Drive NW.

Commission Members Present:	Chair Shane Bennett Vice Chair Brandon Sis Commissioner Jennifer Leistico Commissioner Russell Bayer Commissioner Jon Trappen
Commission Members Absent:	None
Also Present:	Parks & Assistant Public Works Superintendent Mark Riverblood

1. CALL TO ORDER

Chair Bennett called the Park and Recreation Commission meeting to order at 6:30 p.m.

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

Motion by Commissioner Leistico, seconded by Commissioner Sis, to approve the Park and Recreation Commission meeting agenda as presented.

Motion carried. Voting Yes: Chair Bennett; Commissioners Leistico, Sis, Bayer, Trappen. Voting No: None. Absent: None.

4. APPROVE MINUTES

4.01: Approve Park and Recreation Commission Meeting Minutes

1) Park and Recreation Commission Regular Meeting Minutes dated February 14, 2019.

Motion by Commissioner Bayer, seconded by Commissioner Trappen, to approve the Park and Recreation Commission meeting minutes from February 14, 2019, as presented.

Motion carried. Voting Yes: Chair Bennett; Commissioners Bayer, Trappen, Leistico, Sis. Voting No: None. Absent: None.

5. COMMISSION BUSINESS

5.01: Nominate Chair and Vice-Chairperson of the Park and Recreation Commission

Parks & Assistant Public Works Superintendent Riverblood provided an overview of the nomination process, noting there will be 3 vacancies on the Commission, with the announced resignation of Commissioner Trappen.

Motion by Commissioner Bayer, seconded by Commissioner Trappen, to re-nominate Shane Bennett as Chair, and Brandon Sis as Vice-Chair of the Park and Recreation Commission.

Motion carried. Voting Yes: Chair Bennett; Commissioners Bayer, Trappen, Leistico, Sis. Voting No: None. Absent: None.

5.02: Affirm 2018 Photo Contest Winners

Parks & Assistant Public Works Superintendent Riverblood noted that 2018 was the second year of the photo contest, with 81 entries and 15 photographers entering the contest. Several categories were available to contest participants. He displayed the photographs of the grand prize winner as well as the first place and runner-up in each category.

Chair Bennett thanked all the participants and entrants for the amazing photographs.

Motion by Commissioner Leistico, seconded by Commissioner Sis, to affirm the 2018 Photo Contest Winners.

Motion carried. Voting Yes: Chair Bennett; Commissioners Leistico, Sis, Bayer, Trappen. Voting No: None. Absent: None.

5.03: Consider Park and Recreation Outdoor Meeting Schedule

Parks & Assistant Public Works Superintendent Riverblood provided an overview of the proposed 2019 outdoor meeting schedule, as follows:

- May: Ford Brook
- June: Elmcrest Park
- July: Pearson Park
- August: The Draw
- September: Rivers' Bend Park

Chair Bennett stated he is open to the list as presented.

Motion by Commissioner Sis, seconded by Commissioner Bayer, to approve the Park and Recreation Outdoor Meeting Schedule as presented.

Motion carried. Voting Yes: Chair Bennett; Commissioners Sis, Bayer, Leistico, Trappen. Voting No: None. Absent: None.

6. COMMISSION/STAFF INPUT

Park & Assistant Public Works Superintendent Riverblood reported that the 2019 concert series calendar is almost completed. Additionally, a double-sided sign will be installed at Pearson Park that discusses the value of nature-based play. The ribbon-cutting may happen in July, concurring with the Commission meeting on site.

Commissioner Trappen stated he has enjoyed his time on the Park and Recreation Commission and wished the members well.

Chair Bennett thanked Commissioner Trappen for his years of service on the Commission.

7. ADJOURNMENT

Motion by Commissioner Trappen, seconded by Commissioner Leistico, to adjourn the meeting.

Motion carried. Voting Yes: Chair Bennett; Commissioners Trappen, Leistico, Bayer, Sis. Voting No: None. Absent: None.

The Park and Recreation Commission meeting adjourned at 6:50 p.m.

Respectfully submitted,



_____

Mark Riverblood
Parks & Assistant Public Works Superintendent

Drafted by Allison Burr
TimeSaver off Site Secretarial, Inc.

ENVIRONMENTAL POLICY BOARD
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

On Monday, March 18, 2019, the Environmental Policy Board (EPB) met in the Council Chambers at the Ramsey Municipal Center, 7550 Sunwood Drive N.W., Ramsey, Minnesota.

Members Present:	Chairperson Michael Valentine Board Member Jane Covart Board Member Michael Hiatt Board Member Laura Moore
Members Absent:	Board Member Reid Bernard Board Member Melissa Fetterley Board Member Michael Madison
Also Present:	City Planner Chris Anderson City Council Liaison Melody Shryock

1. CALL TO ORDER

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

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

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

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

4. APPROVE MINUTES

4.01: Approve Meeting Minutes Dated February 25, 2019

Motion by Board Member Covart and seconded by Board Member Moore to approve the regular meeting minutes dated February 25, 2019.

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

5. POLICY BOARD BUSINESS

5.01: Review Site Plan and Final Plat for The Sapphire (Project No. 18-138); Case of PSD

City Planner Anderson presented the staff report. He stated that the purpose of this case is to review a proposed Site Plan and Final Plat for a project known as The Sapphire, located at the southeast corner of Center Street and Ramsey Parkway. The proposal is for a four story, 118-unit apartment building that mirrors the existing Parkview East building just to the east. The property is located within The COR Sub-District 1 (Mixed Use COR) and is subject to The COR Design Framework. The City's Natural Resources Inventory (NRI) does not identify any significant natural areas within the subject property. The entirety of the subject property is classified as "urban with little vegetative cover" per the Minnesota Land Cover Classification System (MLCCS). The subject property is devoid of any significant trees and thus, there is no need for a Tree Inventory and Preservation Plan. There are no identified wetlands on the subject property per the National Wetlands Inventory (NWI) nor any floodplain areas present.

Motion by Board Member Hiatt and seconded by Board Member Covart to recommend approval of the Landscape Plan contingent upon compliance with the Staff Review Letter.

Further discussion: Councilmember Shryock asked if the landscape plans are reviewed for safety on larger projects. City Planner Anderson stated that the safety issues that are reviewed are in regard to landscaping near intersections to avoid site obstructions. He stated that the City has not implemented review of landscaping from other safety aspects. He noted that part of the safety concerns sometimes arise from placement of evergreens and advised that this request does not include many evergreens. He stated that if the Board is interested, there could be further discussion on that type of review/policy. Councilmember Shryock stated that as The COR starts to fill in with large developments, they should be mindful of the environment as they continue to design, she provided the example of Crime Prevention Through Environmental Design (CPTED). Chairperson Valentine confirmed the consensus of the Board to further discuss the topic.

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

Board Member Hiatt stated that he would love to see some additional trees incorporated in the large open areas.

City Planner Anderson confirmed the consensus of the Board to ask the applicant to explore additional options for landscaping within the parking area.

5.02: Ramsey's Closed Landfill Site Solar Potential Assessment

City Planner Anderson presented the staff report. He stated that the MN Brightfields Initiative is a program exploring the potential and feasibility of developing renewable energy on Closed Landfill Program (CLP) sites. This initiative includes a wide array of state and federal agencies, as well as various associations and organization, including the Council of Development Finance Agencies (CDFA). A primary focus of the MN Brightfields Initiative is to mitigate greenhouse gas emissions from CLP sites (estimated are that CLP sites account for about one fifth of all state agencies' greenhouse gas emissions). Ramsey's CLP site was identified by the MN Brightfields Initiative as a potential candidate for further analysis, at least in part due to the larger boundary of state (MPCA) owned land compared to the actual waste footprint (the landfill itself). Recently,

City of Ramsey staff were informed that the CDFA's Brownfields Technical Assistance Program selected Ramsey's CLP site for free technical assistance in assessing the site's solar potential. The City will be working with the MN Brightfields Initiative to identify stakeholders for inclusion in a future on site meeting to discuss the potential economic asset the CLP site could be.

Chairperson Valentine stated that this is very intriguing and a great way to use a poor-quality property.

Board Member Hiatt asked the acreage of the landfill.

City Planner Anderson estimated about 260 acres.

Board Member Hiatt asked the size of the solar array that was recently approved/constructed.

City Planner Anderson replied that solar array is 20 to 30 acres.

Board Member Hiatt stated that it is good to move in this direction. He stated that this could be an ideal location and could be moved up in scale to have a larger impact.

City Planner Anderson stated that the PCA is sending crews out to mow two or three times per year. He stated that if something were to happen, there would be a potential to convert the landscaping into a more native, pollinator friendly landscape.

Chairperson Valentine asked if the process includes an environmental review.

City Planner Anderson stated that is some of the information that they hope to gain from this exploration. He stated that there are a lot of unknowns and this process will provide some answers.

Board Member Covart stated that in the past Connexus had an ability for homeowners to buy into the solar field. She asked if that would be an option for this activity.

City Planner Anderson stated that Connexus is not involved in the discussion at this time.

5.03: Arbor Day Event Update

City Planner Anderson presented the staff report. He stated that the purpose of this case is provide an update to the EPB regarding a planned Arbor Day activity with Ramsey Elementary School. The planting event will occur on Arbor Day, which in Minnesota is always the last Friday in April (this year April 26th). The MN DNR will also be assisting in the tree planting activity by providing the seedlings to be planted in the Environmental Learning Area (ELA). Staff was unfortunately unable to attend the initial planning meeting for the event but did receive a follow up email from the school with some information. Planting by students will occur from 9:30 a.m. to 3:30 p.m. Staff has been asked to try and provide a couple volunteers to assist with the planting activities and to see if a water truck may be available for use that day as well. He stated that this would be a great opportunity to infuse some excitement and education about the benefits that trees provide in the community and encouraged EPB member to assist with the event if possible.

6. BOARD / STAFF INPUT

Board Member Moore reminded the Board of the upcoming environmental conference on April 13th.

- **Photo Contest Entries and Proposed Winners**

City Planner Anderson stated that the City offers a photo contest each year. He stated that in past years the EPB has provided a recommendation on winners. He explained that in order to streamline the process, the winners are being chosen by the Parks and Recreation Commission and then certified by the City Council. He stated that he included all the submittals and the proposed winners for informational purposes.

Chairperson Valentine thanked staff for sharing the photos.

Councilmember Shryock agreed that there were a lot of great photos this year. She asked if all the photos would be available on the City website once submitted.

City Planner Anderson stated that he understands that in order to submit the photo as part of the contest, the resident is acknowledging that the City has full use of the photos for the website or promotional use. He stated that some of the entries from last year are currently being circulated on the City's website.

7. ADJOURNMENT

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

The meeting adjourned at 7:14 p.m.

Respectfully submitted,

_____

Chris Anderson
City Planner

ATTEST:

_____

JoAnn Shaw
Community Development Secretary

Drafted by Amanda Staple, *TimeSaver Off Site Secretarial, Inc.*

CC Regular Session **4. 4.**

Meeting Date: 04/23/2019

Submitted For: Eric Maass, Community Development

By: Kathy Schmitz, Administrative Services

Information

Title

~~Adopt Resolution 19-096 Approving the Code Enforcement Action Plan for 15415 Saint Francis Blvd NW~~ Please Note: This item was removed from the Consent Agenda.

Purpose/Background:

The purpose of this case is to update the City Council on Staff's plan for code enforcement activities moving forward at 15145 St. Francis Blvd NW commonly known as Ken's 4x4.

Notification:

The Business Owner has been notified of this case.

Observations/Alternatives:

The purpose of this case is to outline a work plan to achieve compliance with local zoning and public nuisance codes. This business pre-dates some current regulations. However, the use appears to have expanded beyond protections in these situations. By approving the plan for enforcement moving forward, Staff can more quickly ensure compliance or escalate the case to court/abatement if needed. Court settings and abatement are the last resort, and Staff will check with Council again before moving forward with these steps. Staff is hopeful having the backing of the City Council will improve the chances of successful compliance without these tools.

Ken's 4x4 on Highway 47 was in operation prior to the City's incorporation as a City and formal zoning code adoption. Due to this, the site does have some lawful, non-conforming areas where auto repair and potentially auto sales are allowed. Anything that existed lawfully when regulations were created or changed are protected by State Statute and City Code as lawful, non-conforming uses and standards. Expansion of a lawful, non-conforming use requires approval by the City, typically via a Conditional Use Permit (CUP), if allowed by the underlying district.

The City has responded to ordinance complaints against the property off and on for the past several years. Compliance is typically achieved; however, the business often falls back out of compliance with City Code and lawful, non-conforming protection. Based on complaints from 2017 and 2018, Staff believes that the use has expanded beyond its lawful, non-conforming protection. Part of the resolution tonight formally acknowledges the lawful, non-conforming area for repair. Staff has researched the property via aerial photos to determine this area. In recent years, the site has expanded well beyond that boundary, and based on Anoka County Pictometry and views from Highway 47, Staff believes there to be numerous vehicles hidden in the woods, including cannibalized and junk vehicles. There are also U-Hauls on the site, which is a rental business that did not exist when the company first went into business. This use is not protected by lawful, non-conforming protections.

Staff believes that the following violations are onsite: junk vehicles, parking on the grass, illegal rental business, and expansion of a non-conforming use, and temporary sign infractions.

As with most Code Enforcement Cases, hard enforcement was suspended during snow conditions. During that time City Staff has been working with the City's Attorney office on the legal framework of the case as it relates to the lawful nonconforming rights that exist on the property.

Alternatives (as a package):

1. City Staff is authorized to seek an administrative search warrant to conduct a complete and thorough inspection of the Subject Property and to accurately document any and all violations of City Code.
2. Upon receipt of said administrative search warrant, City Staff will complete an inspection of the Subject Property to document any and all violations of City Code.
3. Upon completion of the inspection of the Subject Property, City Staff will send a First Notice of Violation to the owner of the Subject Property outlining any and all City Code violations as well as identifying the necessary corrective actions to be completed within fourteen (14) days. An Administrative Citation of $250 will accompany the First Notice of Violation.
4. Once the fourteen (14) day timeframe has expired, City Staff will conduct a second inspection of the Subject Property to document any and all City Code violations.
5. If City Code violations are documented, a Second Notice of Violation will be sent to the owner of the Subject Property once again outlining any and all City Code violations as well as identifying the necessary corrective actions to be completed within fourteen (14) days. An Administrative Citation of $250 will accompany the Notice of Violation.
6. If City Code violations are still present, City Staff shall seek a declaratory action with the District Court with the assistance of the City Attorney.
7. Upon receipt of a declaratory action from District Court, the City will proceed with scheduling an abatement of the Subject Property to remove correct any remaining City Code violations.

If the escalating fine action is unsuccessful through the standard first and second notices of violation, Staff would recommend abatement of the violation. The cost will need to be fronted by the City and recouped by an assessment against the property. The cost of this abatement may exceed the City's total annual budget for abatement activities. Staff has not yet obtained quotes for abatement. The hope is that this process will better encourage compliance.

Funding Source:

Staff handles all code enforcement cases as part of regular duties.

Recommendation:

Staff recommends adoption of Resolution 19-096 Approving the Code Enforcement Action Plan for 15415 St Francis Blvd NW, Commonly Known as Ken's 4x4.

Action:

Motion to Adopt Resolution 19-096 Approving the Code Enforcement Action Plan for 15415 St Francis Blvd NW, Commonly Known as Ken's 4x4.

Attachments

Resolution 19-096

Historical Aerial Photos

Older Aerials

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Kathy Schmitz	04/18/2019 12:06 PM
Kurt Ulrich	Chloe McGuire Brigl	04/18/2019 12:33 PM
Chris Anderson	Chris Anderson	04/18/2019 03:35 PM
Kurt Ulrich	Kurt Ulrich	04/18/2019 04:21 PM
Kathy Schmitz (Originator)	Jo Thieling	04/18/2019 04:34 PM
Chris Anderson	Jo Thieling	04/18/2019 04:35 PM
Kurt Ulrich	Jo Thieling	04/18/2019 04:35 PM
Form Started By: Kathy Schmitz		Started On: 04/18/2019 11:18 AM
Final Approval Date: 04/18/2019		

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

RESOLUTION #19-096

A RESOLUTION APPROVING CODE ENFORCEMENT ACTION PLAN FOR 15415 ST. FRANCIS BLVD NW COMMONLY KNOWN AS KEN'S 4X4:

WHEREAS, Ken's Repair & Sales, Inc. (the "Business") is operating on the property generally known as 15415 St. Francis Blvd NW and legally described as follows:

> UNPLATTED CITY OF RAMSEY THAT PART OF THE SW1/4 OF SEC 24-32-25 IN ANOKA CNTY, MN DESC ASFOL-BEG AT THE SE CORNER OF SAID SW1/4 OF NW1/4-TH N 0 DEG 18 MIN 42 SEC E ON THE E LINE OF SAID SW1/4 OF NW1/4 A DIST OF 1491.56 FT-TH S 83 DEG 00 MIN 01 SEC W A DIST OF 991.96 FT TO THE CENTER LINE OF STATE TRK HWY NO 47 AS IT IS NOW LAID OUT & TRAVELLED-TH S 21 DEG 59 MIN 59 SEC E ALONG SAID CENTER LINE A DIST OF 1603.56 FT TO THE S LINE OF SAID SW1/4 OF NW1/4-TH E ON SAID S LINE A DIST OF 386.52 FT TO THE POINT OF BEG(SUBJ TO EASEFOR ROAD PURP OVER THE WLY 33 FT & THE S 33 FT OF THE ABOVE DE SCTRACT)

("Subject Property"); and

WHEREAS, the Subject Property has a split zoning with the northern two-thirds (approximately) being zoned R-2 Residential (Medium Density) and the southern one-third (approximately) zoned B-1 Business District; and

WHEREAS, the Subject Property is approximately 20.95 acres in size; and

WHEREAS, the Business, commonly known as Ken's 4x4, has been in operation prior to the City's incorporation and formal adoption of zoning authority; and

WHEREAS, the City acknowledges that certain lawful non-conforming rights related to motor vehicle repair and possibly even sales may be applicable; however, the 'footprint' of the lawful non-conforming use appears to have expanded; and

WHEREAS, there are documented City Code violations dating back to the 1990s, with notices of violation regarding multiple issues, including motor vehicle sales, inoperable vehicles, debris, expansion of a lawful non-conforming use, and temporary signs, being sent out in 1996, 1998, 1999, 2002, 2009, and 2010; and

WHEREAS, the City has a library of photos from past violations and historical aerial photos that demonstrate there have been past clean-up efforts; and

WHEREAS, City Staff received a letter from Dorn Law Firm, Ltd. about the Subject Property on October 1, 2009 in response to a September 21, 2009 Notice of Violation disputing the violations and claiming the Business was a fully protected as lawful non-conforming; and

DRAFT

WHEREAS, in 2010, via a City Council Work Session, Staff provided an update to the City Council regarding the Subject Property, which eventually led to the last major clean-up of violations; and

WHEREAS, in 2018, the City received additional complaints regarding the status and use of the Subject Property and verified that in addition to motor vehicle sales and repair, rentals were now also being offered; and

WHEREAS, motor vehicle and equipment rental is an illegal use within both zoning districts on the Subject Property; and

WHEREAS, most recently, the City sent notices of violation to the Property on July 11, 2018 and July 26, 2018 regarding off-street parking, inoperable vehicles, expansion of lawful non-conforming use, and debris; and

WHEREAS, City Staff has followed up with the Subject Property's Attorney, Dorn Law Firm, Ltd. on October 3, 2018 and October 25, 2018 in an attempt to cooperatively work through these violations and identify an agreed upon footprint for the lawful non-conforming use; and

WHEREAS, in reviewing historical aerial photos of the Subject Property, it seems apparent that much of the area utilized by the Business extends beyond what would be considered the footprint of the lawful non-conforming use; and

WHEREAS, an administrative search warrant is necessary to completely and accurately document all current City Code violations on the Subject Property; and

WHEREAS, upon reciept of an administrative search warrant, City Staff will complete an inspection of the Subject Property, document all existing City Code violations, and initiate the City Council approved process for code enforcement; and

FINDINGS OF FACT

1. That the City recognizes the lawful non conforming rights on the property and understands those rights to be limited to the area identified in Exhibit A.

2. That any motor vehicles or items related to the Business are limited to the area identified within Exhibit A.

3. That any motor vehicles or items related to the Business that are outside of the area identifed within Exhibit A are subject to code enforcement action, up to and including abatement.

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

That the Ramsey City Council hereby grants approval of the proposed code enforcement action plan on the Subject Property as outlined below, contingent upon verification of any violation(s) of City Code:

1) City Staff is authorized to seek an administrative search warrant to conduct a complete and thorough inspection of the Subject Property and to accurately document any and all violations of City Code.

2) Upon receipt of said administrative search warrant, City Staff will complete an inspection of the Subject Property to document any and all violations of City Code.

3) Upon completion of the inspection of the Subject Property, City Staff will send a First Notice of Violation to the owner of the Subject Property outlining any and all City Code violations as well as identifying the necessary corrective actions to be completed within fourteen (14) days. An Administrative Citation of $250 will accompany the First Notice of Violation.

4) Once the fourteen (14) day timeframe has expired, City Staff will conduct a second inspection of the Subject Property to document any and all City Code violations.

5) If City Code violations are documented, a Second Notice of Violation will be sent to the owner of the Subject Property once again outlining any and all City Code violations as well as identifying the necessary corrective actions to be completed within fourteen (14) days. An Administrative Citation of $250 will accompany the Notice of Violation.

6) If City Code violations are still present, City Staff shall seek a declaratory action with the District Court with the assistance of the City Attorney.

7) Upon receipt of a declaratory action from District Court, the City will proceed with scheduling an abatement of the Subject Property to remove correct any remaining City Code violations.

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 23rd day of April, 2019.

CITY OF RAMSEY:

By:_____ By:_____
Mayor City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On this _____ day of _____, ____, before me a Notary Public personally appeared Mayor John LeTourneau and Jo Ann M. Thieling, to me personally known, who, being each by me duly sworn, did say that they are respectively the Mayor and City Clerk of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said Municipal corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council, and said John LeTourneau Jo Ann M. Thieling acknowledge said instrument to be the free act and deed of said Municipal Corporation.

_____
Notary Public

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

Exhibit 1: Lawful Nonconforming Area (red)



2006 Aerial



Feet
0 25 50 100 150 200

Print Date: February 15, 2018

2011 Aerial



Feet
0 25 50 100 150 200

Print Date: February 15, 2018

2014 Aerial



Feet
0 25 50 100 150 200

Print Date: February 15, 2018

2016 Aerial



Feet
0 25 50 100 150 200

Print Date: February 15, 2018

2017 Aerial



Aerial Photo: Flown Spring of 2014

N 1/2 SECTION 24, T. 32, R. 25



CHICAGO AERIAL SURVEY
MINNEAPOLIS, MINN.
DATE FLOWN - MAY 9, 1965
FRANKLIN PARK, I.L.
APPROX. SCALE 1"=200'

Office of
ANOKA COUNTY SURVEYOR
Room E227, County Court House
ANOKA, MINNESOTA 55303

Roland W. Anderson

N1/2 SECTION 24, T. 32 N R. 25 W



APPROX. SCALE 1" = 200'

Mark Hurd AERIAL SURVEYS INC. MINNEAPOLIS, MINN. SANTA BARBARA, CALIF. SAN JUAN, P.R.

DATE OF PHOTOGRAPHY – APRIL, 1977

Office of
ANOKA COUNTY SURVEYOR
County Court House
ANOKA, MINNESOTA 55303
Roland W. Anderson

N 1/2 SECTION 24, T. 32N R. 25W



N
W ANOKA COUNTY SURVEYOR E
S

APPROX SCALE 1"=200'

MARKHURD CORPORATION
345 PENNSYLVANIA AVENUE SOUTH • MINNEAPOLIS, MINNESOTA 55426
K-413

DATE OF PHOTOGRAPHY - APRIL, 1985

N1/2 SECTION 24 T 32 N, R 25 W 47



ANOKA COUNTY SURVEYOR

APPROX SCALE 1"=200'

HORIZONS, INC.
AERIAL MAPPING PROFESSIONALS
OPUS2 Minnetonka, MN 55343 • (612)931-9869

RECTIFIED FROM ANOKA COUNTY HALF-SECTION MAPS

DATE OF PHOTOGRAPHY: APRIL 1997

CC Regular Session **4. 5.**

Meeting Date: 04/23/2019

By: Katie Schmidt, Administrative Services

Information

Title

Approve the Following Meeting Minutes:

1. City Council Special Work Session dated 4/03/2019
2. City Council Work Session dated 4/09/2019
3. City Council Regular Session dated 4/09/2019

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 Special Work Session dated 4/03/2019
2. City Council Work Session dated 4/09/2019
3. City Coucil Regular Session dated 4/09/2019

Attachments

Special Work Session 4-3-19

Work Session 4-9-19

Regular Session 4-9-19

Form Review

Inbox	Reviewed By	Date
Colleen Lasher	Colleen Lasher	04/17/2019 11:56 AM
Kurt Ulrich	Kurt Ulrich	04/18/2019 12:52 PM
Form Started By: Katie Schmidt		Started On: 04/17/2019 11:33 AM
Final Approval Date: 04/18/2019		

CITY COUNCIL SPECIAL WORK SESSION
CITY OF RASMEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a City Council Special Work/Strategic Planning Session on Wednesday, April 3, 2019, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Also Present: City Administrator Kurt Ulrich
Finance Director Diana Lund
Community Development Director Tim Gladhill
Police Chief Jeff Katers
City Engineer Bruce Westby
Public Works Superintendent Grant Riemer
Administrative Services Director Colleen Lasher
Economic Development Director Sean Sullivan
Parks & Assistant Public Works Superintendent Mark Riverblood
Communications & Events Coordinator Megan Thorstad

Welcome / Call to Order / Dinner Served. Mayor LeTourneau called the meeting to order at 5:42 p.m. Mayor LeTourneau welcomed everyone and asked if there was anything from the previous planning sessions that should be re-addressed. All participants agreed they were ready to move ahead. Mayor LeTourneau reviewed rules of engagement.

Review Agenda and Meeting Objectives. The agenda was noted and agreed upon. Mayor LeTourneau stated that the focus of the session would be on the action items. He explained the action plan's color coding. He stated that the darkest green color through the non-shaded action items represented 90 percent agreement to less than 70 percent agreement from participants as to whether or not the action item is critical to achieving the City's mission in the next 12 months.

Review Action Items All participants discussed and provided feedback regarding each action item. Items that were not deemed to be critical to the City's mission or that were not achievable in the next 12 months were removed.

Discuss Next Steps/Closing Comments: Staff will update the action items based on discussion and will bring the strategic plan forward for City Council approval at a future meeting.

Adjournment: Consensus was to adjourn the meeting. The strategic planning session adjourned at approximately 9:32 p.m.

Respectfully submitted,

_____

Kurtis G. Ulrich, City Administrator

ATTEST:

_____

Jo Ann M. Thieling, City Clerk

Minutes transcribed by Colleen Lasher, Administrative Services Director

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, April 9, 2019, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Also Present: City Administrator Kurtis Ulrich
Finance Director Diana Lund
Police Chief Jeff Katers
Parks and Assistant Public Works Superintendent Mark Riverblood
Public Works Superintendent Grant Riemer
City Engineer Bruce Westby
Economic Development Manager Sean Sullivan
Kristin Gray, WSB
Angie Bershaw, Bolton & Menk

1. CALL TO ORDER

Mayor LeTourneau called the City Council Work Session to order at 5:30 p.m.

2. TOPICS FOR DISCUSSION

2.01: Discuss Updates on Interim Public Works Facility Options

Public Works Superintendent Riemer reviewed the staff report.

Councilmember Heinrich commented that she appreciates staff taking into account the fact that this would not impact the transportation for the school year.

Mayor LeTourneau asked if this would create a hardship for the school.

Public Works Superintendent Riemer stated that the buses are housed in Mounds View and so that would cause an increase for the school. He noted that the City could really use this space.

Councilmember Riley asked if the City already uses the neighboring building.

Public Works Superintendent Riemer stated that the City uses the front half of this building for police and public works. He commented that the City is not using the neighboring building.

Councilmember Kuzma stated that this seems to be a good temporary solution to provide relief to public works and therefore he will support this action.

Mayor LeTourneau stated that he is glad things are moving quickly and fitting together. He asked if the activity around this building and the termination of this lease is contingent on other actions.

Public Works Superintendent Riemer stated that he would like to purchase the Quality RV building to relocate utilities to that building and then terminate the lease on this building to use as a temporary solution for public works.

Mayor LeTourneau stated that a few meetings ago the focus was on a new public works facility option. He asked if the acquisition of this lease would provide the temporary solution or whether this would be used in a long-term solution as well.

Public Works Superintendent Riemer stated that this would provide a temporary solution. He noted that a public works facility would still be needed in the future.

Councilmember Shryock stated that since this is not costing much and would alleviate the strain, she would be in favor of proceeding with this portion of the option.

Public Works Superintendent Riemer continued with his presentation.

Councilmember Heinrich referenced the connection to City sewer and water and asked if the cost shown was just for that connection or all improvements.

Public Works Superintendent Riemer commented that estimate is just for the connection. He estimated that the cost for floor drains could be $50,000 to $60,000.

Councilmember Riley asked what changed the mind of staff on the temporary solution.

Public Works Superintendent Riemer stated that combined with the bus storage building, this seems to be a good temporary option.

Councilmember Riley stated that he likes this idea.

Public Works Superintendent Riemer stated that the nice thing about moving utilities is that they can act as a standalone function for the time being, as they do not use the heavy equipment.

Councilmember Kuzma asked how this temporary solution would impact the timeline for the public works facility. He asked for input on the option that this option was bypassed and the public works facility moved forward today.

City Administrator Ulrich stated that if the public works facility started today there would be a year of planning and engineering along with construction, which would be about 2.5 years. He explained that this temporary solution would provide a more relaxed schedule and could buy another year or two for that process. He stated that staff is hopeful that the redevelopment prospects for the building might have commercial value in the future.

Public Works Superintendent Riemer stated that Anoka County has this building for sale and does have other offers.

Councilmember Shryock stated that she is comfortable with this option including the RV building and the leased building. She stated that if staff believes that this will work, it seems to be a good alternative and is a reasonable financial investment.

Economic Development Manager Sullivan stated that the location and building both lend themselves to future value. He stated that the building could be leased or sold in the future, should that be the desire. He noted that the land would also have value in a redevelopment scenario.

Councilmember Heinrich asked if this would remove the need for the doublewide trailer on the current public works campus. She also asked if staff would be comfortable with this solution for a couple years before moving forward with the new public works facility.

Public Works Superintendent Riemer stated that the trailer would stay. He stated that he would not want to exceed two years before seriously moving on the new public works facility. He stated that this is a temporary solution that will provide an interim solution while the new facility continues to move forward.

Councilmember Musgrove stated that she appreciates the creativity of staff and the thorough presentation. She commented that this seems to be a good way to increase the effectiveness and efficiency of the public works department. She stated that she would still want to continue with the new public works facility process because of other financial needs that will arise in the future.

Councilmember Kuzma stated that he is torn. He understands that this is an interim solution. He commented that by taking the garage over that would provide additional space but he would like to see the public works facility plans continue to move forward. He stated that the improvements for this option could simply be spent on the new public works facility.

Councilmember Shryock asked for a recap on the costs and timeframe to get the interim option up and running.

City Administrator Ulrich stated that there would be about one year of planning and bidding for the new public works facility, with an additional one year to 18 months of construction. He reviewed the costs and timeframe for the interim solution to be ready.

Public Works Superintendent Riemer estimated that the interim solution would be up and ready by this fall.

Mayor LeTourneau stated that the public works staff is already stretched thin and this would create additional work for the members of that department. He stated that the additional cost for this interim option, and by putting the public works facility off for even a short amount of time, could have an additional impact of $1,000,000. He stated that the City is not in the business of acquiring land and yet this option would acquire more land. He stated that there is reasonable financing available now and believes that the City should move on the new facility.

Councilmember Shryock stated that her impression was that the public works facility process would continue to move forward, this would simply provide an interim option during that planning and construction process. She stated that the question becomes can the public works department function during that planning and construction process. She stated that when the Quality RV site is sold in the future, that would recoup some of the costs that are incurred through the interim option.

Public Works Superintendent Riemer explained that staff is simply providing options for the Council to review.

Councilmember Kuzma stated that it is the fiduciary responsibility of the Council to manage the City's resources as best as they can. He does not believe that spending this additional money would be a good solution. He noted that roads will continue to be a challenge in budgeting. He stated that he wants to move forward on the campus now and would support taking the garage space back from PACT to provide additional space.

Councilmember Riley stated that this discussion would be a lot easier if taxes had not been raised the past few years. He stated that the last financing included an interest only option for ten to 12 years, which he believes would not be affordable for the City.

Economic Development Manager Sullivan stated that there are many projects that he was involved with in the mid-2000s that focused on redevelopment. He stated that from an economic development perspective there are advantages to the City having control of the Quality RV building.

City Administrator Ulrich stated that staff is looking for direction on whether to negotiate with the County to determine what the cost would be. He stated that staff could also bring in the public works facility schedule, with additional financing options.

Mayor LeTourneau confirmed the consensus of the Council with the direction summarized by City Administrator Ulrich.

2.02: Update Regarding Local Road Funding

City Administrator Ulrich reviewed the staff report.

Councilmember Shryock stated that she believes that this process should continue. She noted that the feedback from residents that she has received is that they would like more information. She stated that she would like more input from the Charter Commission and how the properties that have been assessed would be handled should franchise fees go forward.

Councilmember Riley stated that he would also like to hear more and have this go forward. He stated that at the meeting he attended, the strongest proponent for franchise fees were residents that have been assessed. He stated that there is data on the assessment process and residents have been vocal on their dislike for assessments. He stated that his biggest takeaway from the meeting he attended was the cost savings that would be provided through franchise fees, as that would be a cost savings for all taxpayers.

Councilmember Kuzma stated that he would also like additional information on how the properties that have been assessed would be handled. He stated that the residents that he has spoken to have expressed support for franchise fees.

Councilmember Heinrich stated that she has received mixed feedback, almost a 50/50 split. She was unsure if going forward in the process would help the Council make the decision. She asked why the decision is just not made on the information that has been given. She stated that she is not comfortable with the open house meeting format that has occurred thus far. She noted that her opinion was that the open house was a sales pitch for franchise fees rather than an open house. She commented that residents opposed to franchise fees were afraid to raise their hand as they felt their opinion would be shot down. She stated that if more public outreach efforts occur, she would prefer a different format. She was unsure if she had a clear position on whether this should move forward. She did not feel that the community has been educated enough, and felt that more education and outreach need to occur. She stated that a part of her thinks the Council is going to make the decision anyways, so the decision should just be made.

Councilmember Shryock stated that education will be a huge component, explaining what the difference would mean to residents. She stated that perhaps something can show the difference people would pay comparing an assessment to franchise fees.

Mayor LeTourneau stated that the City is still very early in the process and this seems to be a milestone in the process. He agreed that if the Council chooses to move forward there would be more work to do.

Councilmember Musgrove stated that she believed that financial information would be part of the discussion. She stated that she has a different perspective, as she owns a smaller portion of property and with the franchise fee; she would not have the same benefit as others. She stated that she does not believe churches and schools should have to pay. She explained that churches and schools have members that belong to the community and those residents are already paying taxes or would be paying franchise fees for their homes. She stated that there is a portion of people that do not have utilities and asked how that would be equal. She stated that this is a regressive tax, as there is already a property tax. She stated that she would like additional information on financials, including the franchise fee and how this would look on the taxes. She asked what is being prioritized above roads currently. She stated that she is looking forward to

moving on and reviewing additional financial information. She stated that businesses will also not have to pay as much with franchise fees, and those users use the roads more. She stated that she would like to make an informed discussion and therefore would support continuing to move forward.

Mayor LeTourneau confirmed the consensus of the Council to continue to move forward in the next phase of this process.

Councilmember Kuzma stated that the public meetings have been publicized and there was still not the best turnout. He stated that people have elected the Council to represent them and at some point, the Council will need to make the decision on behalf of the people.

Councilmember Heinrich stated that she has heard from some of the church community that there would be concern with the franchise fee option. She explained that when someone provides a tithe to the church, a portion of that would be going towards franchise fees if the churches have to pay.

Kristin Gray, WSB, stated that she is present as a resource and did take notes of the conversation to assist in moving forward.

2.03: Receive Update on Highway 10 Planning Efforts (Ramsey Gateway)

Angie Bershaw, Bolton & Menk, reviewed the staff report.

Councilmember Heinrich referenced the tight diamond with west frontage road for Ramsey Boulevard, which is the highest cost option. She stated that seems to be significantly higher than the other options and was unsure why that would be presented to the public.

Ms. Bershaw acknowledged that is an option that would most likely not move forward in the long run, but it should be presented to the public to help educate on why the other options would be better.

Councilmember Riley agreed that showing that option did help to answer questions on the other options. He stated that he believes the City should be more proactive in the rest stop and weigh station elements. He appreciated that Bolton & Menk had some of those conversations but believed that the City should also be involved.

Mayor LeTourneau stated that he would be interested in holding joint meetings with some of the Commissions to gain additional input.

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 6:48 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, April 9, 2019, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Members Absent: None

Also Present: City Administrator Kurtis Ulrich
Police Chief Jeff Katers
Public Works Superintendent Grant Riemer
Administrative Services Director Colleen Lasher
City Engineer Bruce Westby
Economic Development Manager Sean Sullivan

1. CALL TO ORDER

Mayor LeTourneau called the regular meeting of the Ramsey City Council to order at 7:00 p.m., followed by the Pledge of Allegiance led by Mayor LeTourneau.

2. PRESENTATION

2.01: Board and Commission Member Oath of Office

Mayor LeTourneau administered the Oath of Office to Mr. Eric Peters who will be joining the Planning Commission and to Mr. Nathan Barten and Ms. Trixy Barnes, who will be joining the Park and Recreation Commission.

3. CITIZEN INPUT

None.

4. CONSENT AGENDA

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

4.01: Approve the following Meeting Minutes:
1) City Council Work Session dated March 26, 2019
2) City Council Regular dated March 26, 2019

4.02: Approve Licenses

4.03: 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

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

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

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

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

4.08: Report from the Public Works Committee Meeting dated March 19, 2019:
1) Committee Business – *There was none.*
2) Committee/Staff Input – *Public Information Meeting on Wellhead Protection Plan Part 1 Amendment: No action taken.*

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

5. APPROVE AGENDA

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

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

6. PUBLIC HEARING

None.

7. COUNCIL BUSINESS

7.01: Request Permission to Cancel Pact Charter School Lease Agreement at 6701 Highway 10

Public Works Superintendent Riemer reviewed the staff report and recommendation to terminate the lease with Pact Charter School at 6701 Highway 10 and use the space for additional equipment storage for the City of Ramsey Public Works Department.

Councilmember Riley stated that the Council discussed this item at the worksession earlier tonight. He stated that this is City owned property and the City has a use for the property. He noted that staff has spoken with PACT Charter School to ensure that this will not cause a problem and therefore he believes this to be a good idea.

Councilmember Heinrich stated that she feels that public works has been very creative in its use of space but that is not efficient or conducive for the workers and this added square footage will help the department.

Mayor LeTourneau asked if this change would cause an undue hardship for PACT Charter School next school season.

Public Works Superintendent Riemer replied that the buses are housed in Mounds View so there would be additional drive time for those drivers. He was unsure if the school would find another housing location in the community.

Mayor LeTourneau stated that he is unsure that the public is aware of the hardships public works is facing right now and asked staff to provide an update.

Public Works Superintendent Riemer provided an update on the public works space off Jasper and stated that the public works office has operated out of a doublewide trailer since 2003 and the department is severely lacking space. He noted that the department currently has about half the space that it needs.

Mayor LeTourneau stated that the growth of the community has put pressure on this department, which is one of the core functions of the City.

Motion by Councilmember Heinrich, seconded by Councilmember Riley, to accept the staff recommendation and terminate the lease with Pact Charter School at 6701 Highway 10 and use the space for additional equipment storage for the City of Ramsey Public Works Department.

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

7.02: Consider Purchase of Property Located at 8175 Riverdale Drive, Ramsey, MN

Public Works Superintendent Riemer reviewed the staff report and recommendation to purchase the property located at 8175 Riverdale Drive, for housing the City of Ramsey Utilities Department, until the new public works facility is constructed.

City Administrator Ulrich noted that the action tonight would simply provide direction to begin negotiations with Anoka County and a purchase would need to come back before the Council.

Councilmember Riley stated that these are interim options for public works, as the department currently does not have enough space, which provides additional time to find financing for the new public works facility.

Councilmember Kuzma stated that he has hesitations about purchasing this building that he voiced earlier during the worksession. He stated there is a need for the new public works facility and felt that this interim option would only increase the cost of the new facility and prolong that process. He stated that he will not support this option.

Mayor LeTourneau stated that he can see both sides of the argument tonight. He understands the need for additional space for public works and additional information is needed for financing of the new public works facility. He also shared concern with the cost for this interim option versus moving forward with the new public works facility. He stated that he supports investigating all options and would support moving forward with negotiations but would not want to commit to purchasing the property at this time.

Councilmember Shryock agreed that it would be important to move forward with negotiations to determine what the price would be for this option. She stated that if this property is purchased and not needed in the future, there is an option to recoup a good portion of the cost by reselling the property.

Motion by Councilmember Musgrove, seconded by Councilmember Heinrich, to authorize staff to enter into negotiations with Anoka County for the purchase of the property located at 8175 Riverdale Drive.

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

7.03: Adopt Resolution #19-088 to Hire a Public Works Streets Maintenance Worker

Administrative Services Director Lasher reviewed the staff report and recommendation to hire Mr. Vaughn Ihkre as a full-time Public Works Streets Maintenance Worker, effective on or near April 24, 2019, at step 1 of the 2019 wage scale.

Councilmember Heinrich asked for additional information on where the department is falling short, noting that two temporary employees were approved on the consent agenda tonight.

Public Works Superintendent Riemer replied that this position would be responsible for street maintenance and reviewed those duties. He stated that currently the department is down one person from an extended medical leave, and that person will be out for at least two additional months. He stated that this is a needed position.

Councilmember Heinrich asked if the City has considered a temporary worker because the other position is on leave.

Public Works Superintendent Riemer stated that has not been a consideration as this position was agreed to be added prior to the medical leave issue. He explained the difficulty in hiring a temporary worker for street maintenance in the current employment climate.

Councilmember Riley stated that he originally voted against the budget that included this position but the residents have been very vocal about street maintenance and the needs, therefore he will support this addition.

Mayor LeTourneau stated that the need for this type of worker is not decreasing and is not temporary, but will instead continue to escalate.

Public Works Superintendent Riemer agreed that the need is not going away as the goal of road maintenance includes temporary road maintenance.

Councilmember Heinrich asked the length of time that the department has had four street maintenance workers.

Public Works Superintendent Riemer estimated that the department has had four street maintenance workers for about the past four or five years.

Councilmember Kuzma asked the miles of roads that have been added in the last four years.

Public Works Superintendent Riemer estimated that ten to 12 miles of roads have been added. He explained that the new roads are not the problem; the problem lies with the existing roads that need maintenance.

Motion by Councilmember Kuzma, seconded by Councilmember Musgrove, to Adopt Resolution #19-088 to Hire a Public Works Streets Maintenance Worker.

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

7.04: Introduce Ordinance #19-07 Authorizing the City of Ramsey to Sell One (1) Parcel of Real Property

Economic Development Manager Sullivan reviewed the staff report and recommendation to adopt Ordinance #19-07 authorizing the City of Ramsey to sell one parcel of real property.

Councilmember Riley stated that this is a formality as there is an intent to sell the land.

Motion by Councilmember Riley, seconded by Councilmember Kuzma, 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.

Further discussion: Councilmember Musgrove stated that she attended the Planning Commission meeting where this case was discussed. She stated that the small yellow plot of land not included was an old cemetery and that is why it is not included.

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

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Ulrich announced upcoming meetings and events.

Councilmember Heinrich referenced the Mayors Prayer Breakfast at Bunker Hills Friday and encouraged others to attend.

Mayor LeTourneau recognized the student groups present tonight and invited the groups to come forward and introduce themselves. Students from the University of Minnesota introduced themselves, noting that they are present for a project management course. Students from Elk River High School also introduced themselves, noting they are present for a government course.

9. ADJOURNMENT

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

Motion carried.

The regular meeting of the City Council adjourned at 7:40 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. 6.**

Meeting Date: 04/23/2019

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	04/18/2019 12:47 PM
Form Started By: JoAnn Shaw		Started On: 04/09/2019 09:17 AM
Final Approval Date: 04/18/2019		

Report Name: License Report - License Types
Council Dates: 4/23/2019 to 4/23/2019
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
Rental					
HP Minnesota I LLC	8664 149th Cur NW		4/23/2022	4/23/2019	A
HP Minnesota I LLC	6501 153rd Way NW		4/23/2022	4/23/2019	A
HP Minnesota I LLC	7601 169th La NW		4/23/2022	4/23/2019	A
				Rental License Count:	**3**
Transient Merchant/Peddler/Solici					
Brain Freezze Ice Cream			12/31/2019	4/23/2019	A
Ramsey Garden Club	7550 Sunwood Dr NW		5/18/2019	4/23/2019	A
				Transient Merchant/Peddler/Solicitor License Count:	**2**
				Total Licenses:	**5**

CC Regular Session **4. 7.**

Meeting Date: 04/23/2019

By: Jackie Lipski, Finance

Information

Title

Adopt Resolution # 19-092 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of April 4, 2019 through April 17, 2019

Action:

Motion to Adopt Resolution # 19-092 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of April 4, 2019 through April 17, 2019.

Attachments

Bills List 4/23/2019

Resolution 04/23/2019

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	04/17/2019 10:37 AM
Kurt Ulrich	Kurt Ulrich	04/18/2019 12:56 PM
Form Started By: Jackie Lipski		Started On: 04/17/2019 10:28 AM
Final Approval Date: 04/18/2019		

CITY OF RAMSEY - FINANCE OFFICE Printed 4/17/2019

RAMSEY CITY COUNCIL MEETING

4/23/2019

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:	SUBMITTED FOR APPROVAL
Purchase Journal:	
Prepaids 4/4/19-4/17/19	226,229.35
Accounts Payable 4/4/19-4/17/19	202,817.04
Payroll 4/5/2019	160,457.14
Pay Estimate- Project	331,057.95

TOTAL SUBMITTED FOR APPROVAL THIS MEETING **$ 920,561.48**

		APPROVED PREV. MTG	2019 Y.T.D.
DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:			
	NET PAYROLL TOTAL	$ 183,808.18	$ 1,021,845.63
-	CORRECTION TO PAYROLL		
	PREPAIDS	204,393.30	1,692,754.03
-	PREPAID ADJUSTMENTS		
	WIRE TRANSFERS FOR DEBT SERVICE		549,343.75
-	CORRECTION TO D.S.		
	ACCOUNTS PAYABLE INVOICING - PREVIOUS MEETING:		
-	BILLS LIST SUBMITTED	163,128.46	2,392,687.91
	ADD (DELETE) BILLS LIST SUBMITTED PAY ESTIMATE(S)		81,068.13
-	CHECKS VOIDED	0.00	0.00
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED		**$ 551,329.94**	**$ 5,737,699.45**

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
108497	**4/4/2019**		**101084 BATTERIES PLUS BULBS**						
		289.60	BATTERIES		96047	P9036822	0194.6281		SMALL TOOLS & MINOR E
		289.60							
108498	**4/4/2019**		**116870 BUTLER, LORI**						
		49.98	UB REFUND 15801 FERRET ST NW		96048	040219	9601.4651		WATER REVENUE
		49.98							
108499	**4/4/2019**		**111696 CITY OF RAMSEY**						
		819.73	UTILITY REF CREDIT 719019		96049	040419	9601.4651		WATER REVENUE
		819.73							
108500	**4/4/2019**		**115204 EXECUTIVE TITLE SERVICES INC**						
		294.28	UB REFUND 5971 143RD CIR NW		96051	040219	9601.4651		WATER REVENUE
		294.28							
108501	**4/4/2019**		**110760 FIRE SAFETY USA, INC**						
		332.00	REPLACEMENT LADDER		96052	117259 A	0220.6281		SMALL TOOLS & MINOR E
		332.00							
108502	**4/4/2019**		**112588 GIBRALTAR TITLE AGENCY LLC**						
		49.98	UB REFUND 7631 171ST AVE NW		96053	040419	9601.4651		WATER REVENUE
		49.98							
108503	**4/4/2019**		**116865 HOLM, GREGORY**						
		24.99	UB REFUND 7631 171ST AVE NW		96056	040219	9601.4651		WATER REVENUE
		24.99							
108504	**4/4/2019**		**116869 HUYNH, THANG**						
		353.99	UB REFUND 14550 SUNFISH LK DR		96055	040219	9601.4651		WATER REVENUE
		353.99							
108505	**4/4/2019**		**111865 LIBERTY TITLE INC**						
		106.33	UB REFUND 14201 ARGON ST NW		96057	040219	9601.4651		WATER REVENUE
		118.11	UB REFUND 7277 E RAMSEY PKWY		96058	040419A	9601.4651		WATER REVENUE
		192.41	UB REFUND 14609 RHINESTONE		96059	040419B	9601.4651		WATER REVENUE
		416.85							
108506	**4/4/2019**		**100266 LOGIS**						
		660.00	NETWORK NOV 18		96060	46137	0192.6405		OFFICE & DATA PROCES:
		660.00							
108507	**4/4/2019**		**100351 NCPERS GROUP LIFE INS**						
		416.00	APRIL 2019 LIFE INS		96061	704800042019	9101.2170		DENTAL/DISABILITY/LIFE
		416.00							
108508	**4/4/2019**		**112465 NORTH AMERICAN TITLE CO**						
		255.95	UB REFUND OSMIUM ST NW		96062	040219	9601.4651		WATER REVENUE
		255.95							
108509	**4/4/2019**		**106418 PURMORT HOMES INC**						
		525.67	UB REFUND 14666 SODIUM ST		96063	040219	9601.4651		WATER REVENUE
		525.67							
108510	**4/4/2019**		**116232 RESULTS TITLE INC**						
		120.97	UB REFUND 15491 SODIUM ST NW		96064	040219	9601.4651		WATER REVENUE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
108510	4/4/2019		116232 RESULTS TITLE INC						Continued.
		260.41	UB REFUND 14980 FLUORINE ST NW		96065	040219A	9601.4651		WATER REVENUE
		903.46	UB REFUND 6890 148TH LN NW		96066	040219B	9601.4651		WATER REVENUE
		1,284.84							
108511	4/4/2019		101103 SPRINT						
		21.85	FEB/MAR 19 BILLING		96068	570683319-208	0130.6323		CELLULAR PHONES
		216.47	FEB/MAR 19 BILLING		96068	570683319-208	0191.6323		CELLULAR PHONES
		54.82	FEB/MAR 19 BILLING		96068	570683319-208	0240.6323		CELLULAR PHONES
		76.67	FEB/MAR 19 BILLING		96068	570683319-208	0192.6321		TELEPHONE
		121.78	FEB/MAR 19 BILLING		96068	570683319-208	0194.6323		CELLULAR PHONES
		263.85	FEB/MAR 19 BILLING		96068	570683319-208	0311.6323		CELLULAR PHONES
		373.60	FEB/MAR 19 BILLING		96068	570683319-208	0452.6323		CELLULAR PHONES
		186.19	FEB/MAR 19 BILLING		96068	570683319-208	0301.6323		CELLULAR PHONES
		164.79	FEB/MAR 19 BILLING		96068	570683319-208	0220.6323		CELLULAR PHONES
		226.75	FEB/MAR 19 BILLING		96068	570683319-208	9601.6323		CELLULAR PHONES
		1,706.77							
108512	4/4/2019		116867 STEBBINS, JANET						
		404.33	UB REFUND 15390 RADIUM ST		96069	040219	9601.4651		WATER REVENUE
		404.33							
108513	4/4/2019		114607 STEWART TITLE OF MINNESOTA						
		209.81	UB REFUND 5500 149TH LN NW		96070	040219	9601.4651		WATER REVENUE
		209.81							
108514	4/4/2019		116868 STROH, RYAN						
		384.28	UB REFUND 7082 148TH LN NW		96071	040219	9601.4651		WATER REVENUE
		384.28							
108515	4/4/2019		114606 TITLE SMART INC						
		276.53	UB REFUND 15477 SODIUM ST NW		96072	040219	9601.4651		WATER REVENUE
		276.53							
108517	4/4/2019		116311 TRADEMARK TITLE SERVICES INC						
		253.20	UB REFUND 5337 140TH AVE NW		96074	040219	9601.4651		WATER REVENUE
		253.20							
108542	4/11/2019		100012 ACE SOLID WASTE INC						
		26,125.20	RECYCLE APRIL 2019		96079	4771279	9604.6489		OTHER CONTRACTED SE
		103.97	FIRE STATIONS APRIL 2019		96080	4780940	0220.6374		REFUSE/RECYCLING
		221.02	APRIL 2019 SERVICES		96081	4771288	0194.6374		REFUSE/RECYCLING
		289.84	APRIL 2019 SERVICES		96081	4771288	0452.6374		REFUSE/RECYCLING
		147.41	APRIL 2019 SERVICES		96081	4771288	0311.6374		REFUSE/RECYCLING
		49.14	APRIL 2019 SERVICES		96081	4771288	9601.6374		REFUSE/RECYCLING
		49.14	APRIL 2019 SERVICES		96081	4771288	9602.6374		REFUSE/RECYCLING
		137.63	APRIL 2019 SERVICES		96081	4771288	9604.6249		MISCELLANEOUS OPERA
		49.13	APRIL 2019 SERVICES		96081	4771288	9605.6374		REFUSE/RECYCLING
		27,172.48							
108543	4/11/2019		100618 ANCOM COMMUNICATIONS INC						
		3,805.00	DESKTOP CHARGERS		96082	84628	0220.6281		SMALL TOOLS & MINOR E
		3,805.00							
108544	4/11/2019		116878 ANOKA TWISTERS BOOSTER CLUB						
		100.00	DAMAGE DEP REFUND 10/12/10		96083	041019	9804.1160		KEY & DAMAGE DEPOSIT

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
108544	4/11/2019		116878 ANOKA TWISTERS BOOSTER CLUB						Continued.
		100.00							
108545	4/11/2019		116880 ARVIG ENTERPRISES INC						
		285.00	DUP PYMT ON INV 25801		96084	040918	9101.4339		OTHER PUBLIC WORKS
		285.00							
108546	4/11/2019		106670 CENTRAL POWER DISTRIBUTORS INC						
		119.57	PLUGS/AIR FILTERS		96085	19-771031	0452.6257		OTHER VEHICLE PARTS
		119.57							
108547	4/11/2019		100404 CENTURYLINK						
		65.35	MARCH 2019 SERVICE		96086	763-422-1452 795 MAR 19	0452.6321		TELEPHONE
		65.35							
108548	4/11/2019		116882 CHARLIE JR, DOUGLAS						
		147.14	UB REFUND 7243 E RAMSEY PKWY		96087	041019	9601.4651		WATER REVENUE
		147.14							
108549	4/11/2019		111696 CITY OF RAMSEY						
		490.88	TRANS PERMIT 38386 TO 39724		96100	040519	9101.4307		PERMIT PLAN REVIEW
		20.00-	TRANS PERMIT 38386 TO 39724		96100	040519	9101.4307		PERMIT PLAN REVIEW
		981.75	TRANS PERMIT 38386 TO 39724		96100	040519	9101.4205		BUILDING PERMIT
		44.71	TRANS PERMIT 38386 TO 39724		96100	040519	9101.2081		SURCHARGES-PERMITS
		2,598.00	TRANS PERMIT 38386 TO 39724		96100	040519	9601.4606		DEVELOPER FEES (WAC
		4,970.00	TRANS PERMIT 38386 TO 39724		96100	040519	9602.2083		SAC CHARGES
		9,065.34							
108550	4/11/2019		116879 HALVERSON, THOMAS						
		75.00	MAILBOX DAMAGE		96088	040819	0312.6267		OTHER STREET MAINTEI
		75.00							
108551	4/11/2019		115792 KEVITT EXCAVATING						
		100.00	REF DAMAGE DEP 3/15/19		96089	041019	9804.1160		KEY & DAMAGE DEPOSIT
		100.00							
108552	4/11/2019		115328 LENNAR						
		1,500.00	REL PUBLIC SIDEWALK ESCROW		96101	041119	9252.1155.1		MANUAL-ACCOUNTS RE(
		1,500.00							
108553	4/11/2019		116580 NAMENY, JANINE						
		89.01	UB REFUND 5716 162ND CROSSING		96091	041119	9601.4651		WATER REVENUE
		89.01							
108554	4/11/2019		116881 SENATE DISTRICT 35 DFL						
		100.00	REF DAMAGE DEPOSIT 3/27/19		96093	041019	9804.1160		KEY & DAMAGE DEPOSIT
		100.00							
108555	4/11/2019		111137 WRIGHT HENNEPIN COOPERATIVE ELECTRIC						
		27.95	7550 SUNWOOD DR		96097	150-1681-6340 MAR 19	0194.6489		OTHER CONTRACTED SE
		27.95	MISC ACCTS MARCH 2019		96098	150-1681-4280 MAR 19	0220.6489		OTHER CONTRACTED SE
		35.90	MISC ACCTS MARCH 2019		96098	150-1681-4280 MAR 19	0194.6489		OTHER CONTRACTED SE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
108555	4/11/2019		111137 WRIGHT HENNEPIN COOPERATIVE ELECTRIC						Continued.
		24.95	MISC ACCTS MARCH 2019		96098	150-1681-4280 MAR 19	9240.6315		MISCELLANEOUS PROFE
		27.95	MISC ACCTS MARCH 2019		96098	150-1681-4280 MAR 19	9410.6315	00041012	MISCELLANEOUS PROFE
		27.95	7550 SUNWOOD DR PD		96099	150-1682-6501 MARCH 19	0211.6489		OTHER CONTRACTED SE
		172.65							
1000009	4/4/2019		107322 CURTIS, CHRIS						
		38.31	REIMBURSE-TRAINING ACSO		96076	040119	0211.6331		TRAVEL & LODGING
		38.31							
1000010	4/4/2019		104021 HASSEL, CHERYL						
		7.45	REIMBURSE- LUNCH ID THEFT		96054	040119	0211.6331		TRAVEL & LODGING
		7.45							
1000011	4/4/2019		115383 SCHLENDER, SHANNON						
		8.94	REIMBURSE LUNCH ID THEFT		96067	040119	0211.6331		TRAVEL & LODGING
		8.94							
1000012	4/4/2019		100510 VERIZON WIRELESS						
		61.89	FEB/MAR 19 SERVICE		96075	9826608255	0130.6323		CELLULAR PHONES
		61.89							
1000029	4/12/2019		100291 MET COUNCIL SAC						
		22,365.00	MARCH 2019 SAC CHARGES		96090	040819	9602.2083		SAC CHARGES
		223.65-	MARCH 2019 SAC CHARGES		96090	040819	9602.4356		SEWER AVAILABILITY CH
		22,141.35							
1000030	4/12/2019		103119 ROSSUM, BEN						
		12.86	MEAL- MN ALLIANCE CONF		96092	040419	0211.6331		TRAVEL & LODGING
		12.86							
1000031	4/12/2019		100914 SULLIVAN, SEAN						
		32.97	REIMB- BIZ EXPO SUPPLIES		96094	040819	9230.6249		MISCELLANEOUS OPERA
		32.97							
1000032	4/12/2019		105706 TINKLENBERG GROUP INC						
		3,300.00	RETAINER 10 OF 12 APRIL 2019		96095	040519	9400.6315		MISCELLANEOUS PROFE
		3,300.00							
1000033	4/12/2019		100510 VERIZON WIRELESS						
		763.88	MAR/APR 19 SERVICE		96096	9827290901	0211.6323		CELLULAR PHONES
		458.13	MAR/APR 19 SERVICE		96096	9827290901	0211.6415		OTHER EQUIPMENT REN
		47.40	MAR/APR 19 SERVICE		96096	9827290901	0280.6323		CELLULAR PHONES
		1,269.41							
90504907	4/5/2019		100398 PUBLIC EMPLOYEES RETIREMENT ASSN						
		20,379.96			96040	040419810314	9101.2174		PERA-EMPLOYEE
		27,242.58			96041	040419810315	9101.2183		PERA-EMPLOYER
		47,622.54							
92177465	4/5/2019		101306 IRS						
		23,486.64			96043	040419810317	9101.2171		FEDERAL WITHHOLDING
		12,881.20			96044	040419810318	9101.2173		FICA & MEDICARE-EMPL

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
92177465	4/5/2019		101306 IRS						Continued.
		12,881.20			96045	040419810319	9101.2182		FICA & MEDICARE-EMPL(
		49,249.04							
95372224	4/5/2019		100601 MN DEPT OF REV WH						
		11,270.49			96042	040419810316	9101.2172		STATE WITHHOLDING
		11,270.49							
98040519	4/5/2019		115568 ALERUS FINANCIAL NA						
		2,579.70			96037	0404198103114	9101.2176		LIFE/HEALTH-EMPLOYEE
		2,579.70							
99040519	4/5/2019		107962 TOTAL ADMINISTRATIVE SERVICE CORP						
		2,086.86			96033	0404198103110	9101.2176		LIFE/HEALTH-EMPLOYEE
		2,086.86							
99041119	4/11/2019		100629 MN DEPT OF REV SALES TX						
		42.68	March Sales/Use Tax		96077	03302019	9101.4305		RENTAL FEES
		5.77	March Sales/Use Tax		96077	03302019	9101.4328		ACCIDENT REPORTS
		.17	March Sales/Use Tax		96077	03302019	9101.4308		SALES OF MAPS & PUBLI
		.07	March Sales/Use Tax		96077	03302019	9101.4609		OTHER MISCELLANEOUS
		176.31	March Sales/Use Tax		96077	03302019	9601.2082		SALES/USE TAX PAYABLE
		225.00							
99041219	4/12/2019		107885 DEPARTMENT OF LABOR AND INDUSTRY						
		2,078.57	March Surcharges		96078	03312019	9101.2081		SURCHARGES-PERMITS
		41.57-	March Surcharges		96078	03312019	9101.4604		SURCHARGES
		2,037.00							
99041519	4/12/2019		108768 COMDATA NETWORK INC						
		299.00	SKILLPATH / NATIONAL		96102	MAR 19 PCARD	0452.6335		TRAINING
		57.63	MCDONALD'S F2874		96102	MAR 19 PCARD	0211.6331		TRAVEL & LODGING
		238.20	AMZN MKTP US*MI78M4QY2		96102	MAR 19 PCARD	0211.6231		UNIFORMS & TURN-OUT
		7.90	AMZN MKTP US*MW35I8X40		96102	MAR 19 PCARD	0211.6275		OTHER EQUIPMENT PAR
		7.90	AMZN MKTP US*MW5ST4E02		96102	MAR 19 PCARD	0211.6275		OTHER EQUIPMENT PAR
		50.00	TLO TRANSUNION		96102	MAR 19 PCARD	0211.6315		MISCELLANEOUS PROFE
		14.20	AMZN MKTP US*MW2J13MJ0		96102	MAR 19 PCARD	0211.6231		UNIFORMS & TURN-OUT
		14.20	AMZN MKTP US*MW2WV0G72		96102	MAR 19 PCARD	0211.6231		UNIFORMS & TURN-OUT
		87.00	AMZN MKTP US*MI2VR37F0		96102	MAR 19 PCARD	0194.6249		MISCELLANEOUS OPERA
		63.98	AMZN MKTP US*MW93Y3ET0		96102	MAR 19 PCARD	0194.6249		MISCELLANEOUS OPERA
		55.23	AMZN MKTP US*MI0VK97Z0		96102	MAR 19 PCARD	0194.6249		MISCELLANEOUS OPERA
		389.86	AMAZON.COM*MW2A45EQ2		96102	MAR 19 PCARD	0194.6259		BUILDING MAINT/REPAIR
		81.68	AMAZON.COM*MW12K2PX0		96102	MAR 19 PCARD	0194.6249		MISCELLANEOUS OPERA
		103.14	NEOMAGNETIC-LEDMTL		96102	MAR 19 PCARD	0194.6259		BUILDING MAINT/REPAIR
		228.96	AMZN MKTP US*MW0FI20P2		96102	MAR 19 PCARD	0194.6259		BUILDING MAINT/REPAIR
		34.64	LITTLE DUKES RAMSEY		96102	MAR 19 PCARD	0194.6225		DIESEL FUEL
		21.88	WM SUPERCENTER #3209		96102	MAR 19 PCARD	0194.6249		MISCELLANEOUS OPERA
		40.56	LITTLE DUKES RAMSEY		96102	MAR 19 PCARD	0194.6225		DIESEL FUEL
		26.95	AMZN MKTP US*MW5TJ1CV1		96102	MAR 19 PCARD	0194.6249		MISCELLANEOUS OPERA
		12.99	AMZN MKTP US*MW7FD2G81		96102	MAR 19 PCARD	0211.6207		TRAINING SUPPLIES
		5.99	AMZN MKTP US*MW7FD2G81		96102	MAR 19 PCARD	0211.6207		TRAINING SUPPLIES
		106.44	AMZN MKTP US*MW7FD2G81		96102	MAR 19 PCARD	0211.6207		TRAINING SUPPLIES
		19.99	AMZN MKTP US*MW3IK5PD1		96102	MAR 19 PCARD	0211.6207		TRAINING SUPPLIES
		32.49	FEDEX 785977734273		96102	MAR 19 PCARD	0211.6322		POSTAGE
		68.08	AMZN MKTP US*MW6AB0HN0		96102	MAR 19 PCARD	0211.6239		FIRST AID SUPPLIES
		800.00-	PAYPAL *INTERNATION		96102	MAR 19 PCARD	0211.6335		TRAINING

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99041519	4/12/2019		108768 COMDATA NETWORK INC						Continued.
		28.92	CBI*ACRONIS		96102	MAR 19 PCARD	0192.6405		OFFICE & DATA PROCES:
		37.00	WWW.NEWEGGBUSINESS.COM		96102	MAR 19 PCARD	0192.6249		MISCELLANEOUS OPERA
		312.79	AMZN MKTP US*MW0371EG1		96102	MAR 19 PCARD	0192.6281		SMALL TOOLS & MINOR E
		929.99	WWW.NEWEGGBUSINESS.COM		96102	MAR 19 PCARD	0192.6281		SMALL TOOLS & MINOR E
		249.99	AMAZON.COM*MW3T22J40 A		96102	MAR 19 PCARD	0153.6249		MISCELLANEOUS OPERA
		39.00	AMAZON.COM*MW3T22J40 A		96102	MAR 19 PCARD	0153.6249		MISCELLANEOUS OPERA
		300.00	SMK*SURVEYMONKEY.COM		96102	MAR 19 PCARD	0192.6405		OFFICE & DATA PROCES:
		37.00	WWW.NEWEGGBUSINESS.COM		96102	MAR 19 PCARD	0192.6249		MISCELLANEOUS OPERA
		855.06	AMAZON.COM*MW7T15OC2		96102	MAR 19 PCARD	0192.6281		SMALL TOOLS & MINOR E
		37.00-	WWW.NEWEGGBUSINESS.COM		96102	MAR 19 PCARD	0192.6249		MISCELLANEOUS OPERA
		25.00	EB PLANNERS DAY AT TH		96102	MAR 19 PCARD	0191.6335		TRAINING
		25.00	EB PLANNERS DAY AT TH		96102	MAR 19 PCARD	0191.6335		TRAINING
		100.00	AMERICAN PLANNING A		96102	MAR 19 PCARD	0191.6315		MISCELLANEOUS PROFE
		17.65	BLICK ART 800-447-1892		96102	MAR 19 PCARD	0191.6249		MISCELLANEOUS OPERA
		6.31	COBORN'S SUPERSTORE		96102	MAR 19 PCARD	0191.6249		MISCELLANEOUS OPERA
		356.38	EXPEDIA 7417350573372		96102	MAR 19 PCARD	0211.6331		TRAVEL & LODGING
		450.00	MINNESOTA CHIEFS OF PO		96102	MAR 19 PCARD	0211.6335		TRAINING
		59.95	AMZN MKTP US*MW7W471V1		96102	MAR 19 PCARD	0220.6231		UNIFORMS & TURN-OUT
		292.00	HANDI LIFT COVER LLC		96102	MAR 19 PCARD	0220.6281		SMALL TOOLS & MINOR E
		67.88	AMZN MKTP US*MW65U3ZI2		96102	MAR 19 PCARD	0220.6231		UNIFORMS & TURN-OUT
		58.99	AMZN MKTP US*MW65U3ZI2		96102	MAR 19 PCARD	0220.6231		UNIFORMS & TURN-OUT
		17.68	AMZN MKTP US*MW9I61NH1		96102	MAR 19 PCARD	0220.6281		SMALL TOOLS & MINOR E
		300.00	MINNESOTA FIRE CHIEFS		96102	MAR 19 PCARD	0220.6335		TRAINING
		29.94	AMZN MKTP US*MW9HG14W0		96102	MAR 19 PCARD	0220.6249		MISCELLANEOUS OPERA
		78.47	BACHMANS, INC.		96102	MAR 19 PCARD	0130.6249		MISCELLANEOUS OPERA
		130.48	MENARDS ELK RIVER MN		96102	MAR 19 PCARD	0260.6249		MISCELLANEOUS OPERA
		32.96	TRACTOR SUPPLY #610		96102	MAR 19 PCARD	0312.6257		OTHER VEHICLE PARTS
		160.00	PAYPAL *FIREMARSHAL		96102	MAR 19 PCARD	0220.6335		TRAINING
		268.07	PAYPAL *MINNESOTACH		96102	MAR 19 PCARD	0220.6335		TRAINING
		84.51	DOORDASH*KFC		96102	MAR 19 PCARD	0111.6249		MISCELLANEOUS OPERA
		129.00	DOORDASH*BILLYS BAR &		96102	MAR 19 PCARD	0111.6249		MISCELLANEOUS OPERA
		5.99	AMZN MKTP US*MI6JY8911		96102	MAR 19 PCARD	0220.6208		MISCELLANEOUS OFFICI
		11.99	AMZN MKTP US*MI6JY8911		96102	MAR 19 PCARD	0130.6208		MISCELLANEOUS OFFICI
		12.99	AMZN MKTP US*MI6JY8911		96102	MAR 19 PCARD	0130.6208		MISCELLANEOUS OFFICI
		114.56	DOORDASH*RIVERSBEND BA		96102	MAR 19 PCARD	0111.6249		MISCELLANEOUS OPERA
		4.92	COBORN'S SUPERSTORE		96102	MAR 19 PCARD	0130.6208		MISCELLANEOUS OFFICI
		10.99	AMZN MKTP US*MW04C1XS1		96102	MAR 19 PCARD	0194.6231		UNIFORMS & TURN-OUT
		13.99	AMZN MKTP US*MW04C1XS1		96102	MAR 19 PCARD	0130.6208		MISCELLANEOUS OFFICI
		19.99	AMZN MKTP US*MW04C1XS1		96102	MAR 19 PCARD	0452.6208		MISCELLANEOUS OFFICI
		14.99	AMZN MKTP US*MW04C1XS1		96102	MAR 19 PCARD	0311.6208		MISCELLANEOUS OFFICI
		18.97	COBORN'S SUPERSTORE		96102	MAR 19 PCARD	0111.6249		MISCELLANEOUS OPERA
		19.33	AMZN MKTP US*MW0FE4O10		96102	MAR 19 PCARD	0194.6231		UNIFORMS & TURN-OUT
		19.33	AMZN MKTP US*MW0FE4O10		96102	MAR 19 PCARD	0452.6208		MISCELLANEOUS OFFICI
		38.66	AMZN MKTP US*MW0FE4O10		96102	MAR 19 PCARD	0311.6208		MISCELLANEOUS OFFICI
		19.33	AMZN MKTP US*MW0FE4O10		96102	MAR 19 PCARD	0301.6208		MISCELLANEOUS OFFICI
		23.98	AMZN MKTP US*MW0FE4O10		96102	MAR 19 PCARD	0191.6208		MISCELLANEOUS OFFICI
		11.99	AMZN MKTP US*MW0FE4O10		96102	MAR 19 PCARD	0240.6208		MISCELLANEOUS OFFICI
		19.99	AMZN MKTP US*MW0FE4O10		96102	MAR 19 PCARD	0220.6208		MISCELLANEOUS OFFICI
		27.98	AMZN MKTP US*MW0FE4O10		96102	MAR 19 PCARD	0191.6208		MISCELLANEOUS OFFICI
		13.99	AMZN MKTP US*MW0FE4O10		96102	MAR 19 PCARD	0194.6249		MISCELLANEOUS OPERA
		13.99	AMZN MKTP US*MW0FE4O10		96102	MAR 19 PCARD	0240.6208		MISCELLANEOUS OFFICI
		27.98	AMZN MKTP US*MW0FE4O10		96102	MAR 19 PCARD	0301.6208		MISCELLANEOUS OFFICI
		27.98	AMZN MKTP US*MW0FE4O10		96102	MAR 19 PCARD	0311.6208		MISCELLANEOUS OFFICI
		27.98	AMZN MKTP US*MW0FE4O10		96102	MAR 19 PCARD	0452.6208		MISCELLANEOUS OFFICI

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		5.89	AMZN MKTP US*MW0FE4O10		96102	MAR 19 PCARD	0220.6208		MISCELLANEOUS OFFICI
		4.49	COBORN'S SUPERSTORE		96102	MAR 19 PCARD	0111.6249		MISCELLANEOUS OPERA
		645.00	U OF M CONTLEARNING		96102	MAR 19 PCARD	0240.6335		TRAINING
		8.99	TARGET 00024562		96102	MAR 19 PCARD	0130.6249		MISCELLANEOUS OPERA
		8.99	TARGET 00024562		96102	MAR 19 PCARD	0130.6249		MISCELLANEOUS OPERA
		8.99	TARGET 00024562		96102	MAR 19 PCARD	0130.6249		MISCELLANEOUS OPERA
		8.99	TARGET 00024562		96102	MAR 19 PCARD	0130.6249		MISCELLANEOUS OPERA
		4.99	TARGET 00024562		96102	MAR 19 PCARD	0130.6249		MISCELLANEOUS OPERA
		18.99	AMZN MKTP US*MI2Z459A2		96102	MAR 19 PCARD	0211.6233		BATTERIES EQUIP
		19.99	AMZN MKTP US*MI2Z459A2		96102	MAR 19 PCARD	0211.6233		BATTERIES EQUIP
		49.98	AMZN MKTP US*MW94W9Z91		96102	MAR 19 PCARD	0211.6208		MISCELLANEOUS OFFICI
		39.99	AMZN MKTP US*MW94W9Z91		96102	MAR 19 PCARD	0211.6208		MISCELLANEOUS OFFICI
		1,160.00	INTERNATION		96102	MAR 19 PCARD	0130.6451		MEMBERSHIP DUES
		13.99	AMZN MKTP US*MW0FE4O10		96102	MAR 19 PCARD	9230.6249		MISCELLANEOUS OPERA
		316.61	SUNCNTRY		96102	MAR 19 PCARD	9230.6331		TRAVEL & LODGING
		100.00	ICSC		96102	MAR 19 PCARD	9230.6335		TRAINING
		660.00	ICSC		96102	MAR 19 PCARD	9230.6335		TRAINING
		250.00	SOUND WAVES		96102	MAR 19 PCARD	0223.6550		MOTOR VEHICLES
		32.33	COBORN'S SUPERSTORE		96102	MAR 19 PCARD	9400.6249		MISCELLANEOUS OPERA
		60.00	BP#1824473ROGERS BPQPS		96103	MAR 19 FUEL	0311.6223		GASOLINE
		20.38	CASEYS RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		20.06	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		22.67	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0220.6223		GASOLINE
		18.81	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		39.39	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		33.30	BILL'S SUPERETTE #8 (F		96103	MAR 19 FUEL	0301.6223		GASOLINE
		25.89	CASEYS RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		18.18	HOLIDAY STATIONS 0395		96103	MAR 19 FUEL	0211.6223		GASOLINE
		57.08	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0220.6223		GASOLINE
		58.17	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		39.52	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0240.6223		GASOLINE
		28.33	CASEYS RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		56.87	BILL'S SUPERETTE #8 (F		96103	MAR 19 FUEL	0301.6223		GASOLINE
		33.10	BILL'S SUPERETTE #8 (F		96103	MAR 19 FUEL	0240.6223		GASOLINE
		51.06	CASEYS RAMSEY		96103	MAR 19 FUEL	0220.6223		GASOLINE
		14.10	CASEYS RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		15.66	CASEYS RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		33.57	CASEYS RAMSEY		96103	MAR 19 FUEL	0240.6223		GASOLINE
		57.29	CASEYS RAMSEY		96103	MAR 19 FUEL	0301.6223		GASOLINE
		38.00	CASEYS RAMSEY		96103	MAR 19 FUEL	0194.6223		GASOLINE
		11.86	CASEYS RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		62.22	CASEYS RAMSEY		96103	MAR 19 FUEL	0311.6223		GASOLINE
		34.63	BILL'S SUPERETTE #8 (F		96103	MAR 19 FUEL	0220.6223		GASOLINE
		29.05	BILL'S SUPERETTE #8 (F		96103	MAR 19 FUEL	0240.6223		GASOLINE
		39.56	BILL'S SUPERETTE #8 (F		96103	MAR 19 FUEL	0220.6223		GASOLINE
		16.80	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		34.29	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0240.6223		GASOLINE
		11.90	CASEYS RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		33.25	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		61.74	BILL'S SUPERETTE #8 (F		96103	MAR 19 FUEL	0220.6225		DIESEL FUEL
		19.91	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		11.50	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		22.73	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		2.80	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE

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99041519	4/12/2019		108768 COMDATA NETWORK INC						Continued.
		25.11	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		8.21	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		28.69	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		24.63	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		9.25	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		28.32	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		38.61	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0220.6225		DIESEL FUEL
		21.75	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0220.6223		GASOLINE
		17.79	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		45.07	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		48.43	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		33.58	CASEYS RAMSEY		96103	MAR 19 FUEL	0311.6223		GASOLINE
		50.68	CASEYS RAMSEY		96103	MAR 19 FUEL	0311.6223		GASOLINE
		55.37	CASEYS RAMSEY		96103	MAR 19 FUEL	0311.6223		GASOLINE
		53.85	CASEYS RAMSEY		96103	MAR 19 FUEL	0311.6223		GASOLINE
		35.94	HOLIDAY STATIONS 0395		96103	MAR 19 FUEL	0211.6223		GASOLINE
		29.07	HOLIDAY STATIONS 0395		96103	MAR 19 FUEL	0211.6223		GASOLINE
		21.36	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		56.47	CASEYS RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		22.91	CASEYS RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		30.63	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		43.41	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		39.98	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		28.56	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		49.04	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0220.6223		GASOLINE
		37.95	HOLIDAY STATIONS 0323		96103	MAR 19 FUEL	0220.6223		GASOLINE
		50.82	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0220.6223		GASOLINE
		44.35	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0220.6223		GASOLINE
		50.01	HOLIDAY STATIONS 0395		96103	MAR 19 FUEL	0220.6223		GASOLINE
		20.00	HOLIDAY STATIONS 0395		96103	MAR 19 FUEL	0211.6223		GASOLINE
		22.00	HOLIDAY STATIONS 0395		96103	MAR 19 FUEL	0211.6223		GASOLINE
		14.82	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		41.99	CASEYS RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		44.48	CASEYS RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		36.67	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		52.83	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		41.26	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		29.84	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		25.59	SUPERAMERICA 04508		96103	MAR 19 FUEL	0211.6223		GASOLINE
		23.21	CASEYS RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		28.21	CASEYS RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		30.46	HOLIDAY STATIONS 0395		96103	MAR 19 FUEL	0211.6223		GASOLINE
		17.52	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		25.42	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		34.34	CASEYS RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		33.99	BILL'S SUPERETTE #10 (		96103	MAR 19 FUEL	0211.6223		GASOLINE
		35.81	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		39.54	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		17.78	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		29.14	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		19.97	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		23.21	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		37.34	CASEYS RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		30.38	CASEYS RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE

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		36.40	CASEYS RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		38.52	CASEYS RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		35.65	CASEYS RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		30.41	KWIK TRIP 47400004747		96103	MAR 19 FUEL	0211.6223		GASOLINE
		21.55	CASEYS RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		25.19	CASEYS RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		24.38	HOLIDAY STATIONS 0395		96103	MAR 19 FUEL	0211.6223		GASOLINE
		29.97	HOLIDAY STATIONS 0395		96103	MAR 19 FUEL	0211.6223		GASOLINE
		19.25	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		9.99	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		20.74	CASEYS RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		32.56	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		25.67	CASEYS RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		23.69	CASEYS RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		31.46	HOLIDAY STATIONS 0395		96103	MAR 19 FUEL	0211.6223		GASOLINE
		13.55	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		16.66	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		20.89	CASEYS RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		23.35	CASEYS RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		19.11	CASEYS RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		32.97	CASEYS RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		21.13	CASEYS RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		12.61	HOLIDAY STATIONS 0323		96103	MAR 19 FUEL	0211.6223		GASOLINE
		11.64	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		23.38	CASEYS RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		15.67	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		24.56	HOLIDAY STATIONS 0395		96103	MAR 19 FUEL	0211.6223		GASOLINE
		26.18	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		22.89	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		22.40	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		20.89	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		19.52	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		29.73	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		12.31	CASEYS RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		32.97	HOLIDAY STATIONS 0395		96103	MAR 19 FUEL	0211.6223		GASOLINE
		28.93	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		27.41	CASEYS RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		23.92	CASEYS RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		17.27	CASEYS RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		28.15	CASEYS RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		28.05	CASEYS RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		26.69	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		25.53	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		21.08	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		17.33	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		34.24	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		34.69	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		20.76	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		25.69	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		22.34	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		32.11	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		26.34	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		30.49	SUPERAMERICA 04508		96103	MAR 19 FUEL	0220.6223		GASOLINE
		24.84	CASEYS RAMSEY		96103	MAR 19 FUEL	0220.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99041519	4/12/2019		108768 COMDATA NETWORK INC						Continued.
		25.04	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		15.21	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		16.99	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		20.61	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		12.71	CASEYS RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		30.25	HOLIDAY STATIONS 0334		96103	MAR 19 FUEL	0211.6223		GASOLINE
		29.17	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		13.82	HOLIDAY STATIONS 0395		96103	MAR 19 FUEL	0211.6223		GASOLINE
		32.12	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		20.66	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		23.45	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		20.96	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		24.46	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		43.96	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0194.6223		GASOLINE
		38.52	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0194.6223		GASOLINE
		48.58	CASEYS RAMSEY		96103	MAR 19 FUEL	0301.6223		GASOLINE
		47.41	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0194.6223		GASOLINE
		36.57	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0194.6223		GASOLINE
		49.32	BILL'S SUPERETTE #11 (		96103	MAR 19 FUEL	0220.6225		DIESEL FUEL
		43.28	BILL'S SUPERETTE #8 (F		96103	MAR 19 FUEL	0220.6223		GASOLINE
		43.47	BILL'S SUPERETTE #8 (F		96103	MAR 19 FUEL	0220.6223		GASOLINE
		30.76	BILL'S SUPERETTE #11 (		96103	MAR 19 FUEL	0220.6223		GASOLINE
		45.75	BILL'S SUPERETTE #8 (F		96103	MAR 19 FUEL	0220.6223		GASOLINE
		50.38	BILL'S SUPERETTE #8 (F		96103	MAR 19 FUEL	0220.6223		GASOLINE
		44.71	BILL'S SUPERETTE #8 (F		96103	MAR 19 FUEL	0220.6223		GASOLINE
		21.02	BILL'S SUPERETTE #11 (		96103	MAR 19 FUEL	0220.6225		DIESEL FUEL
		31.80	BILL'S SUPERETTE #8 (F		96103	MAR 19 FUEL	0220.6225		DIESEL FUEL
		21.50	BILL'S SUPERETTE #11 (		96103	MAR 19 FUEL	0220.6223		GASOLINE
		59.40	BILL'S SUPERETTE #11 (		96103	MAR 19 FUEL	0220.6223		GASOLINE
		33.00	BILL'S SUPERETTE #8 (F		96103	MAR 19 FUEL	0220.6223		GASOLINE
		38.97	BILL'S SUPERETTE #11 (		96103	MAR 19 FUEL	0220.6223		GASOLINE
		35.08	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0220.6223		GASOLINE
		44.39	BILL'S SUPERETTE #8 (F		96103	MAR 19 FUEL	0220.6223		GASOLINE
		30.61	CASEYS RAMSEY		96103	MAR 19 FUEL	0220.6223		GASOLINE
		14.71	BILL'S SUPERETTE #11 (		96103	MAR 19 FUEL	0220.6223		GASOLINE
		24.26	BILL'S SUPERETTE #8 (F		96103	MAR 19 FUEL	0220.6223		GASOLINE
		35.56	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0220.6223		GASOLINE
		18.60	BILL'S SUPERETTE #8 (F		96103	MAR 19 FUEL	0220.6223		GASOLINE
		32.84	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0220.6223		GASOLINE
		57.68	CASEYS RAMSEY		96103	MAR 19 FUEL	0220.6223		GASOLINE
		17.79	BILL'S SUPERETTE #8 (F		96103	MAR 19 FUEL	0220.6223		GASOLINE
		53.49	CASEYS RAMSEY		96103	MAR 19 FUEL	0452.6223		GASOLINE
		45.25	HOLIDAY STATIONS 0323		96103	MAR 19 FUEL	0452.6223		GASOLINE
		28.16	CASEYS RAMSEY		96103	MAR 19 FUEL	0452.6223		GASOLINE
		54.65	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0452.6223		GASOLINE
		53.82	CASEYS RAMSEY		96103	MAR 19 FUEL	0452.6223		GASOLINE
		38.59	BILL'S SUPERETTE #8 (F		96103	MAR 19 FUEL	0452.6223		GASOLINE
		22.58	CASEYS RAMSEY		96103	MAR 19 FUEL	0452.6223		GASOLINE
		37.91	CASEYS RAMSEY		96103	MAR 19 FUEL	0452.6223		GASOLINE
		55.38	CASEYS RAMSEY		96103	MAR 19 FUEL	0452.6223		GASOLINE
		58.97	BILL'S SUPERETTE #8 (F		96103	MAR 19 FUEL	0452.6223		GASOLINE
		45.68	CASEYS RAMSEY		96103	MAR 19 FUEL	0452.6223		GASOLINE
		53.51	BILL'S SUPERETTE #8 (F		96103	MAR 19 FUEL	0452.6223		GASOLINE
		47.13	BILL'S SUPERETTE #8 (F		96103	MAR 19 FUEL	0452.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99041519	4/12/2019		108768 COMDATA NETWORK INC						Continued.
		5.16	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0452.6223		GASOLINE
		98.31	CASEYS RAMSEY		96103	MAR 19 FUEL	0311.6223		GASOLINE
		40.89	CASEYS RAMSEY		96103	MAR 19 FUEL	0452.6223		GASOLINE
		61.87	BILL'S SUPERETTE #8 (F		96103	MAR 19 FUEL	0452.6223		GASOLINE
		49.26	BILL'S SUPERETTE #8 (F		96103	MAR 19 FUEL	0452.6223		GASOLINE
		47.37	CASEYS RAMSEY		96103	MAR 19 FUEL	0452.6223		GASOLINE
		48.87	CASEYS RAMSEY		96103	MAR 19 FUEL	0311.6223		GASOLINE
		34.13	CASEYS RAMSEY		96103	MAR 19 FUEL	0311.6223		GASOLINE
		72.42	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0311.6223		GASOLINE
		22.97	CASEYS RAMSEY		96103	MAR 19 FUEL	0311.6223		GASOLINE
		14.82	CASEYS RAMSEY		96103	MAR 19 FUEL	0311.6223		GASOLINE
		30.26	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0311.6223		GASOLINE
		42.02	CASEYS RAMSEY		96103	MAR 19 FUEL	0311.6223		GASOLINE
		48.00	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0311.6223		GASOLINE
		57.50	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0311.6223		GASOLINE
		20.44	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0311.6223		GASOLINE
		26.09	CASEYS RAMSEY		96103	MAR 19 FUEL	0452.6223		GASOLINE
		54.79	BILL'S SUPERETTE #8 (F		96103	MAR 19 FUEL	0452.6223		GASOLINE
		50.23	BILL'S SUPERETTE #8 (F		96103	MAR 19 FUEL	0452.6223		GASOLINE
		62.16	CASEYS RAMSEY		96103	MAR 19 FUEL	0452.6223		GASOLINE
		40.67	HY VEE GAS 5040		96103	MAR 19 FUEL	0211.6223		GASOLINE
		36.13	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		37.23	HOLIDAY STATIONS 3565		96103	MAR 19 FUEL	0211.6223		GASOLINE
		35.05	KWIK TRIP 47400004747		96103	MAR 19 FUEL	0211.6223		GASOLINE
		39.34	SUPERAMERICA 04508		96103	MAR 19 FUEL	0211.6223		GASOLINE
		24.19	CASEYS RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		17.23	CASEYS RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		28.09	CASEYS RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		32.07	HOLIDAY STATIONS 0395		96103	MAR 19 FUEL	0211.6223		GASOLINE
		36.14	BILL'S SUPERETTE #8 (F		96103	MAR 19 FUEL	0211.6223		GASOLINE
		23.70	CASEYS RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		22.42	CASEYS RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		21.04	CASEYS RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		35.16	BILL'S SUPERETTE #8 (F		96103	MAR 19 FUEL	0211.6223		GASOLINE
		20.89	CASEYS RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		15.21	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		32.15	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		13.78	HOLIDAY STATIONS 0395		96103	MAR 19 FUEL	0211.6223		GASOLINE
		29.01	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		39.24	HOLIDAY STATIONS 0395		96103	MAR 19 FUEL	0211.6223		GASOLINE
		19.33	HOLIDAY STATIONS 0395		96103	MAR 19 FUEL	0211.6223		GASOLINE
		29.31	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		33.77	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		26.67	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		30.42	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	0211.6223		GASOLINE
		68.12	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	9601.6223		GASOLINE
		24.69	CASEYS RAMSEY		96103	MAR 19 FUEL	9601.6223		GASOLINE
		34.75	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	9601.6223		GASOLINE
		59.55	BILL'S SUPERETTE #8 (F		96103	MAR 19 FUEL	9601.6223		GASOLINE
		66.22	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	9601.6223		GASOLINE
		58.78	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	9601.6223		GASOLINE
		28.25	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	9601.6223		GASOLINE
		49.97	LITTLE DUKES RAMSEY		96103	MAR 19 FUEL	9601.6223		GASOLINE
		71.59	CASEYS RAMSEY		96103	MAR 19 FUEL	9602.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99041519	4/12/2019		108768 COMDATA NETWORK INC						Continued.
		67.69	CASEYS RAMSEY		96103	MAR 19 FUEL	9602.6223		GASOLINE
		18,890.92							
99114143	4/5/2019		100223 ICMA RETIREMENT TRUST 457						
		2,498.53			96032	040419810311	9101.2175		DEFERRED COMPENSAT
		2,498.53							
99457482	4/5/2019		114790 GREAT WEST LIFE AND ANNUITY INS CO						
		8,272.59			96035	0404198103112	9101.2175		DEFERRED COMPENSAT
		8,272.59							
99462667	4/5/2019		114790 GREAT WEST LIFE AND ANNUITY INS CO						
		2,818.18			96036	0404198103113	9101.2176		LIFE/HEALTH-EMPLOYEE
		2,818.18							
		226,229.35	Grand Total						

Payment Instrument Totals

Checks	51,805.32
EFT Payments	147,550.85
A/P ACH Payment	26,873.18
Total Payments	226,229.35

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	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
112289	A BLAST, INC	1 BEAM BLASTED	PV	96165	001	09101	4/1/2019	040119	100.00
				Summary Total					100.00
	A BLAST, INC 21473 JOHNSON STREET N.E. EAST BETHEL MN 55011								
				Payment Amount					100.00
107777	A LOCKSMITH	WELL 3 2 KEYS	PV	96167	001	09601	3/20/2019	032019	75.00
				Summary Total					75.00
	A LOCKSMITH P O BOX 28249 CRYSTAL MN 55428								
				Payment Amount					75.00
100017	AIRGAS USA, LLC	MISC SUPPLIES	PV	96168	001	09101	3/27/2019	9087005246	194.12
				Summary Total					194.12
	AIRGAS USA LLC P O BOX 802576	MISC PARTS	PV	96169	001	09101	3/27/2019	9087005247	8.98
	CHICAGO IL 60680-2576			Summary Total					8.98
				Payment Amount					203.10
100052	ANOKA POLICE DEPARTMENT	MARCH 19 ANIMAL CONTAINMENT	PV	96123	001	09101	4/2/2019	040219	375.00
				Summary Total					375.00
	ANOKA POLICE DEPARTMENT 275 HARRISON STREET ANOKA MN 55303								
				Payment Amount					375.00
100063	ASPEN MILLS	MISC M. GALLANTO RESERVE	PV	96124	001	09101	4/1/2019	234603	419.25
				Summary Total					419.25
	ASPEN MILLS 8201 C CENTRAL AVE NE	MISC ITEMS PD	PV	96125	001	09101	3/28/2019	234350	72.00
	SPRING LAKE PARK MN 55432			Summary Total					72.00
		SCHLENDER- MISC PD	PV	96126	001	09101	3/28/2019	234351	173.00
				Summary Total					173.00
				Payment Amount					664.25
116848	BAYCOM INC	MISC CAMERA PD ROOM	PV	96127	001	09101	3/27/2019	EQUIPINV_019454	116.00
	BAYCOM INC	MISC CAMERA PD ROOM	PV	96127	002	09101	3/27/2019	EQUIPINV_019454	6,236.00
	3325 GATEWAY ROAD BROOKFIELD WI 53045			Summary Total					6,352.00
				Payment Amount					

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CITY OF RAMSEY
Create Payment Control Groups

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

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
									6,352.00
100086	BLUE VELVET INC	PD APRIL 2019 WASHES	PV	96128	001	09101	4/1/2019	040119	299.50
				Summary Total					299.50
	BLUE VELVET INC 14101 ST FRANCIS BLVD NW RAMSEY MN 55303	APRIL 2019 FD WASHES	PV	96129	001	09101	4/1/2019	040119 FD	149.75
				Summary Total					149.75
				Payment Amount					449.25
100306	BUREAU OF CRIMINAL APPREHENSION	JAN/MAR 19 ACCESS	PV	96172	001	09101	3/31/2019	00000536493	390.00
				Summary Total					390.00
	BUREAU OF CRIMINAL APPREHENSION BUSINESS SHARED SERVICES 1430 MARYLAND AVENUE EAST ST PAUL MN 55106								
				Payment Amount					390.00
116604	CAROL A BRECHT WILES DANCE INSTRUCTION	CLASS MAR 30, 2019	PV	96173	001	09101	4/10/2019	041019	100.00
				Summary Total					100.00
	CAROL A BRECHT WILES DANCE INSTRUCTION 1811 121ST LANE NW UNIT 405 COON RAPIDS MN 55448								
				Payment Amount					100.00
115654	CENTRAL TRUST BANK	SOFTWARE E-PERMITS	PV	96174	001	09101	3/29/2019	05311529166 3/19	24,483.53
				Summary Total					24,483.53
	CENTRAL TRUST BANK P O BOX 726 JEFFERSON CITY MO 65102								
				Payment Amount					24,483.53
115993	CORE AND MAIN LP	HYDRAFINDER FLAG/MARKER	PV	96132	001	09601	3/25/2019	K268034	1,042.89
				Summary Total					1,042.89
	CORE AND MAIN LP P O BOX 28330 ST LOUIS MO 63146								
				Payment Amount					1,042.89
114117	CRAWFORD'S EQUIPMENT INC	3 EXMARK MOWERS/TRADE INS	PV	96268	001	09101	4/4/2019	01-21978	21,337.95

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CITY OF RAMSEY
Create Payment Control Groups

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

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	CRAWFORD'S EQUIPMENT INC				Summary Total				21,337.95
	4853 HIGHWAY 95 NW	ENGINE OIL- MOWERS	PV	96269	001	09101	4/4/2019	01-21979	139.08
	CAMBRIDGE MN 55008				Summary Total				139.08
					Payment Amount				21,477.03
115909	CRITERION PICTURES USA	LIC- 6/28/19 GREATEST SHOWMAN	PV	96175	001	09101	4/10/2019	P17609	350.00
	AIRLINE MEDIA PRODUCTIONS INC 6100 CENTER DR STE 1050 PO BOX 894272 LOS ANGELES CA 90189				Summary Total				350.00
					Payment Amount				350.00
100127	CROW RIVER FARM EQUIPMENT COMPANY	MISC MATERIAL	PV	96176	001	09101	4/2/2017	192743	56.53
	CROW RIVER FARM EQUIPMENT COMPANY 17685 - 53RD STREET NE ROGERS MN 55374				Summary Total				56.53
					Payment Amount				56.53
111818	DEANO'S COLLISION SPECIALISTS INC	WORK ON 361	PV	96133	001	09101	4/1/2019	52532	186.58
	DEANO'S COLLISION SPECIALISTS INC	WORK ON 361	PV	96133	002	09101	4/1/2019	52532	509.40
	11063 173RD AVENUE ELK RIVER MN 55330				Summary Total				695.98
		WORK ON 361	PV	96134	001	09702	4/1/2019	52519	2,923.85
		WORK ON 361	PV	96134	002	09702	4/1/2019	52519	1,097.20
					Summary Total				4,021.05
					Payment Amount				4,717.03
104267	ELITE SANITATION	PORTABLE- ALPINE PARK MAR 19	PV	96270	001	09101	4/5/2019	25580	96.00
	ELITE SANITATION PO BOX 526 ELK RIVER MN 55330				Summary Total				96.00
					Payment Amount				96.00
100143	FERGUSON WATERWORKS # 2516	METER MISC	PV	96141	001	09601	4/1/2019	0319612	31.38
	FERGUSON WATERWORKS 2516				Summary Total				31.38

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	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	P O BOX 802817	MISC METER SUPPLIES	PV	96271	001	09601	4/5/2019	0318330	6,215.95
	CHICAGO IL 60680-2817			Summary Total					6,215.95
				Payment Amount					6,247.33
100650	GRAINGER	DANGER SIGNS	PV	96143	001	09101	3/29/2019	9131163132	44.60
	GRAINGER INC			Summary Total					44.60
	DEPT. 806511127	WEATHERPROOF COVER	PV	96144	001	09101	3/29/2019	9131098684	32.44
	PALATINE IL 60038-0001			Summary Total					32.44
		EAR PLUGS	PV	96145	001	09101	3/29/2019	9131098676	38.39
		EAR PLUGS	PV	96145	002	09101	3/29/2019	9131098676	38.39
				Summary Total					76.78
				Payment Amount					153.82
100814	HACH COMPANY	CHLORINE ACCUVAC	PV	96146	001	09601	3/26/2019	11397280	334.20
	HACH COMPANY			Summary Total					334.20
	2207 COLLECTIONS CENTER DR								
	CHICAGO IL 60693			Payment Amount					334.20
100211	HAWKINS INC	CHEMICALS	PV	96182	001	09601	4/5/2019	4474508	656.79
	HAWKINS INC			Summary Total					656.79
	P O BOX 860263								
	MINNEAPOLIS MN 55486-0263			Payment Amount					656.79
115760	HENRY SCHEIN INC	FD SUPPLIES	PV	96147	001	09101	3/25/2019	63522952	104.51
	HENRY SCHEIN INC			Summary Total					104.51
	DEPT CH 10241	FD SUPPLIES	PV	96148	001	09101	3/26/2019	63562333	309.88
	PALATINE IL 60055-0241			Summary Total					309.88
				Payment Amount					414.39
112160	HOLIDAY COMPANIES	PD WASHES	PV	96149	001	09101	4/1/2019	046801041900	32.50
	HOLIDAY COMPANIES			Summary Total					32.50
	4567 AMERICAN BLVD W								
	BLOOMINGTON MN 55437			Payment Amount					32.50
106324	INSPECTRON INC	MARCH 2019 SERVICES	PV	96150	001	09101	4/2/2019	040219	7,900.00

CITY OF RAMSEY
Create Payment Control Groups

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

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	INSPECTRON INC CODE COMPLIANCE INSPECTIONS 15120 CHIPPENDALE AVE SUITE 202 ROSEMOUNT MN 55068			Summary Total					7,900.00
				Payment Amount					7,900.00
115007	ITERIS, INC	APRIL 2019 SERVICE	PV	96151	001	09101	3/31/2019	110539	400.00
	ITERIS, INC P O BOX 842123 LOS ANGELES CA 90084-2123			Summary Total					400.00
				Payment Amount					400.00
100256	LANO EQUIPMENT INC	AIR FILTERS- MOWERS	PV	96183	001	09101	4/8/2019	02-666805	26.80
	LANO EQUIPMENT INC 6140 HIGHWAY 10 NW			Summary Total					26.80
		AIR FILTER- MOWER SUPPLY	PV	96184	001	09101	4/3/2019	02-666034	5.36
	ANOKA MN 55303			Summary Total					5.36
				Payment Amount					32.16
100343	LEADERSHIP MANAGEMENT	STORAGE BINDER	PV	96185	001	09101	3/21/2019	195165-02	5.00
	LEADERSHIP MANAGEMENT INC PO BOX 9126 WACO TX 76714-9126			Summary Total					5.00
				Payment Amount					5.00
100258	LEAGUE OF MINNESOTA CITIES	HURD/SCHMIDT SAFETY/LOSS	PV	96186	001	09101	4/10/2019	291794	40.00
	LEAGUE OF MN CITIES FINANCE DEPT 145 UNIVERSITY AVE WEST ST PAUL MN 55103-2044			Summary Total					40.00
				Payment Amount					40.00
100259	LEAGUE OF MN CITIES INS TRUST	APRIL 2019	PV	96187	001	09702	4/1/2019	040119	3,251.05
	LEAGUE OF MN CITIES INS TRUST C/O BERKLEY RISK SERVICES INC P O BOX 581517 MINNEAPOLIS MN 55458-1517			Summary Total					3,251.05

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

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
				Payment Amount					3,251.05
100270	MACQUEEN EQUIPMENT INC	WORK LIGHTS WITH HARNESS	PV	96152	001	09605	4/1/2019	P18773	103.56
				Summary Total					103.56
	MACQUEEN EQUIPMENT INC 1125 7TH STREET EAST ST PAUL MN 55106			Payment Amount					103.56
100289	METRO SALES INC	APRIL- JUNE 2019 CONTRACT	PV	96153	001	09101	4/2/2019	INV1311917	1,500.48
	METRO SALES INC	APRIL- JUNE 2019 CONTRACT	PV	96153	002	09101	4/2/2019	INV1311917	448.20
				Summary Total					1,948.68
	1620 EAST 78TH STEET MINNEAPOLIS MN 55423			Payment Amount					1,948.68
101164	MILLER CHEVROLET	WORK ON 361	PV	96188	001	09101	4/1/2019	CTCS618449	124.99
	MILLER CHEVROLET	WORK ON 361	PV	96188	002	09101	4/1/2019	CTCS618449	378.00
				Summary Total					502.99
	P O BOX 130 21150 JOHN MILLESS DRIVE ROGERS MN 55374			Payment Amount					502.99
113909	MOBILE VEHICLE INTEGRATION	WORK ON 394	PV	96156	001	09101	3/22/2019	1902034	1,825.00
				Summary Total					1,825.00
	MOBILE VEHICLE INTEGRATION 835 XENIA AVENUE NW	WORK DTF SQUAD	PV	96157	001	09101	3/22/2019	1902038	255.00
	ELK RIVER MN 55330			Summary Total					255.00
				Payment Amount					2,080.00
100345	NAPA AUTO PARTS ELK RIVER	LAMP	PV	96189	001	09101	4/9/2019	008220	15.49
				Summary Total					15.49
	NAPA AUTO PARTS ELK RIVER 17137 YALE STREET NW	SHOP SUPPLIES	PV	96190	001	09101	4/4/2019	007418	17.98
	P O BOX 1041 ELK RIVER MN 55330			Summary Total					17.98
				Payment Amount					33.47

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Create Payment Control Groups

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Originator	JLIPSKI	
Payment Instrument		Check Payment
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
115543	NATURAL ENDEAVORS LANDSCAPING INC	MARCH 2019 PLOWING	PV	96158	001	09410	4/1/2019	1507 APRIL 19	990.00
							Summary Total		990.00
	NATURAL ENDEAVORS LANDSCAPING INC 22839 ZION PARKWAY NW BETHEL MN 55005	MARCH 19- YOUTH FIRST	PV	96159	001	09410	4/1/2019	1501 MARCH 19	220.00
							Summary Total		220.00
							Payment Amount		1,210.00
116856	RIMBEY'S DRAIN CLEANING	WORK AT UTILITY GARAGE	PV	96192	001	09101	3/27/2019	759	175.00
							Summary Total		175.00
	RIMBEY'S DRAIN CLEANING P O BOX 191 CHAMPLIN MN 55316								
							Payment Amount		175.00
116877	ROYAL CREDIT UNION	LIEN PAYOFF 18-202940	PV	96193	001	09290	4/8/2019	040819	5,162.69
							Summary Total		5,162.69
	ROYAL CREDIT UNION P O BOX 970 EAU CLAIRE WI 54702								
							Payment Amount		5,162.69
103215	SKILLPATH SEMINARS	P MILLER- ADMIN ASST CONF.	PV	96195	001	09101	4/10/2019	12054004	199.00
							Summary Total		199.00
	SKILLPATH SEMINARS PO BOX 804441 KANSAS MO 64180-4441								
							Payment Amount		199.00
111742	TWIN CITY WATER CLINIC INC	MAR 19- 10 WATER SAMPLES	PV	96272	001	09601	4/2/2019	12823	300.00
							Summary Total		300.00
	TWIN CITY WATER CLINIC INC 617 13TH AVENUE SOUTH HOPKINS MN 55343								
							Payment Amount		300.00
111084	UNIVERSITY OF MINNESOTA	2019 SHADE TREE M. RIVERBLOOD	PV	96191	001	09101	3/26/2019	2110005954	230.00
							Summary Total		230.00
	UNIVERSITY OF MINNESOTA						Payment Amount		

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
									230.00
106990	USA BLUE BOOK	MISC PARTS	PV	96273	001	09602	4/9/2019	862089	569.20
	USA BLUE BOOK PO BOX 9004 GURNEE IL 60031-9004							Summary Total	569.20
								Payment Amount	569.20
100529	WENDELL'S INC	BADGES	PV	96203	001	09101	3/29/2019	2387077	70.07
	WENDELL'S INC 6601 BUNKER LAKE BLVD PO BOX 458 RAMSEY MN 55303-0458							Summary Total	70.07
								Payment Amount	70.07
100539	WRIGHT TIRE SERVICE INC	2 TIRES 674	PV	96204	001	09101	4/3/2019	68088	242.30
	WRIGHT TIRE SERVICE INC 710 WEST MAIN STREET ANOKA MN 55303							Summary Total	242.30
								Payment Amount	242.30
								Total Amount to be Processed	93,225.81
								Total Number of Payments to be Processed	42

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Payment Instrument	T	A/P ACH Payment
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
111610	A DYNAMIC DOOR CO. INC.	DOORS 17 AND 18	PV	96166	001	09101	4/8/2019	21903283	95.47
	A DYNAMIC DOOR CO. INC.	DOORS 17 AND 18	PV	96166	002	09101	4/8/2019	21903283	243.40
	4588 194TH AVENUE NE			Summary Total					338.87
	EAST BETHEL MN 55092			Payment Amount					338.87
100031	ANOKA COUNTY	REAL 34-32-25-12-0008	PV	96104	001	09410	4/12/2019	041219	16,620.27
	ANOKA COUNTY			Summary Total					16,620.27
	2100 - 3RD AVENUE	REAL 23-32-25-41-0047	PV	96105	001	09101	4/12/2019	041219A	545.16
	ANOKA MN 55303			Summary Total					545.16
		REAL 28-32-25-31-0020	PV	96106	001	09410	4/12/2019	041219B	3,666.48
				Summary Total					3,666.48
		REAL 28-32-25-31-0007	PV	96107	001	09410	4/12/2019	041219C	4,268.95
				Summary Total					4,268.95
		REAL 34-32-25-24-0043	PV	96108	001	09101	4/12/2019	041219D	53.23
				Summary Total					53.23
		REAL 34-32-25-12-0009	PV	96109	001	09410	4/12/2019	041219E	155.53
				Summary Total					155.53
		REAL 28-32-25-42-0024	PV	96110	001	09101	4/12/2019	041219F	545.16
				Summary Total					545.16
		REAL 28-32-25-31-0017	PV	96111	001	09101	4/12/2019	041219G	545.16
				Summary Total					545.16
		REAL 28-32-25-31-0005	PV	96112	001	09101	4/12/2019	041219H	27.92
				Summary Total					27.92
		REAL 27-32-25-33-0012	PV	96113	001	09101	4/12/2019	041219I	69.14
				Summary Total					69.14
		REAL 27-32-25-33-0008	PV	96114	001	09101	4/12/2019	041219J	155.53
				Summary Total					155.53

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Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
		REAL 25-32-25-44-0012	PV	96115	001	09101	4/12/2019	041219K	21.29
				Summary Total					21.29
		REAL 20-32-25-44-0002	PV	96116	001	09101	4/12/2019	041219L	155.53
				Summary Total					155.53
		REAL 16-32-25-23-0001	PV	96117	001	09101	4/12/2019	041219M	69.14
				Summary Total					69.14
		REAL 14-32-25-21-0003	PV	96118	001	09101	4/12/2019	041219N	172.86
				Summary Total					172.86
		00066-2003 PERS	PV	96119	001	09410	4/12/2019	041219O	1,274.00
				Summary Total					1,274.00
		REAL 28-32-25-22-0057	PV	96120	001	09214	4/12/2019	041219P	746.57
				Summary Total					746.57
		STRUC 00066-2001	PV	96121	001	09410	4/12/2019	041219Q	6,946.95
				Summary Total					6,946.95
		00066-2006 PERS	PV	96122	001	09410	4/12/2019	041219R	4,229.83
				Summary Total					4,229.83
				Payment Amount					40,268.70
100035	ANOKA COUNTY CENTRAL COMMUNICATIONS	MOTOROLA RADIO BATTERY	PV	96170	001	09101	4/3/2019	2019034	106.50
				Summary Total					106.50
	ANOKA COUNTY CENTRAL COMMUNICATIONS 325 EAST MAIN STREET ANOKA MN 55303	4 MOTOROLA RADIO BATTERIES	PV	96171	001	09101	4/3/2019	2019029	426.00
				Summary Total					426.00
				Payment Amount					532.50
100647	BOLTON AND MENK INC	HIWAY 10 CORR FEB 2019	PV	96130	001	09400	3/19/2019	0230949	42,771.50
				Summary Total					42,771.50
	BOLTON AND MENK INC 1960 PREMIER DRIVE MANKATO MN 56001-5900								
				Payment Amount					42,771.50
116197	CINTAS CORPORATION	UNIFORM CLEANING	PV	96131	001	09101	3/27/2019	4018951388	28.00

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Payment Instrument	T	A/P ACH Payment
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Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	CINTAS CORPORATION	UNIFORM CLEANING	PV	96131	002	09101	3/27/2019	4018951388	4.00
	CINTAS LOC #4K	UNIFORM CLEANING	PV	96131	003	09101	3/27/2019	4018951388	32.63
	P O BOX 650838	UNIFORM CLEANING	PV	96131	004	09101	3/27/2019	4018951388	32.63
	DALLAS TX 75265-0838				Summary Total				97.26
					Payment Amount				97.26
100144	DEHN OIL COMPANY	BULK 5W30	PV	96135	001	09101	3/29/2019	25134370	287.30
	DEHN OIL COMPANY				Summary Total				287.30
	6735 141ST AVENUE NW								
	RAMSEY MN 55303				Payment Amount				287.30
100158	ECM PUBLISHERS INC	PH-ACE SOLID WASTE	PV	96136	001	09804	3/22/2019	680400	69.88
	ECM PUBLISHERS INC				Summary Total				69.88
	4095 COON RAPIDS BLVD	PH- COMP PLAN 2040	PV	96137	001	09101	3/22/2019	680401	64.50
	COON RAPIDS MN 55433				Summary Total				64.50
		RE: HAUCK	PV	96138	001	09804	3/22/2019	680402	102.13
					Summary Total				102.13
		PH-SWPPP	PV	96139	001	09605	3/22/2019	680399	150.50
					Summary Total				150.50
					Payment Amount				387.01
108737	EMERGENCY AUTOMOTIVE TECHNOLOGY INC	WORK ON 394	PV	96177	001	09101	3/28/2019	DL012819-26F	437.76
	EMERGENCY AUTOMOTIVE TECHNOLOGY INC				Summary Total				437.76
	2755 GENEVA AVE N								
	OAKDALE MN 55128				Payment Amount				437.76
113321	FACTORY MOTOR PARTS CO	AIR FILTER 301	PV	96140	001	09101	3/29/2019	6-1530542	5.99
	FACTORY MOTOR PARTS CO				Summary Total				5.99
	BIN 139107	AIR FILTERS 353	PV	96178	001	09101	4/5/2019	6-1531096	5.99
	P O BOX 9107				Summary Total				5.99
	MINNEAPOLIS MN	AIR FILTER 393	PV	96179	001	09101	4/2/2019	6-1530761	5.99
	55480-9107				Summary Total				5.99
					Payment Amount				17.97

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Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
107099	FASTENAL	S HOOKS	PV	96180	001	09601	4/3/2019	MNTC8174774	8.95
				Summary Total					8.95
	FASTENAL COMPANY P O BOX 1286 WINONA MN 55987			Payment Amount					8.95
112421	FIRST SCRIBE	ROW WAY APR 2019	PV	96181	001	09101	4/1/2019	2480506	200.00
				Summary Total					200.00
	FIRST SCRIBE 110 CHESHIRE LANE SUITE 105 MINNETONKA MN 55305			Payment Amount					200.00
100200	GOPHER STATE ONE CALL INC	73 TICKETS	PV	96142	001	09601	3/31/2019	9030683	31.50
	GOPHER STATE ONE CALL	73 TICKETS	PV	96142	002	09601	3/31/2019	9030683	31.50
	7223 PARKWAY DRIVE	73 TICKETS	PV	96142	003	09601	3/31/2019	9030683	31.50
	SUITE 210								
	HANOVER MD 21076-1317			Summary Total					94.50
				Payment Amount					94.50
100283	MENARDS COON RAPIDS	MISC SUPPLIES	PV	96154	001	09101	3/28/2019	97877	248.21
				Summary Total					248.21
	MENARDS COON RAPIDS 3045 MAIN STREET	MISC SUPPLIES	PV	96155	001	09101	3/28/2019	97848	112.95
	COON RAPIDS MN 55433			Summary Total					112.95
				Payment Amount					361.16
100363	NORTHERN SANITARY SUPPLY CO	MISC SUPPLIES	PV	96160	001	09101	3/27/2019	194540	385.79
				Summary Total					385.79
	NORTHERN SANITARY SUPPLY CO 341 COON RAPIDS BLVD MINNEAPOLIS MN 55433			Payment Amount					385.79
115071	NORTHLAND OCCUPATIONAL HEALTH	PRE EMPL M. BREITER	PV	96162	001	09101	4/1/2019	3122	50.00
				Summary Total					50.00
	NORTHLAND OCCUPATIONAL HEALTH 7533 SUNWOOD DRIVE NW SUITE 212 RAMSEY MN 55303			Payment Amount					

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
									50.00
110547	NORTHWEST LIGHTING SYSTEMS CO.	RAMP MISC BULBS	PV	96161	001	09240	3/25/2019	111456	679.48
	NORTHWEST LIGHTING SYSTEMS CO. 746 CRAIG AVENUE TRACY MN 56175							Summary Total	679.48
								Payment Amount	679.48
111488	POPP.COM INC	MARCH 2019 SERVICE	PV	96163	001	09101	3/31/2019	992544800	83.05
	POPP.COM INC	MARCH 2019 SERVICE	PV	96163	002	09101	3/31/2019	992544800	36.91
	620 MENDELSSOHN AVE NO	MARCH 2019 SERVICE	PV	96163	003	09101	3/31/2019	992544800	46.14
	SUITE 101								
	GOLDEN VALLEY MN 55427	MARCH 2019 SERVICE	PV	96163	004	09101	3/31/2019	992544800	175.33
		MARCH 2019 SERVICE	PV	96163	005	09101	3/31/2019	992544800	27.68
		MARCH 2019 SERVICE	PV	96163	006	09101	3/31/2019	992544800	106.12
		MARCH 2019 SERVICE	PV	96163	007	09101	3/31/2019	992544800	41.53
		MARCH 2019 SERVICE	PV	96163	008	09101	3/31/2019	992544800	109.09
		MARCH 2019 SERVICE	PV	96163	009	09101	3/31/2019	992544800	87.12
		MARCH 2019 SERVICE	PV	96163	010	09101	3/31/2019	992544800	106.76
		MARCH 2019 SERVICE	PV	96163	011	09101	3/31/2019	992544800	58.05
								Summary Total	877.78
								Payment Amount	877.78
113444	PRECISE	FEB 2019 DATA	PV	96164	001	09101	3/28/2019	IN200-1020612	1,680.89
	PRECISE 501 EAST CLIFF ROAD SUITE 100 BURNSVILLE MN 55337							Summary Total	1,680.89
								Payment Amount	1,680.89
115583	SANDARIN, BARBARA	MARCH 2019 YOGA	PV	96194	001	09101	3/4/2019	903	450.00
	BARBARA SANDARIN 1824 113TH LANE NW COON RAPIDS MN 55433							Summary Total	450.00
								Payment Amount	450.00
100469	STREICHER'S POLICE EQUIPMENT	PD SUPPLIES	PV	96196	001	09101	3/28/2019	I1359667	1,296.88
	STREICHER'S POLICE EQUIPMENT							Summary Total	1,296.88
	10911 WEST HWY 55	PD SUPPLIES	PV	96197	001	09101	3/29/2019	I1360081	5,527.93

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	MINNEAPOLIS MN 55441							Summary Total	5,527.93
								Payment Amount	6,824.81
100485	TIMESAVER OFF SITE SECRETARIAL INC	MARCH 2019 MEETINGS	PV	96198	001	09101	3/28/2019	M24613	818.25
	TIMESAVER OFF SITE SECRETARIAL INC 5291 RIVER OAK DRIVE SAVAGE MN 55378							Summary Total	818.25
								Payment Amount	818.25
112688	TITAN MACHINERY	CYLINDERS	PV	96199	001	09605	4/5/2019	12203155	566.00
	TITAN MACHINERY 14375 JAMES ROAD ROGERS MN 55374							Summary Total	566.00
								Payment Amount	566.00
112515	WSB AND ASSOCIATES INC	SERVICES FEB 2019	PV	96200	001	09230	3/27/2019	R-013243-000-2	3,095.75
								Summary Total	3,095.75
	WSB AND ASSOCIATES INC 701 XENIA AVENUE SOUTH SUITE 300	2019 GEN PLAN FEB 2019	PV	96201	001	09101	3/22/2019	R-013321-000-2	4,578.00
	MINNEAPOLIS MN 55416							Summary Total	4,578.00
		2040 COMP PLAN FEB 2019	PV	96202	001	09101	3/22/2019	0-001973-160-25	3,781.00
								Summary Total	3,781.00
								Payment Amount	11,454.75
								Total Amount to be Processed	109,591.23
								Total Number of Payments to be Processed	23

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Originator	JLIPSKI	
Payment Instrument		Check Payment
Pay Through Date	12/31/2019	

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Document Itm	Document Co	Due Date	Invoice Number	Payment Amount
101172	KUECHLE UNDERGROUND INC	PAY EST 1 RIVERDALE TRNK UTIL	PV	96274	001	09601	4/16/2019	041619	145,665.49
	KUECHLE UNDERGROUND INC	PAY EST 1 RIVERDALE TRNK UTIL	PV	96274	002	09601	4/16/2019	041619	185,392.46
	10998 STATE HWY 55 PO BOX 509 KIMBALL MN 55353								

Summary Total	331,057.95
Payment Amount	331,057.95
Total Amount to be Processed	331,057.95
Total Number of Payments to be Processed	1

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #19-092

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF APRIL 4, 2019 THROUGH APRIL 17, 2019.

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of April 4, 2019, through April 17, 2019, in the amount of $920,561.48 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 April 4, 2019, through April 17, 2019, in the amount of $920,561.48.

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

Mayor LeTourneau
Councilmember Kuzma
Councilmember Riley
Councilmember Heinrich
Councilmember Musgrove
Councilmember Shryock

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 23rd day of April 2019.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **4. 8.**

Meeting Date: 04/23/2019

By: Chris Anderson, Community Development

Information

Title

Adopt Resolution #19-076 Approving the Final Plat and Development Agreement for Hauck Addition (Project No. 19-105); Case of Jill Arnold

Purpose/Background:

On March 1, 2019, the City received an application submittal from Jill Arnold (the "Applicant") for a variance, sketch plan, and final plat for a Minor Subdivision of the property located at 16950 Neon St NW (the "Subject Property"). The Planning Commission reviewed a concept of the proposed Minor Plat back in May of 2018 and generally supported a variance to lot size as it did not appear to alter the essential character of the surrounding neighborhood. At their April 4, 2019 meeting, the Planning Commission officially approved a variance to lot size for the Subject Property, contingent upon approval of the Final Plat by City Council.

Notification:

Notifications of this proposal were sent via Standard US Mail to Property Owners within 700 feet of the Property, as reflected by Anoka County Property Records and has published a notice in the Anoka Union Herald.

Observations/Alternatives:

The Subject Property is about 3.54 acres in size and within the R-1 Residential (Rural Developing) zoning district. The Subject Property is also guided as Rural Developing in the Comprehensive Plan. The surrounding parcels are all zoned R-1 Residential (Rural Developing) with the exception of the land directly east of the Subject Property (part of the Rum River Hills Golf Course), which is zoned and PUD (Planned Unit Development). The surrounding residential parcels range in size from about 0.66 acres to roughly 7.12 acres.

There is an existing home with three (3) detached accessory buildings on the northern portion of the Subject Property. The Applicant desires to complete a lot split that will result in one new, buildable lot. The Sketch Plan and Final Plat have been designed to ensure that all existing structures would meet the minimum required setbacks. Furthermore, the combined square footage of the existing detached accessory buildings would comply with the standards for properties between 1.5 and 2.49 acres (eligible for up to 2,400 square feet total).

There is sufficient space to locate both a primary and secondary septic system. Soil borings have been provided that show suitable soils for a septic system on what would be the new, buildable lot. Access for the existing home would remain on Neon Street and access to the newly created lot would also be derived from Neon Street. Staff did forward the Final Plat to MnDOT for review and comment. MnDOT commented that the right of access be dedicated to the State of Minnesota along the western boundary of Lots 1 & 2 (abutting Trunk Highway 47). The Applicant has revised the Final Plat accordingly.

If approved, the new lots would be 1.65 acres (includes the existing home and all three detached accessory buildings) and 1.53 acres in size. Both lots would be deficient of the minimum acreage required for the R-1 Residential (Rural Developing) zoning district. However, the Subject Property abuts public roads on three (3) sides, Trunk Highway 47 to the west, Neon Street to the east, and 169th Avenue to the south. Frontage along three roads, including a Trunk Highway, has greater impacts in terms of required right-of-way, than most other lots. The Planning Commission did approve a variance to lot size, contingent upon City Council approval of the Final Plat, at their April 4, 2019 meeting.

Alternatives

Alternative 1: Motion to adopt Resolution #19-076 approving the Final Plat and Development Agreement for Hauck Addition. The minor subdivision will create one, new buildable lot. While both lots would be deficient of the required 2.5 acres, a variance to address this has been approved. Both lots would be compatible with the surrounding neighborhood and both have sufficient area for primary and secondary locations for septic systems.

Alternative 2: Do not approve the Final Plat for Hauck Addition. Aside from lot area, which has been addressed already in the form of an approved variance, the proposed lots meet all minimum standards. The Final Plat has been revised so that the right of access is dedicated to the State of Minnesota along the western boundary of Lots 1 & 2 (abutting Trunk Highway 47).

Funding Source:

The Applicant is responsible for all costs related to this request.

Recommendation:

The Planning Commission recommends approval of the Final Plat.

Action:

Motion to adopt Resolution #19-076 approving the Final Plat and Development Agreement for Hauck Addition, contingent upon review and approval as to legal form by the City Attorney.

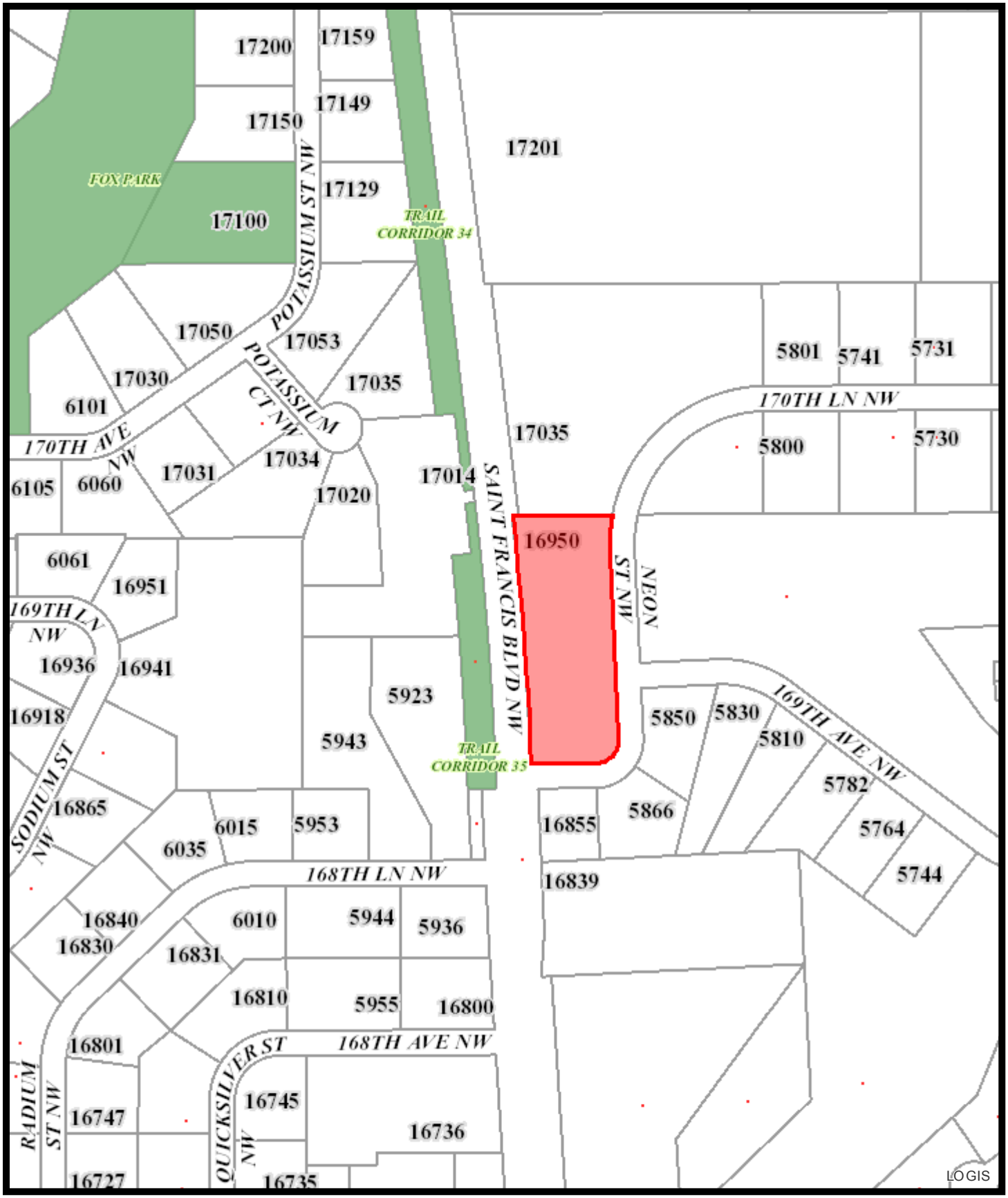
Attachments

Site Location Map
Sketch Plan
Final Plat
Development Agreement
Draft Planning Commission Meeting Minutes Dated April 4, 2019
Resolution #19-076: Final Plat and Development Agreement

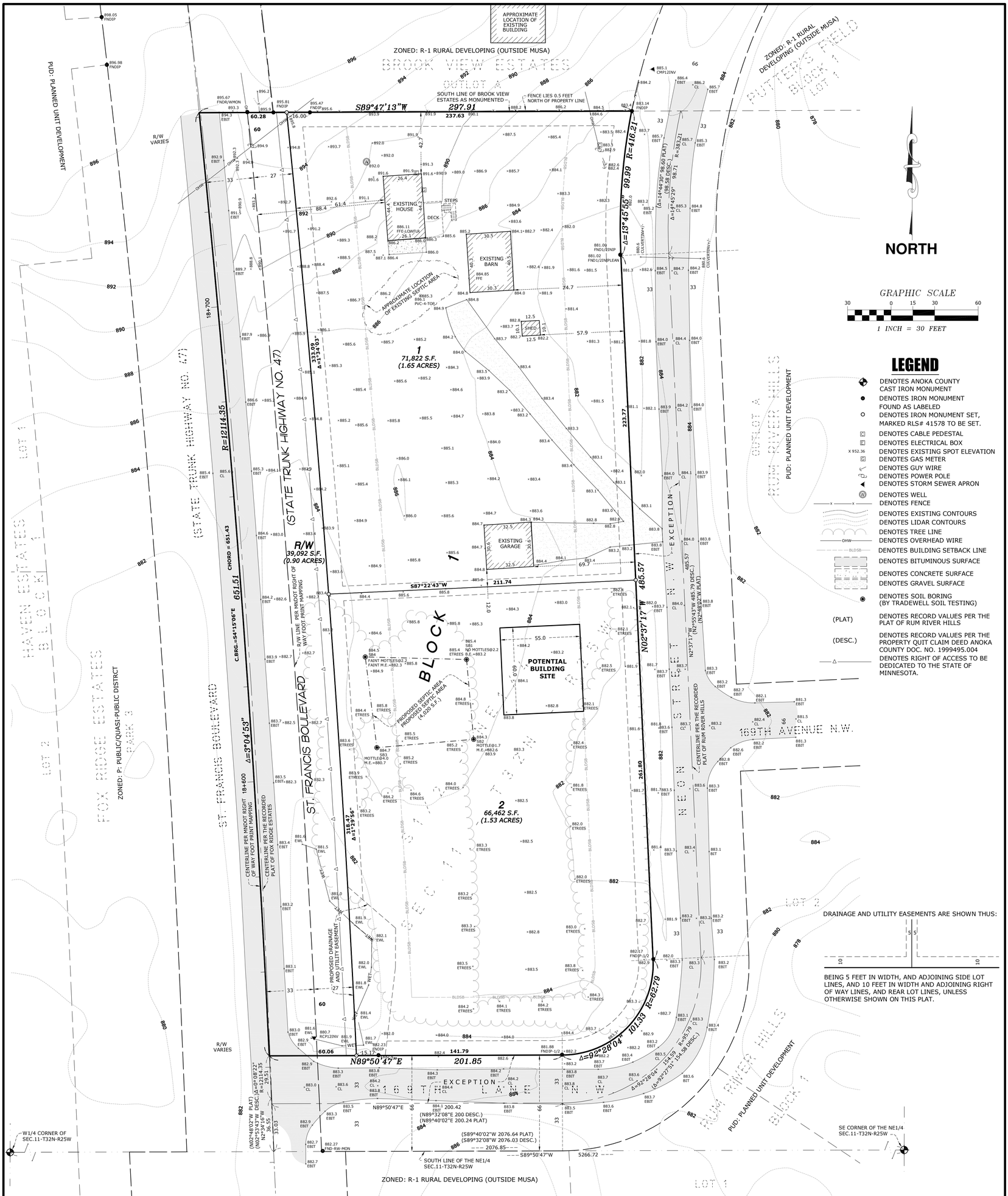
Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	04/18/2019 01:22 PM
Kurt Ulrich	Kurt Ulrich	04/18/2019 02:26 PM
Form Started By: Chris Anderson		Started On: 04/15/2019 11:12 AM
Final Approval Date: 04/18/2019		

Site Location Map



Print Date: March 15, 2019



VICINITY MAP

PART OF SEC. 11, TWP. 32, RNG. 25



PROPERTY DESCRIPTION

[PER QUIT CLAIM DEED ANOKA COUNTY DOC. NO. 1999495.004.]

That part of the South Half of the Northeast Quarter of Section 11, Township 32, Range 25, described as commencing at the point of intersection of the South line of said Northeast Quarter with the centerline of State Trunk Highway No. 47, said point being distant 2076.03 feet on said South line bearing South 89 degrees, 32 minutes, 08 seconds West from the Southeast corner of said Northeast Quarter; thence North 2 degrees, 55 minutes, 43 seconds West on said centerline of State Trunk Highway No. 47 a distance of 33.03 feet to the actual point of beginning of the land to be described; thence North 89 degrees, 32 minutes, 08 seconds East 200 feet; thence Northeasterly 154.58 feet along a tangential curve concave to the Northwest having a radius of 95.79 feet and a central angle of 92 degrees, 27 minutes 51 seconds; thence North 2 degrees, 55 minutes, 43 seconds West 485.79 feet; thence Northeasterly along a tangential curve, concave to the East having a radius of 383.21 feet for an arc distance of 98.58 feet more or less to the South line of BROOK VIEW ESTATES; thence Westerly along said South line of BROOK VIEW ESTATES to the centerline of said Trunk Highway No. 47; thence Southerly along said centerline to the point of beginning. EXCEPTING therefrom the East 33 feet; the South 33 feet and the Southeasterly 33 feet thereof, according to the United States Government Survey thereof and situate in Anoka County, Minnesota.

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 02/14/19.
- Address of the surveyed premises: 16950 Neon Street N.W. Ramsey, MN 55303
- Bearings shown are on Anoka County Coordinate System.
- Fee ownership is vested in Jill M. Arnold.
- Parcel ID Number: 11-32-25-13-0002.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Due to field work being completed during the winter season there may be improvements in addition to those shown that were not visible due to snow and ice conditions characteristic of Minnesota winters.
- Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain.), according to Flood Insurance Rate Map Community No. 27003C Panel No. 0170 Suffix E by the Federal Emergency Management Agency, effective date December 16 , 2015.
- Iron monuments to be set, once city approval has been obtained.

AREA COMPUTATIONS

TOTAL SITE AREA:	4.07 ACRES
PROPOSED NUMBER OF LOTS:	2 LOTS
PROPOSED & EXISTING RIGHT OF WAY:	0.90 ACRES
UPLAND AREA (EXCUDES R/W & WETLAND)	3.16 ACRES
GROSS DENSITY:	0.49 UNITS/ACRE
NET UPLAND DENSITY:	0.63 UNITS /ACRE

ZONING AND SETBACKS

CURRENT ZONING: R-1 RURAL DEVELOPING (OUTSIDE MUSA)

R-1 RESIDENTIAL NON-MUSA SETBACKS & DEVELOPMENTS REQUIREMENTS

FRONT YARD SETBACK:	40 FEET
SIDE YARD SETBACK:	10 FEET
SIDE STREET SETBACK:	40 FEET
REAR YARD SETBACK:	40 FEET
MAJOR/MINOR ARTERIAL SETBACK:	60 FEET FROM CENTERLINE PLUS APPLICABLE SETBACK.
SERVICE ROAD SETBACK:	30 FEET
WETLAND/STORMWATER PONDS:	16.5 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET (MEAN GROUND LEVEL TO MEAN GABLE HEIGHT)
MAXIMUM BUILDING LOT COVERAGE:	35%
MINIMUM LOT SIZE:	*2.5 ACRES
MINIMUM LOT WIDTH:	200 FEET

* VARIANCE REQUIRED FOR LOT AREA.

BENCHMARK

MNDOT STATION NAME 0206 J
ELEVATION = 880.22 (NAVD88)

SHEET V.000

HAUCK ADDITION
CITY OF RAMSEY, MN
SKETCH PLAN

PREPARED FOR: JILL HAUCK

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD
Date: 04-01-19 License No. 25343

DRAWN BY: JEN	JOB NO: 18931PP	DATE: 02-19-19	
CHECK BY: JER	SCANNED ☐		
1	04-01-19	Per City Comments	JEN
2			
3			
4			
5			
NO.	DATE	DESCRIPTION	BY

E.G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

18931PP

PRELIMINARY COPY
UNRECORDED AS OF 04-01-19

HAUCK ADDITION

City of Ramsey
County of Anoka
Sec. 11, T32, R25

KNOW ALL PERSONS BY THESE PRESENTS: That Jill M. Arnold and Gary S. Arnold, wife and husband, owners of the following described property:

That part of the South Half of the Northeast Quarter of Section 11, Township 32, Range 25, described as commencing at the point of intersection of the South line of said Northeast Quarter with the centerline of State Trunk Highway No. 47, said point being distant 2076.03 feet on said South line bearing South 89 degrees 32 minutes 08 seconds West from the Southeast corner of said Northeast Quarter; thence North 2 degrees 55 minutes 43 seconds West on said centerline of State Trunk Highway No. 47 a distance of 33.03 feet to the actual point of beginning of the land to be described; thence North 89 degrees 32 minutes 08 seconds East 200 feet; thence Northeasterly 154.58 feet along a tangential curve concave to the Northwest having a radius of 95.79 feet and a central angle of 92 degrees 27 minutes 51 seconds; thence North 2 degrees 55 minutes 43 seconds West 485.79 feet; thence Northeasterly along a tangential curve, concave to the East having a radius of 383.21 feet for an arc distance of 98.58 feet more or less to the South line of BROOK VIEW ESTATES; thence Westerly along said South line of BROOK VIEW ESTATES to the centerline of said Trunk Highway No. 47; thence Southerly along said centerline to the point of beginning. EXCEPTING therefrom the East 33 feet; the South 33 feet and the Southeasterly 33 feet thereof, according to the United States Government Survey thereof and situate in Anoka County, Minnesota.

Have caused the same to be surveyed and platted as HAUCK ADDITION and do hereby dedicate to the public for public use the public way and the drainage and utility easements as shown on this plat. Also dedicating to the State of Minnesota the right to access onto State Trunk Highway No. 47 as shown on this plat.

In witness whereof said Jill M. Arnold and Gary S. Arnold, by Jill M. Arnold his Attorney-in-Fact, wife and husband, have hereunto set their hands this _____ day of _____, 20__ .

_____ Jill M. Arnold

_____ Gary S. Arnold, by Jill M, Arnold, Attorney-in-Fact

STATE OF_____
COUNTY OF_____

This instrument was acknowledged before me this ____ day of_____, 20___ by said Jill M. Arnold and Gary S. Arnold, by Jill M. Arnold his Attorney-in-Fact, wife and husband.

_____ (Signature)

_____ (Print Name)
Notary Public, _____ County, Minnesota
My Commission Expires _____

I Jason E. Rud 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. 3, 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___.

_____
Jason E. Rud, Licensed Land Surveyor
Minnesota License No. 41578

STATE OF MINNESOTA
COUNTY OF_____

This instrument was acknowledged before me this ___ day of _____, 20___ by Jason E. Rud.

_____ (Signature)

_____ (Print Name)
Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA
This plat of HAUCK ADDITION 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___ .

_____
Charles F. Gitzen
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 HAUCK ADDITION 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 as Document Number _____.

_____
County Recorder/Registrar of Titles

By _____, Deputy

E.G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors

NORTH

40 0 20 40 80 160
(SCALE IN FEET)
1 inch = 40 feet

LEGEND

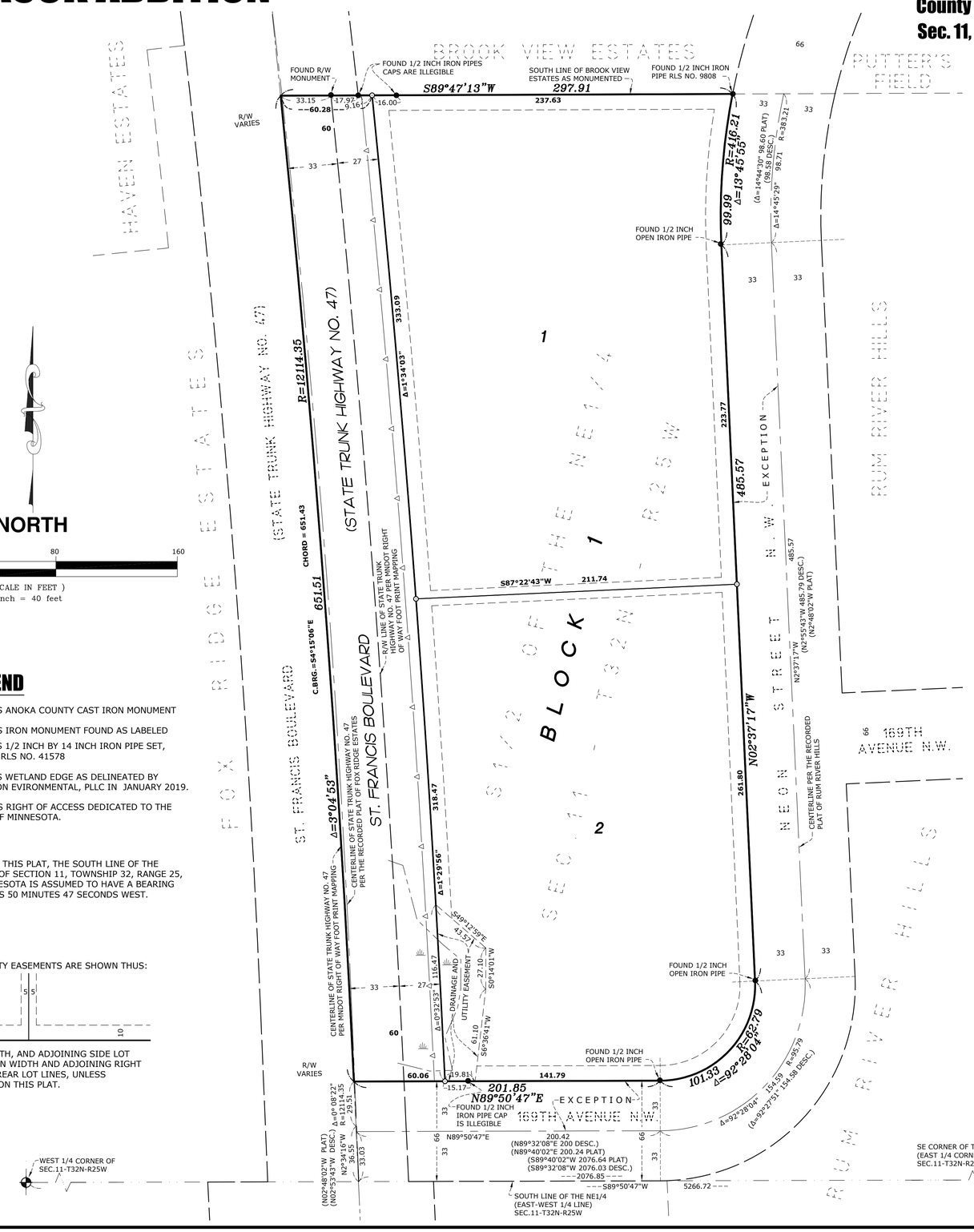
- DENOTES ANOKA COUNTY CAST IRON MONUMENT
- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE SET, MARKED RLS NO. 41578
- DENOTES WETLAND EDGE AS DELINEATED BY JACOBSON EVIRONMENTAL, PLLC IN JANUARY 2019.
- DENOTES RIGHT OF ACCESS DEDICATED TO THE STATE OF MINNESOTA.

FOR THE PURPOSES OF THIS PLAT, THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 32, RANGE 25, ANOKA COUNTY, MINNESOTA IS ASSUMED TO HAVE A BEARING OF SOUTH 89 DEGREES 50 MINUTES 47 SECONDS WEST.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

5 5
10 10

BEING 5 FEET IN WIDTH, AND ADJOINING SIDE LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES, AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.



CITY OF RAMSEY
DEVELOPMENT AGREEMENT FOR HAUCK 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 **JILL M. ARNOLD** ("DEVELOPER").

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

> That part of the Southwest Quarter of the Northeast Quarter of Section 11, Township 32, Range 25 described as follows: Commencing at point of intersection of south line of said Northeast Quarter with center line of CSAH No. 47, thence north 2 degrees 55 minutes 43 seconds west along said center line 33.03 feet to point of beginning, thence north 89 degrees 32 minutes 08 seconds east 220 feet, thence northeasterly 154.58 feet along a tangent curve concave to northwest having a radius of 95.79 feet and a center angle of 90 degrees 27 minutes 51 seconds, thence north 2 degrees 55 minutes 43 seconds west 485.79 feet, thence northeasterly along a tangent curve concave to east radius of 383.21 feet for an arch of 98.58 feet + or – to south line of Brookview Estates, thence westerly along said south line of Brookview Estates to intersect with said center line, thence southerly along said centerline to point of beginning, except road subject to easement of record, Anoka County, Minnesota
>
> -or upon recording-
>
> Lots 1-2, Block 1 HAUCK ADDITION, Anoka County, Minnesota
>
> (the "Subject Property"); and

WHEREAS, on April 23, 2019, pursuant to Resolution #19-076, the **CITY** approved the final plat for the Subject Property, which plat is known as **HAUCK ADDITION** (the "Plat"), which approval is contingent on certain requirements, including the **DEVELOPER** and the **CITY** entering into this Agreement.

THEREFORE, in consideration of the mutual promises set forth below, the **CITY** and the **DEVELOPER** agree as follows:

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

    a. Development Agreement. That the **DEVELOPER** enter into this Agreement.

    b. Marketable Title. That prior to recording the Plat, the **DEVELOPER** shall provide the **CITY** with proof of marketable title to the **Subject Property**

either through a currently certified abstract, registered property abstract or title insurance commitment or policy**.**

c. Proof of Authority. That the **DEVELOPER** provide proof that the respective governing boards of the **DEVELOPER** have authorized the **DEVELOPER'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.

2. The Plans. The term "Plans" as used in this Agreement means the Sketch Plan dated February 19, 2019, *revised* April 4, 2019 and Final Plat, dated March 6, 2019, *revised* April 4, 2019, both prepared by E. G. Rud & Sons, Inc. The Plans remain subject to: (a) **CITY** Staff's review and approval of revisions in conformance with comments in the March 29, 2019 Staff Review Letter; and (b) such further revisions as the **DEVELOPER** may propose and the **CITY** approves. The Plans shall not be attached to this Agreement, but are in the **CITY'S** files.

3. Utilities. The **DEVELOPER** acknowledges that any home constructed on the **Subject Property** shall be serviced with a private well and septic system compliant with all applicable standards in City Code.

4. Stage I Improvements. There are no Stage I Improvements required.

5. Stage I Financial Surety. There are no Stage I Improvements and therefore, there is no Financial Surety required.

6. Stage II **CITY** Improvements. The future improvements the **DEVELOPER** must construct or install are as follows:

a. Installation of survey monumentation.

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

7. Payment of Development Fee's. The **DEVELOPER** must pay to the **CITY** the fees described on Exhibit A, which may include, but are not limited to, Park Land Dedication Fees, Trail Development Fees, and Storm Management Fees.

8. Requirements for Building and Occupancy Permits.

a. No building permit for any lot in the Plat shall be issued until the **DEVELOPER** 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; and (c) obtained all necessary permits from the Lower Rum River Watershed Management Organization and the Anoka Conservation District and has provided a copy of each such permit to the **CITY.**

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

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

a. The **CITY** may, at its option, perform or engage one or more third parties to perform the **DEVELOPER'S** obligations. If, in the reasonable judgment of the **CITY'S** staff, the **DEVELOPER'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 **DEVELOPER** as promptly as possible that the **CITY** is undertaking to perform the **DEVELOPER'S** obligation or obligations. If the **CITY** performs one or more obligations of the **DEVELOPER**, the **DEVELOPER** 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 **DEVELOPER**, in writing, of the costs and expenses the **CITY** incurred to perform the work. If the **DEVELOPER** 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 **DEVELOPER** 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 **DEVELOPER'S** Property. As an alternative to seeking recovery from the **DEVELOPER** or the financial guaranty, the **CITY** may levy special assessments against the **DEVELOPER** Property in accordance with Minnesota Statutes Section 429, and the **DEVELOPER**, for itself and its successors in title, hereby expressly waives any and all substantive and procedural objections or defenses the **DEVELOPER** 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 **DEVELOPER** has cured all of its defaults; and

d. The **CITY** may draw upon all or any portion of the financial guaranty the **DEVELOPER** has provided to the **CITY** pursuant to Section 4and (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 **DEVELOPER** pursuant to subsection (b) above; (iii) use all or any portion of the proceeds to reimburse the **CITY** pursuant to Section 9 (h) 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 8(d).

10. Miscellaneous.

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

b. Written Amendments Only. The action or inaction of the **CITY** or the **DEVELOPER** 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 **DEVELOPER'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 **DEVELOPER** 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 platted area until the **DEVELOPER** does comply. Upon the **CITY**'**S** demand **DEVELOPER** shall cease work until there is compliance.

d. Mailbox Locations. If the **DEVELOPER** desires to construct mailboxes within the public right of way, the **DEVELOPER** 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 **DEVELOPER** shall be responsible for the cost of establishing seed in all boulevards within 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 **DEVELOPER** 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. The **CITY** restricts construction and delivery hours to Monday through Saturday 7:00 a.m. to 10:00 p.m.

g. Construction Site Maintenance. The **DEVELOPER** 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. Plat Approval Expenses. The **DEVELOPER** 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.

i. Reimbursement to the **CITY**. The **DEVELOPER** 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.

j. 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.

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

TO DEVELOPER:
Jill M. Arnold
16950 Neon Street NW
Ramsey, MN 55303

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

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

THE DEVELOPER:

_____
Jill M. Arnold

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2019, by Jill M. Arnold, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

_____
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_____, _____, 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

EXHIBIT A

Fees Payable to the City

1. Park Dedication. The **DEVELOPER** is responsible for satisfying applicable Park Dedication requirements for Lot 2, Block 1 of the Plat (there is an existing homestead on Lot 1, Block 1 of the Plat that is exempt from these Development Fees). The 2019 Park Dedication Fee applicable to the Plat is $3,500 per residential unit. **DEVELOPER** must pay a Park Dedication Fee of Three Thousand Five Hundred Dollars and No Cents ($3,500 x 1 unit = **$3,500.00**). The **DEVELOPER** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

2. Trail Development Fees. The **DEVELOPER** is responsible for satisfying applicable Trail Development Fee requirements for Lot 2, Block 1 of the Plat (there is an existing homestead on Lot 1, Block 1 of the Plat that is exempt from these Development Fees). The 2019 Trail Development Fee applicable to the Plat is $1,000 per residential unit. **DEVELOPER** must pay a Trail Development Fee of One Thousand Dollars and No Cents ($1,000 x 1 unit = **$1.000.00**). The **DEVELOPER** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

3. Stormwater Management Fee. The **DEVELOPER** is responsible for satisfying applicable Stormwater Trunk Fee requirements for Lot 2, Block 1 of the Plat (there is an existing homestead on Lot 1, Block 1 of the Plat that is exempt from these Development Fees). The 2019 Stormwater Management Fee applicable to the Plat is $487 per residential unit. **DEVELOPER** must pay a Stormwater Management Fee of Four Hundred Eighty Seven Dollars and No Cents ($487 x 1 unit = **$487.00**). The **DEVELOPER** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

7.01: Public Hearing: Consider Variance and Minor Plat for 16950 Neon Street NW (Project No. 19-105); Case of Jill Arnold

Public Hearing

Chairperson Bauer called the public hearing to order at 7:04 p.m.

Presentation

City Planner Anderson presented the staff report stating on March 1, 2019, the City received an application submittal from Jill Arnold (the "Applicant") for a variance, sketch plan, and final plat for a Minor Subdivision of the property located at 16950 Neon St NW (the "Subject Property"). The Planning Commission reviewed a concept of the proposed Minor Plat back in May of 2018 and generally supported a variance to lot size as it did not appear to alter the essential character of the surrounding neighborhood. Staff reviewed the request in further detail and recommended approval.

Citizen Input

Jill Arnold, 16950 Neon Street, thanked the Commission for their consideration and thanked staff for providing a thorough report.

Commissioner VanScoy asked if the applicant had any concerns with the staff review letter.

City Planner Anderson reported this letter was meant for the surveyor and noted all issues within the letter had been addressed.

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

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

Chairperson Bauer closed the public hearing closed at 7:12 p.m.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Gengler, to adopt Resolution #19-075 granting a variance to minimum lot size.

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

Motion by Commissioner Gengler, seconded by Commissioner Peters, to recommend that City Council adopt Resolution #19-076 granting Final Plat approval for Hauck Addition.

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

DRAFT

DRAFT

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

RESOLUTION #19-076

RESOLUTION APPROVING THE FINAL PLAT AND DEVELOPMENT AGREEMENT FOR HAUCK ADDITION

RECITALS

1. Jill M. Arnold, hereafter referred to as "Developer", properly applied for Final Plat approval of the following described property located in the City of Ramsey:

   That part of the Southwest Quarter of the Northeast Quarter of Section 11, Township 32, range 25 described as follows: Commencing at point of intersection of south line of said Northeast Quarter with center line of CSAH No. 47, thence north 2 degrees 55 minutes 43 seconds west along said center line 33.03 feet to point of beginning, thence north 89 degrees 32 minutes 08 seconds east 220 feet, thence northeasterly 154.58 feet along a tangent curve concave to northwest having a radius of 95.79 feet and a center angle of 90 degrees 27 minutes 51 seconds, thence north 2 degrees 55 minutes 43 seconds west 485.79 feet, thence northeasterly along a tangent curve concave to east radius of 383.21 feet for an arch of 98.58 feet + or – to south line of Brookview Estates, thence westerly along said south line of Brookview Estates to intersect with said center line, thence southerly along said centerline to point of beginning, except road subject to easement of record, Anoka County, Minnesota

   (the "Subject Property")

   -Or upon recording-

   Lots 1-2, Block 1, HAUCK ADDITION

   (the 'Subject Property');

2. The City of Ramsey received an application for a Variance, Sketch Plan, and Final Plat for HAUCK ADDITION from the Developer on March 1, 2019; and

3. The Planning Commission reviewed the Sketch Plan and conducted a Public Hearing for the Variance on April 4, 2019; and

4. The Planning Commission approved a Variance to minimum lot size on April 4, 2019; and

5. The City Council reviewed the Final Plat on April 23, 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 Ramsey City Council hereby grants approval of the Final Plat and Development Agreement for HAUCK ADDITION in accordance with relevant City Codes, subject to the following conditions:

a) Compliance with City Staff Review Letter dated March 29, 2019.
b) Final Plat subject to review and approval as to legal form by the City Attorney.
c) Developer entering into a Development Agreement with the City of Ramsey.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 23rd day of April, 2019.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **4. 9.**

Meeting Date: 04/23/2019

By: Sean Sullivan, Community Development

Information

Title:

Adopt Resolution #19-095 Authorizing the Sale of Lot 25, Block 1, Harvest Estates; Case of Meadow Creek Builders, Inc.

Purpose/Background:

PURPOSE

Consider adoption of Resolution #19-095 Authorizing the Sale of Lot 25, Block 1, Harvest Estates. As required by the Anoka County Recorder's Office, the city must pass resolution authorizing the sale of city-owned land to ensure a smooth recording of the deed. The city has already approved a purchase agreement.

BACKGROUND

The City has entered into a purchase agreement with Meadow Creek Builders, Inc. and has approved the Final Plat for Harvest Estates Second Addition. A sales ordinance has been previously published and adopted. A resolution authorizing the sale is needed to close.

Notification:

Notification is not required.

Observations/Alternatives:

Adoption of Resolution #19-095 is required to close on the real estate transaction for Lot 25, Block 1, Harvest Estates.

Funding Source:

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

Recommendation:

Staff recommends adoption of Resolution #19-095 Authorizing the Sale of Lot 25, Block 1, Harvest Estates; Case of Meadow Creek Builders, Inc.

Action:

Motion to adopt the attached Resolution #19-095 Authorizing the Sale of Lot 25, Block 1, Harvest Estates; Case of Meadow Creek Builders, Inc.

Attachments

Purchase Agreement (Executed)

Resolution #19-095

Form Review

Inbox	Reviewed By	Date

Sean Sullivan (Originator)	Sean Sullivan	04/17/2019 09:30 AM
Tim Gladhill	Tim Gladhill	04/18/2019 10:42 AM
Kurt Ulrich	Kurt Ulrich	04/18/2019 12:50 PM

Form Started By: Sean Sullivan Started On: 04/15/2019 04:52 PM

Final Approval Date: 04/18/2019

PURCHASE AGREEMENT

This Agreement is entered into by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **Meadow Creek Builders, Inc.**, a Minnesota Corporation ("Buyer").

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

1. **EFFECTIVE DATE.** The effective date of this Agreement is **December 12, 2018** (the "Effective Date").

2. **SALE OF PROPERTY.** Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller 6.42 (+/-) acres of vacant land in Ramsey, Minnesota.

   Legal Description: Lot 25, Block 1, Harvest Estates, Anoka County, Minnesota

   Anoka County Property Identification: 23-32-25-41-0081

   Platting: Buyer is responsible for subdividing and re-platting Property.

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

	P/SF	P/Acre	Purchase Price
Layout #1, Exhibit A	$ 0.64	$ 28,037.00	$ 180,000.00
Layout #2, Exhibit B	$ 0.04	$ 1,558.00	$ 10,000.00

4. **EARNEST MONEY.** By **December 19, 2018,** Buyer must deposit the sum of $10,000 (the "Earnest Money") with Commercial Partners Title Company, 200 South 6th Street, #1300, Minneapolis, MN 55402 ("Escrow Agent"), via wire transfer or delivery of a certified check payable to Escrow Agent.

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

before Seller exercises Seller's right to terminate, Seller's right to terminate is extinguished.

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

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

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

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

6. TITLE COMMITMENT.

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

b. Buyer shall have until the date thirty (30) days after the receipt of the Title Commitment and the Survey (collectively, "**Title/Survey**") to review Title/Survey and to give Seller written notice of (i) any defects in the marketability of Seller title to the Property or any encumbrances on Seller's title to the Property that are objectionable to Buyer, and (ii) the specific actions Buyer requests that Seller take with respect to each such defect or encumbrance (a "**Title Objection Notice**"). Any defects in or encumbrances on Seller's title that Buyer does not identify in a timely Title Objection Notice are each a "**Permitted Exception.**" Within three (3) business days after Seller's receipt of a Title Objection Notice from Buyer, Seller will notify Buyer, in writing, of the actions, if any, that Seller is willing to take with respect to each of the matters identified in the Title Objection Notice and the time frame in which Seller will take those actions ("**Seller's Title Notice**"). If Seller's Title Notice indicates that Seller unconditionally agrees to make Seller's title to the Property marketable on or before the closing date established pursuant to Section 10, the parties shall proceed to closing pursuant to the terms of this Agreement. If Seller's Title

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

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

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

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

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

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

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

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

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

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

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

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

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

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

9. **INSPECTION PERIOD.**

a. Except as otherwise provided in Section 6, Buyer shall have from the date that Buyer deposits the Earnest Money with Escrow Agent to **March 19, 2018** (the "**Inspection Period**") to investigate the Property and determine, in Buyer's sole judgment, whether (i) the condition of the Property is suitable to Buyer's intended use; and (ii) Buyer will be able to obtain all governmental approvals (including, but not limited to, approvals necessary to subdivide and re-plat the Property) and

utilities necessary for Buyer's intended use of the Property. Buyer acknowledges and agrees that Seller has not made any covenants, representations or warranties regarding Buyer's ability to obtain governmental approvals from the City of Ramsey or any other governmental entity. The City of Ramsey will review, consider and act on any applications Buyer submits to the City for governmental approvals in accordance with City Code.

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

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

10. DEFINITIONS. As used in this Agreement:

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

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

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

11. RELEASE. By accepting the deed to the Property, Buyer, for itself, its directors, officers, stockholders, divisions, agents, affiliates, subsidiaries, predecessors, successors, and assigns and anyone acting on its behalf or their behalf hereby fully releases and

forever discharges Seller from any and all Claims (including without limitation all Claims arising under any Environmental Law and all Claims arising at common law, in equity or under a federal, state or local statute, rule or regulation), past, present and future, known and unknown, existing and contingent, arising out of, resulting from, or relating to the condition of the Property, and Buyer hereby waives any and all causes of action (including without limitation any right of contribution) Buyer had, has or may have against Seller and anyone acting on its behalf with respect to the condition of the Property, whether arising at common law, in equity or under a federal, state or local statute, rule or regulation. The foregoing shall apply to any condition of the Property, known or unknown, contemplated or uncontemplated, suspected or unsuspected, including without limitation the presence of any Hazardous Substance on the Property, whether such Hazardous Substance is located on or under the Property, or has migrated from or to the Property.

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

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

Buyer: Meadow Creek Builders, Inc.
Tim J. Pomerleau
10122 Ewing Lane N
Brooklyn Park, MN 55443
Email: meadowcreek51@hotmail.com

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

13. **CLOSING.**

For Layout #1

This transaction shall close within 30 days after Buyer delivers a Notice to Proceed to Seller or on such earlier date as Seller and Buyer may establish by mutual, written agreement; provided, however, Buyer may extend the Closing a total of two (2) times, each time for a period of sixty (60) days, by depositing an additional Ten Thousand and

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

For Layout # 2

This transaction shall close within 30 days after Buyer delivers a Notice to Proceed to Seller or on such earlier date as Seller and Buyer may establish by mutual, written agreement; provided, however, Buyer may extend the Closing a total of two (2) times, each time for a period of sixty (60) days, by depositing an additional One Thousand and 00/100 Dollars ($1,000.00) with Escrow Agent for each extension. Each $1,000 extension payment shall be non-refundable and shall not be credited against the purchase price. The Closing shall take place at the offices of the Escrow Agent, or at some other place as the parties may mutually agree prior to such date. At the option of either Party, the executed closing documents, Purchase Price and closing costs may be deposited with the Escrow Agent and disbursed by the Escrow Agent pursuant to avoid the necessity for a Closing at which the Parties are present.

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

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

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

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

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

    i. Wire Transfer (or deliver a certified check in) an amount equal to the amount of the Purchase Price adjusted for to reflect Buyer's prior payment of the Earnest Money and to reflect amounts Buyer must pay or will

receive pursuant to Section 14(c), to Escrow Agent for disbursement to Seller and others pursuant to this Agreement and the Settlement Statement; and

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

c. **Closing Costs.**

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

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

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

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

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

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

15. ASSIGNMENT. This Agreement may not be assigned without the written consent of the non-assigning Party. The Seller recognizes the Buyer intends to assign this Agreement to an affiliated special purpose entity that will be registered officially with the

State of Minnesota. Notwithstanding, Seller agrees to allow Buyer to assign its rights under this Agreement without Seller's consent so long as the assignee is controlled by or under common control with Buyer.

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

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

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

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

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

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

22. **REMEDIES.**

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

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

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

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

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

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

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

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

29. **CONSTRUCTION DEADLINE.** Buyer shall obtain certificates of occupancy for the construction of five (5) single family homes pursuant to the following schedule:

    Construction Deadline Schedule:
    Two (2) certificates of occupancy by December 31, 2019
    Three (3) additional certificates of occupancy by December 31, 2020

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

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

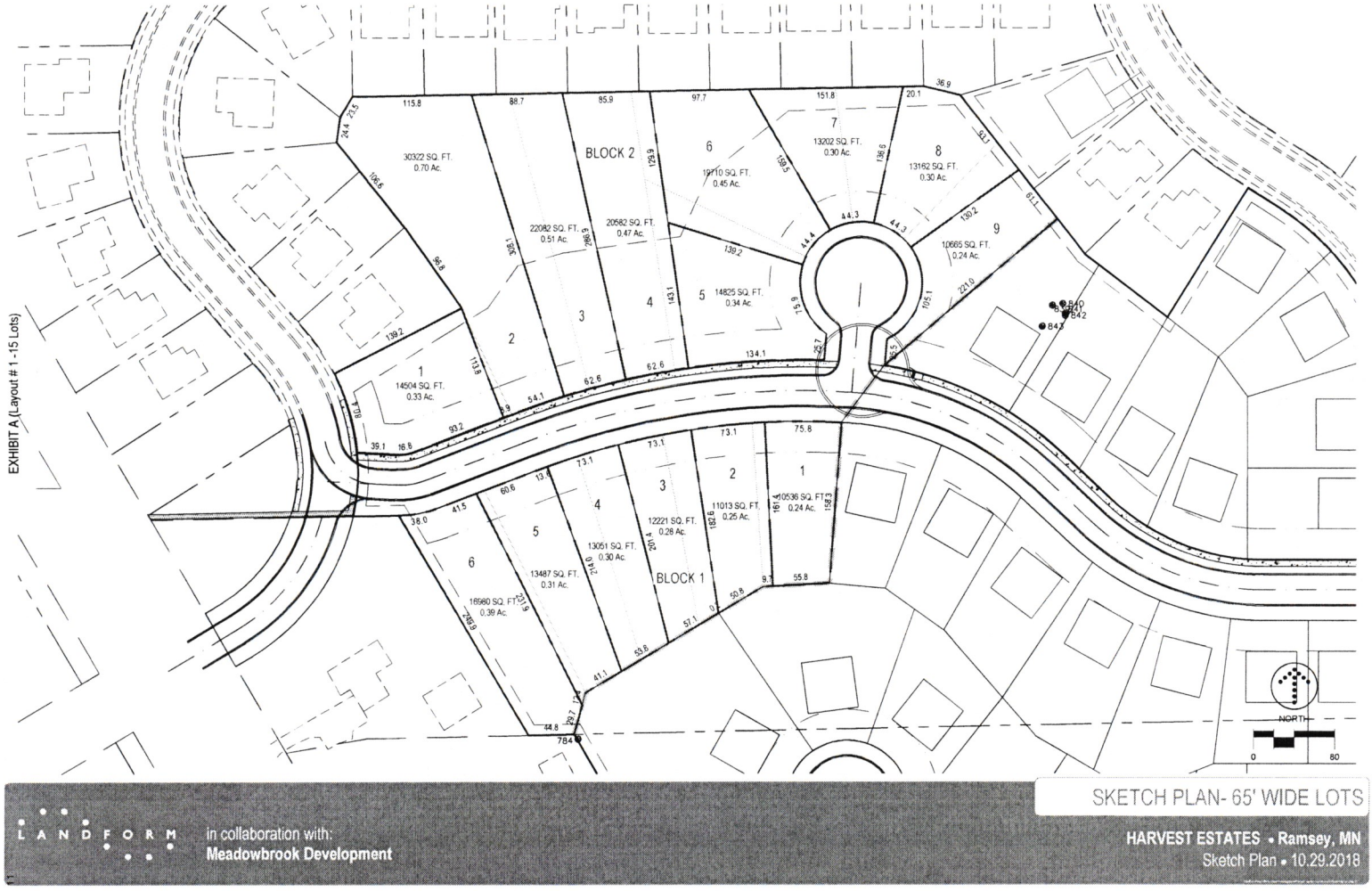
SELLER: The City of Ramsey, a Minnesota municipal corporation

By: _____ Dated: 12-14-2018, 2018
John LeTourneau, Mayor

By: _____ Dated: 12/13/, 2018
Kurt Ulrich, City Administrator

BUYER: Meadow Creek Builders, Inc., a Minnesota Corporation.

By: _____ Dated: 11-19, 2018
Tim J. Pomerleau, President



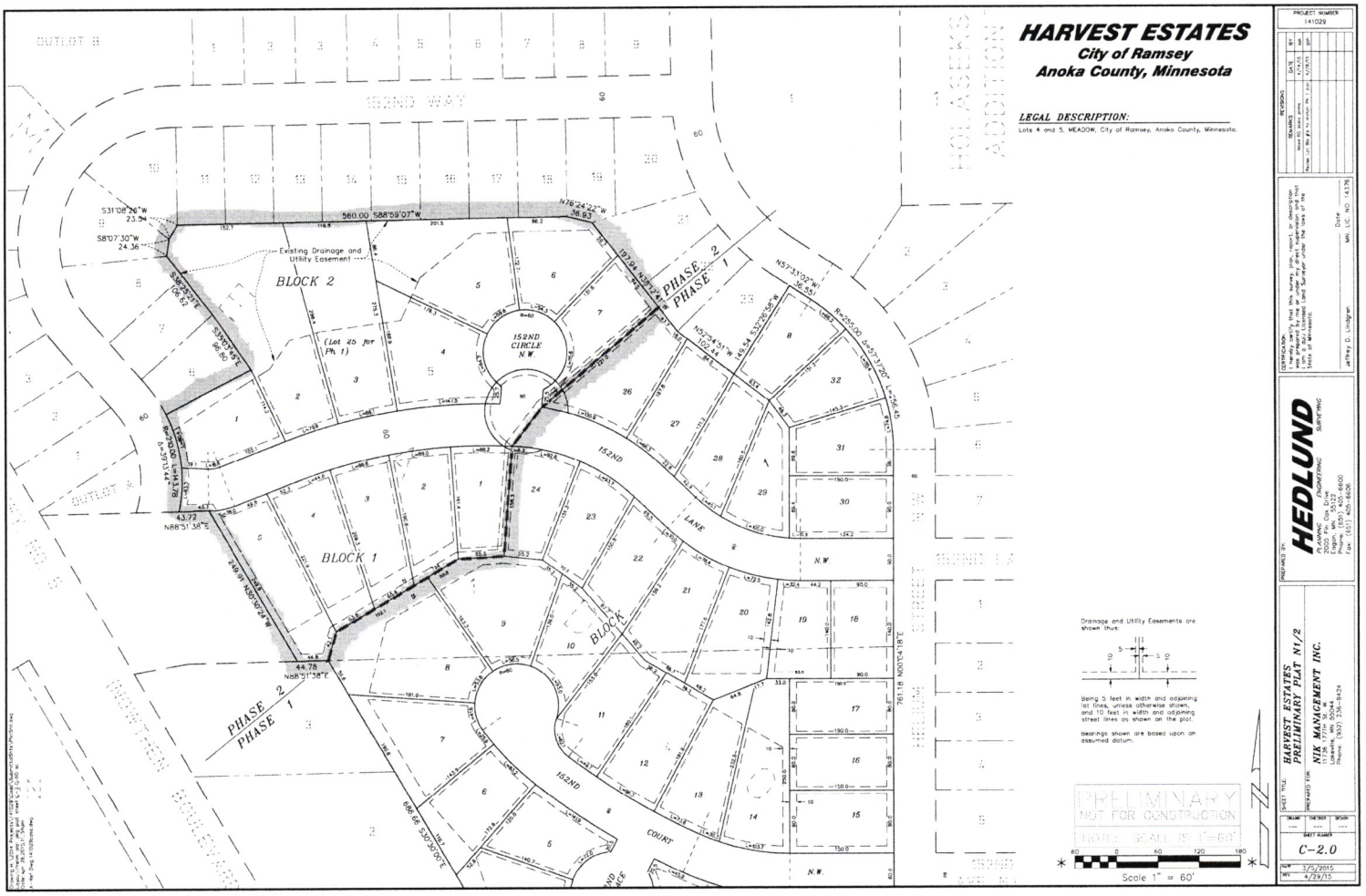
LANDFORM

in collaboration with:
Meadowbrook Development

SKETCH PLAN- 65' WIDE LOTS

HARVEST ESTATES • Ramsey, MN
Sketch Plan • 10.29.2018

EXHIBIT B (Layout #2 - 12 Lots)



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

CITY COUNCIL RESOLUTION #19-095

RESOLUTION AUTHORIZING THE CITY OF RAMSEY TO SELL LOT 25, BLOCK 1, HARVEST ESTATES

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

WHEREAS, the City received and entered into a formal purchase agreement for the sale of the parcel legally described on **Exhibit A** ("the **Property**"), on December 12, 2018, with Meadow Creek Builders, Inc., a Minnesota corporation; and

WHEREAS, the City and Meadow Creek Builders, Inc. agreed to Layout #1 (15 lot development with Purchase price of $180,000) referenced in the Purchase Agreement based on Final Plat Approval issued on April 9, 2019; and

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

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

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

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

2) That the City hereby approves the sale of the Property to Meadow Creek Builders, Inc., for $180,000 for the development of a 15 lot single family housing development.

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

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

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Council Vacancies

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 23th day of April 2019.

Mayor

ATTEST:

City Clerk

EXHIBIT A
DEVELOPMENT PROPERTY

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

CC Regular Session **4. 10.**

Meeting Date: 04/23/2019

Submitted For: Bruce Westby, Engineering/Public Works

By: Marsha Weidner, Engineering/Public Works

Information

Title

Adopt Resolution #19-097 Authorizing Partial Payment to Kuechle Underground, Inc, for Improvement Project 18-14, Riverdale Drive Trunk Utility Improvement.

Purpose/Background:

Resolution and Pay Estimate Attached.

Recommendation:

The Senior Engineering Technician has inspected the completed work and recommends partial payment No. 1 to Kuechle Underground, Inc. for Improvement Project 18-14 Riverdale Drive Trunk Utility Improvement in the amount of $331,057.95.

Action:

Motion to adopt Resolution #19-097 authorizing partial payment No. 1 to Kuechle Underground, Inc. for Improvement Project 18-14 Riverdale Drive Trunk Utility Improvement in the amount of $331,057.95.

Attachments

Pay Resolution

Pay Estimate

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	04/18/2019 12:55 PM
Form Started By: Marsha Weidner		Started On: 04/17/2019 09:47 AM
Final Approval Date: 04/18/2019		

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

RESOLUTION #19-097

RESOLUTION AUTHORIZING PARTIAL PAYMENT NO. 1 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 m 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; and

WHEREAS, pursuant to Ramsey City Council resolution #19-089, adopted April 9, 2019, the City Council approved 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, Project #18-14; and

WHEREAS, as of April 23, 2019 $0 has been paid to date; and

WHEREAS, the Engineering Technician has inspected the completed work and recommends partial payment to Kuechle Underground, Inc. for Improvement Project #18-14, Riverdale Drive Trunk Improvements, in the amount of $331,057.95.

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

1) That the City Council hereby authorizes partial payment to Kuechle Underground, Inc. for Improvement Project #18-14, Riverdale Drive Trunk Improvements, in the amount of $331,057.95.

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

3) That the total amount of this payment is not included in resolutions approving payment of bills for the date of April 23, 2019.

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

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 23rd day of April, 2019.

_____
Mayor

ATTEST:

_____
City Clerk

Pay Estimate Summary Sheet
18-14 RIVERDALE DRIVE TRUNK UTILITY IMPROVEMENTS

City of Ramsey

Estimate no 1

TOTAL CONTRACT	$	607,144.11
TOTAL CHANGE ORDERS	$	21,564.00
TOTAL CONTRACT WITH CHANGE ORDERS	$	628,708.11
STORED MATERIALS		
TOTAL, COMPLETED WORK TO DATE	$	348,482.05
TOTAL WORK COMPLETED PLUS STORED MATERIALS	$	348,482.05
RETAINED PERCENTAGE 5%	$	17,424.10
NET AMOUNT DUE TO CONTRACTOR TO DATE	$	331,057.95
TOTAL AMOUNT PAID ON PREVIOUS ESTIMATES	$	-
PAY CONTRACTOR PER ESTIMATE NO. 1	$	331,057.95

Certificate for Partial Payment

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

Contractor: Kuechle Underground, Inc.

By Jeremy Kuechle V.P.
Name Title

Date 4/15/19

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

By _____ Civil Engineer IV
Leonard Linton, PE

Date 4/15/19

APPROVED FOR PAYMENT:
OWNER: City of Ramsey

By Bruce Davis City Engineer 4/16/19
Name Title Date

IP 18-14; Riverdale Drive Trunk Utility Improvements
PAY ESTIMATE

PAY ESTIMATE NO. 1

BASE BID	$ 607,144.11	$ 326,918.05	$ 326,918.05
CHANGE ORDER NO. 1	$ 14,064.00	$ 14,064.00	$ 14,064.00
CHANGE ORDER NO. 2	$ 7,500.00	$ 7,500.00	$ 7,500.00
SUBTOTAL CHANGE ORDERS	$ 21,564.00	$ 21,564.00	$ 21,564.00
TOTAL BID WITH CHANGE ORDERS	$ 628,708.11	$ 348,482.05	$ 348,482.05

					CONTRACT AMOUNT		PAY THIS PERIOD		PAID TO DATE	
ITEM No.	MnDOT No.	ITEM DESCRIPTION	UNIT	TOTAL ESTIMATE QUANTITY	UNIT COST	TOTAL COST	QUANTITY	EXTENSION	QUANTITY	EXTENSION
		SITE WORK								
1	2021.501	MOBILIZATION	LS	1	$ 8,200.00	$ 8,200.00	0.75	$ 6,150.00	0.75	$ 6,150.00
2	2101.502	CLEARING AND GRUBBING TREE	TREE	3	$ 128.00	$ 384.00	1.00	$ 128.00	1.00	$ 128.00
3	2104.501	REMOVE CONCRETE CURB AND GUTTER	LF	296	$ 4.00	$ 1,184.00	272.00	$ 1,088.00	272.00	$ 1,088.00
4	2104.503	REMOVE CONCRETE PAVEMENT	SF	560	$ 3.00	$ 1,680.00	0.00	$ -	0.00	$ -
5	2104.505	REMOVE BITUMINOUS PAVEMENT	SY	628	$ 4.00	$ 2,512.00	678.88	$ 2,715.52	678.88	$ 2,715.52
6	2104.511	SAWING CONCRETE PAVEMENT - FULL DEPTH	LF	40	$ 4.00	$ 160.00	0.00	$ -	0.00	$ -
7	2104.513	SAWING BITUMINOUS PAVEMENT - FULL DEPTH	LF	420	$ 4.00	$ 1,680.00	302.00	$ 1,208.00	302.00	$ 1,208.00
8	2104.521	SALVAGE AND INSTALL CONCRETE PIPE STORM SEWER - 27" RCP	LF	83	$ 170.00	$ 14,110.00	83.00	$ 14,110.00	83.00	$ 14,110.00
9	2104.523	SALVAGE AND INSTALL SIGN TYPE C	EA	5	$ 250.00	$ 1,250.00	0.00	$ -	0.00	$ -
10	2104.601	SALVAGE AND INSTALL PEDESTRIAN CROSSWAK FLASHER	LS	1	$ 2,700.00	$ 2,700.00	0.50	$ 1,350.00	0.50	$ 1,350.00
11	2105.601	DEWATERING	LS	1	$ 1.00	$ 1.00	0.00	$ -	0.00	$ -
12	2112.604	SUBGRADE PREPARATION	SY	690	$ 4.00	$ 2,760.00	227.33	$ 909.32	227.33	$ 909.32
13	2221.604	AGGREGATE BASE CLASS 5 MODIFIED (6" THICK)	SY	182	$ 10.00	$ 1,820.00	0.00	$ -	0.00	$ -
14	2221.604	AGGREGATE BASE CLASS 5 MODIFIED (8" THICK)	SY	450	$ 12.00	$ 5,400.00	0.00	$ -	0.00	$ -
15	2231.604	BITUMINOUS PATCH (RIVERDALE DRIVE - 3 BITUMINOUS LIFTS)	SY	450	$ 52.00	$ 23,400.00	0.00	$ -	0.00	$ -
16	2231.604	BITUMINOUS PATCH (ARMSTONG BLVD & LLAMA ST. - 2 BITUMINOUS LIFTS)	SY	136	$ 37.00	$ 5,032.00	0.00	$ -	0.00	$ -
17	2231.604	BITUMINOUS DRIVEWAY PAVEMENT (MATCH EXISTING)	SY	45	$ 37.00	$ 1,665.00	0.00	$ -	0.00	$ -
18	2232.501	MILL AND OVERLAY BITUMINOUS PAVEMENT (2' WIDTH X 1.5" DEPTH)	SY	86	$ 25.00	$ 2,150.00	0.00	$ -	0.00	$ -
19	2506.602	PLUG STORM MANHOLE	EA	1	$ 1,400.00	$ 1,400.00	1.00	$ 1,400.00	1.00	$ 1,400.00
20	2506.602	CONNECT TO EXISTING STORM MANHOLE	EA	1	$ 2,200.00	$ 2,200.00	1.00	$ 2,200.00	1.00	$ 2,200.00
21	2531.501	CONCRETE CURB & GUTTER DESIGN B618	LF	296	$ 27.00	$ 7,992.00	0.00	$ -	0.00	$ -
22	2531.507	6" CONCRETE DRIVEWAY PAVEMENT	SY	62	$ 88.00	$ 5,456.00	0.00	$ -	0.00	$ -
23	2563.601	TRAFFIC CONTROL SUPERVISOR	LS	1	$ 1.00	$ 1.00	1.00	$ 1.00	1.00	$ 1.00
24	2563.601	TRAFFIC CONTROL	LS	1	$ 5,000.00	$ 5,000.00	1.00	$ 5,000.00	1.00	$ 5,000.00
25	2572.501	TEMPORARY CONSTRUCTION FENCE	LF	150	$ 5.00	$ 750.00	150.00	$ 750.00	150.00	$ 750.00
26	2573.502	SILT FENCE	LF	3,740	$ 2.20	$ 8,228.00	1,446.00	$ 3,181.20	1,446.00	$ 3,181.20
27	2573.531	STORM DRAIN INLET PROTECTION	EA	16	$ 320.00	$ 5,120.00	2.00	$ 640.00	2.00	$ 640.00
28	2575.501	TEMPORARY SEED AND MULCH	ACRE	1.8	$ 2,000.00	$ 3,600.00	0.00	$ -	0.00	$ -
29	2575.501	FINAL SEEDING	ACRE	1.8	$ 740.00	$ 1,332.00	0.00	$ -	0.00	$ -
30	2575.502	SEED MIX	LBS	72	$ 5.75	$ 414.00	0.00	$ -	0.00	$ -
31	2575.523	EROSION CONTROL BLANKET	SY	1,748	$ 1.20	$ 2,097.60	0.00	$ -	0.00	$ -

32	5000.000	WINTER CONDITIONS	LS	1	$ 0.01	$ 0.01	1.00	$ 0.01	1.00	$ 0.01
		SUBTOTAL SITE WORK				$ 119,678.61		$ 40,831.05		$ 40,831.05
		SANITARY SEWER			SANITARY SEWER					
1	2503.511	18" PVC PIPE SEWER (SDR 35) 10-12'	LF	1,017	$ 64.00	$ 65,088.00	243.00	$ 15,552.00	243.00	$ 15,552.00
2	2503.511	18" PVC PIPE SEWER (SDR 26) 12-14'	LF	581	$ 77.00	$ 44,737.00	494.00	$ 38,038.00	494.00	$ 38,038.00
3	2503.511	18" PVC PIPE SEWER (SDR 26) 14-16'	LF	953	$ 88.00	$ 83,864.00	753.00	$ 66,264.00	753.00	$ 66,264.00
4	2503.511	6" PVC PIPE SEWER (SDR 26)	LF	96	$ 35.00	$ 3,360.00	10.00	$ 350.00	10.00	$ 350.00
5	2503.602	CONNECT TO EXISTING SANITARY SEWER	EA	1	$ 2,200.00	$ 2,200.00	1.00	$ 2,200.00	1.00	$ 2,200.00
6	2503.602	18"X6" PVC WYE (SDR 26)	EA	4	$ 1,500.00	$ 6,000.00	2.00	$ 3,000.00	2.00	$ 3,000.00
7	2503.603	CLEAN AND VIDEO TAPE PIPE SEWER (SANITARY)	LF	2,551	$ 1.50	$ 3,826.50	0.00	$ -	0.00	$ -
8	2506.501	CONSTRUCT SANITARY STRUCTURE DESIGN 48-4007 EXTRA DEPTH EXCESS OF 12'	LF	15.3	$ 190.00	$ 2,907.00	15.30	$ 2,907.00	15.30	$ 2,907.00
9	2506.502	CONSTRUCT SANITARY STRUCTURE DESIGN 48-4007	EA	11	$ 3,700.00	$ 40,700.00	8.00	$ 29,600.00	8.00	$ 29,600.00
10	2506.516	FURNISH & INSTALL CASTING ASSEMBLY (SANITARY)	EA	11	$ 680.00	$ 7,480.00	0.00	$ -	0.00	$ -
11	2506.521	ADJUST FRAME AND RING CASTING	EA	11	$ 18.00	$ 198.00	0.00	$ -	0.00	$ -
		SUBTOTAL SANITARY SEWER				$ 260,360.50		$ 157,911.00		$ 157,911.00
		WATERMAIN			WATERMAIN					
1	2504.602	FURNISH & INSTALL HYDRANT W/ 6" GATE VALVE & BOX	EA	5	$ 5,300.00	$ 26,500.00	2.00	$ 10,600.00	2.00	$ 10,600.00
2	2504.602	6" GATE VALVE AND BOX	EA	1	$ 1,700.00	$ 1,700.00	1.00	$ 1,700.00	1.00	$ 1,700.00
3	2504.602	8" GATE VALVE AND BOX	EA	2	$ 2,100.00	$ 4,200.00	0.00	$ -	0.00	$ -
4	2504.602	12" GATE VALVE AND BOX	EA	7	$ 3,300.00	$ 23,100.00	5.00	$ 16,500.00	5.00	$ 16,500.00
5	2504.602	CONNECT TO EXISTING WATERMAIN	EA	1	$ 1,900.00	$ 1,900.00	1.00	$ 1,900.00	1.00	$ 1,900.00
6	2504.602	ADJUST VALVE BOXES	EA	10	$ 18.00	$ 180.00	0.00	$ -	0.00	$ -
7	2504.603	6" WATERMAIN DUCTILE IRON CL 53	LF	110	$ 42.00	$ 4,620.00	103.00	$ 4,326.00	103.00	$ 4,326.00
8	2504.603	8" WATERMAIN DUCTILE IRON CL 52	LF	8	$ 38.00	$ 304.00	0.00	$ -	0.00	$ -
9	2504.603	12" WATERMAIN DUCTILE IRON CLASS 52	LF	2,515	$ 59.00	$ 148,385.00	1,450.00	$ 85,550.00	1,450.00	$ 85,550.00
10	2504.608	DUCTILE IRON FITTINGS	LBS	2,027	$ 8.00	$ 16,216.00	950.00	$ 7,600.00	950.00	$ 7,600.00
		SUBTOTAL WATERMAIN				$ 227,105.00		$ 128,176.00		$ 128,176.00
		TOTAL BID				**$ 607,144.11**		**$ 326,918.05**		**$ 326,918.05**

CHANGE ORDERS

CHANGE ORDER NO 1.

ITEM No.	MnDOT No.	ITEM DESCRIPTION	UNIT	TOTAL ESTIMATE QUANTITY	UNIT COST	TOTAL COST	QUANTITY	EXTENSION	QUANTITY	EXTENSION
1	2101.502	CLEARING AND GRUBBING TREE	TREE	13	$ 128.00	$ 1,664.00	13.00	$ 1,664.00	13.00	$ 1,664.00
2	2503.511	18" PVC PIPE SEWER (SDR 26) 16-20'	LF	200	$ 150.00	$ 30,000.00	200.00	$ 30,000.00	200.00	$ 30,000.00
3	2503.511	18" PVC PIPE SEWER (SDR 26) 14-16'	LF	-200	$ 88.00	$ (17,600.00)	-200.00	$ (17,600.00)	-200.00	$ (17,600.00)
		CHANGE ORDER 1 CHANGE IN CONTRACT PRICE				**$ 14,064.00**		**$ 14,064.00**		**$ 14,064.00**

CHANGE ORDER NO 2.

ITEM No.	MnDOT No.	ITEM DESCRIPTION	UNIT	TOTAL ESTIMATE QUANTITY	UNIT COST	TOTAL COST	QUANTITY	EXTENSION	QUANTITY	EXTENSION
1	2104.521	SALVAGE AND INSTALL CONCRETE PIPE STORM SEWER - 27" RCP	LF	150	$ 50.00	$ 7,500.00	150.00	$ 7,500.00	150.00	$ 7,500.00
		CHANGE ORDER 2 CHANGE IN CONTRACT PRICE				**$ 7,500.00**		**$ 7,500.00**		**$ 7,500.00**

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

CC Regular Session **4. 11.**

Meeting Date: 04/23/2019

By: Colleen Lasher, Administrative Services

Information

Title:

Adopt Resolution #19-104 Accepting Resignation of the Ward 3 Councilmember, Declaring a Vacancy in the Office of Councilmember Ward 3 and Calling for a Special Election to Fill the Vacancy

Purpose/Background:

Purpose:
To accept the resignation of Councilmember Melody Shryock, declare a vacancy in her Ward 3 seat, call for and schedule a Special Election.

Background:
Councilmember Melody Shryock, who represents the City in Ward 3, has notified the City of her intent to resign her City Council seat effective May 1, 2019. A letter of resignation is expected this week. Pursuant to the City's Charter, Section 2.5, a vacancy on the Council exists upon receiving a resignation in writing. The Charter provides that upon a vacancy, the Council shall publicly declare the vacancy to exist. Adopting the attached resolution will affirm that action.

Section 4.5 of the Charter directs how vacancies on the City Council are filled. If there are 365 days, or more, remaining in the term of the vacated office, a special election is required to fill that vacancy. The Charter speaks about having to hold the election within a certain time period, however, in 2017, new State legislation was adopted creating uniform election dates. Therefore, a special election held in a City must be held on one of the following dates:

- The second Tuesday in February
- The second Tuesday in April
- The second Tuesday in May
- The second Tuesday in August
- The first Tuesday after the first Monday in November
- On another date if the special election is held in response to an emergency or disaster.

The legislation states that a home rule charter city must not designate additional dates in its charter. Therefore, to fill the vacancy caused by Councilmember Shryock's resignation, allowing time for the Primary Election to occur, if necessary, and allowing all statutory timelines without compressing any periods - such as the filing period, etc., the first authorized date would be November 5. Staff has attached a calendar/timeline for Council information.

The Resolution attached for Council action takes care of the following mandatory actions: Accepting the resignation, publicly declaring the vacancy, and calling for/scheduling a Special Election.

Notification:

Following the adoption of Resolution #19-105 this evening, staff will publish notices of the special election as well as a candidate filing notice in the City's official newspaper, according to the Statutory timelines. As you are aware, the City's official newspaper is the *Anoka County Union/Herald.*

The candidate filing period has to be published for two consecutive weeks, at a minimum of 14 days prior to the start of filing - publications are on Fridays. Filing would begin Tuesday, May 21 and close on Tuesday, June 4. Statutes allows for two days following the close of filing for candidate withdrawal. That period ends on Thursday, June 6. Staff will know by close of business June 6, whether or not a Primary Election will be necessary. A Primary Election is held when three or more candidates file for one seat. The City's Charter speaks about a Primary Election for regular municipal elections and states for Special Elections that the procedure at such election and assumption of duties of elected officers following such election shall conform as nearly as practicable to that prescribed for other municipal elections under this Charter. With the timeline worked out for this Special Election, it is practicable to hold a Primary Election as well.

As stated above, a calendar/timeline for this Special Election process is attached.

Observations/Alternatives:

The City's Charter requires the City Council to declare by resolution a vacancy in the resigning Councilmember's office and schedule a Special Election to select a successor. There are no alternatives to adoption of the vacancy resolution as this is a mandatory Charter requirement.

The additional cost for this special election will be minimal due to the fact that the City has already scheduled a special election in August to fill the at-large Council seat, and the Anoka-Hennepin School District has an election in November (at the Ward 3 polling locations) and the City will be able to share costs of election judges.

Funding Source:

Funding for Elections is taken from the City's General Fund Budget.

Recommendation:

Staff recommends Council adopt Resolution #19-104 to proceed with the Special Election process.

Action:

Motion to adopt Resolution #19-104 Accepting Resignation of the Ward 3 Councilmember, Declaring a Vacancy in the Office of Ward 3 Councilmember and Calling for a Special Election to Fill the Vacancy.

Attachments

Resolution_19-104

Timeline

Form Review

Inbox	Reviewed By	Date
Jo Thieling	Jo Thieling	04/18/2019 05:07 PM
Kurt Ulrich	Kurt Ulrich	04/18/2019 05:24 PM
Form Started By: Colleen Lasher		Started On: 04/18/2019 03:34 PM
Final Approval Date: 04/18/2019		

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

RESOLUTION #19-104

RESOLUTION ACCEPTING RESIGNATION OF THE WARD 3 COUNCILMEMBER, DECLARING A VACANCY IN THE OFFICE OF THE WARD 3 COUNCILMEMBER AND CALLING FOR A SPECIAL ELECTION TO FILL THE VACANCY

WHEREAS, City Councilmember Melody Shryock, who represents the City in Ward 3, has submitted her written resignation from said office effective May 1, 2019; and

WHEREAS, pursuant to the City Charter, Section 2.5 a vacancy in the Council exists upon the resignation in writing of a Councilmember filed with the City Clerk; and

WHEREAS, pursuant to City Charter Section 2.5, when a vacancy occurs on the Council with 365 days or more remaining in the term of the vacated office, the Council shall, by resolution, declare the vacancy to exist and such vacancy shall be filled by Special Election according to City Charter requirements.; and

WHEREAS, Councilmember Shryock's term of office expires December 31, 2022, which is more than 365 days from the May 1, 2019 vacancy date.

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

1. That Councilmember Melody Shryock's resignation from the City Council as the Ward 3 representative, effective May 1, 2019, is accepted.

2. That the City Council publicly declares that a vacancy exists in the City Council – Ward 3 elective office.

3. That as a result of the vacancy in the Ward 3 office, and because more than 365 days remain in the term of the vacated office, pursuant to City Charter requirement, the City Council hereby directs that a special election be held.

4. That if three or more candidates file for such office, a Primary Election will be held on August 13, 2019.

5. That State Statutes now dictates uniform election dates for Special Elections and the first authorized date for a Special Election would be Tuesday, November 5, 2019. This date allows all regular election timelines to be followed with no compressed periods.

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 23rd day of April 2019.

_____
Mayor

ATTEST:

_____
City Clerk

Task	Statutory Timelines	Dates
Resignation Effective		TBD
Resolution calling a Special Election	Council Action	TBD
Submit Candidate Filing Period Notice	Noon Wednesday for Friday	Wednesday, May 1, 2019
Publish two weeks in advance (Fridays)	14 days prior to start of filing	Friday, May 3, 2019
Candidate Filing Begins	84 days prior to primary election	Tuesday, May 21, 2019
Candidate Filing Ends	70 days prior to primary election	Tuesday, June 4, 2019
Withdrawal Ends	2 days after close of filing	Thursday, June 6, 2019
Primary Ballot Proof to City		Friday, June 7, 2019
Deadline for Primary Ballot approval from City Attorney		Monday, June 10, 2019
Ballot Sent to Printer		Tuesday, June 11, 2019
Primary AB ballots & AutoMARK flashcards ready for pickup		Friday, June 21, 2019
Absentee Balloting Begins - Primary	46 days prior to primary election	Friday, June 28, 2019
Preliminary testing materials available for pickup		Friday, July 12, 2019
Resolution Appointing Election Judges	25 days prior to primary election	Friday, July 19, 2019
Publication Deadline Notice of Primary (first)	14 days prior to primary election	Tuesday, July 30, 2019
Publication Deadline Notice of PAT/Ballot	7 days prior to primary election	Tuesday, August 6, 2019
Publication Deadline Notice of Primary (second)	7 days prior to primary election	Tuesday, August 6, 2019
Primary Election Day	PRIMARY DAY	Tuesday, August 13, 2019
Primary Canvass	3 days after primary day	Friday, August 16, 2019
General Ballot Proof to City		Wednesday, August 21, 2019
Deadline for General Ballot approval from City Attorney		Friday, August 23, 2019
Ballot Sent to Printer		Tuesday, August 27, 2019
General AB ballots & AutoMARK flashcards ready for pickup		Friday, September 13, 2019
Absentee Balloting Begins - General	46 days prior to election	Friday, September 20, 2019
Preliminary testing materials available for pickup		Friday, October 4, 2019
Resolution Appointing Election Judges	25 days prior to primary election	Friday, October 11, 2019
First day to conduct public accuracy test (PAT)	14 days prior to election	Tuesday, October 22, 2019
Publication Deadline Notice of Election (first)	14 days prior to election	Tuesday, October 22, 2019
Official ballots delivered on/before this date		Wednesday, October 23, 2019
Last day to post Notice of Election	10 days prior to election	Saturday, October 26, 2019
Last day to post Sample (Publication) Ballot	10 days prior to election	Saturday, October 26, 2019
Publication Deadline Notice of PAT/Ballot	7 days prior to election	Tuesday, October 22, 2019
Pre-election checklist available for poll book prep		Friday, October 25, 2019
Publication Deadline Sample (Publication) Ballot	7 days prior to election	Tuesday, October 29, 2019
Publication Deadline Notice of Election (second)	7 days prior to election	Tuesday, October 29, 2019
Begin agent delivery	7 days prior to election	Tuesday, October 29, 2019
Begin direct balloting	7 days prior to election	Tuesday, October 29, 2019
Supplies available for pickup		Wednesday, October 30, 2019
Saturday AB voting 10 AM - 3 PM	Saturday prior to election	Saturday, November 2, 2019
Last day to conduct public accuracy test (PAT)	Day prior to election	Monday, November 4, 2019
AB until 5PM	Day prior to election	Monday, November 4, 2019
Special Election	ELECTION DAY	Tuesday, November 5, 2019
Return materials to county		Wednesday, November 6, 2019
Canvass	7 to 10 days after election	Tuesday, November 12, 2019

CC Regular Session **4. 12.**

Meeting Date: 04/23/2019

By: Katie Schmidt, Administrative Services

Information

Title

Adopt Resolution #19-105 Recognizing Councilmember Melody Shryock for her Service to the City of Ramsey

Purpose/Background:

The purpose of this case is to adopt a resolution recognizing Councilmember Melody Shryock for her dedicated service to the City of Ramsey.

Councilmember Shryock was elected to the City Council Ward 3 seat in November 2014 and took office in January 2015. Councilmember Shryock served on the City Council through April 2019. It is the practice of the City to recognize outgoing councilmembers for service as a Councilmember, as well as other community service. Ms. Shryock also served the City going back to 2002 when she was appointed as a Park and Recreation Commissioner. This case is to formally adopt the resolution for public record.

Action:

Motion to Adopt Resolution #19-105 Recognizing Councilmember Melody Shryock for her Service to the City of Ramsey.

Attachments

Resolution 19-105

Form Review

Inbox	Reviewed By	Date
Colleen Lasher	Colleen Lasher	04/18/2019 04:10 PM
Kurt Ulrich	Kurt Ulrich	04/18/2019 04:40 PM
Colleen Lasher	Colleen Lasher	04/18/2019 05:28 PM
Kurt Ulrich	Kurt Ulrich	04/18/2019 05:33 PM
Form Started By: Katie Schmidt		Started On: 04/18/2019 03:00 PM
Final Approval Date: 04/18/2019		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #19-105

RESOLUTION RECOGNIZING COUNCILMEMBER MELODY SHRYOCK FOR HER SERVICE TO THE CITY OF RAMSEY

WHEREAS, Ms. Melody Shryock was appointed to the Park and Recreation Commission and served from 2002 through 2013; and

WHEREAS, Ms. Shryock was elected to the Ramsey City Council to represent Ward 3, in November 2014; and

WHEREAS, Ms. Shryock officially took office in January 2015 and served the City through April 2019; and

WHEREAS, while serving as a Councilmember, Ms. Shryock sat on the Public Works Committee, the Highway 10 Committee and Youth First; and

WHEREAS, Ms. Shryock submitted a letter of resignation; and

WHEREAS, the City of Ramsey extends a thank you to Ms. Shryock for her dedicated service to the City; and

WHEREAS, a copy of this resolution has been presented to Melody Shryock in recognition for her service as a Councilmember in the City of Ramsey.

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 commends and thanks Melody Shryock for her dedicated service as a Councilmember for the City of Ramsey.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 23rd 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 **6. 1.**

Meeting Date: 04/23/2019

By: Chloe McGuire Brigl, Community Development

Information

Title:

PUBLIC HEARING: Adopt Ordinance #19-08 Vacating Underlying Easements for Harvest Estates 2nd Addition

Purpose/Background:

The purpose of this case is to vacate underlying drainage and utility easements for Harvest Estates 2nd Addition, a fifteen (15) lot residential subdivision. 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 Final Plat was approved by the City Council on April 9, 2019.

Notification:

Notifications of this proposal were sent via Standard US Mail to Property Owners within 700 feet of the Property, as reflected by Anoka County Property Records.

Observations/Alternatives:

Harvest Estates:The 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. This is the final step before the land can be purchased by the Applicant and Final Plat recorded. The Final Plat has been approved by the City Council.

Vacating underlying (existing) easements and encumbrances is a standard development activity that will ensure clean title and avoids potential future legal and title conflicts.

Alternatives:

1. Adopt Ordinance #19-08 Vacating Underlying Drainage and Utility Easements for Harvest Estates 2nd Addition. This would allow the final plat to be recorded with new drainage and utility easements.
2. Deny Ordinance #19-08 Vacating Underlying Drainage and Utility Easements for Harvest Estates 2nd Addition. This would require the final plat be recorded with existing drainage and utility easements and staff would need to come forward to a future meeting to request the vacation of easements across future street areas. Staff does not support this alternative, as there are sufficient drainage and utility easements proposed on the new plat.

Funding Source:

All costs associated with processing the Application are the responsibility of the Applicant. The project includes the purchase of the Subject Property from the City of Ramsey.

Recommendation:

Staff recommends vacating underlying drainage and utility easements, which will be replaced with new easements at time of recording of the final plat. This is a standard step in all plats where preexisting drainage and utility easements exist. The Final Plat is approved at this time.

Action:

Motion to waive the Charter requirement to read the ordinance aloud and adopt Ordinance #19-08 Vacating Underlying Easements for Harvest Estates 2nd Addition.

Roll Call Vote

Councilmember Musgrove
Councilmember Kuzma
Councilmember Shryock
Councilmember Riley
Councilmember Heinrich
Mayor LeTourneau

Attachments

Application
Final Plat Set
Ord 19 08

Form Review

Inbox	Reviewed By	Date
Chris Anderson	Chris Anderson	04/15/2019 08:33 AM
Tim Gladhill	Chloe McGuire Brigl	04/17/2019 11:01 AM
Chris Anderson	Chris Anderson	04/17/2019 02:49 PM
Tim Gladhill	Tim Gladhill	04/18/2019 09:58 AM
Kurt Ulrich	Kurt Ulrich	04/18/2019 12:58 PM
Form Started By: Chloe McGuire Brigl		Started On: 04/12/2019 03:33 PM
Final Approval Date: 04/18/2019		

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

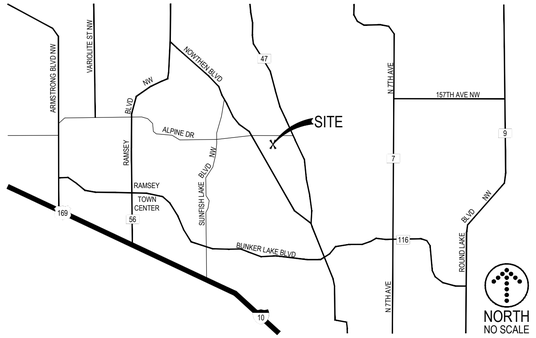
I understand that the application fee is non-refundable. All costs associated with the processing of this application are the responsibility of the applicant whether this application is approved or denied. Any excess of escrow account deposits over expenditures will be refunded at the time of account 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

DEVELOPER

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

MUNICIPALITY

City of RAMSEY

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		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		GUARD RAIL
UT	UNDERGROUND TELEPHONE		LIGHT STANDARD
UE	UNDERGROUND ELECTRIC		POWER POLE
G	GAS LINE	1.00%	SLOPE DIRECTION
	CONCRETE CURB		CATCH BASIN
X HEIGHT, TYPE X	FENCING		MANHOLE
	RETAINING WALL		BOLLARD
	SET 1/2" X 14" IRON PIPE	STS >> FES RIPRAP	STORM SEWER
	IRON MONUMENT FOUND	SAN >	SANITARY SEWER-WASTE
	SURVEY DISK (BENCHMARK)	FM >	FORCE MAIN
	POWERPOLE	RD >>	ROOF DRAIN SYSTEM
	GUY WIRE	GATE VALVE WTR HYD	WATERMAIN
	GUARD POST	FIRE	FIRE LINE (IF SEPARATE)
GM	GAS METER	BLDG.	FIRE DEPT. CONNECTION
	TRANSFORMER	C.O. X"SSD	SOIL SUBDRAIN
	WATER SHUT-OFF VALVE	GAS	GAS LINE-UNDERGROUND
	TRAFFIC SIGN	ELEC	ELECTRIC-UNDERGROUND
	FLAG POLE	TELE	TELEPHONE-UNDERGROUND
LT	LIGHT POLE	CATV	UNDERGROUND CABLE/TV
	TREES	LSS	LAWN SPRINKLER SLEEVE
	TREE LINE		
	MANHOLE		
	CATCH BASIN		
	FIRE HYDRANT		
	WATER VALVE		
	FLARED END SECTION		
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

SHEET NO.	DESCRIPTION	01.03.19	03.20.19
	SHEETS ISSUED BY DATE		
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

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.

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Randall G. Haglund

License No: 19576

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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 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
ST-X :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

Know what's Below. Call before you dig.

NORTH
0 50 100

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

Ranessa Lee Hedlund
License No: 49260
Date:

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Fax: 612-252-9077
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

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20 MAR 2019	CONSTRUCTION DOCUMENTS	CAL

CERTIFICATION

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

PRELIMINARY NOT FOR CONSTRUCTION

Ramesh Lal Medlund
License No: [redacted]
Date:

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CONSTRUCTION DOCUMENTS
03.20.2019

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FILE NAME C201KRZ141029MCB
PROJECT NO. KRZ141029.MCB

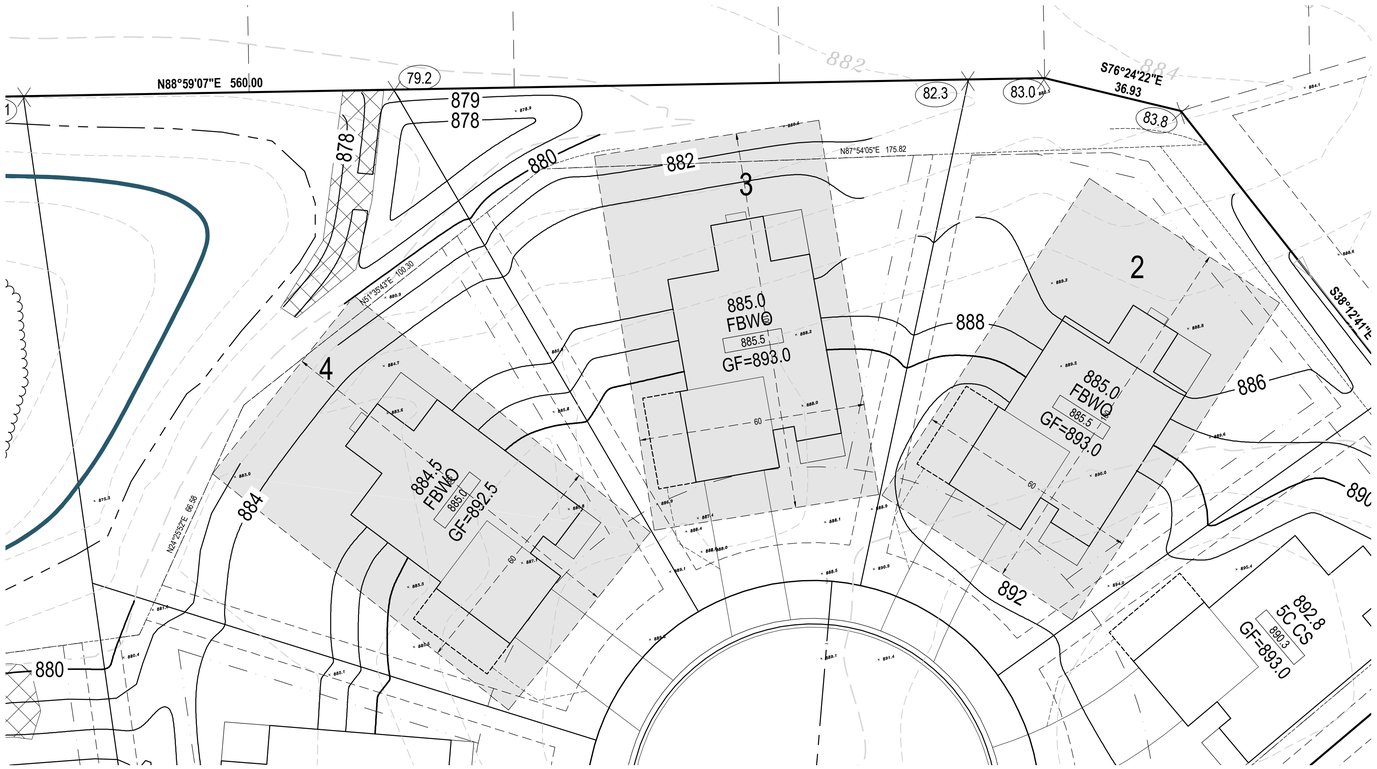
SITE PLAN
C2.1
SHEET NO. 3/16

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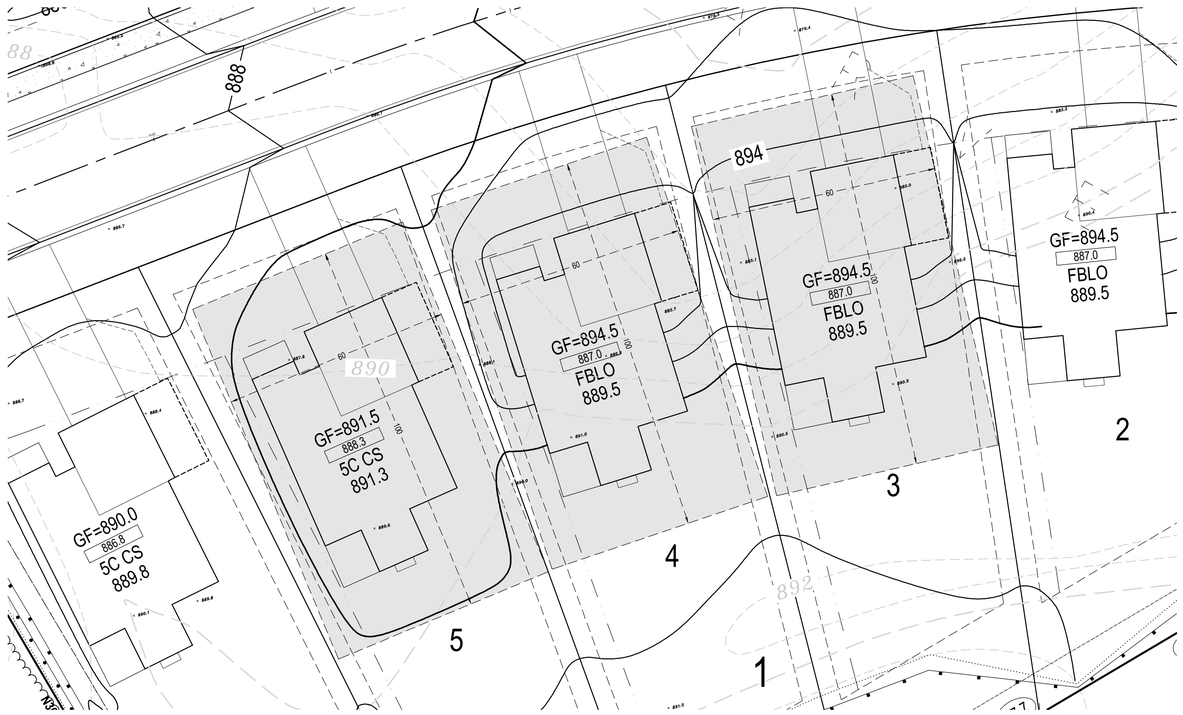
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NORTH
0 50 100

LOTS 3-5, BLOCK 1



LOTS 2-4, BLOCK 2



LEGEND

:BUILDABLE AREA

DEVELOPER

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

MUNICIPALITY

City of RAMSEY

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Ramesh Kotgi Medlund

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FILE NAME	C202KRZ141029MCB
PROJECT NO.	KRZ141029.MCB

BUILDABLE AREA EXHIBIT

C2.2

SHEET NO. 4/16

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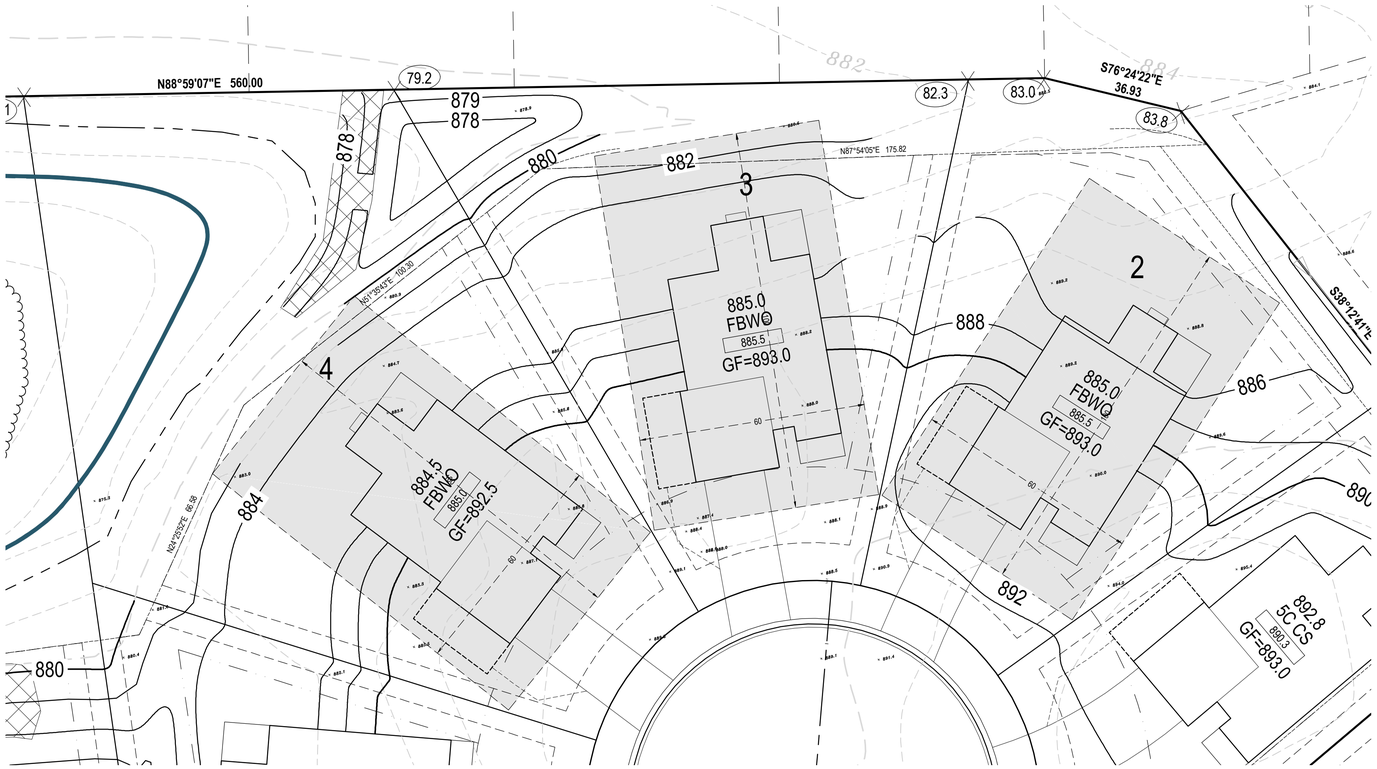
NORTH

0 20 40

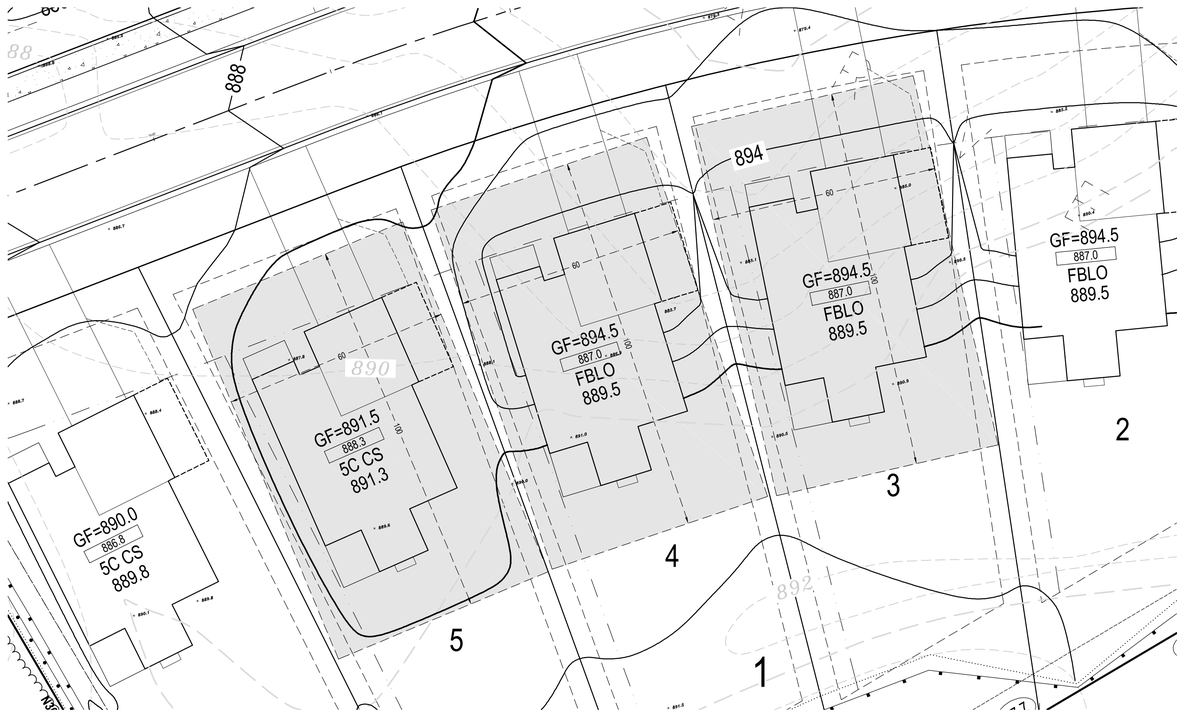
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LOTS 3-5, BLOCK 1



LOTS 2-4, BLOCK 2



LEGEND

:BUILDABLE AREA

DEVELOPER

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BROOKLYN PARK, MN 55443
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MUNICIPALITY

City of RAMSEY

PROJECT

HARVEST ESTATES 2ND ADDITION

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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	: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 : REAR ELEVATION
FBWO/FB : UNIT TYPE
XXX.XX : MINIMUM BASEMENT ELEVATION
GF=XXX.X : FRONT GARAGE FLOOR ELEVATION
DRP 1C : DENOTES NUMBER OF COURSES GARAGE FLOOR IS DROPPED FROM TOP OF FOUNDATION

NOTES:
1. GARAGE LOCATION INDICATED BY DRIVEWAY.

1 **PAD DETAIL** NO SCALE

Know what's Below. Call before you dig.

NORTH

0 50 100

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

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>

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MUNICIPALITY

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PRELIMINARY NOT FOR CONSTRUCTION

Kendall C. Haukaas
License No.: 19576

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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 C301KRZ141029MCB

PROJECT NO. KRZ141029.MCB

GRADING, DRAINAGE AND EROSION CONTROL

C 1.1

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

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

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

4. SWPPP DESIGNER:
   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

5. SWPPP INSPECTOR/MANAGER:
   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

6. BMP INSTALLATION AND REPAIR:
   TO BE DETERMINED.

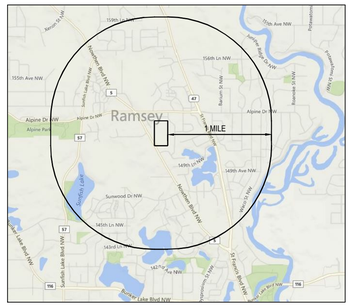
DESCRIPTION OF CONSTRUCTION ACTIVITY

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 DETAILED IN THE PERMIT.*

FINAL STABILIZATION

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

TERMINATION OF COVERAGE

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

DEVELOPER

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

MUNICIPALITY

City of RAMSEY

PROJECT

HARVEST ESTATES 2ND ADDITION

RAMSEY, MINESOTA

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

Randall Ed. Hedlund

License No: [redacted]

Signature shown as a reproduction. Original 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 C30x###.DWG

PROJECT NO. KRZ141029.MCB

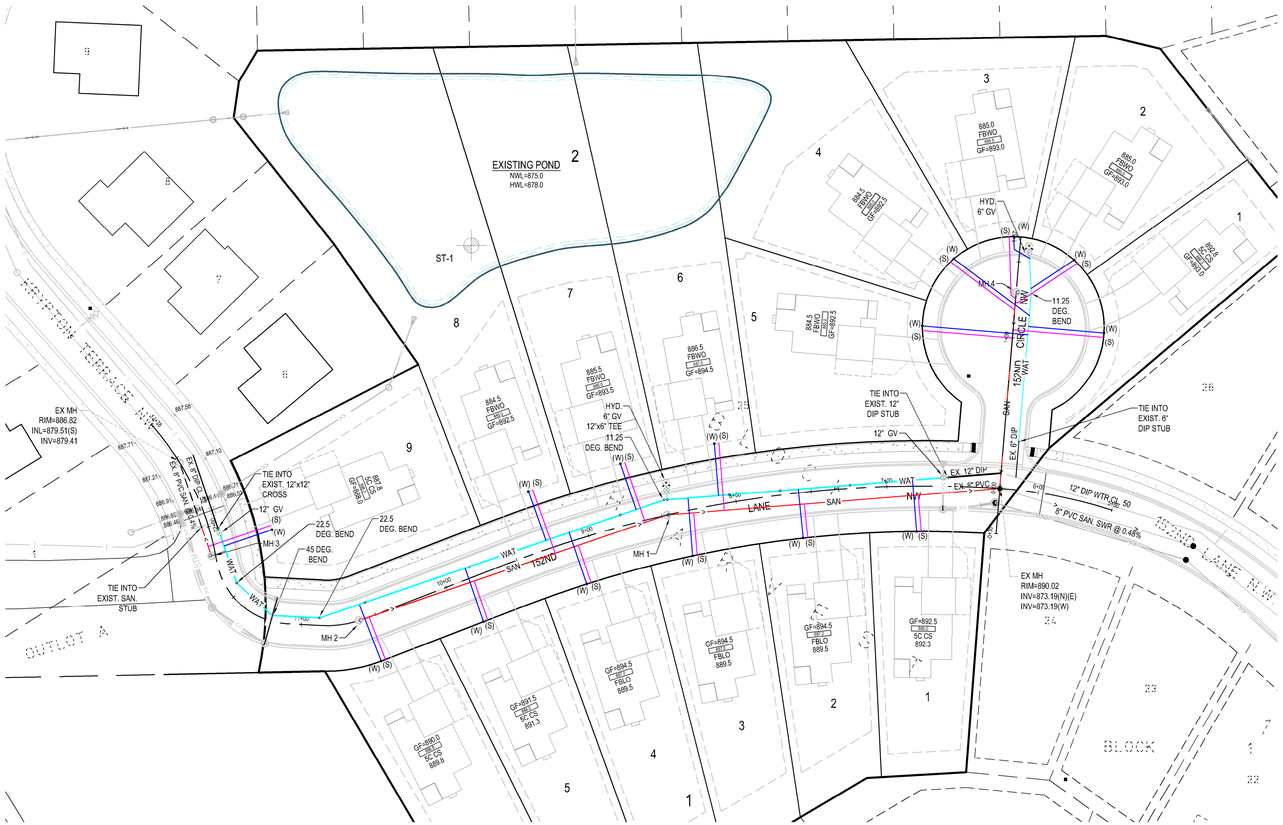
MN SWPPP NOTES

C3.2

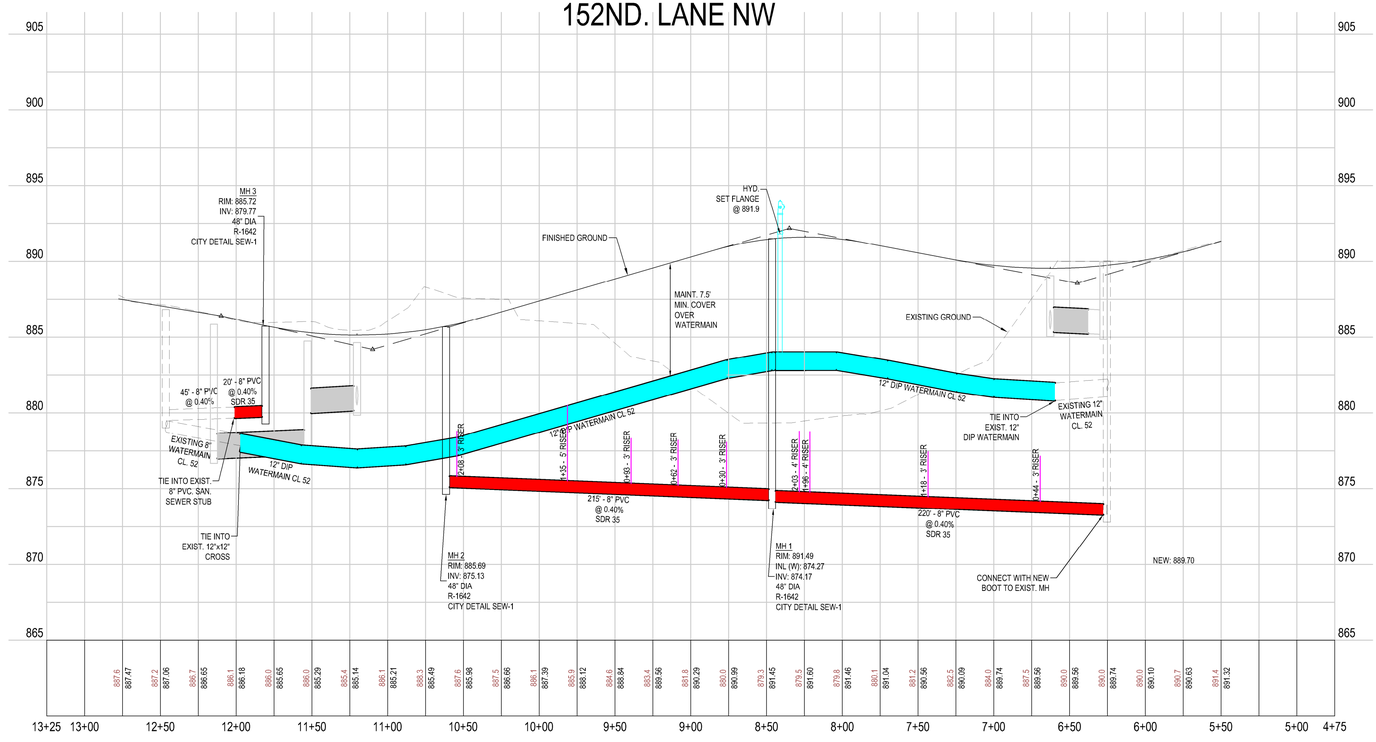
SHEET NO. 6/16

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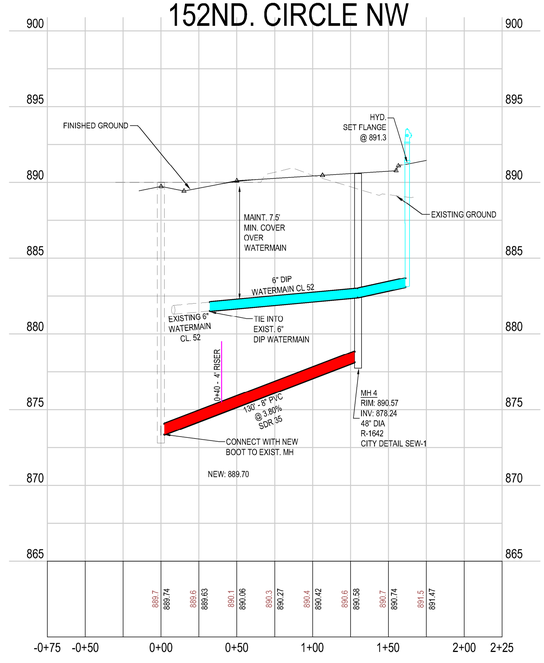
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152ND. LANE NW



152ND. CIRCLE NW



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

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0 50 100

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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 [illegible] 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: Reduced

License No.: 41405481

Signature shown is [illegible] production of original. Wet signed copy of this plan on file with Landform Professional Services, LLC offices and is available upon request.

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FILE NAME C401KRZ141029MCB

PROJECT NO. KRZ141029.MCB

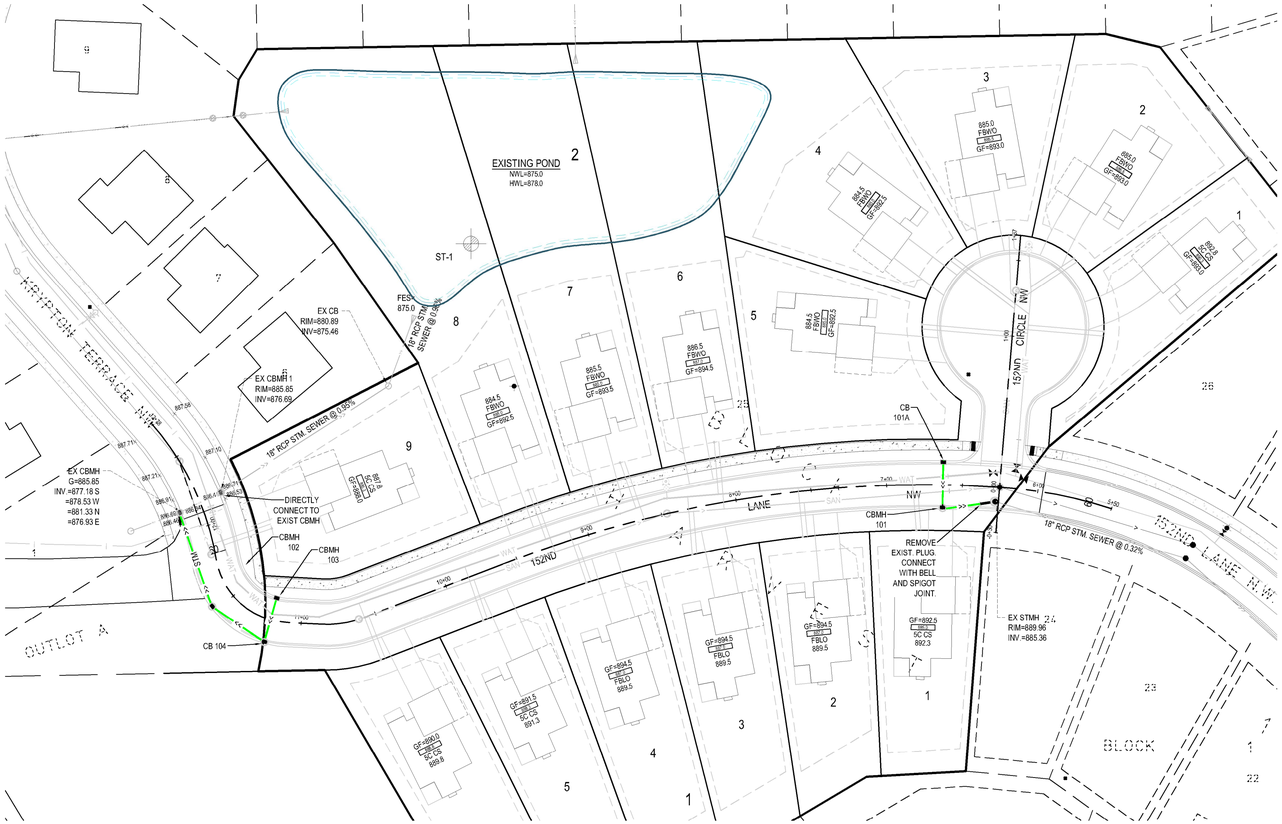
SANITARY SEWER WATERMAIN

C4.1

SHEET NO. 7/16

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GENERAL NOTES

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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.
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City of RAMSEY

PROJECT

HARVEST ESTATES 2ND ADDITION

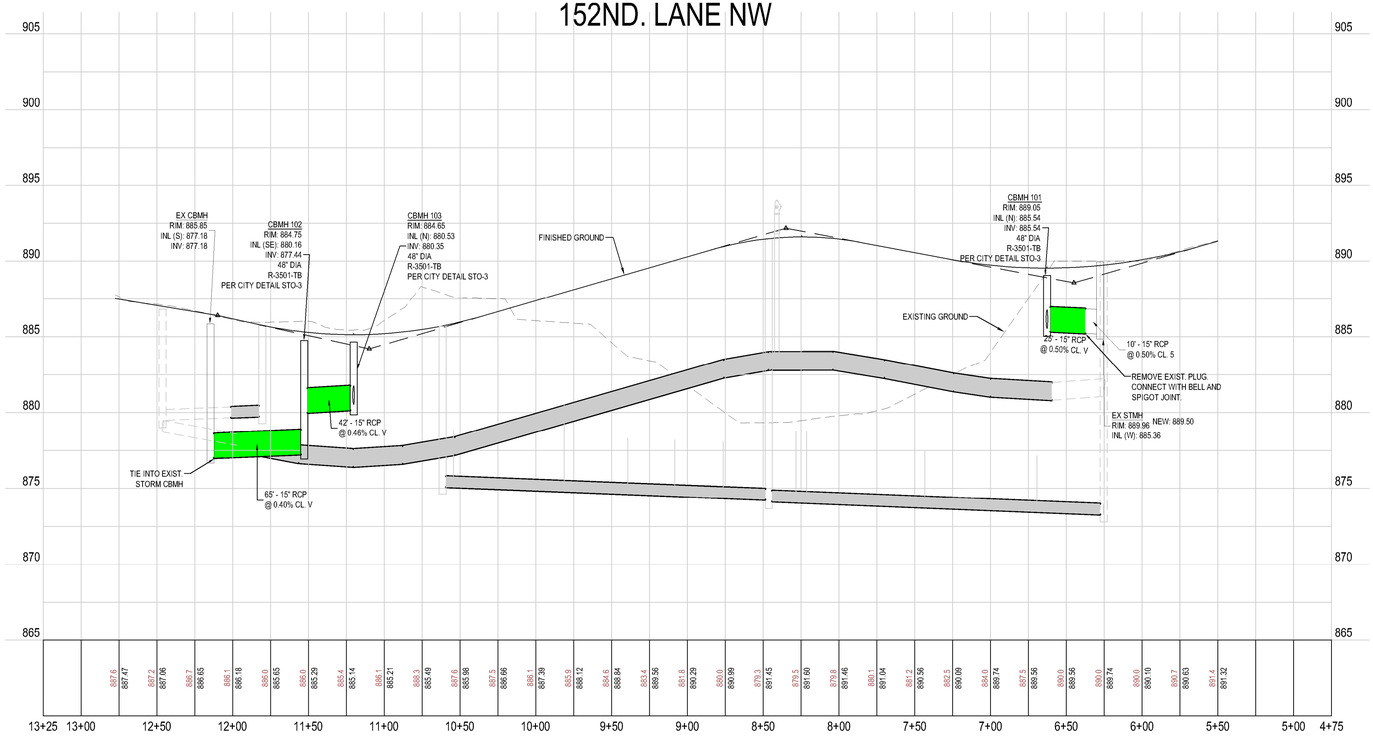
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

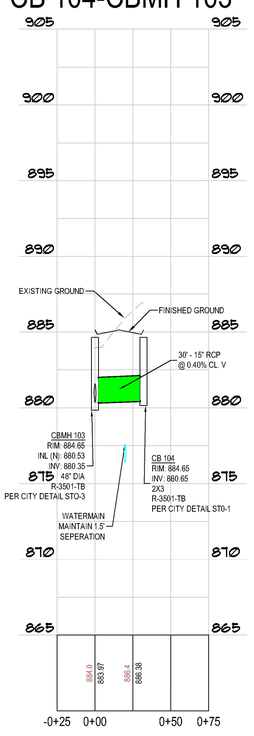
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20 MAR 2019	CONSTRUCTION DOCUMENTS	CAL

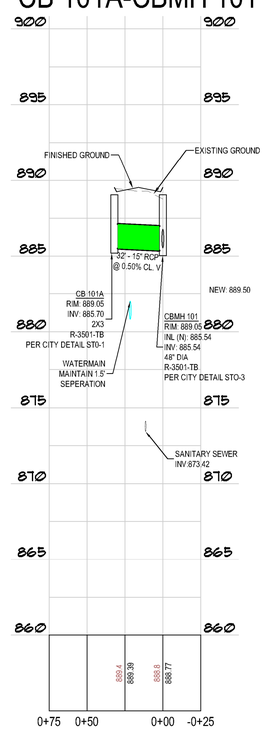
152ND. LANE NW



CB 104-CBMH 103



CB 101A-CBMH 101



CERTIFICATION

I hereby certify that this plan [illegible] or under my direct supervision, and that I am [illegible] the laws of the State of [illegible]

Ramakrishna Madiraju
License No. 49538

Signature shown [illegible] production of original. Wet signed copy of this plan on file [illegible] Professional Services, LLC office and is available upon request.

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FILE NAME C402KRZ141029MCB

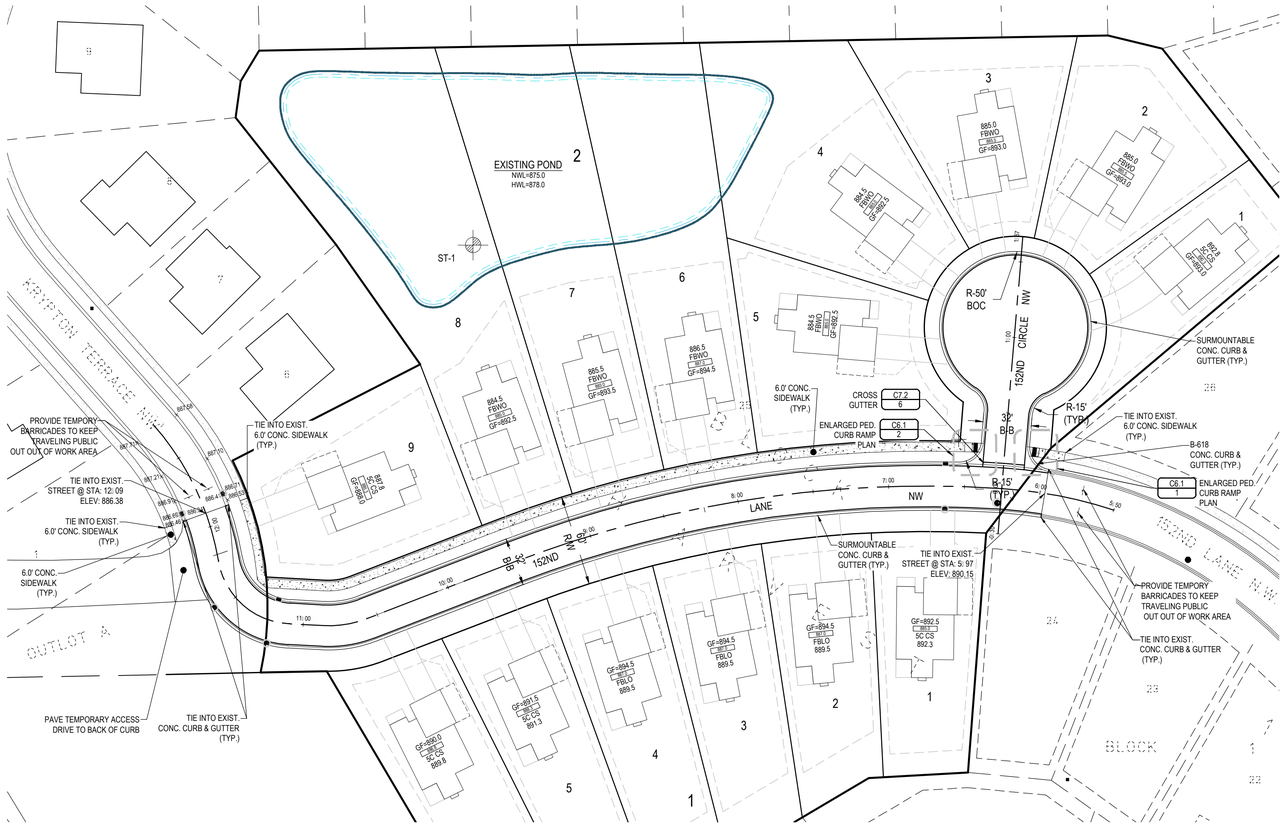
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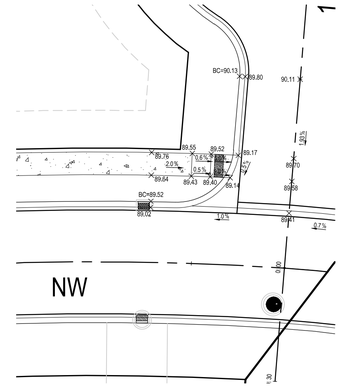
STORM SEWER

C4.2

SHEET NO. 8/16

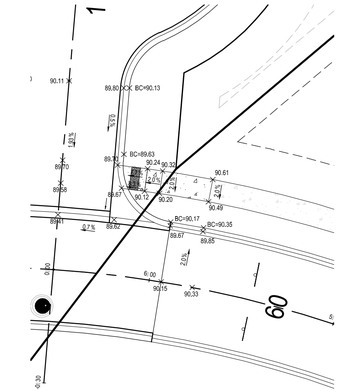
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2 **PED RAMP DETAIL**

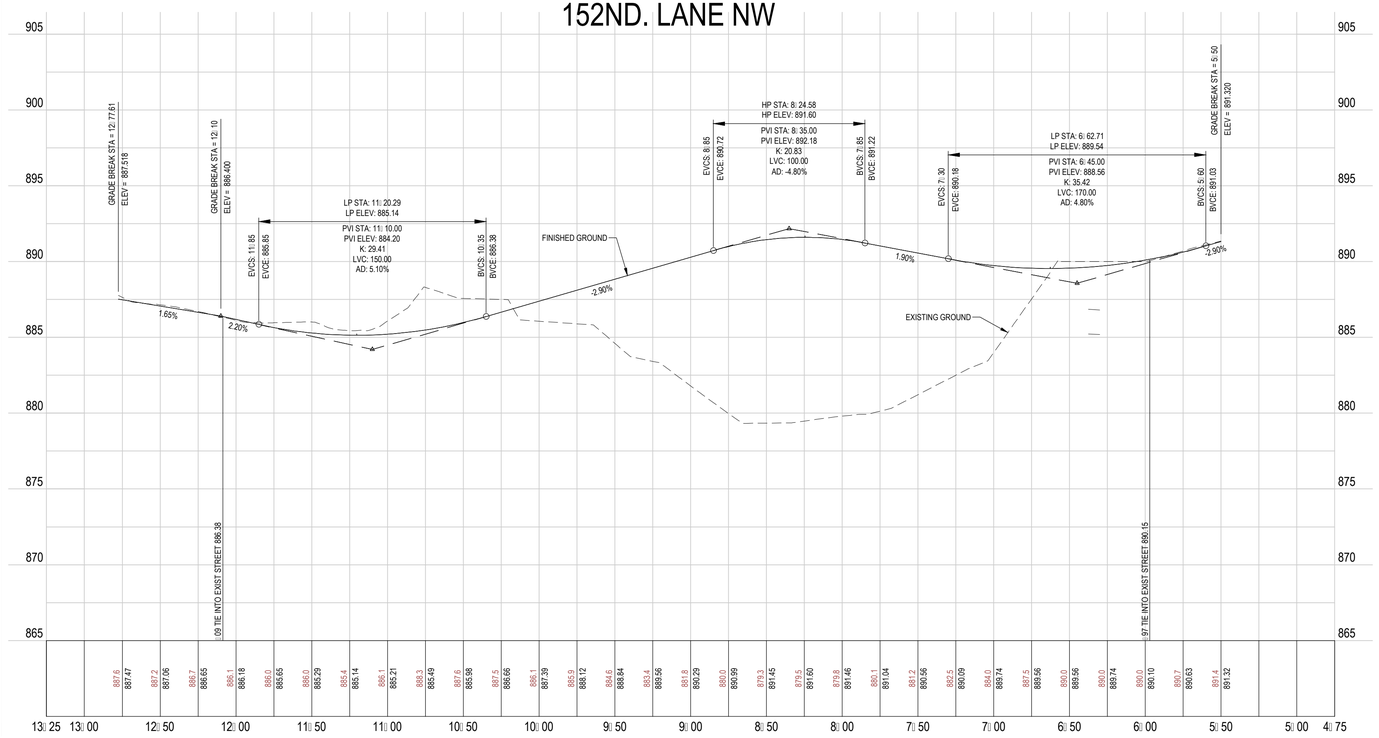
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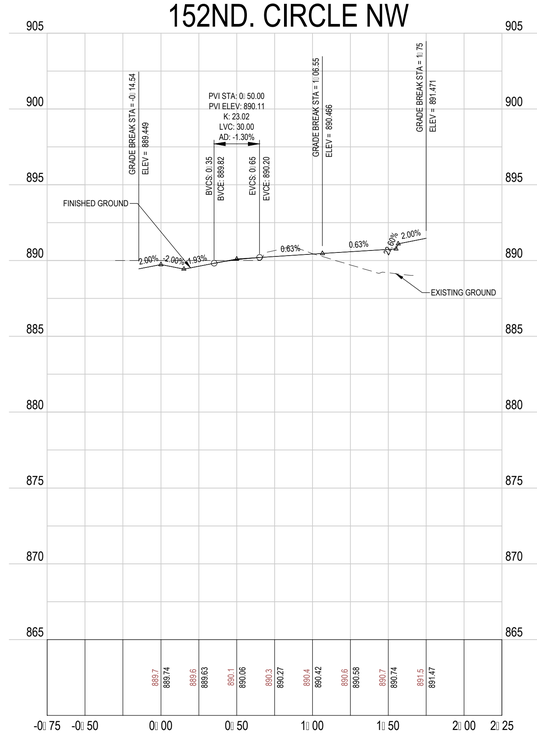
1 **PED RAMP DETAIL**

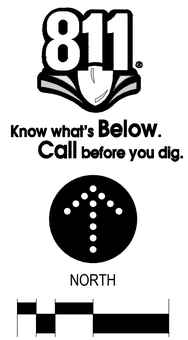
SCALE 1"=20'

152ND. LANE NW



152ND. CIRCLE NW





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.

Ranesh Kd. Reddund

License No: 54048

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FILE NAME C601KRZ141029MCB

PROJECT NO. KRZ141029.MCB

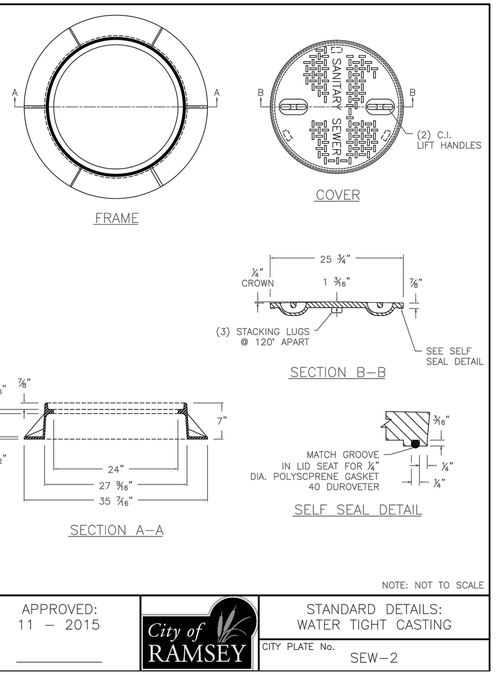
STREET PROFILES

C .1

SHEET NO. 9/16

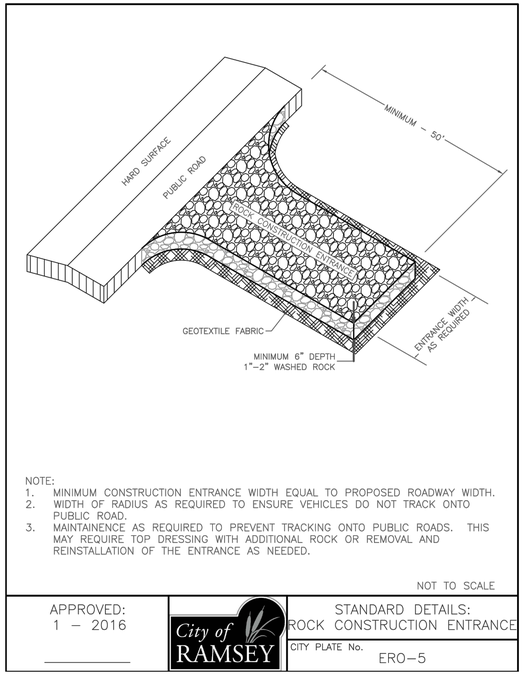
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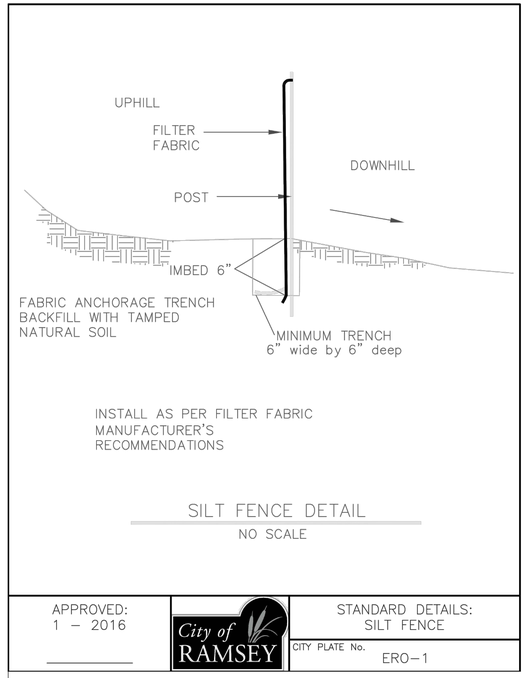
5 **WATER TIGHT CASTING**

NO SCALE



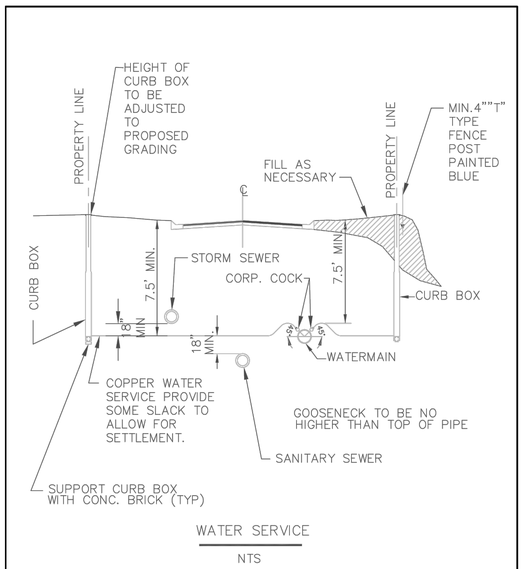
3 **ROCK CONSTRUCTION ENTRANCE**

NO SCALE



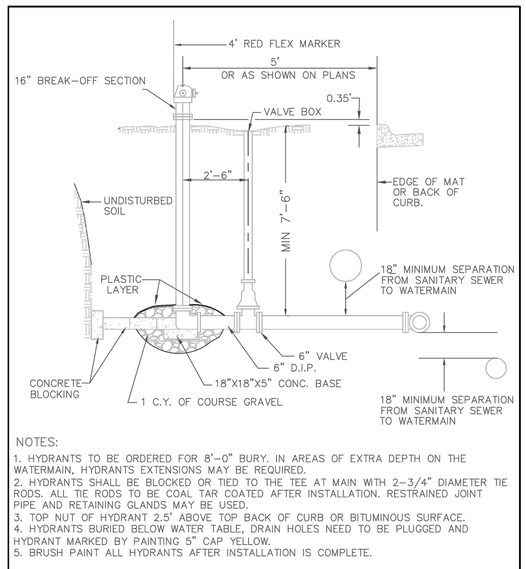
1 **INLET PROTECTION**

NO SCALE



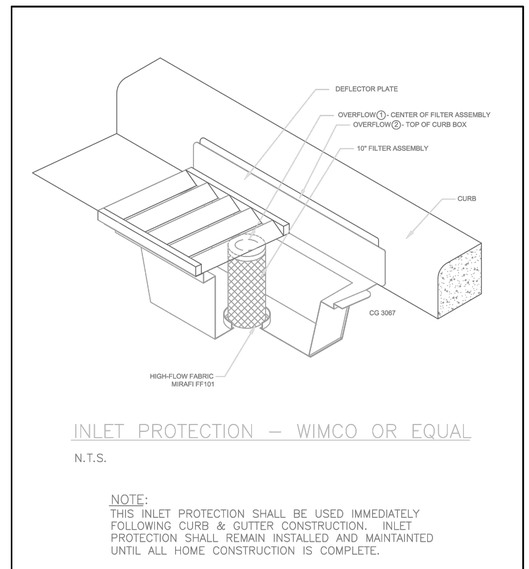
6 **WATER SERVICE**

NO SCALE



4 **HYDRANT**

NO SCALE



2 **SILT FENCE**

NO SCALE

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20 MAR 2019	CONSTRUCTION DOCUMENTS	CAL

CERTIFICATION

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

PRELIMINARY NOT FOR CONSTRUCTION

Ramesh Lal Gc Hedlund

License No: [redacted]

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FILE NAME C701KRZ141029MCB

PROJECT NO. KRZ141029.MCB

CIVIL CONSTRUCTION DETAILS

C 1.1

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.

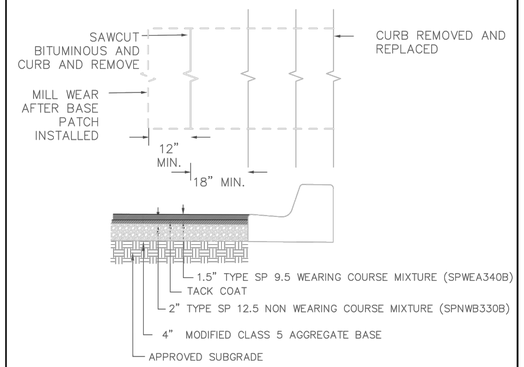
APPROVED: 2 - 2003

STANDARD DETAILS: MODIFIED CLASS 5 SPECIFICATIONS

CITY PLATE No. STR-26

5 **MODIFIED CLASS 5 SPECIFICATIONS**

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.

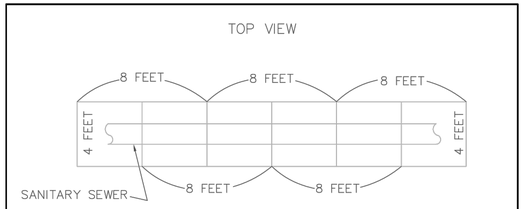
APPROVED: 6 - 2016

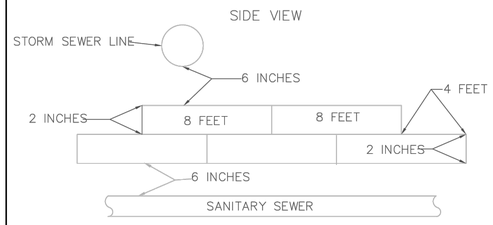
STANDARD DETAILS: STREET PATCHING STANDARDS

CITY PLATE No. STR-25

3 **STREET PATCHING STANDARDS**

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

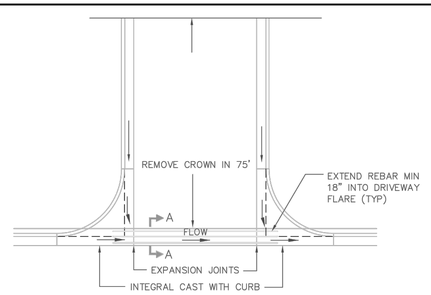
APPROVED: 9 - 2011

STANDARD DETAILS: SANITARY SEWER INSULATION

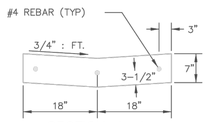
CITY PLATE No. SEW-6

1 **SANITARY SEWER INSULATION**

NO SCALE



PLAN



SECTION A–A

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%

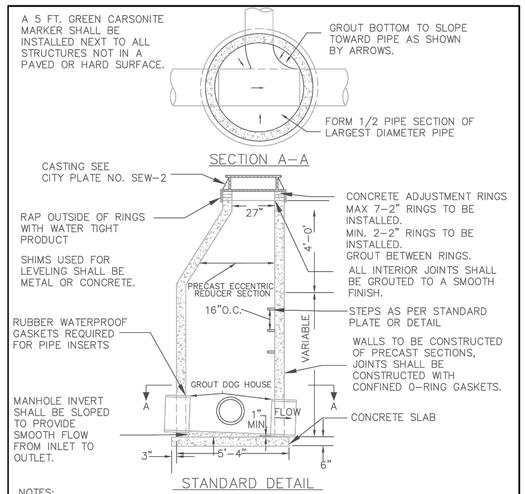
APPROVED: 4 - 2007

STANDARD DETAILS: CROSS GUTTER

CITY PLATE No. STR-2

6 **CROSS GUTTER**

NO SCALE



STANDARD DETAIL

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,

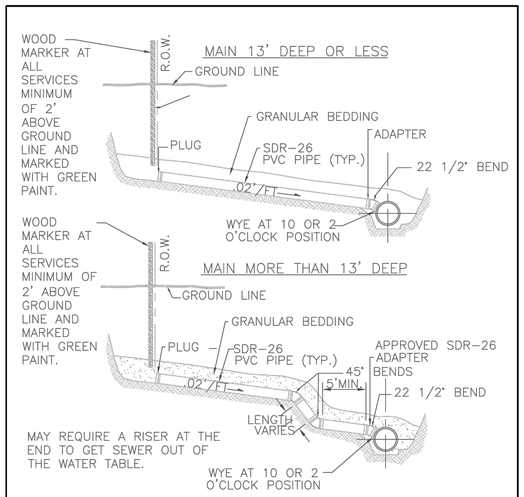
APPROVED: 1 - 2016

STANDARD DETAILS: SANITARY MANHOLE

CITY PLATE No. SEW-1

4 **CURB AND GUTTER**

NO SCALE



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

APPROVED: 4 – 2016

STANDARD DETAILS: SANITARY SEWER SERVICE

CITY PLATE No. SEW–3

2 **SANITARY SEWER SERVICE**

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
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 supervison, and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.

Ranssett G. Reuland

License No: [redacted]

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

PRELIMINARY NOT FOR CONSTRUCTION

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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 C702KRZ141029MCB

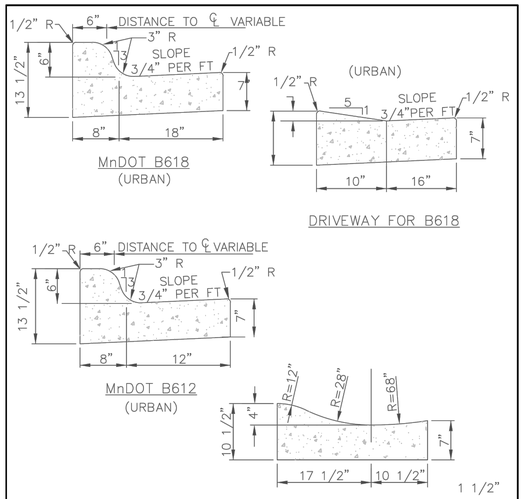
PROJECT NO. KRZ141029.MCB

CIVIL CONSTRUCTION DETAILS

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SHEET NO. 11/16

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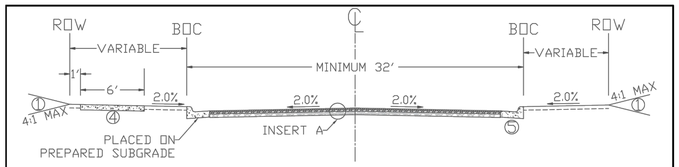
NOTES:

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.

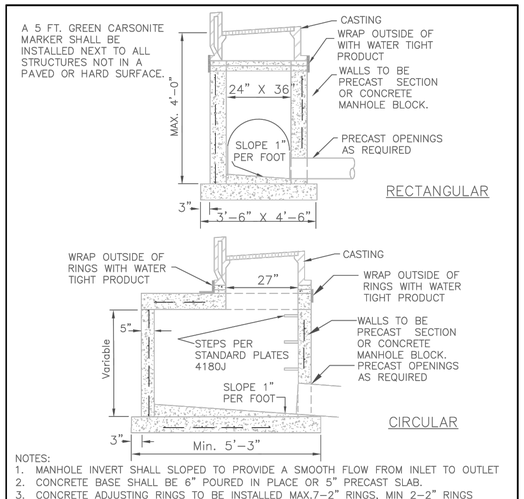
⑤ CONCRETE CURB AND GUTTER PER PLAN. SEE CITY PLATE No. STR-1.

NOTE: NOT TO SCALE

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

3 **URBAN STREET**

NO SCALE



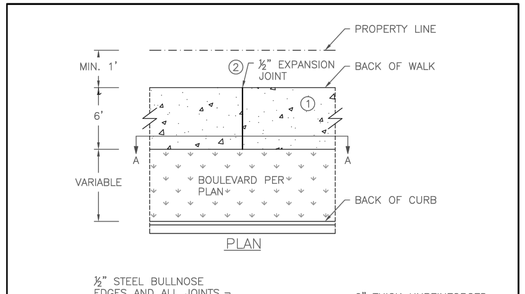
NOTES:

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

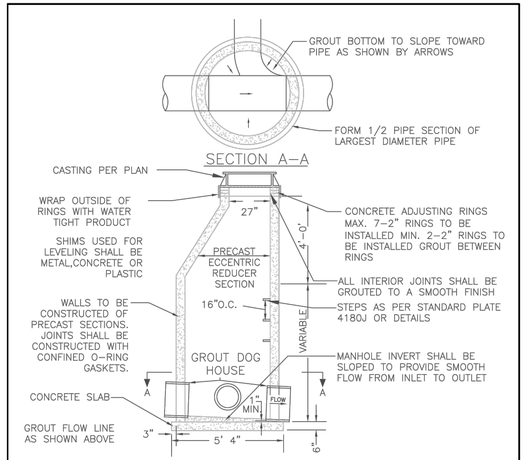
③ 1/2" EXPANION JOINT MEETING MNDOT SPEC 3702. PROVIDE ONE PIECE OF FILLER FOR THE ENTIRE DEPTH AND WIDTH OF THE JOINT

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) 887-6533

MUNICIPALITY

City of RAMSEY

PROJECT

HARVEST ESTATES 2ND ADDITION

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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.

Ramesh G. Mealund

License No: [redacted]

Signature shown is a 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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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

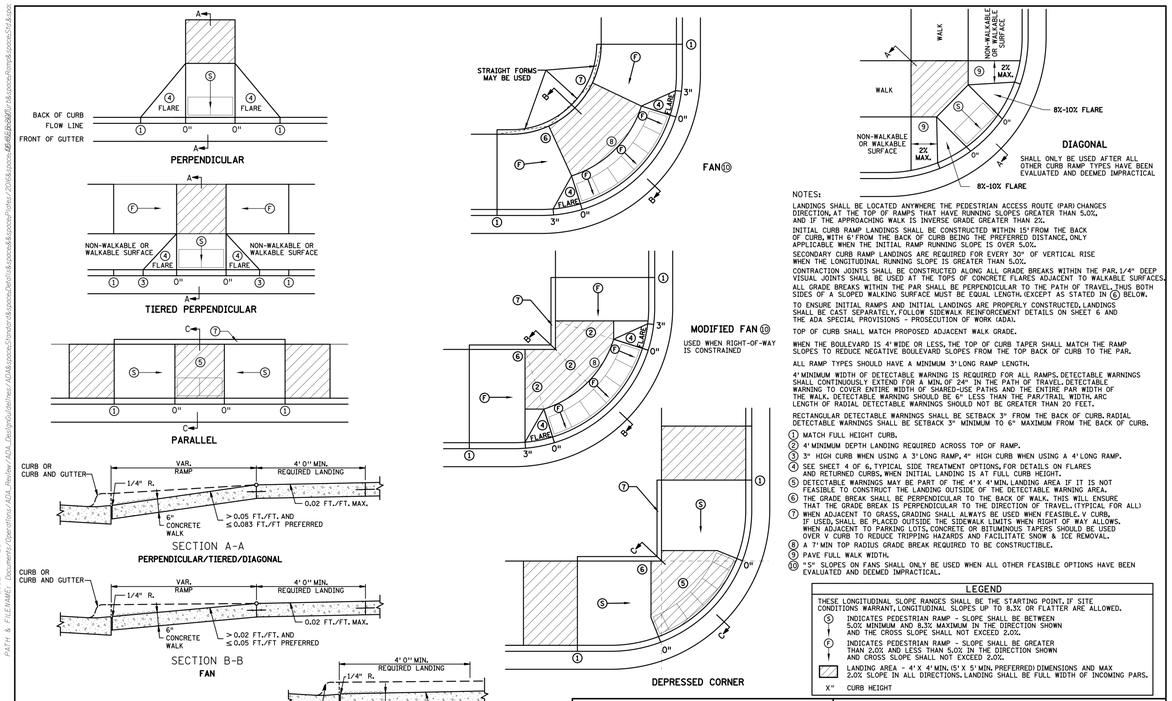
FILE NAME	C703KRZ141029MCB
PROJECT NO.	KRZ141029.MCB

CIVIL CONSTRUCTION DETAILS

C[redacted].[redacted]

SHEET NO. 12/16

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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)
(7) WHEN ADJACENT TO GRASS, GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.
(8) A 7' MIN TOP RADIUS GRADE BREAK REQUIRED TO BE CONSTRUCTIBLE.
(9) PAVE FULL WALK WIDTH.
(10) "S" SLOPES ON FANS SHALL ONLY BE USED WHEN ALL OTHER FEASIBLE OPTIONS HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL.

LEGEND

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

(S) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.

(P) 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.

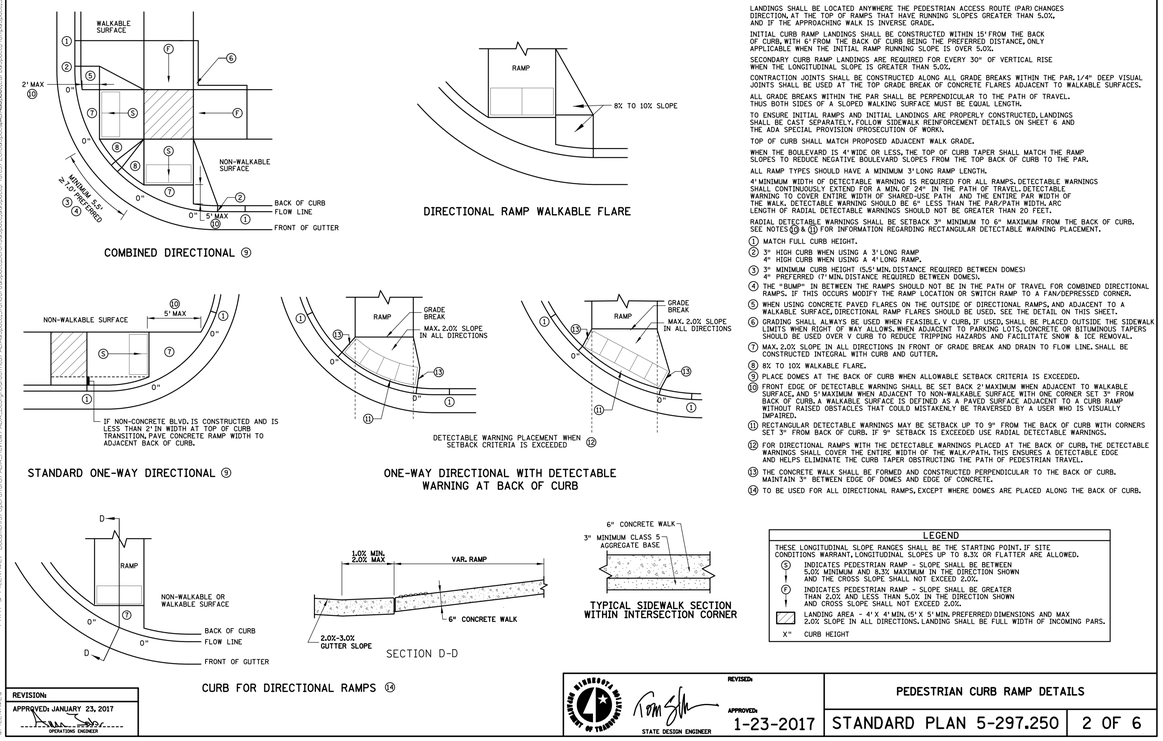
X" CURB HEIGHT

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



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 (13) & (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%.

(P) 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.

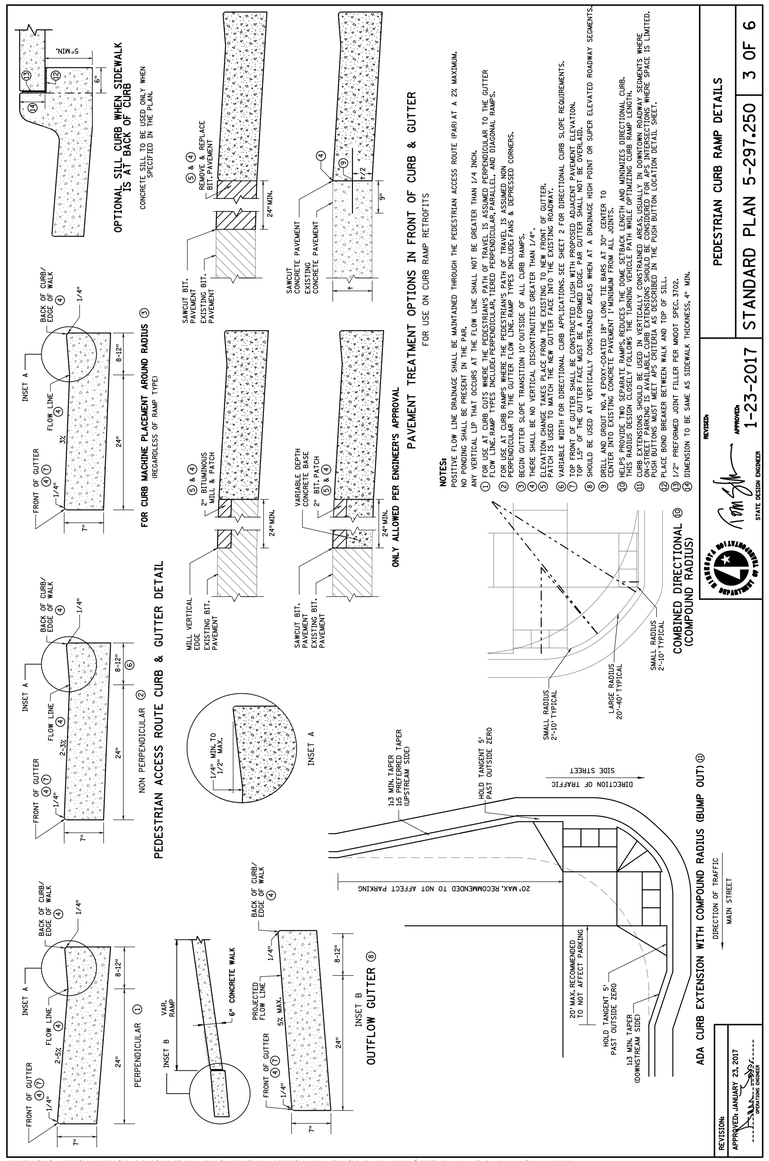
X" CURB HEIGHT

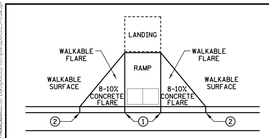
REVISION:
APPROVED: JANUARY 23, 2017
OPERATIONS ENGINEER

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

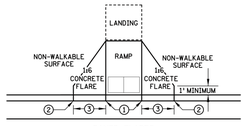
PEDESTRIAN CURB RAMP DETAILS

STANDARD PLAN 5-297.250 | 2 OF 6

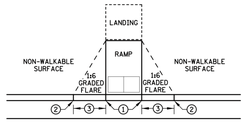

OPTIONAL SILL CURB WHEN SIDEWALK IS AT BACK OF CURB
CONCRETE SILL TO BE USED ONLY WHEN SPECIFIED IN THE PLAN.
FOR CURB MACHINE PLACEMENT AROUND RADIUS (5)
REGARDLESS OF RAMP TYPE.
PEDESTRIAN ACCESS ROUTE CURB & GUTTER DETAIL
MILL VERTICAL EDGE OF EXISTING BIT. PAVEMENT
SAWCUT BIT. PAVEMENT EXISTING BIT. PAVEMENT
SAWCUT EXISTING CONCRETE PAVEMENT
VARIABLE DEPTH CONCRETE BASE
2" BIT. PATCH
INSET A
INSET B
NON PERPENDICULAR (2)
PERPENDICULAR (1)
OUTFLOW GUTTER (8)
PAVEMENT TREATMENT OPTIONS IN FRONT OF CURB & GUTTER
FOR USE ON CURB RAMP RETROFITS
ONLY ALLOWED PER ENGINEER'S APPROVAL
NOTES:
POSITIVE FLOW LINE DRAINAGE SHALL BE MAINTAINED THROUGH THE PEDESTRIAN ACCESS ROUTE (PAR) AT A 2% MAXIMUM. ANY VERTICAL LIP THAT OCCURS AT THE FLOW LINE SHALL NOT BE GREATER THAN 1/4 INCH.
(1) FOR USE AT CURB CUTS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED PERPENDICULAR TO THE GUTTER FLOW LINE. SEE SHEET 2 FOR DIRECTIONAL CURB SLOPE REQUIREMENTS.
(2) FOR USE AT CURB RAMPS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED NON PERPENDICULAR TO THE GUTTER FLOW LINE. SEE SHEET 2 FOR DIRECTIONAL CURB SLOPE REQUIREMENTS.
(3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42)



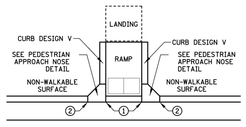
PAVED FLARES
ADJACENT TO WALKABLE SURFACE



PAVED FLARES
ADJACENT TO NON-WALKABLE SURFACE

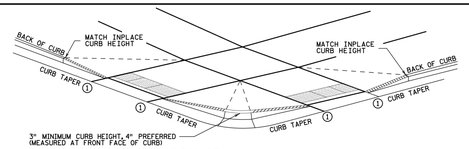


GRADED FLARES

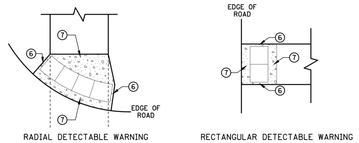


RETURNED CURB ⑤

TYPICAL SIDE TREATMENT OPTIONS ④ ⑪

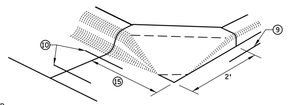


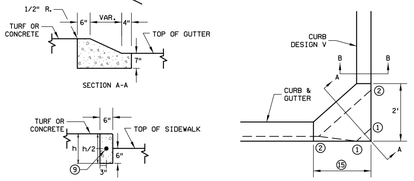
DETECTABLE EDGE WITH ⑧ CURB AND GUTTER



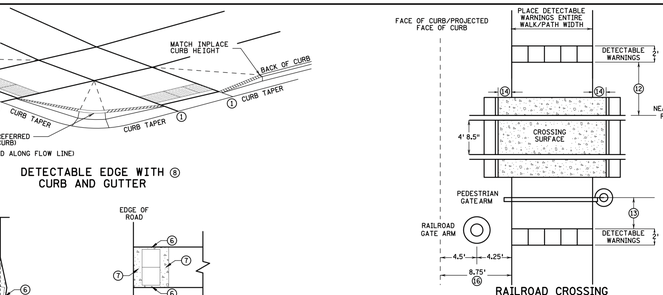
RADIAL DETECTABLE WARNING RECTANGULAR DETECTABLE WARNING

DETECTABLE EDGE WITHOUT CURB AND GUTTER





PEDESTRIAN APPROACH NOSE DETAIL
(FOR RETURNED CURB SIDE TREATMENT)



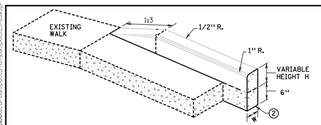
RAILROAD CROSSING
PLAN VIEW

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 WHERVER 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.

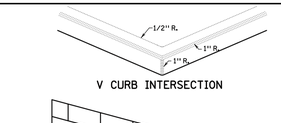
REVISION:
APPROVED: JANUARY 23, 2017
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REVISED:
APPROVED: 1-23-2017
STATE DESIGN ENGINEER

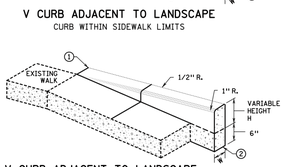
PEDESTRIAN CURB RAMP DETAILS
STANDARD PLAN 5-297.250 | 4 OF 6



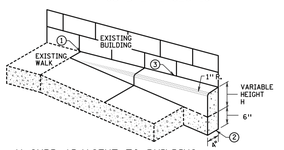
V CURB ADJACENT TO LANDSCAPE
CURB WITHIN SIDEWALK LIMITS



V CURB INTERSECTION

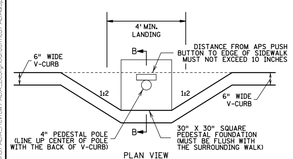


V CURB ADJACENT TO LANDSCAPE
CURB OUTSIDE SIDEWALK LIMITS

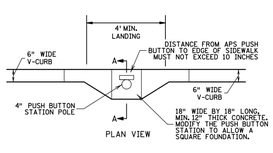


V CURB ADJACENT TO BUILDING OR BARRIER

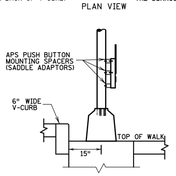
CONCRETE CURB DESIGN V	
CURB HEIGHT H	CURB WIDTH W
<6"	4"
≥6"	6"



PLAN VIEW

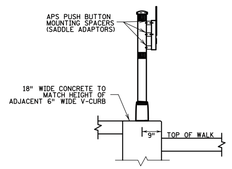


PLAN VIEW



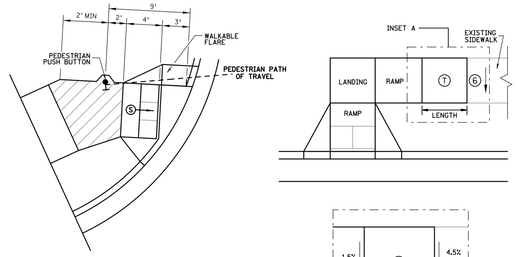
SECTION B-B

SIGNAL PEDESTAL & PUSH BUTTON (V-CURB)

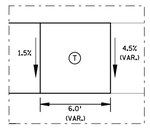


SECTION A-A

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

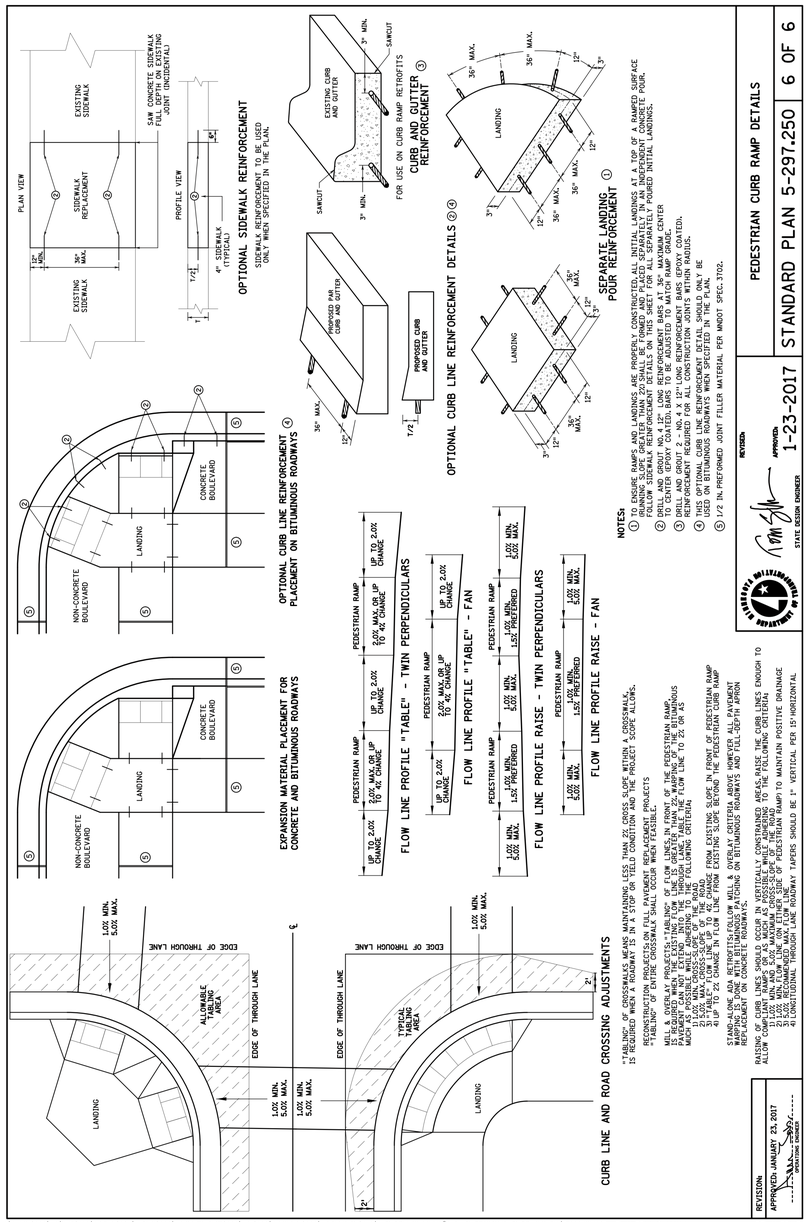
NOTES:
A WALKABLE FLARE IS AN 8-10% CONCRETE FLARE THAT IS REQUIRED WHEN THE FLARE IS ADJACENT TO A WALKABLE SURFACE, OR WHEN THE PEDESTRIAN PATH OF TRAVEL OF A PUSH BUTTON TRAVERSES THE FLARE.
ALL V CURB CONTRACTION JOINTS SHALL MATCH CONCRETE WALK JOINTS.
WHERE RIGHT-OF-WAY ALLOWS, USE OF V CURB SHOULD 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.

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PEDESTRIAN CURB RAMP DETAILS
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EXISTING SIDEWALK
SAW CONCRETE SIDEWALK FULL DEPTH AT EXISTING JOINT (INCIDENTAL)
PLAN VIEW
SIDEWALK REPLACEMENT
EXISTING SIDEWALK
PROFILE VIEW
4" SIDEWALK
4" MIN.
1/2"
1"
OPTIONAL SIDEWALK REINFORCEMENT
SIDEWALK REINFORCEMENT TO BE PLACED ONLY WHEN SPECIFIED IN THE PLAN.
EXISTING CURB AND GUTTER
3" MIN.
SAWCUT
3" MIN.
SAWCUT
FOR USE ON CURB RAMP RETROFITS
CURB AND GUTTER REINFORCEMENT ③
PROPOSED PAR CURB AND GUTTER
PROPOSED CURB AND GUTTER
1/2
OPTIONAL CURB LINE REINFORCEMENT DETAILS ③④
36" MAX.
12"
LANDING
3"
12"
36" MAX.
SEPARATE LANDING POUR REINFORCEMENT ①
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. SPACE BARS EVENLY ACROSS ALL 4 SIDES OF LANDING, CENTER TO CENTER EPOXY COATED BARS TO BE ADJUSTED TO MATCH RAMP GRADE.
③ REFER TO SHEET 4 FOR ADDITIONAL CURB AND GUTTER DETAILS.
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.
OPTIONAL CURB LINE REINFORCEMENT PLACEMENT ON BITUMINOUS ROADWAYS ④
CONCRETE BOULEVARD
LANDING
NON-CONCRETE BOULEVARD
EXPANSION MATERIAL PLACEMENT FOR CONCRETE AND BITUMINOUS ROADWAYS
PEDESTRIAN RAMP
UP TO 2.0% CHANGE
2.0% MAX. OR UP TO 4% CHANGE
FLOW LINE PROFILE "TABLE" - FAN PERPENDICULARS
1.0% MIN. 1.5% PREFERRED
1.0% MIN. 5.0% MAX.
FLOW LINE PROFILE "TABLE" - TWIN PERPENDICULARS
7.0% MIN. 1.5% PREFERRED
5.0% MAX.
FLOW LINE PROFILE RAISE - FAN
FLOW LINE PROFILE RAISE - TWIN PERPENDICULARS
"TABLING" OF CROSSWALKS MEANS MAINTAINING LESS THAN 2% CROSS SLOPE WITHIN A CROSSWALK. IS NOT ALLOWED ON NEW CONSTRUCTION PROJECTS. MAY BE ALLOWED ON RECONSTRUCTION PROJECTS ON FILL PAVEMENT REPLACEMENT PROJECTS WHERE THE PROJECT SCOPE ALLOWS.
MILL & OVERLAY PROJECTS - TABLING OF FLOW LINES IN FRONT OF THE PEDESTRIAN RAMP IS ALLOWED ON MILL & OVERLAY PROJECTS WHERE THE EXISTING BITUMINOUS PAVEMENT CAN NOT EXTEND INTO THE THROUGH LANE. TABLE THE FLOW LINE UP TO 2.0% MAX. CROSS-SLOPE OF THE ROAD.
MILL & OVERLAY PROJECTS - FLOW LINE UP TO 4% CHANGE FROM EXISTING SLOPE IN FRONT OF PEDESTRIAN RAMP IS ALLOWED ON MILL & OVERLAY PROJECTS WHERE THE EXISTING BITUMINOUS PAVEMENT CAN NOT EXTEND INTO THE THROUGH LANE. TABLE THE FLOW LINE UP TO 4% CHANGE OR 2.0% MAX. CROSS-SLOPE OF THE ROAD.
STAND-ALONE ADA RETROFITS: FOLLOW MILL & OVERLAY CRITERIA ABOVE HOWEVER ALL PAVEMENT MARKING IS DONE WITH BITUMINOUS PLATTING ON BITUMINOUS ROADWAYS AND TILL-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) 5.0% MIN. FLOW LINE SLOPE (OR EITHER SIDE OF PEDESTRIAN RAMP)
2) 5.0% MIN. FLOW LINE (OR EITHER SIDE OF PEDESTRIAN RAMP) TO MAINTAIN POSITIVE DRAINAGE
3) 5.0% MAX. FLOW LINE SLOPE
4) LONGITUDINAL THROUGH LANE ROADWAY TAPERS SHOULD BE 1" VERTICAL PER 1' HORIZONTAL
CURB LINE AND ROAD CROSSING ADJUSTMENTS
EDGE OF THROUGH LANE
1.0% MIN. 5.0% MAX.
ALLOWABLE TABLING AREA
TYPICAL TABLING AREA
LANDING
2%

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PEDESTRIAN CURB RAMP DETAILS
STANDARD PLAN 5-297.250 | 6 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.
Ramsey Ltd. Medund
License No: [redacted]
Date: [redacted]
Signature shown is a facsimile of the original signature of original. Wet signed copy of this plan on file with the 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
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 C705KRZ141029MCB
PROJECT NO. KRZ141029.MCB

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

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PLOTTED/REVISED: DISTRICT *, DISTRICT * USER NAME: ##USERNAME## PATH & FILENAME: Documents/Operations/ADA Review/ADA Design/Submittals/2019/ADA Standard Plates/Harvest Estates/Harvest Estates Plans/2019-03-20/KRZ141029MCB-Harvest Estates-Ped Ramps.dwg 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) 887-6533

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 Landscape Architect under the laws of the state of Minnesota.

PRELIMINARY NOT FOR CONSTRUCTION

Jared Lee
License No: 44569

Signature shown is a 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

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Minneapolis, MN 55401

Tel: 612-252-9070
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FILE NAME L201KRZ141029MCB

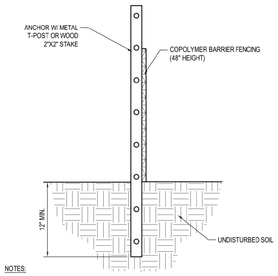
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LANDSCAPE PLAN

L2.1

SHEET NO. 15/16

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NOTES:

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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.

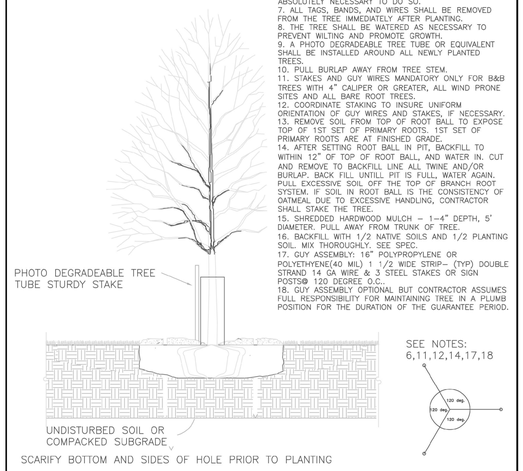
APPROVED:		STANDARD DETAILS: TREE SAVE FENCE
		CITY PLATE No.

2 **TREE SAVE FENCE**

NO SCALE

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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.
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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.
11. STAKES AND GUY WIRES MANDATORY ONLY FOR B&B TREES WITH 4" CALIPER OR GREATER, ALL WIND PRONE SITES AND ALL BARE ROOT TREES.
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

DEVELOPER

MEADOWCREEK BUILDERS

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

MUNICIPALITY

City of RAMSEY

PROJECT

HARVEST ESTATES 2ND ADDITION

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

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20 MAR 2019	CONSTRUCTION DOCUMENTS	CAL

CERTIFICATION

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

Signature shown [illegible] production of original, Wet signed copy of this plan on file [illegible] Professional Services, LLC office and is available upon request.

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CONSTRUCTION DOCUMENTS
03.20.2019

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Web: landform.net

FILE NAME C202KRZ141029MCB

PROJECT NO. KRZ141029.MCB

LANDSCAPE DETAILS

L2.2

SHEET NO. 16/16

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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.

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TREE PLANTING LIST

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Know what's Below. Call before you dig.

NORTH

0 50 100

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

MUNICIPALITY

City of RAMSEY

PROJECT

HARVEST ESTATES 2ND ADDITION

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

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20 MAR 2019	CONSTRUCTION DOCUMENTS	CAL

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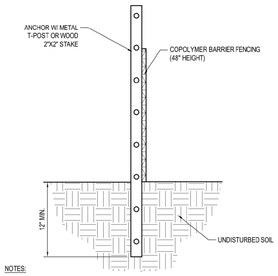
PROJECT NO. KRZ141029.MCB

LANDSCAPE PLAN

L2.1

SHEET NO. 15/16

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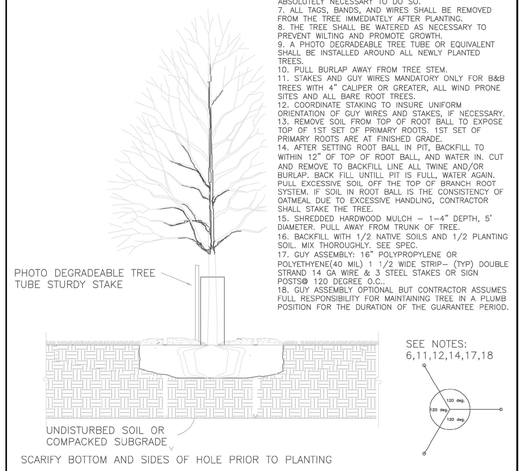
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		CITY PLATE No.

2 **TREE SAVE FENCE**

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

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NO SCALE

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Jarod Eide

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LANDSCAPE DETAILS

L2.2

SHEET NO. 16/16

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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 12.6 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.

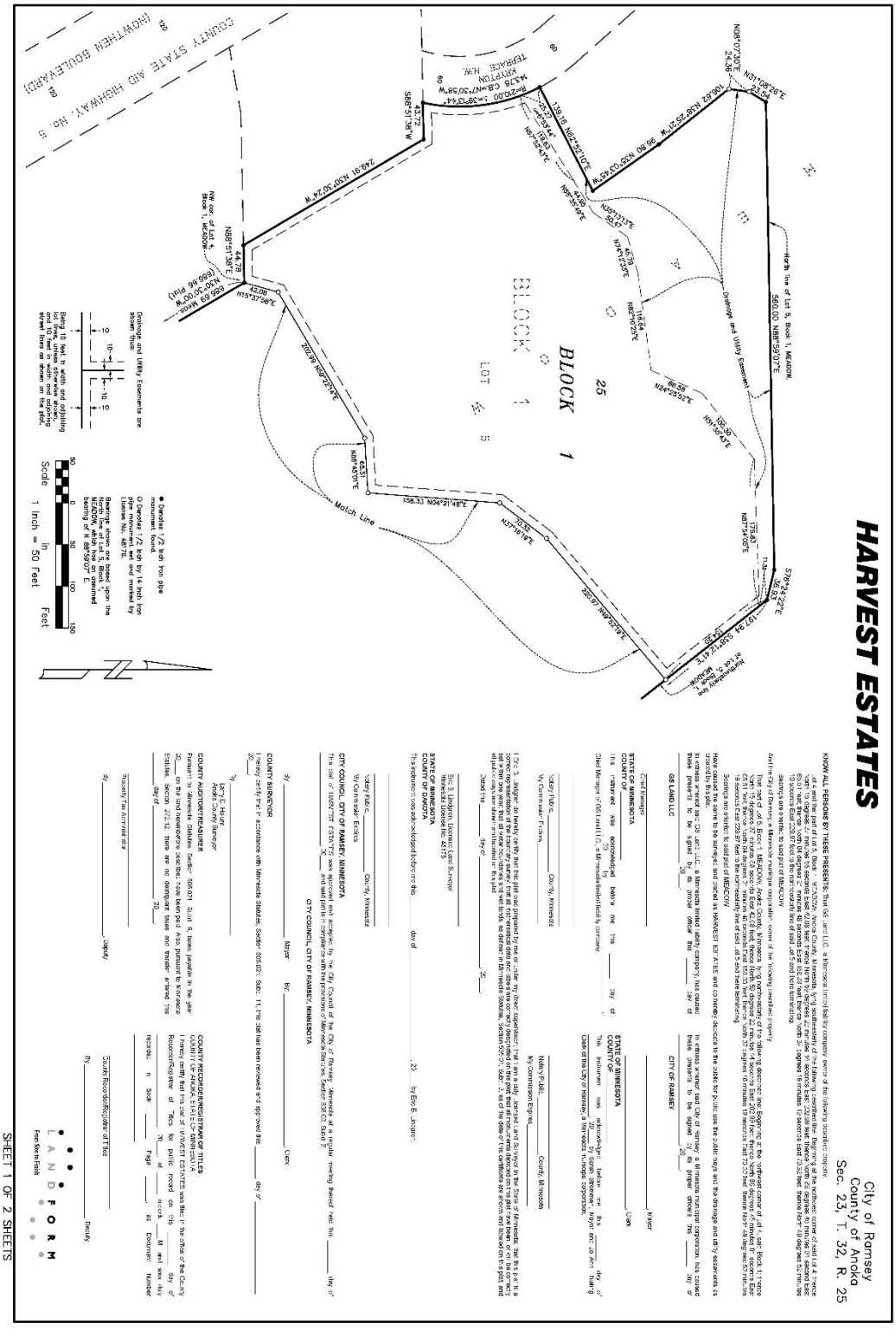
_____
Mayor

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 1, Block 1, MEADOW, Anoka County, Minnesota, subject to easements of record, and

Outlot A, MEADOW, Anoka County, Minnesota, subject to easements of record, and

Part of the Northeast Quarter of the Northeast Quarter of Section 23, Township 32 North, Range 25 West, Anoka County, Minnesota, described as follows: Commencing at the northeast corner of said Lot 4; thence North 89 degrees 51 minutes 36 seconds West, assumed bearing along the north line of said Lot 4, 228.89 feet; thence North 00 degrees 08 minutes 24 seconds East 232.62 feet; thence North 89 degrees 51 minutes 36 seconds West 244.91 feet; thence North 00 degrees 08 minutes 24 seconds East 43.72 feet; thence North 89 degrees 51 minutes 36 seconds West 44.78 feet to the northeasterly line of said Lot 5 and there terminating.

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 said Lot 5; thence South 89 degrees 51 minutes 36 seconds East, assumed bearing along the north line of said Lot 5, a distance of 228.89 feet; thence South 00 degrees 08 minutes 24 seconds East 232.62 feet; thence South 89 degrees 51 minutes 36 seconds West 244.91 feet; thence South 00 degrees 08 minutes 24 seconds East 43.72 feet; thence South 89 degrees 51 minutes 36 seconds West 44.78 feet to the northeasterly line of said Lot 5 and there terminating.

Subject to drainage and utility easements as created by this plat.

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

By _____
Its _____

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20__, by _____, the _____ 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

By _____
Its _____ Mayor

By _____
Its _____ Clerk

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20__, by Sarah Stoneman, Mayor and Jason Ziker, Clerk of the City of Ramsey, a Minnesota municipal corporation.

_____
Notary Public, _____ County, Minnesota
My Commission Expires _____

I, Eric S. Jaeger, 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 the plat; that all monuments depicted on the plat have been or will be correctly set within one year; that all water boundaries and wetlands, as defined in Minn. Stat. § 505.01, Subd. 3, as of the date of this certificate are shown and labeled on the plat; and all public ways are shown and labeled on the plat.

Dated this _____ day of _____, 20__.

_____
Eric S. Jaeger, Minnesota License No. 42179

STATE OF MINNESOTA
COUNTY OF DAKOTA

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

_____
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.

By _____ Mayor By _____ Clerk

COUNTY SURVEYOR

I hereby certify that I have examined this plat and find it to be in accordance with Minnesota Statutes, Section 505.021, Subd. 11; that I have been relieved of my duties by virtue of this _____ day of _____, 20__.

By _____
Jack C. Hoyer
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__.

By _____
Property Tax Administrator

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 _____ of _____ Page _____, as Document Number _____.

By _____
County Recorder/Registrar of Titles
Deputy

Drainage and Utility Easements are shown Thus:

10 10

Bearings shown are based upon the Anoka County Coordinate System, NAD83 (1996 Adjustment), with the East line of MEADOW, which has an assumed bearing of N 89°59'07" E.

Scale 1 Inch = 50 Feet

0 50 100 150

Dots 1/2 inch in width and extending 1/2 inch beyond the lot lines, unless otherwise shown, are placed on the street lines as shown on this plat.

● Denotes 1/2 inch iron pipe monument found.

○ Denotes 1/2 inch by 14 inch iron pipe monument, set and marked by License No. 42179.

LANDFORM

SHEET 1 OF 2 SHEETS

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: 04/23/2019

By: Sean Sullivan, Community Development

Information

Title:

Adopt 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 of Ramsey 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 adopt such an ordinance. The total number of parcels identified within this ordinance is One (1). See attached site map.

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 acres 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 Anderson Dahlen, 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.

Observations/Alternatives:

This is a standard process in the sale of developable land. The City Council previously passed an ordinance(s) for other City-Owned Parcels being marketed for sale. However, due to layers of uncertainty, this parcel was intentionally not included. That uncertainty has now been removed, and the sale process can move forward.

Funding Source:

This case is being handled as normal Staff duties.

Recommendation:

Staff recommends that City Council adopt Ordinance #19-07.

Action:

Motion to adopt 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	04/18/2019 10:48 AM
Kurt Ulrich	Kurt Ulrich	04/18/2019 12:54 PM
Form Started By: Sean Sullivan		Started On: 04/16/2019 03:50 PM
Final Approval Date: 04/18/2019		

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:

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: 04/23/2019

By: Tim Gladhill, Community Development

Information

Title:

Consider Funding Options for Clean Up Project for River Walk Village; Case of Village Bank (Previously Item 7.04)

- Adopt Resolution #19-101 Authorizing Application for Metropolitan Council Tax Base Revitalization Account Grant
- Adopt Resolution #19-102 Authorizing Application and Local Match for Minnesota Department of Employment and Economic Development (DEED) Grant

Purpose/Background:

The purpose of this case is to consider authorization to apply for two cleanup grants related to River Walk Village. This is not final approval of the grant nor final obligation of financial commitment under the grant. This is not the traditional planning and zoning approval step for development projects, which would occur at a later date.

The City Council was introduced to this overall project in March 2019 in terms of subdivision design. It was noted at that time that a significant cleanup project would be required, but did not discuss in detail. An unapproved landfill operated on this site many decades ago. The end result is an area approximately one acre is size and approximately 14 feet deep in areas comprising of construction waste. It should be noted that the landfill was not created by the current owner. The current owner is Village Bank, who acquired the parcel through foreclosure.

Based on numerous soil explorations by the current owner or development prospects, no hazardous materials have been found. It is essentially construction materials such as concrete, asphalt, wood, and roofing materials. Staff has had numerous discussions with regulatory agencies over the past three years, and it is accepted that all materials must be removed and brought to an approved landfill. There appears to be no scenario where improvements can be made to the property on top of the debris field, and the debris field cannot be moved within the site.

The current development proposal is for 14 small lot, detached-single family homes (villas). Details on the land use review component are not included in this case, as that discussion will occur at a later date. Tonight's discussion focuses on authorization to apply for grant funds to assist with the clean up that also includes a requirement for a local match. It is noted that regardless of the ultimate land use, this cleanup project must occur.

Notification:

Notification is not required for this stage. Notifications of this projects were sent via Standard US Mail to Property Owners within 700 feet of the property of the Planning Commission Sketch Plan Review back in March, as reflected by Anoka County Property Records. Notifications were not sent for this current case and are not required.

Observations/Alternatives:

Staff would like to discuss two related funding options to fund a majority of the cleanup costs (88%). With the two programs combined, the City would need to provide a local match of 13%. Total cleanup costs are estimated at approximately $800,000 (planning level estimates only). Under this scenario, the City's local contribution would be approximately $96,000. Staff would recommend that the City request these funds from the Anoka County Housing and Redevelopment Authority (ACHRA).

The primary benefits are the removal of construction waste that was not properly disposed of in an approved construction debris landfill, converting the site to a developable parcel. This must occur in any development scenario. The costs of cleanup far exceed what a typical development pro-forma would be able to sustain.

Secondary benefits include, but are not limited to increasing tax base and providing a wider range of housing options in the community. Due to the impacts of the property, very little taxes are generated on this parcel. Additionally, after continued design review with the neighborhood over the past several years, Staff feels that the current development proposal is generally compatible with the surrounding neighborhood, with continued adjustments to be discussed at a later date.

Funding Source:

Under the proposed cost share proposal,

- 75%/$600,000 = Contamination Cleanup Grant (DEED).
- 13%/$104,000 = Tax Base Revitalization Account (Metropolitan Council)
- 12%/$96,000 = City of Ramsey (ACHRA Account)

Recommendation:

Based on discussion. Staff recommends that the construction debris be removed from the site in any scenario. Furthermore, Staff believes that the current cost share proposal is reasonable, and the most feasible option on the table. That being said, the City is not obligated to support the Applications nor provide a local match. Without assistance, it is unlikely the project will move forward, and most development projects proposed will have little success moving forward.

Action:

Motion to adopt Resolutions #19-101 and #19-102 approving grant applications and local match authorization related to River Walk Village.

Attachments

Site Location Map

Plan Set

Resolution #19-101 Metropolitan Council

Resolution #19-102 Department of Employment and Economic Development

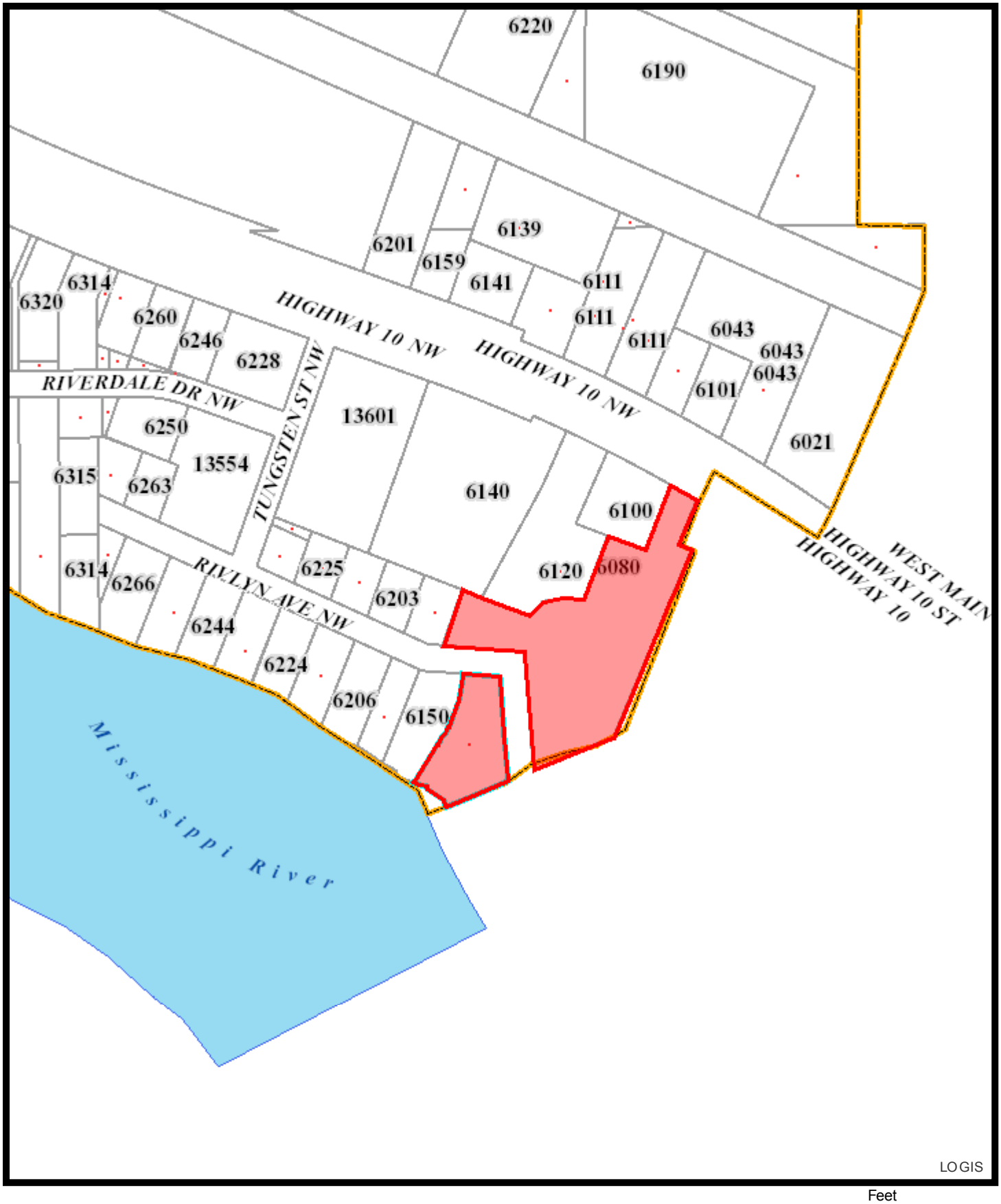
Debris Field

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	04/18/2019 02:34 PM
Form Started By: Tim Gladhill		Started On: 03/29/2019 11:23 AM
Final Approval Date: 04/18/2019		

35-32-25-31-0036

Site Location Map

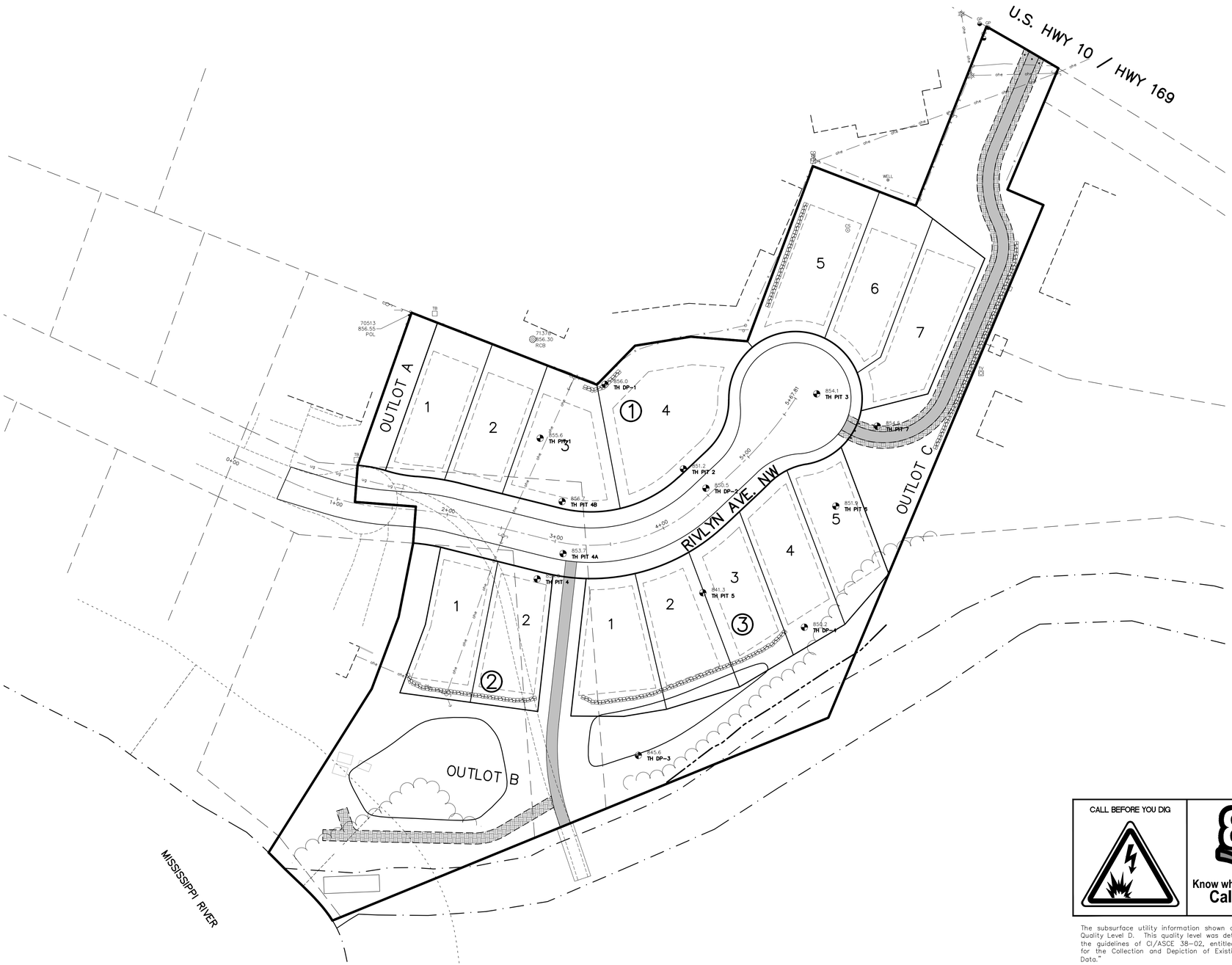


Feet
0 80160 320 480 640

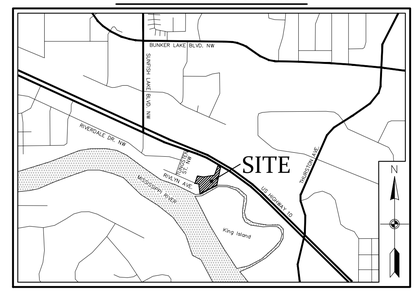
Print Date: February 14, 2019

RIVER WALK VILLAGE

Ramsey, Minnesota



VICINITY MAP



NOT TO SCALE

SHEET INDEX

1. COVER
2. EXISTING CONDITIONS
3. PRELIMINARY PLAT
4. REMOVALS PLAN
5. SITE PLAN
6. GRADING & EROSION CONTROL PLAN

7–9. DETAILS

L1. LANDSCAPE PLAN

T1. TREE PRESERVATION PLAN

CALL BEFORE YOU DIG

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

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

N

0 25 50 100

(IN FEET)

BENCHMARK

1. MNDOT GSID Station #833, Named "Lumber MNDT RM 1" Elev.= 859.11
2. MNDOT GSID Station #775, Named "E. 257" Elev.= 863.67

Carlson McCain • environmental • engineering • surveying

3890 Pheasant Ridge Drive NE, Suite 100
Blaine, MN 55449
Phone: (763) 489-7900
Fax: (763) 489-7959
www.carlsonmccain.com

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 1/25/19 License #: 25063

Drawn: ADB
Designed: BJK
Date: 1/25/19

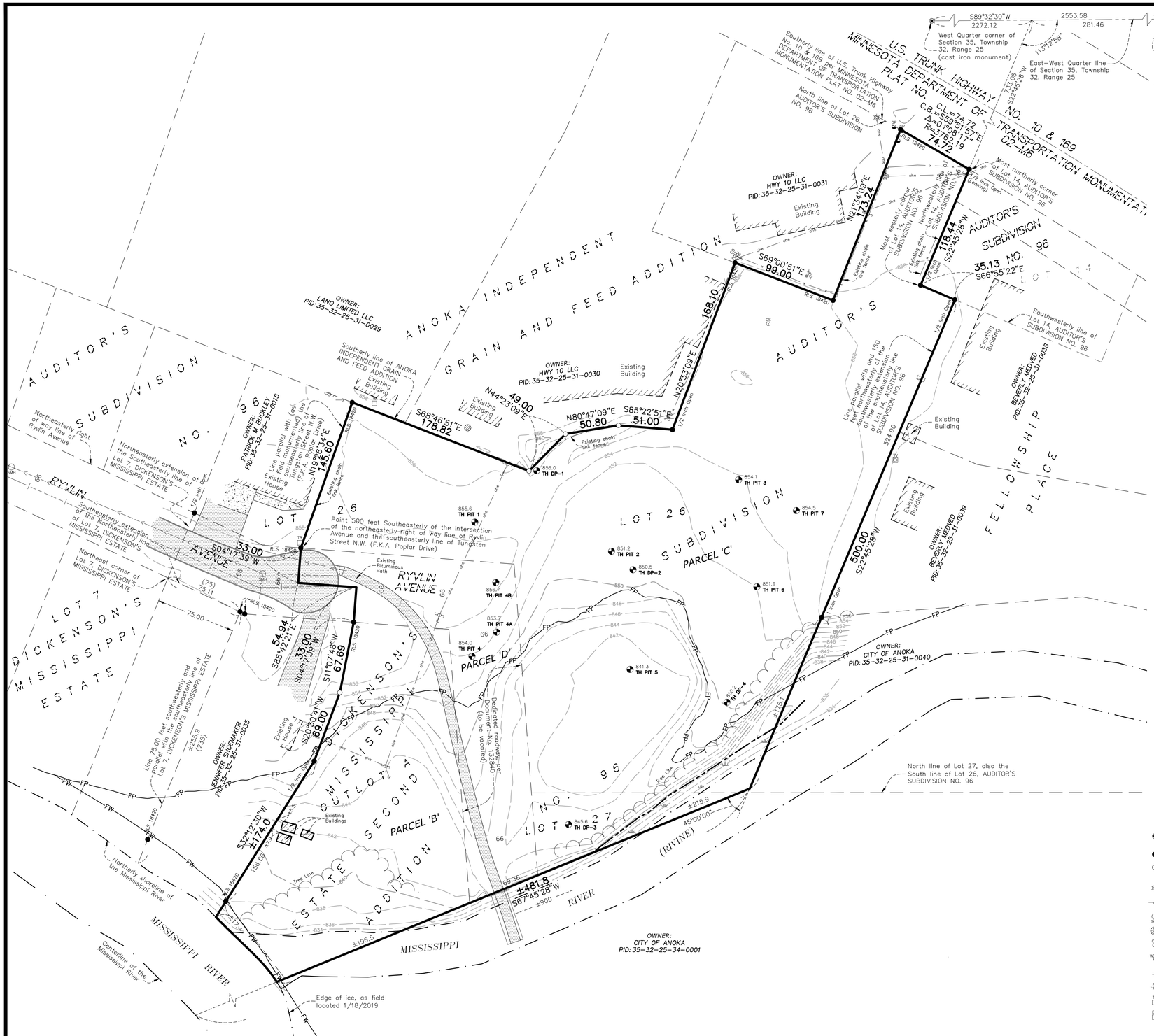
Revisions:
1. 4/4/19 per City Comments

VILLAGE BANK
9298 Central Avenue NE
Blaine, MN 55434

RIVER WALK VILLAGE
Ramsey, Minnesota

COVER

[Save Date: 04/04/19] F:\jobs\7801 - 7820\7802 - highway 10 ramsey\cad c3d\engineering\preliminary\7802_cover.dwg



PARCEL DESCRIPTION: (Per Schedule A of Title Commitment File No. 104617, with a commitment date of January 4, 2019 at 8:00 A.M., prepared by All American Commercial Title, Inc., as issuing agent for Old Republic National Title Insurance Company)

Parcel B:

Outlot A, DICKENSON'S MISSISSIPPI ESTATE SECOND ADDITION, Anoka County, Minnesota.

PARCEL C:

That part of Lots 26 and 27 AUDITOR'S SUBDIVISION NO. 96, Anoka County, Minnesota, lying Easterly and Southeasterly of the following described line:
Beginning at intersection of Northerly shoreline of the Mississippi River and a line 75.00 feet Southeasterly of and parallel with the Southeasterly line of Lot 7, DICKENSON'S MISSISSIPPI ESTATE, said Anoka County, as measured along Southeasterly extension of the Northeasterly line of said Lot 7; thence Northeasterly along said parallel line 235 feet, more or less, to its intersection with the Southeasterly extension of Northeasterly line of said Lot 7; thence Northwesterly along said Southeasterly extension 75 feet to the Northeast corner of said Lot 7; thence Northeasterly along Northeasterly extension of said Southeasterly line 66 feet to Northeasterly right–of–way line of Rivlyn Avenue; thence Southeasterly along said right–of–way line to a point 500 feet Southeasterly (as measured along said right–of–way line) of the intersection of said right–of–way line with Southeasterly right–of–way line of Poplar Drive (now known as Tungsten Street N.W.) as shown on the plat of DICKENSON'S MISSISSIPPI ESTATE; thence Northeasterly parallel with said Southeasterly right–of–way line to its intersection with the Southerly line of the plat of ANOKA INDEPENDENT GRAIN AND FEED; thence Southeasterly and Northeasterly along the Southerly and Easterly line of said plat of ANOKA INDEPENDENT GRAIN AND FEED to the North line of said Lot 26 and there terminating.

And lying Westerly of the following described line: Beginning at the most Northerly corner of Lot 14, said AUDITOR'S SUBDIVISION NO. 96; thence Southerly along Northwesterly line of said Lot 14 to the most Westerly corner thereof; thence Southerly along Southwesterly line of said Lot 14 to its intersection with a line parallel with and 150 feet Northwesterly (as measured at right angle) of the Southwesterly extension of Southeasterly line of said Lot 14; thence Southwesterly along said parallel line a distance of 500 feet; thence Southwesterly deflecting to right 45 degrees 00 minutes 00 seconds a distance of 900 feet, more or less, to the centerline of the Mississippi River and there terminating.

EXCEPT that property dedicated by deed of dedication dated December 9, 1949 to the Township of Ramsey for public road purposes, recorded as Document No. 132840.

ALSO EXCEPT that part platted as DICKENSON'S MISSISSIPPI ESTATE SECOND ADDITION.

PARCEL D (proposed public roadway to be vacated):

That part of vacated Ryvlin Avenue accruing thereto by reason of street vacation.

GENERAL NOTES:

1) The field work for this survey was completed on January 18, 2019.

2) Bearings shown are based on the East–West Quarter line of Section 35, Township 32, Range 25, Anoka County, Minnesota, which is assumed to bear N89°32'30"E.

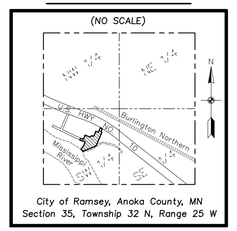
3) Surveyed property address:
Parcel B – unassigned situs, Ramsey, MN.
Parcel C – 6080 Highway 10 NW, Ramsey, MN

4) Above ground utilities have been field located as shown. All underground locations shown hereon are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an on–site location (651–454–0002).

5) Due to snow and other winter conditions, additional improvements may not have been visible at the time of the survey.

VICINITY MAP

(NO SCALE)



City of Ramsey, Anoka County, MN
Section 35, Township 32 N, Range 25 W

LEGEND

- Denotes Anoka County Section Monument, as noted
- Denotes Found Iron Monument
- Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361
- Denotes Light Pole
- Denotes Miscellaneous Sign
- Denotes Sanitary Manhole
- Denotes Catch Basin
- Denotes Cleanout
- Denotes Existing Well
- Denotes Guy Wire
- Denotes Utility Pole
- Denotes Telephone Box
- Denotes Electric Transformer
- Denotes Curb Stop
- Denotes Television Box
- Denotes Soil Boring/Test Hole
- Denotes Guard Post
- Denotes Underground Gas
- Denotes Overhead Electric
- Denotes Watermain
- Denotes Sanitary Sewer
- Denotes Existing Fence as noted
- Denotes Concrete Surface
- Denotes Bituminous Surface
- Denotes Wet Land
- Denotes Existing Contour

N

0 25 50 100

(SCALE IN FEET)

BENCHMARK

1. MNDOT GSID Station #833, Named "Lumber MNDT RM 1" Elev.= 859.11
2. MNDOT GSID Station #775, Named "E 257" Elev.= 863.67

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www.carlsonmccain.com

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

Print Name: Thomas R. Balluff, L.S.
Signature:
Date: 01/25/19 License #: 40361

DRAWN BY: KCM
ISSUE DATE: 1/25/19
FILE NO: 1825

Revisions:
1. Per City Comments - 4/04/19

VILLAGE BANK
9298 Central Avenue NE
Blaine, MN, 55434

RIVER WALK VILLAGE
Ramsey, Minnesota

EXISTING CONDITIONS

2 of 9

Save Date: 04/04/19 F:\jobs\7801 - 7820\7802 - highway 10 ramsey\cad c3d\survey\preliminary\7802_excon.dwg

RIVER WALK VILLAGE

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ALSO EXCEPT that part platted as DICKENSON'S MISSISSIPPI ESTATE SECOND ADDITION.

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That part of vacated Ryvlin Avenue accruing thereto by reason of street vacation.

GENERAL NOTES:

1) Bearings shown are based on the East–West Quarter line of Section 35, Township 32, Range 25, Anoka County, Minnesota, which is assumed to bear N89°32'30"E.

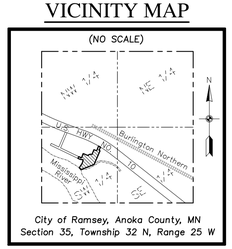
2) Surveyed property address:
Parcel B – unassigned situs, Ramsey, MN.
Parcel C – 6080 Highway 10 NW, Ramsey, MN

SITE DATA

TOTAL SITE AREA	±5.55 AC.	EXISTING ZONING	R–1: MUSA
TOTAL ROW AREA	±0.77 AC.	EXISTING ZONING	E–1
TOTAL OUTLOT AREA	±2.14 AC.	PROPOSED ZONING	PUD
OUTLOT A	±0.08 AC.		
OUTLOT B	±1.42 AC.	UTILITIES	AVAILABLE
OUTLOT C	±0.64 AC.		
TOTAL LOT AREA	±2.64 AC.	MINIMUM RESIDENTIAL SETBACK DATA:	
SMALLEST LOT	±6,676 S.F.	FRONT	25 FT.
LARGEST LOT	±13,545 S.F.	SIDE (GARAGE)	7.5 FT.
AVERAGE LOT	±8,215 S.F.	SIDE (HOUSE)	7.5 FT.
TOTAL NUMBER OF LOTS	14	REAR SETBACK	30 FT.
GROSS DENSITY	2.52 LOTS/AC.		

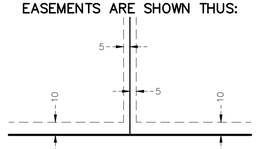
VICINITY MAP

(NO SCALE)



City of Ramsey, Anoka County, MN
Section 35, Township 32 N, Range 25 W

PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



being 5 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.

LEGEND

- ◉ – Denotes Anoka County Section Monument, as noted
- ● – Denotes Found Iron Monument
- ○ – Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361
- – Denotes Wet Land

BENCHMARK

1. MNDOT GSID Station #833, Named "Lumber MNDT RM 1" Elev.= 859.11
2. MNDOT GSID Station #775, Named "E 257" Elev.= 863.67

N

0 25 50 100

(SCALE IN FEET)

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• environmental
• engineering
• surveying

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Fax: (763) 489-7959
www.carlsonmccain.com

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

Print Name: Thomas R. Balluff, L.S.
Signature:
Date: 01/25/19 License #: 40361

DRAWN BY: KCM
ISSUE DATE: 1/25/19
FILE NO: 1825

Revisions:
1. Per City Comments - 4/04/19

VILLAGE BANK
9298 Central Avenue NE
Blaine, MN, 55434

RIVER WALK VILLAGE
Ramsey, Minnesota

PRELIMINARY PLAT

3 of 9

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U.S. HWY 10 / HWY 169

RIVLYN AVENUE NW

PROTECT EXISTING WELL

VERIFY EX. CURB STOP AND ABANDON AS REQUIRED.

PROTECT EXISTING TELEVISION BOX

PROTECT EXISTING STORM SEWER

PROTECT EXISTING FENCE

PROTECT EXISTING TELEVISION BOX

PROTECT EXISTING FENCE

PROTECT EXISTING TELEVISION BOX

REMOVE EXISTING 8" PVC SAN SWR TO EX. MH

SAWCUT, MILL AND REMOVE & DISPOSE OF EXISTING BITUMINOUS CUL-DE-SAC. MATCH EXISTING BITUMINOUS. (SEE DETAIL 9)

SAWCUT CURB AT NEXT JOINT AND REMOVE & DISPOSE OF EXISTING CONCRETE CURB AND GUTTER. MATCH TO EXISTING CURB AND GUTTER.

PROTECT EXISTING 4" PVC SAN SWR SERVICE

CONNECT TO EXISTING 6" WM. REMOVE EX. WM AS REQUIRED.

SAWCUT, MILL AND REMOVE & DISPOSE OF EXISTING BITUMINOUS DRIVEWAY. PATCH AS REQUIRED TO EXTEND DRIVEWAY TO PROPOSED CURBLINE.

COORDINATE WITH SMALL UTILITIES TO RELOCATE EXISTING ELECTRIC LINE

EXISTING SHEDS TO BE MOVED BY OTHERS

SAWCUT AND REMOVE AND DISPOSE OF EXISTING BITUMINOUS TRAIL. MATCH BITUMINOUS TRAIL TO EX. BRIDGE

PROTECT EX. BRIDGE

MISSISSIPPI RIVER
100 YR HWL = 847.4
(PER FEMA FIRM MAP)

NOTE:
SEE SHEET T1 FOR TREE REMOVALS

REMOVALS PLAN LEGEND

	EXISTING	REMOVAL
LIGHT POLE		
SANITARY MANHOLE	SMH	
MISCELLANEOUS SIGN		
EXISTING SPOT ELEVATION	0000.0	
EXISTING TREE		(SEE TREE PRESERVATION PLAN)
TELEVISION BOX	TV	
FIRE HYDRANT		
FLUSHING HYDRANT		
GATE VALVE	GV	
CLEANOUT	CO	
ELECTRIC BOX	EB	
GAS METER	GM	
CATCH BASIN	or	
RAIN GUARDIAN		
ELECTRIC METER	EM	
TELEPHONE BOX	TB	
UTILITY POLE	UP	
FLARED END SECTION	FES	
STORM MANHOLE	SMH	
SERVICE	SAN	
SOIL BORING/TEST HOLE	TH	
RETAINING WALL		
WATERMAIN		
SANITARY SEWER		
FORCEMAIN	FM	
STORM SEWER		
PROPERTY LINE		
SETBACK LINE		
CURB		
WATER LINE		
WETLAND		
DITCH		
UNDERGROUND TELEPHONE	ut	
UNDERGROUND ELECTRIC	ue	
UNDERGROUND GAS	ug	
UNDERGROUND FIBEROPTIC	ufo	
FENCE	x	
OVERHEAD ELECTRIC	ohe	
CONCRETE SURFACE		
BITUMINOUS SURFACE		

N

0 25 50 100

BENCHMARK

1. MNDOT GSID Station #833, Named "Lumber MNDT RM 1" Elev.= 859.11
2. MNDOT GSID Station #775, Named "E 257" Elev.= 863.67

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Signature:
Date: 1/25/19 License #: 25063

Drawn: ADB
Designed: BJK
Date: 1/25/19

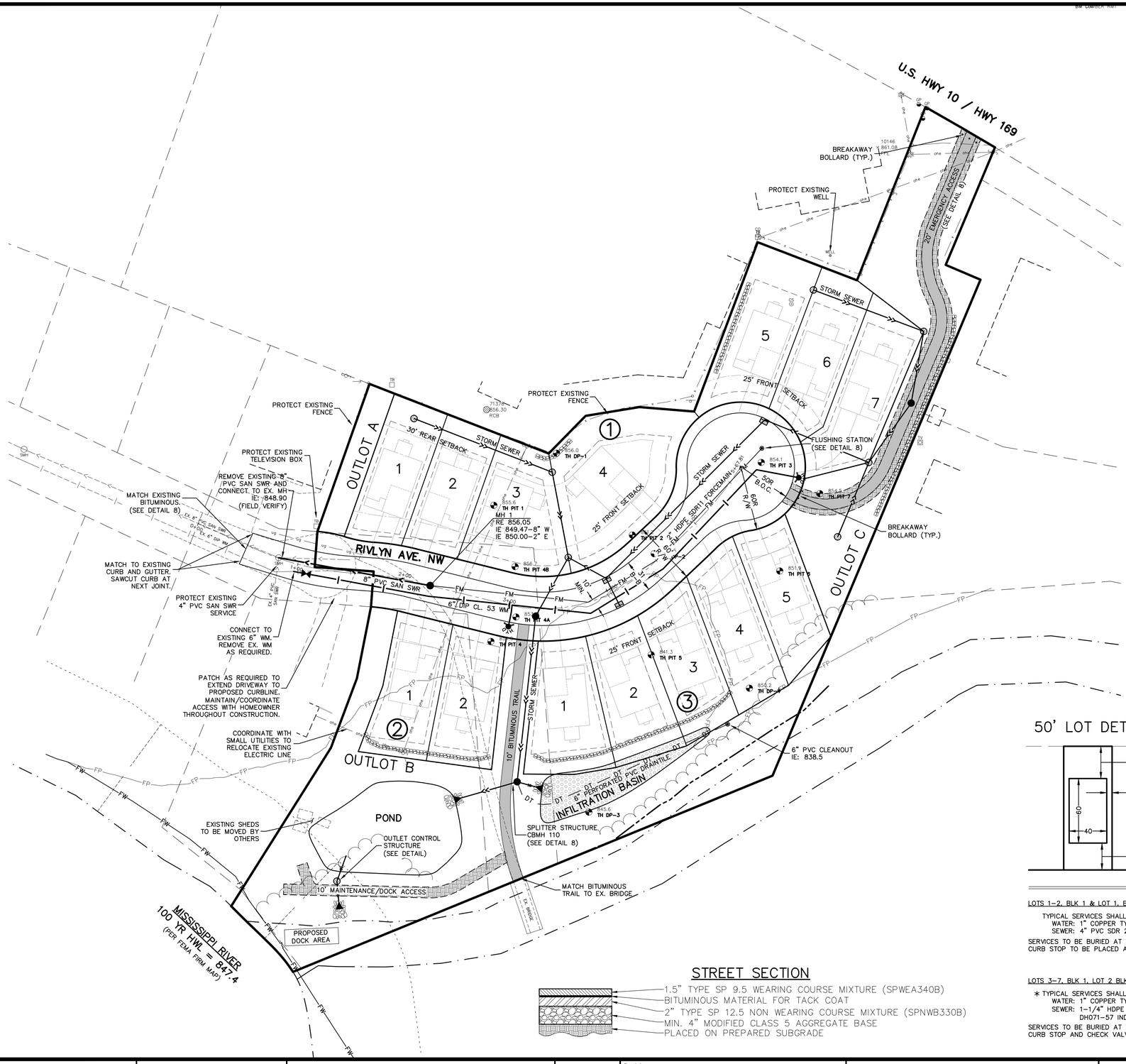
Revisions:
1. 4/4/19 per City Comments

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RIVER WALK VILLAGE
Ramsey, Minnesota

REMOVALS PLAN

Save Date: 04/04/19 | f:\jobs\7801 - 7820\7802 - highway 10 ramsey\cad c3d\engineering\preliminary\7802_remove.dwg



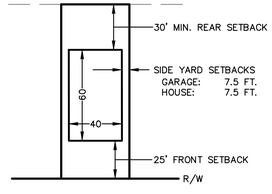
SITE PLAN LEGEND

	EXISTING	PROPOSED
LIGHT POLE		
SANITARY MANHOLE	SMH	
MISCELLANEOUS SIGN		
EXISTING SPOT ELEVATION	0000.0	
EXISTING TREE		
TELEVISION BOX	TV	
FIRE HYDRANT	HYD	
FLUSHING HYDRANT		
GATE VALVE	GV	
CLEANOUT	CO	
ELECTRIC BOX	EB	
GAS METER	GM	
CATCH BASIN		or
RAIN GUARDIAN		
ELECTRIC METER	EM	
TELEPHONE BOX	TB	
UTILITY POLE	UP	
FLARED END SECTION (W/ RIP RAP)	FES	
STORM MANHOLE	STMH	
BREAKAWAY BOLLARD		
SERVICE	SRV	
SOIL BORING/TEST HOLE	TH	

	MODULAR	ROCK
RETAINING WALL		
WATERMAIN		
SANITARY SEWER		
FORCEMAIN	FM	FM
STORM SEWER		
PROPERTY LINE		
SETBACK LINE		
CURB		
WATER LINE		
WETLAND		
DITCH		
TREE LINE		
UNDERGROUND TELEPHONE	ut	ut
UNDERGROUND ELECTRIC	ue	ue
UNDERGROUND GAS	ug	ug
UNDERGROUND FIBEROPTIC	ufo	ufo
FENCE	x	x
OVERHEAD ELECTRIC	ohe	ohe

CONCRETE SURFACE		
BITUMINOUS SURFACE		
MAINTENANCE ACCESS		
INFILTRATION BASIN		
FEMA FLOODWAY	FW	FW
FEMA FLOODPLAIN	FP	FP

50' LOT DETAIL



LOTS 1–2, BLK 1 & LOT 1, BLK 2

TYPICAL SERVICES SHALL BE:
WATER: 1" COPPER TYPE K
SEWER: 4" PVC SDR 26

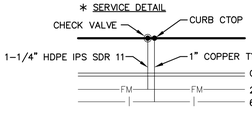
SERVICES TO BE BURIED AT 7.5' MINIMUM DEPTH
CURB STOP TO BE PLACED AT THE R/W

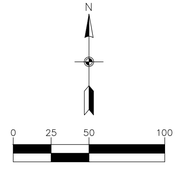
LOTS 3–7, BLK 1, LOT 2 BLK 2 & LOTS 1–5, BLK 3

* TYPICAL SERVICES SHALL BE:
WATER: 1" COPPER TYPE K
SEWER: 1–1/4" HDPE IPS SDR 11
DH071–57 INDOOR GRINDER PUMP

SERVICES TO BE BURIED AT 7.5' MINIMUM DEPTH
CURB STOP AND CHECK VALVE TO BE PLACED AT THE R/W

STREET SECTION





BENCHMARK

1. MNDOT GSID Station #833, Named "Lumber MNDT RM 1" Elev.= 859.11
2. MNDOT GSID Station #775, Named "E 257" Elev.= 863.67

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Signature:
Date: 1/25/19 License #: 25063

Drawn: ADB
Designed: BJK
Date: 1/25/19

Revisions:
1. 4/4/19 per City Comments

VILLAGE BANK
9298 Central Avenue NE
Blaine, MN 55434

RIVER WALK VILLAGE
Ramsey, Minnesota

PRELIMINARY SITE & UTILITY PLAN

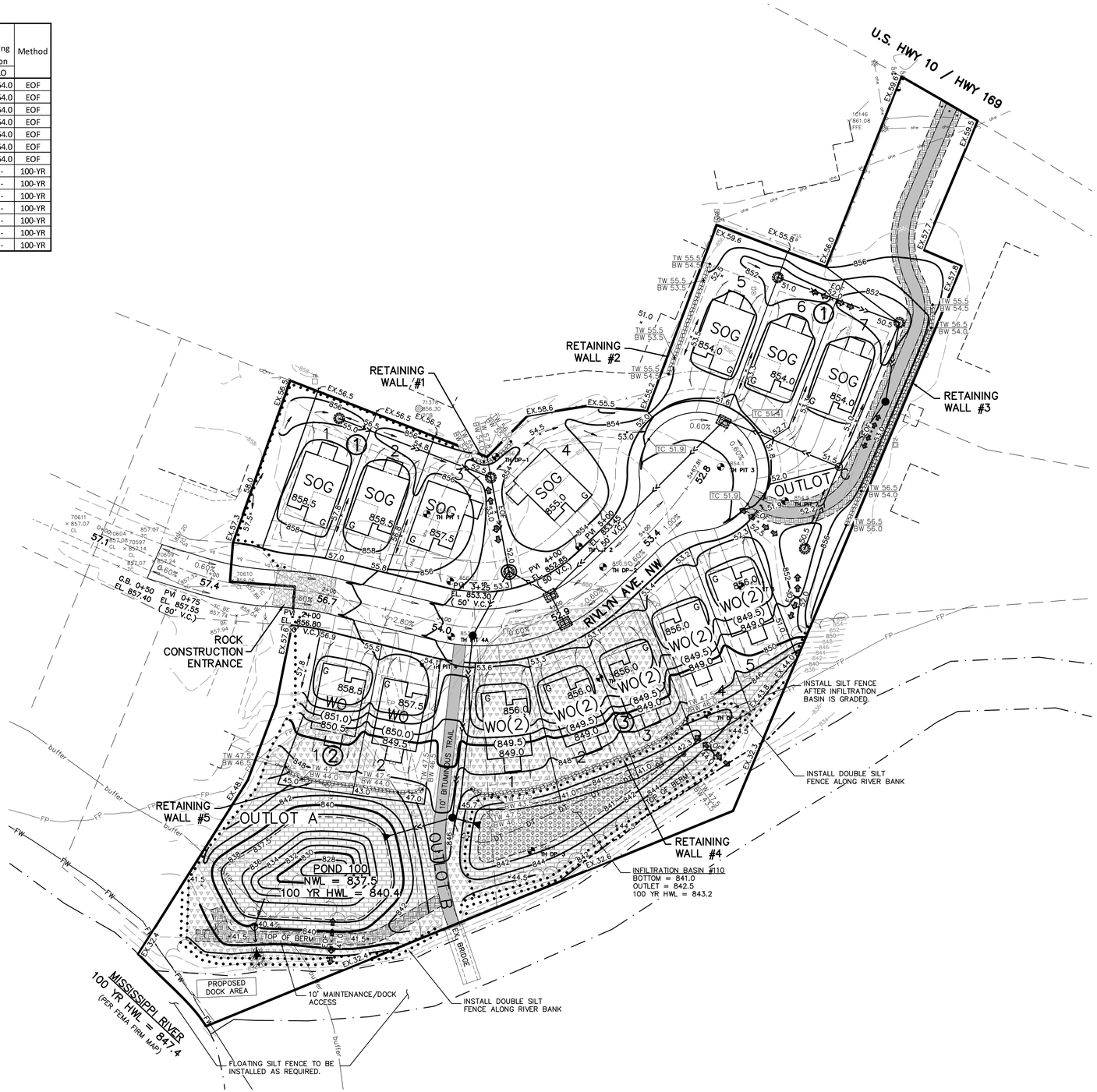
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LOT TABULATION

Block	Lot	House Type	Garage Floor Elevation	Proposed Lowest Floor Elevation	Lowest opening Elevation	EOF	100 Year	Water Table	Controling Elevation		Method
									LF	LO	
1	1	SOG	858.5	858.5	858.5	853.0	-	833.0	-	854.0	EOF
1	2	SOG	858.5	858.5	858.5	853.0	-	833.0	-	854.0	EOF
1	3	SOG	857.5	857.5	857.5	853.0	-	833.0	-	854.0	EOF
1	4	SOG	855.0	855.0	855.0	853.0	-	833.0	-	854.0	EOF
1	5	SOG	854.0	854.0	854.0	853.0	-	833.0	-	854.0	EOF
1	6	SOG	854.0	854.0	854.0	853.0	-	833.0	-	854.0	EOF
1	7	SOG	854.0	854.0	854.0	853.0	-	833.0	-	854.0	EOF
2	1	WO	858.5	851.0	851.0	-	847.4	833.0	849.4	-	100-YR
2	2	WO	857.5	850.0	850.0	-	847.4	833.0	849.4	-	100-YR
3	1	WO(2)	856.0	849.5	849.5	-	847.4	833.0	849.4	-	100-YR
3	2	WO(2)	856.0	849.5	849.5	-	847.4	833.0	849.4	-	100-YR
3	3	WO(2)	856.0	849.5	849.5	-	847.4	833.0	849.4	-	100-YR
3	4	WO(2)	856.0	849.5	849.5	-	847.4	833.0	849.4	-	100-YR
3	5	WO(2)	856.0	849.5	849.5	-	847.4	833.0	849.4	-	100-YR

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
MAINTENANCE ACCESS		
INFILTRATION BASIN		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
OVERHEAD UTILITY		
STORM CATCH BASIN		DENOTES INLET PROTECTION
STORM MANHOLE		
OUTLET CONTROL STRUCTURE		
MANHOLE		
HYDRANT		
GATE VALVE		
TELEVISION BOX		
TELEPHONE BOX		
UTILITY POLE		
RETAINING WALL		
FENCE		
10' CONTOUR		
2' CONTOUR		
SPECIFIED CONTOUR		
FEMA FLOODWAY	FW	
FEMA FLOODPLAIN	FP	
100' BUFFER	buffer	
WETLAND LINE		
SPOT ELEVATION	00.0	
EMERGENCY OVERFLOW		E.O.F. 000.0
SILT FENCE		
TREE FENCE		
GRADING LIMITS		
TREELINE		
SOIL BORING		



NOTES

1. SEE SWPPP FOR STORMWATER POLLUTION PREVENTION PRACTICES.
2. STREET SWEEPER MUST BE ONSITE OR AVAILABLE WITHIN 3 HOURS IF NOTIFIED BY THE CITY THAT STREET SWEEPING IS REQUIRED.
3. ALL DUMPSITE DEBRIS SHALL BE REMOVED FROM THE RIGHT-OF-WAY AND BUILDING PADS. (TO BE COMPLETED WITH THE SITE CLEANUP PROJECT)

WETLAND FIL SUMMARY

THERE ARE NO PROPOSED WETLAND IMPACTS

FLOODPLAIN SUMMARY

FLOODPLAIN MITIGATION = 4,675 C.Y.

FLOODPLAIN FILL = 4,160 C.Y.

N

0 25 50 100

BENCHMARK

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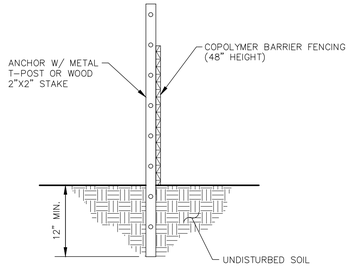
VILLAGE BANK
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RIVER WALK VILLAGE
Ramsey, Minnesota

PRELIMINARY GRADING & EROSION CONTROL PLAN

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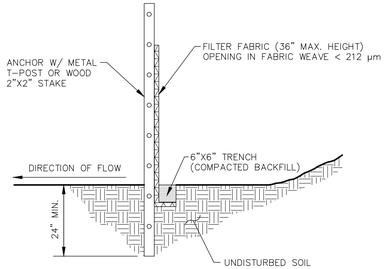
TREE FENCE



NOTES:

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

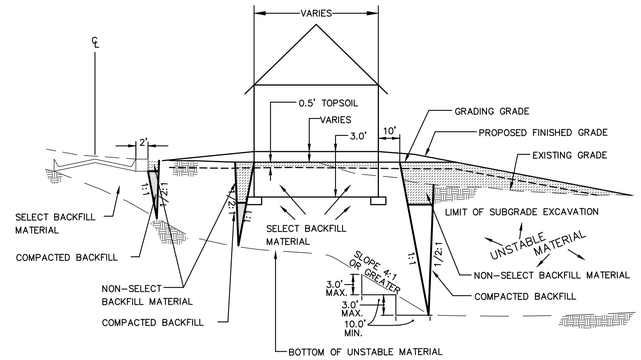
SILT FENCE



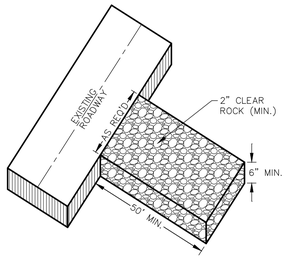
NOTES:

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

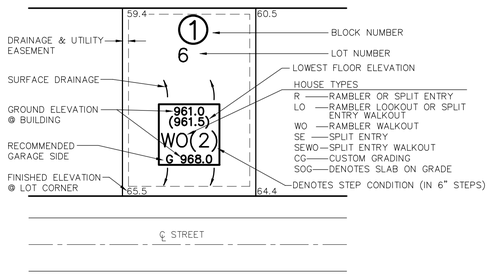
SUBGRADE CORRECTION



ROCK CONSTRUCTION ENTRANCE



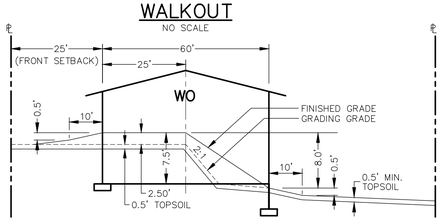
GRADING PLAN LOT KEY



TYPICAL POND SECTION

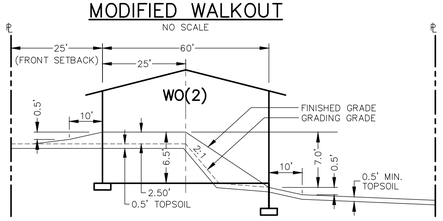
WALKOUT

NO SCALE

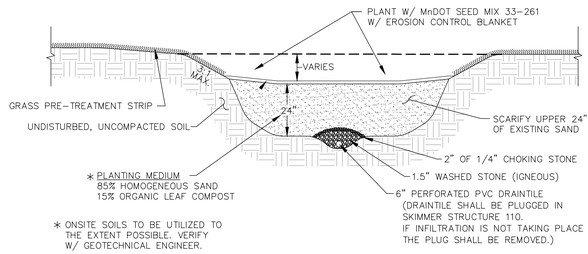


MODIFIED WALKOUT

NO SCALE



INFILTRATION BASIN

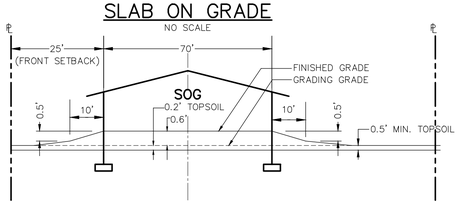


* ONSITE SOILS TO BE UTILIZED TO THE EXTENT POSSIBLE. VERIFY W/ GEOTECHNICAL ENGINEER.

NOTE: A 4' LAYER OF CLAY WAS FOUND 2' BELOW THE SURFACE. ALL CLAY SHALL BE REMOVED WITHIN THE LIMITS OF THE INFILTRATION BASIN TO ENSURE INFILTRATION WILL TAKE PLACE.

SLAB ON GRADE

NO SCALE



TURF ESTABLISHMENT

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

TURF ESTABLISHMENT SHALL OCCUR AS SOON AS POSSIBLE BUT IN NO CASE MORE THAN 7 DAYS.

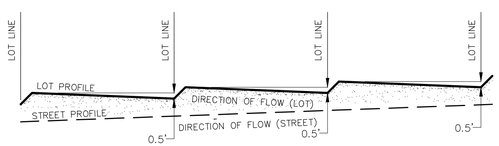
SEED: MnDOT MIXTURE 25-141 AT 60 POUNDS PER ACRE.

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

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

FERTILIZER: TYPE 1 10-10-10 AT 200 POUNDS PER ACRE.

LOT BENCHING DETAIL



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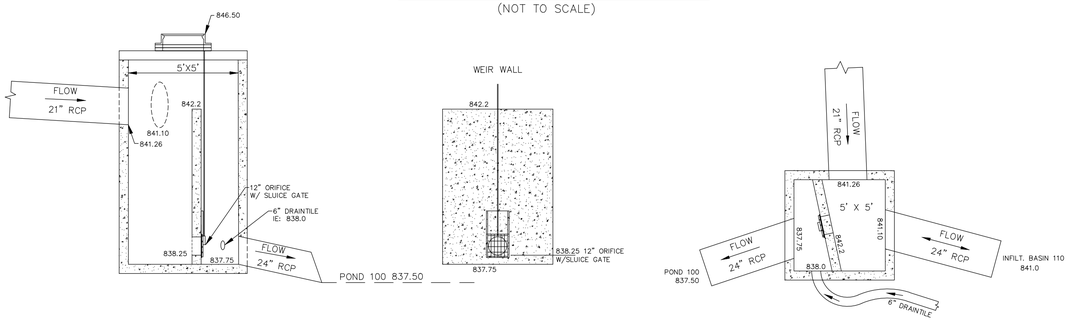
RIVER WALK VILLAGE
Ramsey, Minnesota

DETAILS

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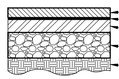
SPLITTER STRUCTURE – STMH 110

(NOT TO SCALE)



NOTE: DRAINTILE SHALL BE PLUGGED IN SKIMMER STRUCTURE 110. IF INFILTRATION IS NOT TAKING PLACE THE PLUG SHALL BE REMOVED.

INSERT A:

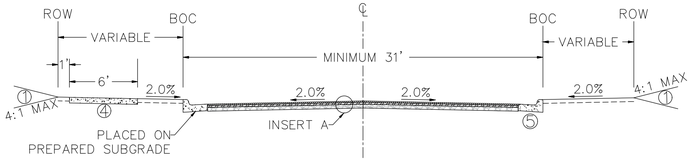


REFERENCE NOTES:

1. GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW IN BOULEVARDS. SEE CITY PLATE No. ERO-6
2. CLASS 5 GRADATION IS MODIFIED PER CITY PLATE No. STR-26
3. CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL PRIOR TO PLACING ANY FILL MATERIALS OR CLASS 5 AGGREGATE BASE.
4. ALL SIDEWALKS SHALL BE 6" THICK, 6' WIDE, PLACED ON PREPARED SUBGRADE.
5. CONCRETE CURB AND GUTTER PER PLAN. SEE CITY PLATE No. STR-1.

31' – URBAN STREET

NOTE: NOT TO SCALE



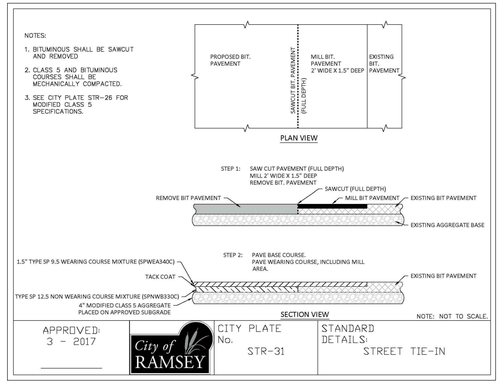


TABLE A
MODIFIED CLASS 5 SPECIFICATIONS

% PASSING

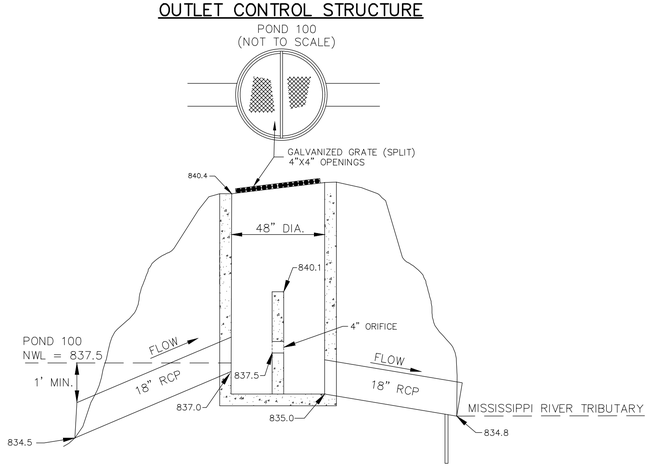
1"	100
3/4"	90 – 100
3/8"	50 – 80
No.4	35 – 70
No.10	20 – 60
No.40	10 – 35
No.200	5 – 10

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

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

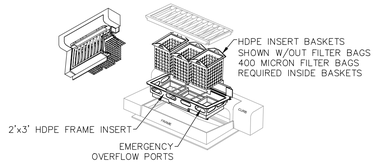
OUTLET CONTROL STRUCTURE

POND 100
(NOT TO SCALE)



INFRASAFE – 2'x3' DEBRIS COLLECTION DEVICE

AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS



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

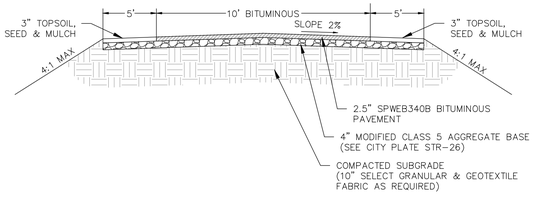
INFRASAFE – 27" DEBRIS COLLECTION DEVICE

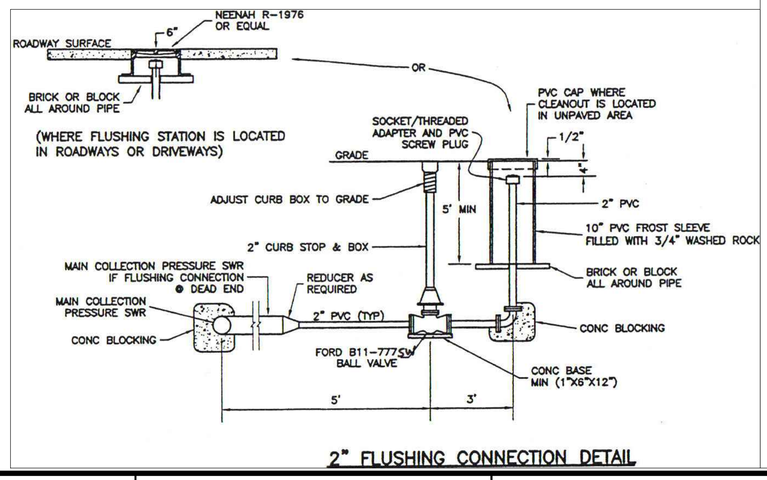
AS MANUFACTURED BY ROYAL ENVIRONMENTAL SERVICES



- MEETS MN/DOT SPECIFICATION 3891.F "STORM DRAIN INLET PROTECTION – FILTER BAG INSERT"
- DESIGNED FOR NEENAH R-3250-A OR R-3250-1 (MNDOT 801) FRAME CASTING

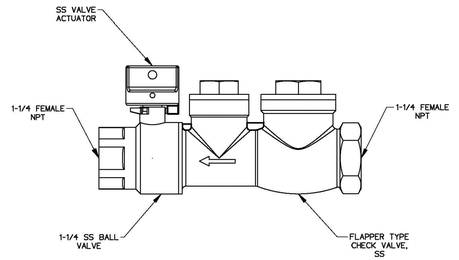
20' MAINTENANCE ACCESS WITH 10' BITUMINOUS TRAIL





2" FLUSHING CONNECTION DETAIL

STAINLESS STEEL LATERAL ASSEMBLY NO FITTINGS



PART IS A BALL VALVE CURB STOP WITH FEMALE PIPE THREADS. VALVE POSITION STOPS (OPEN/CLOSED), AND INTEGRAL CHECK VALVE MATERIAL: STAINLESS STEEL

PRESSURE RATING: 235 PSI

TO ORDER SS LATERAL, NO FITTINGS USE PART NUMBER NB0184P01

SGS	DN	09/20/11	-	3/16
DR BY	CHK'D	DATE	ISSUE	SCALE

eone SEWER SYSTEMS

STAINLESS STEEL LATERAL ASSEMBLY NO FITTINGS

NA0330P05

Carlson McCain • environmental • engineering • surveying

3890 Pheasant Ridge Drive NE, Suite 100
Blaine, MN 55449
Phone: (763) 489-7900
Fax: (763) 489-7959
www.carlsonmccain.com

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 1/25/19 License #: 25063

Drawn: ADB
Designed: BJK
Date: 1/25/19

Revisions:
1. 4/4/19 per City Comments

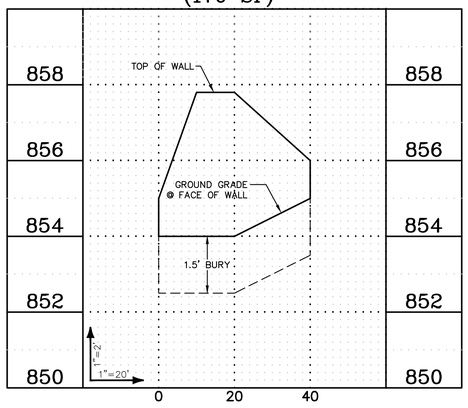
VILLAGE BANK
9298 Central Avenue NE
Blaine, MN 55434

RIVER WALK VILLAGE
Ramsey, Minnesota

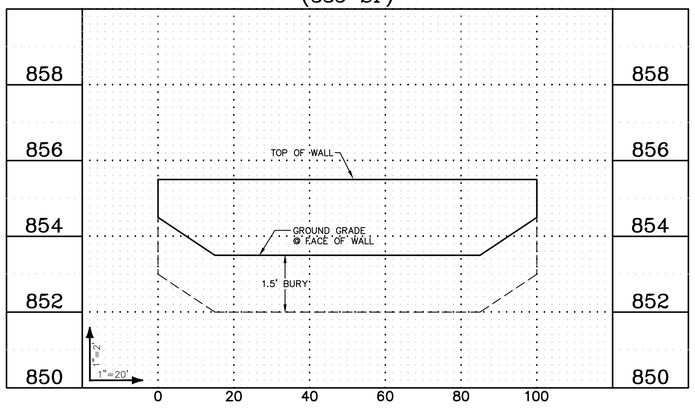
DETAILS

Save Date: 04/04/19 | f:\jobs\7801 - 7820\7802 - highway 10 ramsey\cad c3d\engineering\preliminary\7802_detail.dwg

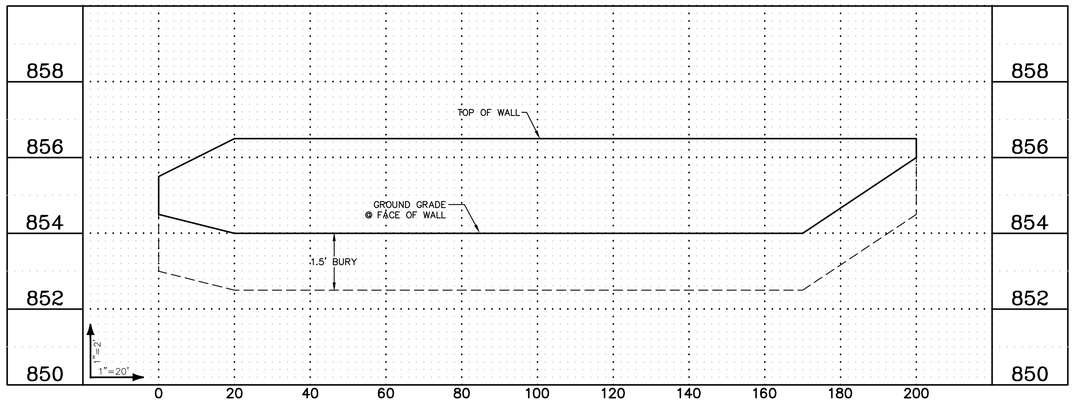
ROCK RETAINING WALL #1
(170 SF)



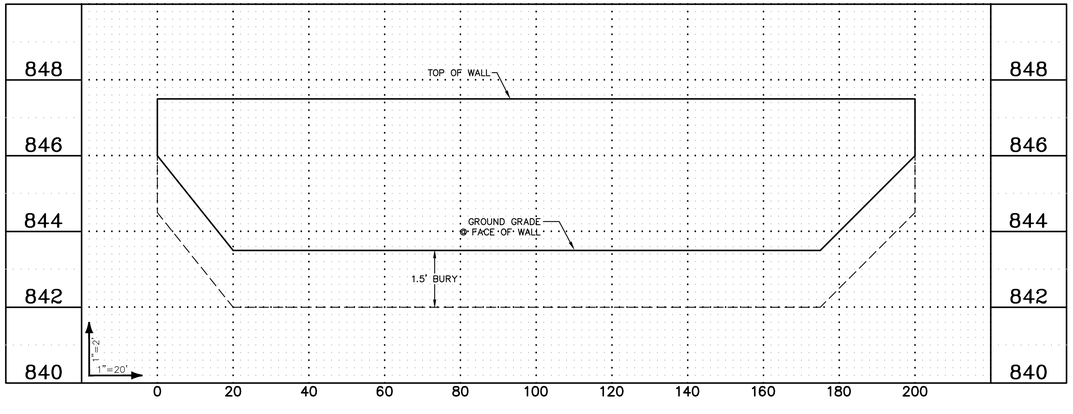
ROCK RETAINING WALL #2
(335 SF)



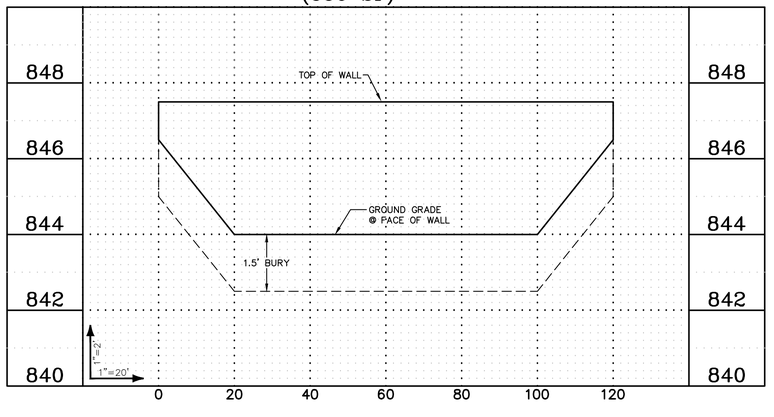
MODULAR RETAINING WALL #3
(755 SF)



MODULAR RETAINING WALL #4
(1,045 SF)



ROCK RETAINING WALL #5
(550 SF)



Carlson McCain
• environmental
• engineering
• surveying

3890 Pheasant Ridge Drive NE, Suite 100
Blaine, MN 55449
Phone: (763) 489-7900
Fax: (763) 489-7959
www.carlsonmccain.com

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 1/25/19 License #: 25063

Drawn: ADB
Designed: BJK
Date: 1/25/19

Revisions:
1. 4/4/19 per City Comments

VILLAGE BANK
9298 Central Avenue NE
Blaine, MN 55434

RIVER WALK VILLAGE
Ramsey, Minnesota

DETAILS

Save Date: 04/04/19 | f:\jobs\7801 - 7820\7802 - highway 10 ramsey\cad c3d\engineering\preliminary\7802_detail.dwg

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

RESOLUTION #19-101

RESOLUTIONAUTHORIZING APPLICATION FOR THE TAX BASE REVITALIZATION ACCOUNT

WHEREAS, the City of Ramsey is a participant in the Livable Communities Act's Local Housing Incentives Account Program for 2019 as determined by the Metropolitan Council, and is therefore eligible to make application apply for funds under the Tax Base Revitalization Account; and

WHEREAS, the City has identified a contamination cleanup project within the City that meet the Tax Base Revitalization Account's purposes and criteria and are consistent with and promote the purposes of the Metropolitan Livable Communities Act and the policies of the Metropolitan Council's adopted metropolitan development guide; and

WHEREAS, the City has the institutional, managerial and financial capability to ensure adequate project and grant administration; and

WHEREAS, the City certifies that it will comply with all applicable laws and regulations as stated in the contract grant agreements; and

WHEREAS, the City finds that the required contamination cleanup will not occur through private or other public investment within the reasonably foreseeable future without Tax Base Revitalization Account grant funding; and

WHEREAS, the City represents that it has undertaken reasonable and good faith efforts to procure funding for the activities for which Livable Communities Act Tax Base Revitalization Account funding is sought but was not able to find or secure from other sources funding that is necessary for cleanup completion and states that this representation is based on the following reasons and supporting facts:

1. Cleanup is required to remove a decades old unapproved landfill. A majority of the debris appears to be construction waste. There is no known hazardous materials.
2. Total Cleanup Costs exceed $800,000 as evidenced by multiple engineering studies.
3. The City has exhausted multiple land use exercises in searching for a development scenario that could sustain cleanup costs.
4. This is the second official development project scenario reviewed. A third unofficial proposal never moved forward.

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

1. The Community Development Director is authorized to submit an application for Metropolitan Council Tax Base Revitalization Account grant funds and,
2. If the City is awarded a Tax Base Revitalization Account grant for this project, the City will be the grantee and agrees to act as legal sponsor to administer and be responsible for grant funds expended for the project contained in the Tax Base Revitalization grant application submitted on May 1, 2019

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 the 23th day of April, 2019.

_____
Mayor

ATTEST:

_____
City Clerk

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

RESOLUTION #19-102

RESOLUTIONAUTHORIZING APPLICATION AND COMMITTING LOCAL MATCH FOR THE MINNESOTA DEPARTMENT OF EMPLOYEMENT AND ECONOMIC DEVELOPMENT CONTAMINATION CLEANUP GRANT

WHEREAS, the City has identified a contamination cleanup project within the City that known as River Walk Village.

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 of Ramsey approves the Contamination Cleanup Grant Application to be submitted to the Department of Employment and Economic Development (DEED).
2. That the City of Ramsey is located within the seven county metropolitan area as defined in section 473.121, subdivision 2, and is participating in the local housing incentives program under section 473.254.
3. That the City of Ramsey shall act as the legal sponsor for the project contained in the Contamination Cleanup Grant Program to be submitted on May 1, 2019 and that the Community Development Director is hereby authorized to apply to the Department of Employment and Economic Development for funding on behalf of the City of Ramsey.
4. That the City of Ramsey has the legal authority to apply for financial assistance, and the institutional, managerial, and financial capability to ensure adequate project administration.
5. That the sources and amounts of the local match identified in the application are committed to the project identified.
6. That the City of Ramsey has not violated any Federal, State or local laws pertaining to fraud, bribery, graft, kickbacks, collusion, conflict of interest or other unlawful or corrupt practice.
7. That upon approval by the state, the City of Ramsey may enter into an agreement with the State of Minnesota for the above-referenced project(s) and that the City of Ramsey certifies that it will comply with all applicable laws and regulation as stated in all contract documents.
8. That the Mayor and City Administrator are hereby authorized to execute such agreements as are necessary to implement the project on behalf of the Applicant.

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:

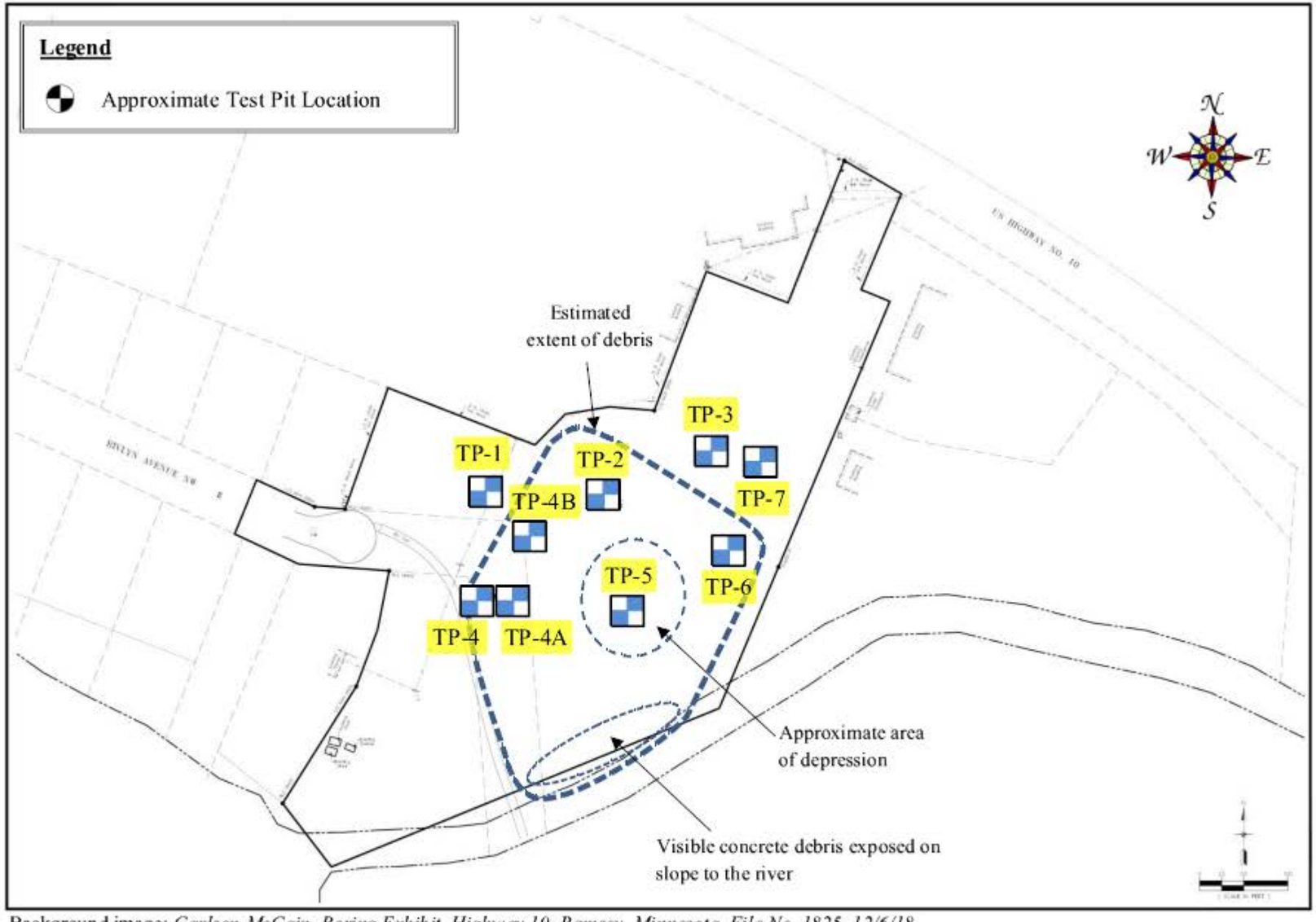
Existing Vacancy

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 23th day of April, 2019.

_____
Mayor

ATTEST:

_____
City Clerk



Background image: *Carlson McCain, Boring Exhibit, Highway 10, Ramsey, Minnesota, File No. 1825, 12/6/18.*

Haugo GeoTechnical Services, LLC 2825 Cedar Avenue South Minneapolis, MN 55407	Test Pit Location Sketch 6080 Highway 10 Ramsey, Minnesota	Figure #: 1 Drawn By: ALY Date: 12/7/18 Scale: None Project #: 18-1171

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: 04/23/2019

By: Sean Sullivan, Community Development

Information

Title:

Adopt Resolution #19-094 Approving Purchase Agreement for North 9.3 Acres of Lot 1, Block 1, Bury and Carlson Addition; Case of Knoll Properties LLC (portions may be closed to the public)

Purpose/Background:

PURPOSE

Consider purchase agreement (PA) from Knoll Properties LLC. for approximately 9.3 acres of City owned land located in Lot 1, Block 1, Bury and Carlson Addition, west of Molin Concrete.

> NOTE: if the City Council wishes, this case may be discussed in closed session. Closed session discussion shall be limited to reviewing the City's pricing strategy and developing a counter-offer (including all pricing and relevant terms).

BACKGROUND (Subject Property)

This 9.3 acre site is located at the SE corner of 143rd Avenue NW and Jaspar St NW, just west of Molin Concrete and is currently zoned E-2 Employment District. The entire 19.88 acre property was purchased by the City in 2008 for redevelopment / Public Works purposes for a price of $1,593,500. The site is vacant, tax exempt, and is available. The City has the north 9.3 acres property listed on MNCAR through Anoka County for $1,000,000. This is not a CBRE listing. Proceeds from the sale of this property would go to Public Works. A Sales Ordinance will need to be adopted prior to the sale of this property. The draft Ordinance #19-07 is attached to this case.

BACKGROUND (Andersen Dahlen & Knoll Properties, LLC)

Knoll Properties LLC is a holding company based out of Ramsey and managed by Tom and Dave Knoll. Both entities are in good standing with State of Minnesota (business and lien system). There is a chance that another holding company could be created for this project but as of now, Knoll Properties, LLC is anticipated to be the buyer/owner.

Anderson Dahlen was founded in the 1940s and was purchased by Richard Knoll in 1978. In 1984, Tom and Dave Knoll purchased 20% of the company. Tom and Dave Knoll purchased the remaining 80% of the company and consolidated into a 48,000 facility in Coon Rapids. In 2000, Anderson Dahlen built a 84,000 SF facility and moved its operations to Ramsey. In 2018, a 101,000 expansion opened at their Ramsey location. Currently, Anderson Dahlen employs over 300 employees.

Anderson Dahlen is now out of space at their current location and needs to secure additional space for the growth of its business. The development proposal includes commencing construction of 60,000-75,000 square feet of manufacturing space (with the ability to add 40-60,000 square feet at a later date) on the Subject Property (City owned property). The project would be completed no later than July 31, 2020. The total investment in Phase one of this project is anticipated to be near $6 Million Dollars. Anderson Dahlen plans to (a) keep their existing facility and (b) construct/operate from the new facility in Ramsey on the Subject Property. Anderson-Dahlen currently has

over 300 full time employees and plans to add 60 over the next 3 years as a result of this proposed business expansion.

BACKGROUND **Purchase Agreement)**
Attached to this case is the proposed Purchase Agreement (PA).

Notification:
Notification is not required.

Observations/Alternatives:
OBSERVATIONS

- **Zoning/Use:** Generally, the proposed development concept fits within the City's existing zoning regulations (will require official site plan review and approval). The Planning Commission reviewed the concept plan from this perspective and consensus was to move forward.
- **Sale Price:** The asking price for the subject property is $2.47 per square foot ($1,000,000). The offer price is $1.66 per square foot ($675,000). The offer price is "below the mid-range" (but within the total deal range) of the City's adopted "deal-range" for the subject property. Staff will recommend this offer price be accepted based on the project merits.
- **Property Taxes**: The proposed development is based on a 75,000 square foot building with the possibility for an additional 40,000 square foot expansion. Based on an estimated taxable market value of $4,000,000 for Phase 1, this project will generate about $133,000 in total annual property taxes, with the City receiving approximately 25% ($33,250) annually when it hits the tax rolls.
- **Earnest Money**: This PA does include earnest money ($67,500.00, 10%). Earnest money will become hard if the initial closing date is extended by the buyer.
- **Broker Commission:** There is no broker commission for this transaction
- **Net Proceeds:** $675,000.
- **Closing Date**: To be determined. Attached to this case is draft project timeline.
- **Land Sale Policy**: The attached PA generally meets the intent of the City's draft "Land Sale Policy" and has been reviewed by the City Attorney, and staff. Several changes (and negotiations) have taken place between staff and the buyer.
- **Buyer:** The buyer (Knoll Properties / Anderson Dahlen) has a history of success and delivering on projects in Ramsey as shown by its expansion to its original building onsite and its commitment to creating "living wage" jobs in the community.

ALTERNATIVES

1. Approve (EDA recommendation)
The proposed deal provides several benefits to the City: (1) tax base (2) land-sale proceeds (3) retain and create jobs (4) quality project (5) positive momentum for development in Ramsey (6) the Council's general goal of selling tax-exempt surplus City owned land will be realized.

2. Deny
The City Council could recommend denial of the offer/project or direct Staff to counter-offer If the proposed agreement is terminated, the Staff would restart marketing the subject property with Anoka County on MNCAR.

3. Amend
The City Council may choose to recommend to adjust provisions included in the proposed PA.

Funding Source:
This case is being handled as part of normal Staff duties.

Recommendation:

The EDA recommends adoption of Resolution #19-094 Approving Purchase Agreement for North 9.3 Acres of Lot 1, Block 1, Bury and Carlson Addition; Case of Knoll Properties LLC ; subject to City Attorney review and approval.

Action:

Motion to adopt Resolution #19-094 Approving Purchase Agreement for North 9.3 Acres of Lot 1, Block 1, Bury and Carlson Addition; Case of Knoll Properties LLC ; subject to City Attorney review and approval.

Attachments

Site Location Map
Purchase Agreement
Site Concept
Draft Project Schedule
City Land Sale Policy
Draft Ordinance #19-07

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Sean Sullivan	04/17/2019 09:14 AM
Sean Sullivan (Originator)	Sean Sullivan	04/17/2019 09:30 AM
Tim Gladhill	Tim Gladhill	04/18/2019 01:20 PM
Kurt Ulrich	Kurt Ulrich	04/18/2019 02:31 PM
Form Started By: Sean Sullivan		Started On: 04/15/2019 04:11 PM
Final Approval Date: 04/18/2019		

Site #55, City Owned Land, Industrial Zoning

+ or - 9.3 Acres



PURCHASE AGREEMENT

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

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

1. **EFFECTIVE DATE.** The effective date of this Agreement is **April 23, 2019** (the "Effective Date").

2. **SALE OF PROPERTY.** Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller 9.3 acres of vacant land, legally described as follows:

   The North 9.3 acres of Lot 1, Block 1, Bury and Carlson Addition, Anoka County, Minnesota. (the "Property")

   Addresses: 7XXX 143rd Avenue Northwest, Ramsey, MN 55303

   Anoka County Property Identification: The North 9.3 acres of 27-32-25-34-0009;

3. **PURCHASE PRICE.** The purchase price for the Property is $675,000.00 (the "Purchase Price").

4. **EARNEST MONEY AND ADDITIONAL EARNEST MONEY.** Within (5) business days after the Effective Date, Buyer must deposit the sum of $67,500.000 (the "Earnest Money") with Commercial Partners Title Company, 200 South 6th Street, #1300, Minneapolis, MN 55402 ("Escrow Agent"), via wire transfer or delivery of a certified check payable to Escrow Agent.

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

b. Upon Seller's receipt of a Notice to Proceed from Buyer in accordance with Section 9(b), all of the Earnest Money becomes non-refundable (except in accordance with Section 22 as a result of a default by Seller).

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

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

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

6. TITLE COMMITMENT.

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

b. Buyer shall have until the date thirty (30) days after the receipt of the Title Commitment and the Survey (collectively, "**Title/Survey**") to review Title/Survey and to give Seller written notice of (i) any defects in the marketability of Seller title to the Property or any encumbrances on Seller's title to the Property that are objectionable to Buyer, and (ii) the specific actions Buyer requests that Seller take with respect to each such defect or encumbrance (a "**Title Objection Notice**"). Any defects in or encumbrances on Seller's title that Buyer does not identify in a timely Title Objection Notice are each a "**Permitted Exception**." Within three (3) business days after Seller's receipt of a Title Objection Notice from Buyer, Seller will notify Buyer, in writing, of the actions, if any, that Seller is willing to take with respect to each of the matters identified in the Title Objection Notice and the time frame in which Seller will take those actions ("**Seller's Title Notice**"). If Seller's Title Notice indicates that Seller unconditionally agrees to make Seller's title to the Property marketable on or before the closing date established pursuant to Section 10, the parties shall proceed to closing pursuant to the terms of this Agreement. If Seller's Title Notice indicates that Seller does not unconditionally agree to make Seller's Title to the Property marketable on or before the closing date established in Section 10, Buyer may, at any time with three (3) business days after Buyer's receipt of

Seller's Title Notice, terminate this Agreement by written notice to Buyer in which case this Agreement is terminated and Escrow Agent must disburse any Earnest Money to Buyer ("**Buyer's Title Termination Notice**"). If Buyer does not deliver a Buyer's Title Termination Notice to Seller within the three (3) business days after Buyer's receipt of Seller's Title Notice, than Seller must perform in accordance with Seller's Title Notice, Buyer shall be deemed to have waived Buyer's objections to the extent Seller has not agreed to address them in Seller's Title Notice, the matters to which Buyer objected and Seller did not agree to resolve are deemed Permitted Exceptions, and the parties shall proceed to Closing in accordance with the terms of this Agreement and the terms of Seller's Title Notice.

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

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

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

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

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

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

limitation, any reports relating to any Phase I Environmental Site Assessment of the Property.

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

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

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

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

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

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

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

9. INSPECTION PERIOD.

a. Except as otherwise provided in Section 6, Buyer shall have from the date that Buyer deposits the Earnest Money with Escrow Agent to **June 23, 2019** (the "**Inspection Period**") to investigate the Property and determine, in Buyer's sole judgment, whether (i) the condition of the Property is suitable to Buyer's intended use; and (ii) Buyer will be able to obtain all governmental approvals (including, but not limited to, approvals necessary to subdivide and re-plat the Property) and utilities necessary for Buyer's intended use of the Property. Buyer acknowledges and agrees that Seller has not made any covenants, representations or warranties regarding Buyer's ability to obtain governmental approvals from the City of

Ramsey or any other governmental entity. The City of Ramsey will review, consider and act on any applications Buyer submits to the City for governmental approvals in accordance with City Code.

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

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

10. DEFINITIONS. As used in this Agreement:

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

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

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

11. RELEASE. By accepting the deed to the Property, Buyer, for itself, its directors, officers, stockholders, divisions, agents, affiliates, subsidiaries, predecessors, successors, and assigns and anyone acting on its behalf or their behalf hereby fully releases and forever discharges Seller from any and all Claims (including without limitation all Claims arising under any Environmental Law and all Claims arising at common law, in equity or under a federal, state or local statute, rule or regulation), past, present and future, known

and unknown, existing and contingent, arising out of, resulting from, or relating to the condition of the Property, and Buyer hereby waives any and all causes of action (including without limitation any right of contribution) Buyer had, has or may have against Seller and anyone acting on its behalf with respect to the condition of the Property, whether arising at common law, in equity or under a federal, state or local statute, rule or regulation. The foregoing shall apply to any condition of the Property, known or unknown, contemplated or uncontemplated, suspected or unsuspected, including without limitation the presence of any Hazardous Substance on the Property, whether such Hazardous Substance is located on or under the Property, or has migrated from or to the Property.

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

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

Buyer: Knoll Properties , LLC
David Knoll
6850 Sunwood Drive NW
Ramsey, MN 55303
Email: knod@andersondahlen.com

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

13. CLOSING. This transaction shall close within 30 days after Buyer delivers a Notice to Proceed to Seller or on such earlier date as Seller and Buyer may establish by mutual, written agreement; provided, however, Buyer may extend the Closing a total of two (2) times, each time for a period of thirty (60) days at a cost of Five Thousand and 00/100's Dollars ($5,000.00). Each $5,000.00 extension payment to the City shall be non-refundable, but applicable to the Purchase Price. The Closing shall take place at the offices of the Escrow Agent, or at some other place as the parties may mutually agree prior to such date. At the option of either Party, the executed closing documents, Purchase Price and closing costs may be deposited with the Escrow Agent and disbursed by the Escrow Agent to avoid the necessity for a Closing at which the Parties are present.

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

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

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

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

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

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

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

c. **Closing Costs.**

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

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

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

1. Buyer's portion of prorated property taxes.

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

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

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

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

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

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

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

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

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

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

22. REMEDIES.

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

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

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

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

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

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

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

28. CONSTRUCTION DEADLINE. Buyer shall obtain a certificate of occupancy from the City of Ramsey for the construction of a minimum of 60,000 SF manufacturing facility

on the Property by July 31, 2020. At Closing, a "Right of Re-Entry Agreement" must be executed and recorded to the Property providing that, in the event the above deadline is not met, Seller has the right to reclaim title to the parcel(s) for which a certificate of occupancy was not obtained or in the alternative, and at Seller's sole discretion, Buyer shall pay Seller a $150,000 penalty. In the event the penalty is not paid within 30 days of receipt of notice, Seller may certify the penalty to Anoka County as an assessment against the Property.

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

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

SELLER: The City of Ramsey, a Minnesota municipal corporation

By: _____ Dated: _____, 2019
John LeTourneau, Mayor

By: _____ Dated: _____, 2019
Kurt Ulrich, City Administrator

BUYER: KNOLL PROPERTIES, LLC, a Minnesota Limited Liability Company.

By: _____ Dated: _____, 2019
David J. Knoll, Chief Manager

143RD AVE NW

PARKING

STORMWATER POND

PARKING

PHASE 1
APPROX.
75,000 SQ FT

PHASE 2
APPROX.
40,000 SQ FT

PARKING

STORMWATER POND

LOADING
DOCK AREA

PARKING

POSSIBLE LOT
LINE LOCATION

JASPAR ST NW

FUTURE PUBLIC
WORKS CAMPUS

K:\013321-000\Cad\Exhibits\013321-000 Anderson and Dahlen

Anderson Dahlen Concept Site Plan

Ramsey, Minnesota

March 28, 2019 | WSB Project number: 013321-000

0′ 30′ 60′ 120′

Scale in Feet

wsb

City of RAMSEY

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

Draft Schedule for Anderson Dahlen

Concept Review – Planning Commission	Thursday, April 4, 2019	Gladhill
Purchase Agreement – EDA	Thursday, April 11, 2019	Sullivan
Purchase Agreement – City Council	Tuesday, April 23, 2019	Sullivan
Pre-Application Meeting	Prior to May 2, 2019	Gladhill
Site Plan/Plat Submittal Deadline	Thursday, May 2, 2019 *Must submit electronically.*	Applicant
Site Plan/Plat – Planning Commission	Thursday, June 6, 2019	Gladhill
Site Plan/Plat – City Council	Tuesday, June 25, 2019	Gladhill
Post-Approval Meeting	After June 25, 2019	Gladhill
Building Permit	TBD (30 Days) *Can submit after Planning Commission.* *Must submit electronically.*	Szykulski
Pre-Construction Meeting	TBD *Scheduled Through City Engineer*	Westby

*Likely construction start date mid-July.

POLICY FOR THE SALE OF CITY OWNED LAND

City of Ramsey, Anoka County, Minnesota

This policy was adopted by the City Council on April 14, 2015.
This policy replaces the City's former *Policy for the Disposition of City Owned Land adopted* on June 12, 2012.

SECTION 1: PURPOSE

A. Establish a formal, equitable and efficient process for the sale of city owned land.
B. Establish decision-making criteria to aid policy makers as they consider offers to purchase city owned land.
C. Establish general policy direction to aid staff as they negotiate with prospect buyers interested in purchasing city owned land.

SECTION 2: GOVERNANCE

This policy and process shall be facilitated by the Ramsey Economic Development Authority (EDA). The Ramsey EDA shall develop recommendations related to this process and policy for City Council consideration. The Ramsey EDA does not have final decision-making authority related to this policy and process. With reasonable cause, including responding to prospects in a timely manner, the City Council may bypass the EDA from any, or all, portions of this policy or process.

SECTION 3: PUBLIC BENEFIT

The sale of surplus City-owned properties has a number of benefits to the community:

(1) Reduced City property maintenance costs
(2) Reduced City liability
(3) Increased property tax revenues
(4) Reduced City resources needed for management of City owned parcels
(5) Reallocation of parcels to fit in line with long term City needs and goals

SECTION 4: SURPLUS CITY OWNED LAND PROCESS

Upon direction from the City Council, city staff shall develop an inventory of city owned land; and determine properties unneeded for current or future city functions and available for sale. The City may consider parcels surplus City owned land if at least one of the following criteria/needs is not met:

(1) Economic development purposes; including removal of blighted properties and enhancing the City's tax base
(2) Housing development purposes; including removal of blighted properties
(3) Public works, maintenance, engineering, administration, recreation or public safety: facilities, staging or storage areas
(4) Public right of way; including roads, railroads and airports
(5) Drainage, wetland and utility easements
(6) Public parks, trails and open space
(7) Any other reasonable use determined by the City Council

After a property is deemed surplus City owned land, consideration for the sale or disposition of property depend on the criteria outlined below.

(1) Ability to develop (utilities, size, stormwater, soils, roads, legal restrictions, etc.)
(2) Public input and feedback regarding potential future development
(3) Feasibility Report:
All costs incurred by the City in order to sell surplus City owned land should be weighed against a payback to the City in property taxes; and land sale proceeds. This specific calculation, and the City's acceptance threshold may change on a project-to-project basis.
(4) Any other reasonable cost determined by the City Council

SECTION 5: MARKETING PROCESS

Upon direction from the City Council, city staff shall actively market city surplus owned property available for sale. The process of marketing City owned land should include the following items:

Marketing Process

a. Establish whom shall actively market the sale of City owned land: city staff or a third-party professional services firm.
b. Establish an asking price.
c. Establish an acceptable sale price range*
d. Develop and Distribute Basic Marketing Materials and Site Information
e. Complete site preparation due diligence; see below.
   Standard due diligence will be completed for all properties available for sale. Staff will develop a recommendation for EDA and Council consideration for optional due diligence.

STANDARD

(1) ALTA Survey (Table A, items: 1-4, 6, 8, 11a, 21)
(2) Title Commitment

OPTIONAL (elected)

(3) Phase 1 Environmental Site Assessment (ESA), Phase 2 ESA, Limited Site Investigation (LSI), Response Action Plan (RAP)
(4) Analysis of Site Specific Available Economic Development Incentives
(5) Geotechnical Soils Evaluation
(6) Hazardous Materials Survey
(7) Wetland Delineation
(8) Concept Site Design
(9) Building Demolition/Site Clean-Up
(10) Shovel Ready Certification
(11) Other work as determined by the Ramsey City Council

*Acceptable Price Range

An acceptable sale price range will be developed by a third party professional; and subsequently adopted by the City Council in closed session. Staff will utilize this price range to negotiate land sale prices with prospects. Staff will attempt to maximize the sale price in all land transactions; and shall be authorized to make counter offers to prospective buyers. If offers received are below the acceptable price range, staff has the authority to deny an offer. The City may decide to sell a property below the acceptable sale price range for economic development purposes, to achieve strategic goals set by the City Council, or any other reasonable cause determined by the City Council. Economic development projects should be evaluated within the context of the City's adopted business subsidy policy.

SECTION 6: SALE PROCESS

The purpose of this section is to outline the process in which staff shall work with prospect buyers to negotiate the sale of surplus City owned land.

Step 1: Letter of Intent (LOI)

A. Prospect buyer submits written correspondence identifying their interest in purchasing City owned land. Correspondence should include as much detail as reasonably possible. A "term-sheet" or "deal-summary" are acceptable for this step.

B. Staff shall review the written proposal. Based on staff's determination, if the proposal fails to meet the intent of this policy or direction from the City Council and EDA, staff shall provide a recommendation to the prospect buyer to reconsider/amend their LOI; or request additional information (see Section 7, G).

C. EDA and City Council LOI consideration. Staff shall prepare a case write-up, decision alternatives, and recommendation for action. The EDA shall then provide a recommendation for City Council consideration. The City Council shall provide general policy direction. The City Council may provide direction to the prospect buyer to draft a formal purchase agreement for further consideration.

Step 2: Purchase Agreement (PA)

A. Prospect buyer submits a formal PA identifying their proposed terms and conditions for purchasing City owned land.

B. Staff and the City attorney shall evaluate the proposed PA in context of the City's preferred PA terms outlined in Section 7 of this policy. Based on staff's determination, if the proposed PA fails to meet the intent of this policy or direction from the City Council and EDA, staff shall provide a recommendation to the prospect buyer to reconsider/amend terms and conditions within the proposed PA.

C. EDA and City Council PA consideration. Staff shall prepare a case write-up, decision alternatives, and recommendation for action. The EDA shall then provide a recommendation for City Council consideration. The City Council shall then consider the proposed PA and may provide direction to reject, amend or execute.

Step 3: Closing

A. Staff and the City Attorney shall execute the closing of all PAs. Staff will execute closing based on language included in the respective PA and Section 7 and 8 of this policy.

EDA Review Alternatives

The EDA may utilize the following methods for review: (1) regular monthly EDA meeting (2) special EDA meeting; which may not require a quorum (3) one-way, one-time email feedback from individual EDA members directly to staff only (4) EDA participation in City Council meeting (4) no EDA review. Review alternatives shall be utilized based on the order outlined in this provision. Please see Section 2 of this policy for details on governance.

SECTION 7: REQUIRED TERMS & CONDITIONS

The purpose of this section is to outline minimum terms and conditions that shall be included in PAs for the sale of City owned land. These terms and conditions may be waived or negotiated by the City Council.

The City shall develop a "*Template PA*" based on terms and conditions outlined in this policy. Said *Template PA* shall be utilized when practical and possible. Use of said *Template PA* shall be determined on a case-by-case basis.

A. Termination Date/Initial Closing Date/ Due-Diligence Period
The initial closing date shall be set for within 10 days after all buyer and seller contingencies can be reasonably met. The normally acceptable due-diligence period shall be tied to when City entitlements are met; which commonly include: zoning verification, site plan approval, plat approval, and development agreement approval. City staff shall target about six (6) months as a standard due-diligence period. However, depending on the use, size and complexity of a proposed project, a longer due-diligence period may be acceptable.

B. Earnest Money
The City shall require earnest money for all land transactions. City staff shall have the authority to negotiate an acceptable level of earnest money and provide a recommendation for EDA and City Council review. A portion of said earnest money shall become non-refundable after 30-90 days. Earnest money terms shall be determined on a project-by-project basis.

C. Contract Extensions
Unforeseen circumstances may arise while completing due-diligence for the development of real estate. Often times, this results in a request from a prospective buyer for a PA due-diligence period extension. Staff will work with prospective buyer to develop a reasonable and attainable initial closing date; as outlined in Paragraph A above.

If the prospective buyer requests an extension to the initial closing date, the City shall require compensation. PA extensions shall require a portion, or all, earnest money to become non-refundable. If a PA is terminated, all non-refundable dollars shall be received by the City.

D. Construction Deadlines
As part of a standard PA, the City does not require a minimum construction deadline for buildings and improvements. However, on a case-by-case basis, the Council may request for this provision to be included in PAs.

NOTE: this statement does not prohibit construction deadlines within other government permits and agreements (development agreements, building permits, business subsidy agreements, etc.).

E. Tax Exempt Uses
The City owns a large inventory of land located within The COR. This land is situated within a prime location for intense commercial, office and residential development. The development of The COR is anticipated to generate significant local property taxes. The City

of Ramsey has identified several future high priority public improvement projects that rely on future property tax revenues from development within The COR. In order to meet future obligations to residents and businesses, the City is not seeking to sell City owned land located within The COR to tax exempt users.

NOTE: the City does anticipate a community center to be located within The COR. A community center user may be a tax exempt user. The City welcomes discussion of a community center with prospective developers.

F. Professional Services

City staff shall make a good faith effort to utilize local businesses for professional services required for land transactions (i.e. Title Commitment, Escrow Agent, Closing Services, ALTA Survey, etc.); subject to competitive pricing.

G. Pre-Development Meeting with City Staff

Before a PA is executed by the EDA or City Council, the City may require the buyer to meet with the City's development team to discuss project timelines, property specifications, required public infrastructure, land use regulations, and project feasibility (known as a "Pre-Development" meeting by staff). The purpose of this meeting is to confirm that the preliminary project concept is physically, schematically and financially possible. The City may require the buyer sign a non-binding MOU before executing a PA.

Staff is authorized to request the buyer supply a concept site plan for this process. A concept site plan is not intended to be a full, detailed site plan, but a generalized concept with sufficient detail to demonstrate compliance with zoning standards. Additionally, if deemed necessary, staff is authorized to request preliminary concept design to be reviewed by the Planning Commission as part of this process.

Staff should also consider the feasibility of the proposed project. If staff is unsure the proposed project is feasible for the buyer, staff shall be authorized to require supporting information from the buyer (e.g. statement from bank, developer, or architect, sources-and-uses sheet, etc.).

H. Land Sale Ordinance Contingency

The City Charter requires an ordinance be passed to sell City owned land. This process can take two to three months. The City shall include a provision in the contingencies section of all PAs requiring a land sale ordinance to be effective before closing.

I. Reassignment of Agreement

Agreement may not be reassigned without the written consent of the City.

Sunset Clause

All agreements should have a sunset clause for execution. If the PA is not executed by the buyer within XXXX days the agreement shall be null and terminated. This is also called a construction deadline clause. May be valuable to indicate within the clause the City will expect compensation for extension of original deadlines.

SECTION 8: COST ASSIGNMENTS

The purpose of this section is to outline an assignment of costs associated with negotiating and closing a PA. Staff shall utilize this information to develop a "net-proceeds" analysis for EDA and Council review.

A. City Costs
   1. Seller's portion of the prorated property taxes and fees.
   2. Seller's own attorney's fees.
   3. One-half the cost of any closing fees.
   4. State deed tax.
   5. Real estate broker commission fees.
   6. Title Commitment fees as prescribed in Section 5.
   7. ALTA Survey fees as prescribed in Section 5.
   8. The cost of any additional or elected marketing/site-prepping efforts by City as prescribed in Section 5.

B. Buyer Costs
   1. Buyer's portion of the prorated property taxes and fees.
   2. Buyer's own attorney's fees.
   3. One-half the cost of any closing fees.
   4. Documentary and recording fees for the deed(s).
   5. The cost of the owner's title insurance policy as required by the Buyer.
   6. Environmental, architectural, engineering, financing, and developer fees associated with pre-development research and the entitlement process.
   7. All other fees.

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:

CC Regular Session **7. 4.**

Meeting Date: 04/23/2019

By: Sean Sullivan, Community Development

Information

Title:

Adopt Resolution #19-093 Approving Revised Purchase Agreements for Land Exchange Related to COR Infiltration Pond Project; Case of PSD LLC (Previously Item 7.02)

Purpose/Background:

Purpose

To consider approval of **revised**purchase agreement for Parcel 45 (Armstrong Retail Site) and related terms.

On March 13, 2019 the City Council approved the purchase agreements for the sale of Parcel 45 and the acquisition of Part of Outlot A, Ramsey Town Center 13th Addition (Stormwater, ROW and remnant). As discussed in that approval, final acreages would be dependent on survey and verification by engineering of the two parcels that are being exchanged. During the survey for Parcel 45/Armstrong Retail Site, a portion of the site known as Parcel 4 and 5, Anoka County ROW Plat 90 created for the Armstrong Interchange were identified and these parcels are not usable and will not be conveyed as part of the transaction. This reduces the square footage being sold by the City to PSD, LLC by approximately 3,854 square feet. Based on survey and engineering calculations the following square footages were determined:

Parcel 45 -100,003 square feet (previously estimated to be 103,857 square feet)
Value - 100,003 X $6.21 = **$621,019** (previously $644,952 - net decrease of $23,933)

Pt. Outlot A, RTC 13th - 124,725 square feet (previously estimated to be 124,725 square feet)
Value - 124,725 X $5.10 = **$636,698** (no change)

Based on the actual square footage calculations the City will now show an expense of $15,680 rather than revenue of $8,254 for the land acquisition portion of the land exchange. Staff believes this remains the most cost effective solution, rather than purchasing the necessary pond area without a land exchange for a cash impact of $638,698.

Public Well Background

The City selected the area west of Ramsey Boulevard and generally south of Bunker Lake Boulevard for the siting of new municipal wells in the 1990's. Five wells were developed in the area. The area was also selected for development of the COR (formerly known as Ramsey Town Center in the early 2000's).

Stormwater Background

The City is a member of the Lower Rum River Watershed Management Organization, (LRRWMO) a joint powers agreement with the cities of Andover and Anoka. The LRRWMO is required to update their plan every ten (10) years by state law. The State of Minnesota updated the requirements for WMO Plans prior to preparation of the current Third Generation Plan for the LRRWMO. The change included infiltration of the first inch of runoff from all impervious surfaces in an effort to reduce storm runoff entering the system. The Third Generation plan was updated in 2011 and included the requirement for infiltration of the first inch of runoff with the exceptions included in the state law. The infiltration law does allow for creating an infiltration mitigation project outside of any wellhead protection area. The mitigation project must receive an equivalent amount of runoff as the site being mitigated.

Multiple development projects were constructed in the COR after the Third Generation plan was adopted and they needed to provide infiltration. However, infiltration is not permitted on their sites. Staff conferred with the LRRWMO and determined that a regional/shared infiltration mitigation basin could be placed in the southeast corner of the COR adjacent to the existing storm water pond. The City collected an infiltration mitigation payment from this project and all subsequent projects in the COR that are in the wellhead protection area.

The proposed mitigation area includes an area that was encumbered by drainage and utility easements on the original Ramsey Town Center Plat. The original plat included provision for an emergency vehicle access to Ramsey Boulevard. The route of this access is through the proposed infiltration basin. Since then, a full public roadway has been planned as a result of Highway 10 planning efforts. This route runs along the north edge of the proposed infiltration basin. This connection will be right-in/right-out at Ramsey Boulevard. This route will be constructed in the future when warranted.

Part of the infiltration basin is on City owned property and the other part is on PSD owned property. The proposed acquisition will transfer ownership of the portion of the basin on PSD property to the City so that the City can provide perpetual maintenance of the basin. The transfer also includes the proposed right of way for the future road and a remnant piece south of the Medical Examiners building that is too small to develop.

Staff has previously been directed by the City Council to negotiate acquisition of the land needed for for stormwater infiltration ponding and road right of way south and east of the Medical Examiner's office.

Notification:

Notification is not required.

Observations/Alternatives:

Pricing and Impact

The proposed land exchange accomplishes multiple City goals and requirements. First, the exchange allows the City to acquire the land needed for required improvements to the Storm Water Infiltration in the COR which will allow for future development approvals and satisfy previous obligations. Second, under the terms of the Purchase Agreement, PSD LLC is required to construct a commercial/retail project on Parcel 45/Armstrong Retail Site that will result in increased tax base, jobs and addition commercial retail opportunities for Ramsey residents. Although the net cost of the land exchange is $15,680, the projects that will be completed as part of this exchange provide immediate and future benefit to the City of Ramsey. Aside from these secondary benefits to the primary purpose, the primary benefits of this transaction (acquisition of the area for stormwater needs) far exceed the costs of a traditional transaction.

Square foot pricing for each parcel is based off of the appraisals received from Certified Appraisal Services (CAS) and both parties have agreed to those per square foot numbers The City is sellling Parcel 45 (Armstrong Retail Site) which is approximately 100,003 square feet. The negotiated sales price is $621,019 which is $6.21 per square foot, which is above the midpoint in the City's approved Deal Range. The City will be acquiring approximately 124,725 square feet owned by PSD LLC. The price of acquisition is $636,698 which is at a blended rate of $5.1048 per square foot. The proposed net cost to the City as a result of this land exchange is $15,680.

Need for Ponding for Parcel 45/Armstrong Retail Site and Surrounding Parcels

During site development for PSD LLC and engineering review of stormwater requirements it was determined that ponding would be required as part of development on Parcel 45 and surrounding sites west of Armstrong Boulevard. Originally it was conveyed to the developer that ponding would not be required onsite or as part of their project. Engineering staff has developed plan to account for storm water ponding system for Parcel 45 and the surrounding sites as shown on the revised concept. The area to be used for this pond would be a remnant parcel and also include the vacation of a portion of 146th Avenue NW. The estimated cost for the storm water pond system is $50,000. PSD, LLC now understands that ponding is necessary for their project and has agreed to pay for its share of the storm water pond to be constructed for their project. A revised purchase agreement for Parcel 45 has been

drafted reflecting the new square footage.

The complexity of this transaction allows for some flexibility in how the deal will ultimately be structured. The sale of Parcel 45 does not fit the generic Purchase Agreement template due to it being a land exchange. However, Staff has worked to find an agreement that will result in the City acquiring the necessary land for the proposed stormwater project referenced above. In addition, the proposed terms of the purchase agreement requires the developer to construct one building of a commercial / retail development on Parcel 45 (concept attached). Benefits of the transaction include, but are not limited to increasing retail options, increasing tax base, and the creation of jobs.

The following items make this proposed purchase agreement unique:

1. The closing for both properties will occur simultaneously. The City would like to close on this transaction as as soon as possible to begin work on the Stormwater Infiltration Pond and the Developer would like to construct the project in 2019.
2. A site plan and plat will not be approved by Planning Commission or City Council prior to the sale of the Parcel 45 to PSD, LLC. The Developer understands the risk and must comply with the City development process and regulations.
3. The City will execute its typical Right of Re-Entry Agreement with an edit. The Developer will have 18 months to complete the building and to receive a Certificate of Occupancy. If this is not done Parcel 45 will be returned to the City. However, there will not be a financial penalty if a second building is not constructed.
4. $1.00 earnest money will be required by the Buyer for each purchase agreement due to this being a land exchange.

A complete summary of the revised land exchange and the terms sheets for each land transaction are attached to the case.

The effective dates are changed to reflect the proposed City Council approval date.

The City of Ramsey has already passed a sales ordinance authorizing the Sale of Parcel 45.

Funding Source:

50% Storm Water Utility Fund / 50% Storm Water Management Fund - Purchase of the land needed for the storm water infiltration basin, right of way and to reimburse the EDA for the sale of Parcel 45

This case is being handled as part of normal Staff duties. CBRE does have Parcel 45 listed for sale, and is entitled to a Broker Fee. However, due to the fact this this is a land exchange and the City will not be realizing revenue for the Sale of Parcel 45 there will be no broker fee paid.

Recommendation:

Staff recommends adoption of Resolution #19-093 Approving Revised Purchase Agreements for Land Exchange; Case of PSD LLC, subject to review by the City Attorney as to legal form.

The Planning Commission has reviewed a concept site layout, and is generally comfortable moving forward with official site plan review.

Action:

Motion to adopt Resolution #19-093 Approving Amendment to Purchase Agreements for Land Exchange; Case of PSD LLC; subject to City Attorney approval.

Attachments

Site Location Maps and Summary

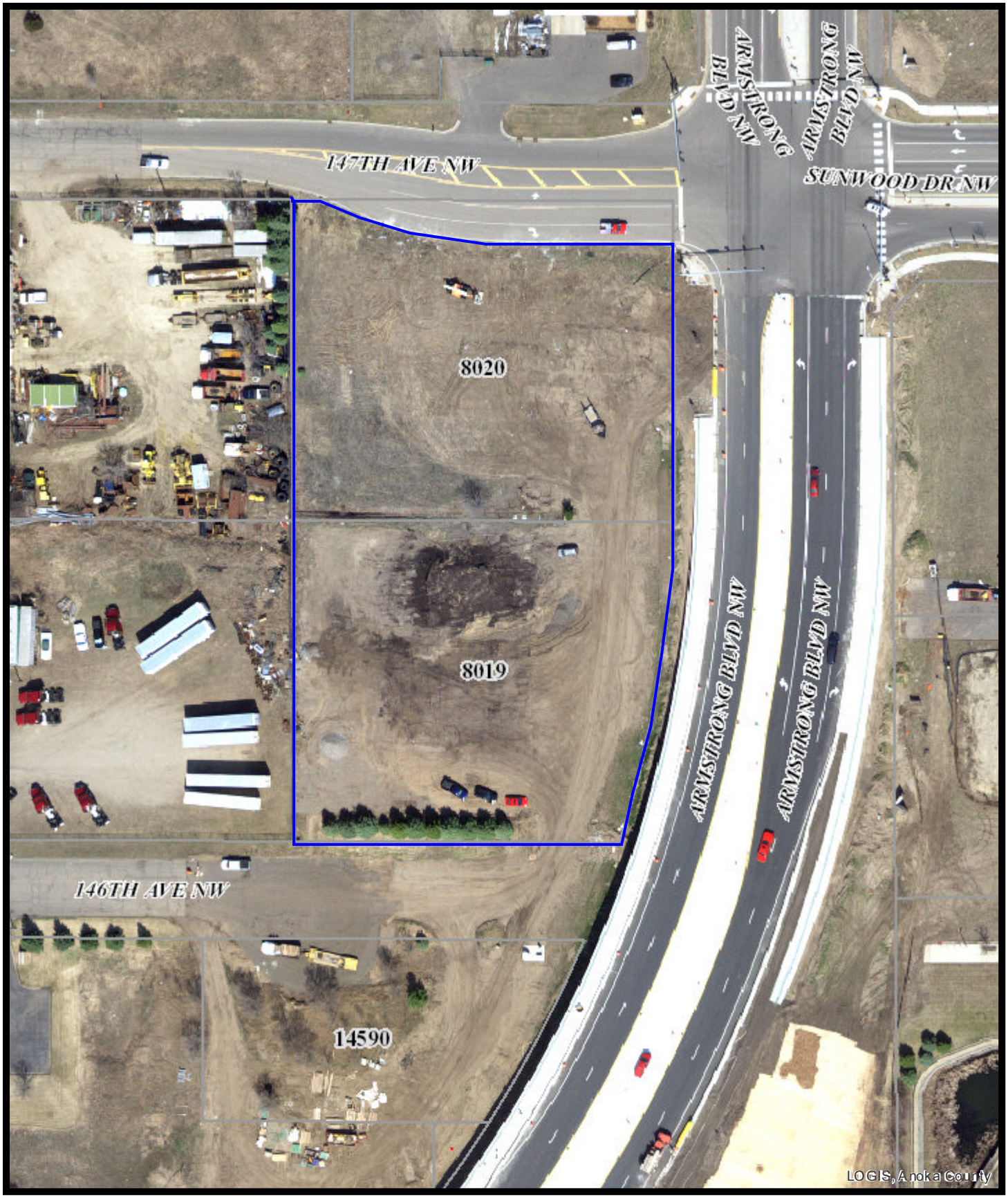
Purchase Agreement 1

Purchase Agree 2 and Concept
Resolution #19-093

Form Review

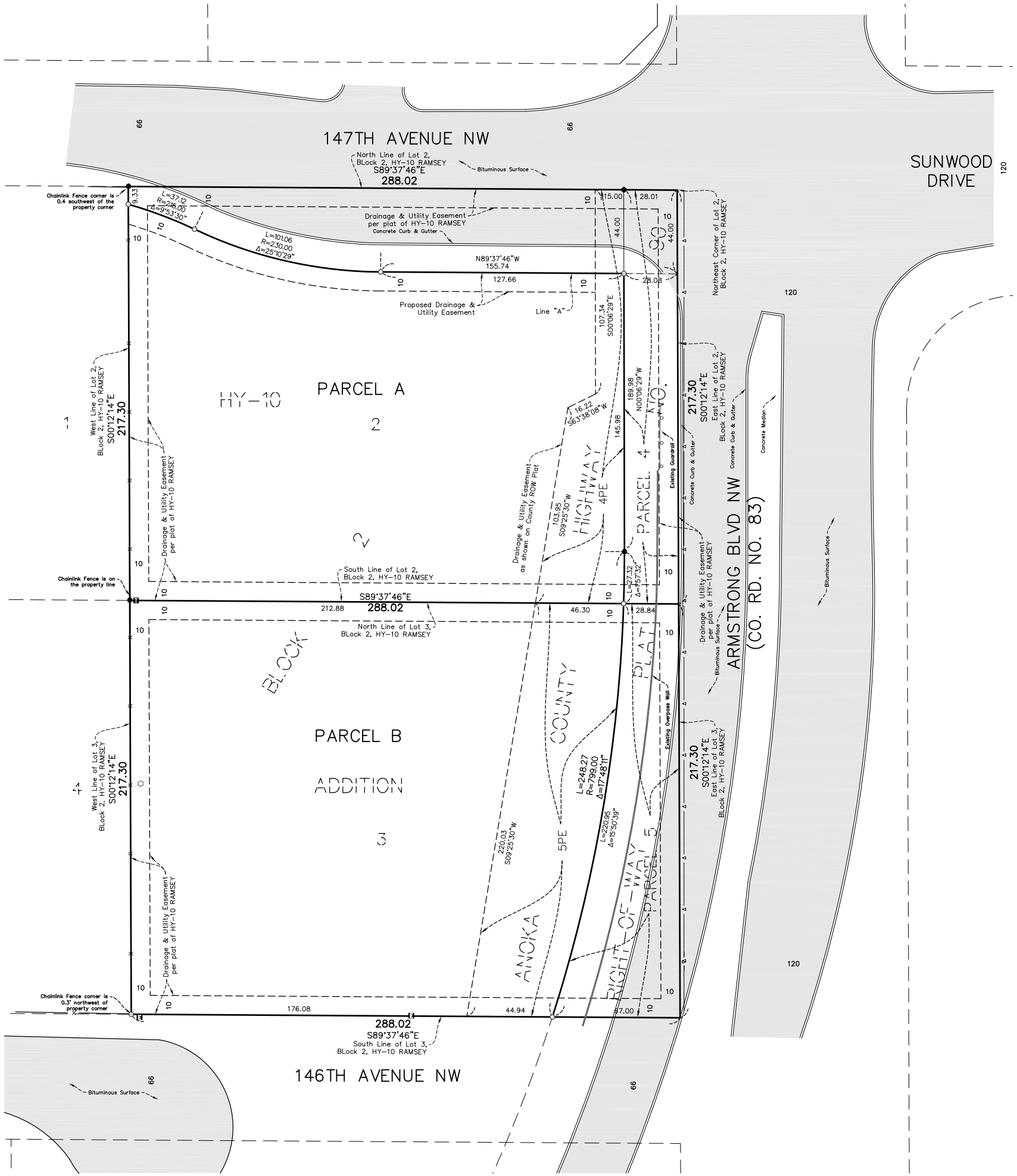
Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	04/18/2019 10:23 AM
Kurt Ulrich	Kurt Ulrich	04/18/2019 03:54 PM
Sean Sullivan (Originator)	Kathy Schmitz	04/18/2019 04:01 PM
Tim Gladhill	Kathy Schmitz	04/18/2019 04:02 PM
Form Started By: Sean Sullivan		Started On: 04/12/2019 01:38 PM
Final Approval Date: 04/18/2019		

Parcel 45 w/o ROW (PSD LLC to Acquire)



Feet
0 20 40 80 120 160

Print Date: February 4, 2019



EXISTING PROPERTY DESCRIPTION:

(PID No. 29-32-25-14-0009)
Lot 2, Block 2, HY-10 RAMSEY, Anoka County, Minnesota (Limited Warranty Deed Doc#2035677.003)
(PID No. 29-32-25-14-0010)
Lot 3, Block 2, HY-10 RAMSEY, Anoka County, Minnesota (Warranty Deed Doc#2082201.001)

PROPOSED PROPERTY DESCRIPTION PARCEL A:

Lot 2, Block 2, HY-10 RAMSEY, Anoka County, Minnesota;

EXCEPT

Parcel 4, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 90, Anoka County, Minnesota;

ALSO EXCEPT

That part of said Lot 2 which lies west of said Parcel 4, and which lies northerly of the following described Line "A" and its extensions:

Commencing at the northeast corner of said Lot 2; thence South 00 degrees 12 minutes 14 seconds East assumed bearing along the east line of said Lot 2 a distance of 44.00 feet to the point of beginning of said Line "A"; thence North 89 degrees 37 minutes 46 seconds West parallel with the north line of said Lot 2 a distance of 155.74 feet; thence northwest a distance of 101.06 feet along a tangential curve concave to the north having a radius of 230.00 feet and a central angle of 25 degrees 10 minutes 29 seconds; thence northwesterly a distance of 37.12 feet along a reverse curve concave to the southwest having a radius of 215.00 feet and a central angle of 09 degrees 53 minutes 30 seconds, to the west line of said Lot 2 and said Line "A" there terminating.

PROPOSED DRAINAGE & UTILITY EASEMENT DESCRIPTION:

A permanent easement for drainage and utility purposes over under and across Parcel 4PE as shown on said ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 90.

TOGETHER WITH

A 10.00 foot wide permanent easement for drainage and utility purposes over under and across that part of said Lot 2 which lies west of said Parcel 4PE, and which lies northerly of a line drawn parallel with and distant 10.00 feet southerly of the above described Line "A" and it's extensions.

PROPOSED PROPERTY DESCRIPTION LOT B:

Lot 3, Block 2, HY-10 RAMSEY, Anoka County, Minnesota;

EXCEPT

Parcel 5, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 90, Anoka County, Minnesota;

PROPOSED DRAINAGE & UTILITY EASEMENT DESCRIPTION:

A permanent easement for drainage and utility purposes over under and across Parcel 5PE as shown on said ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 90.

LEGEND

- ● = Iron monument found
- ○ = Iron monument set and marked with license No. 49138.
- —▵— = Denotes Right of Access dedicated to Anoka County per plat of HY-10 RAMSEY

N

30 0 30 60
SCALE IN FEET

NOTES:

1. In providing this survey no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned.
2. The professional surveyor has made no investigation or independent search for easements of record, encumbrance, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
3. These lots are in Section 29 Township 32 Range 25.
4. Bearings are based on Anoka County Coordinate System.
5. Square footage of Parcel A is 46,711 sq.ft. or 1.07 acres. Square footage of Parcel B is 53,292 sq.ft. or 1.22 acres.

DESIGNED BY	BRP
DRAWN BY	BRP
CHECKED BY	SMM
BOOK	
PAGE	
SCALE	1"=30
DATE	03/04/19
FILE NO.	RA1118

DATE	REVISION

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

Brian Person
MN License No. 49138 Date 03/04/19

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Avenue, Anoka, Minnesota 55303
763-427-3860 FAX 763-427-0520
www.hka-inc.com

Lots 2 & 3, Block 2, HY-10 RAMSEY

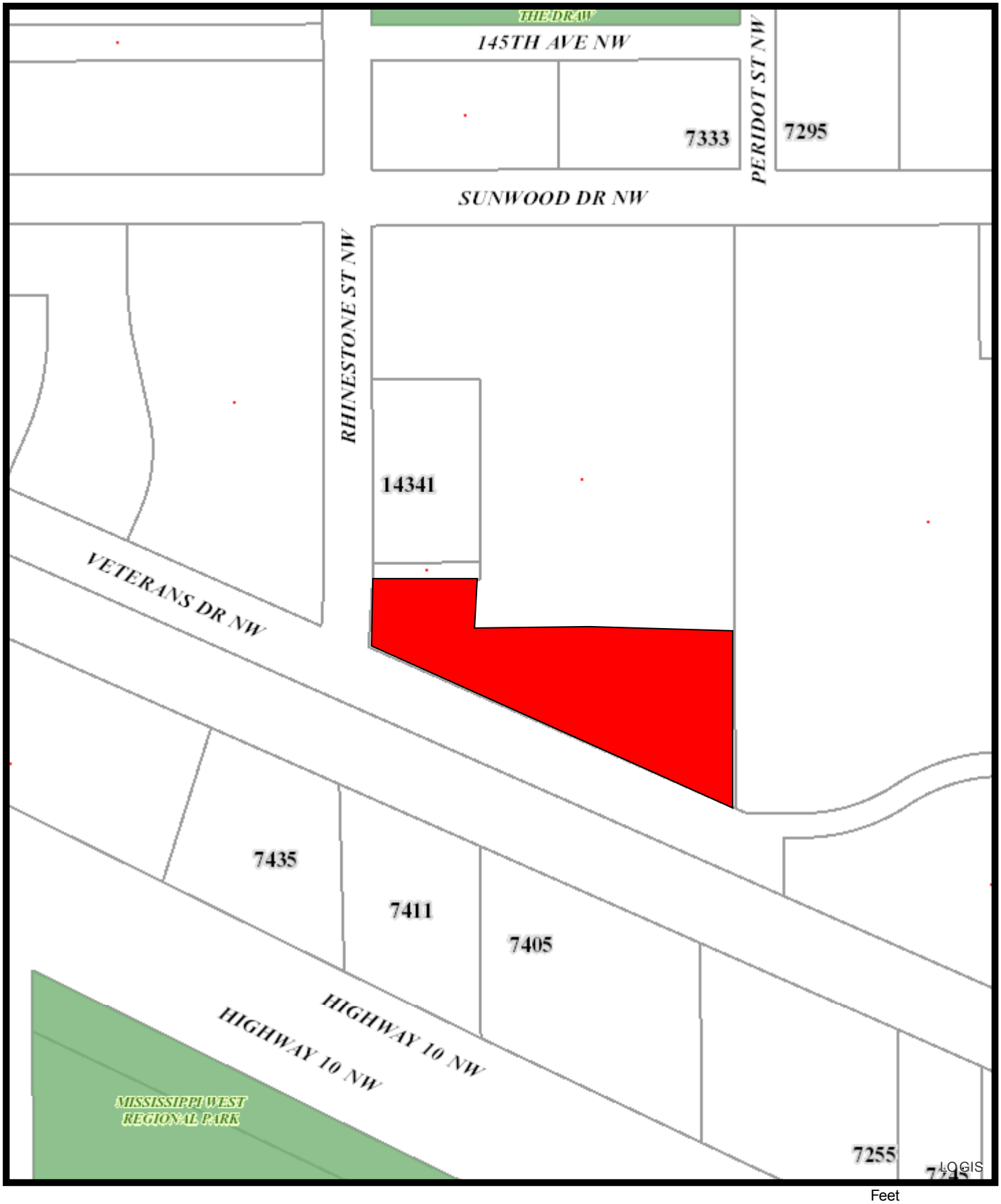
ANOKA COUNTY, MINNESOTA
Subject to easements of record, if any.

Certificate of Survey ~ for ~ CITY OF RAMSEY

SHEET NUMBER
1

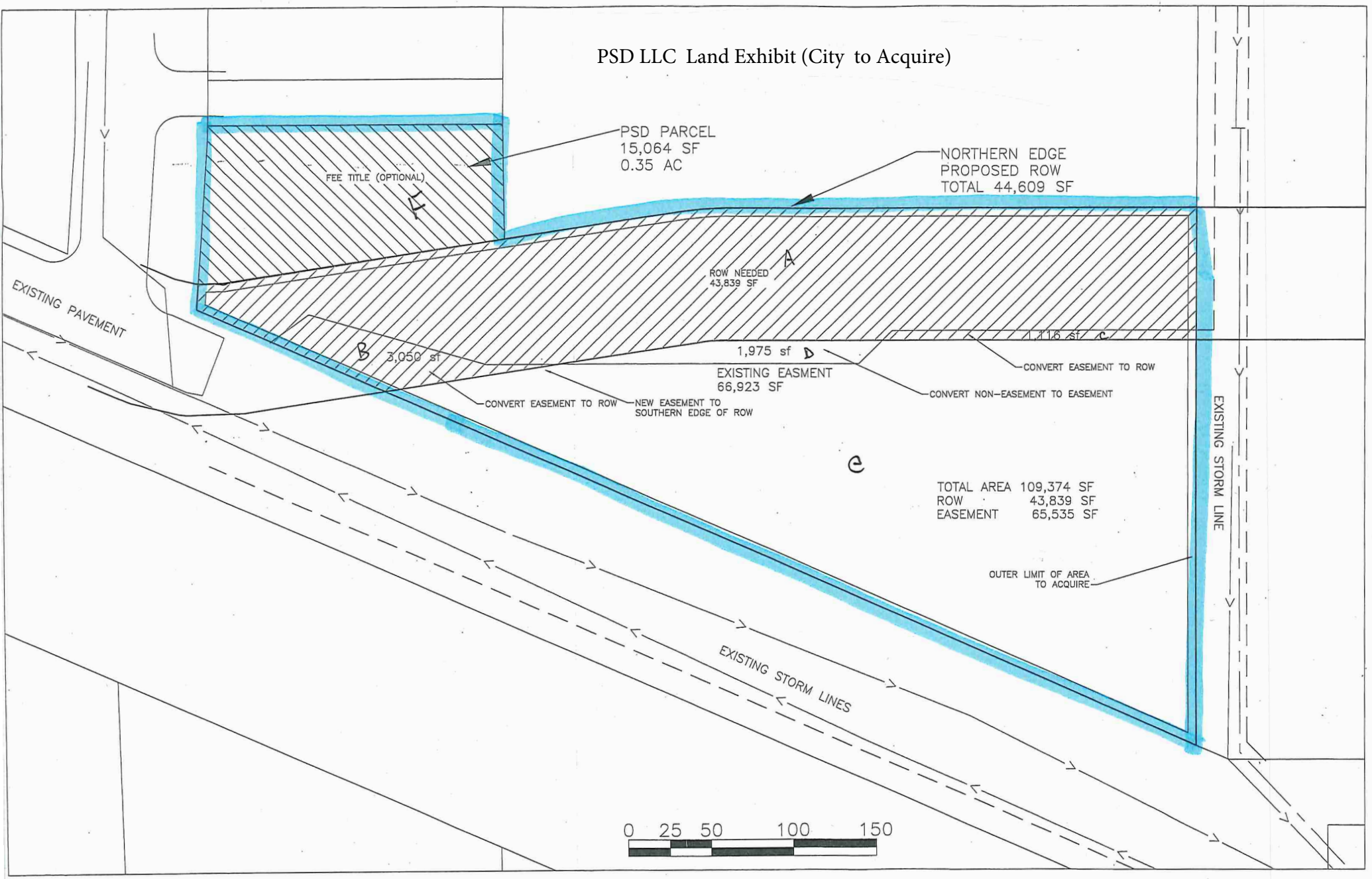
© 2019 HAKANSON ANDERSON, INC.

City Acquisition (Storm, ROW, Remnant)



Print Date: March 6, 2019

PSD LLC Land Exhibit (City to Acquire)



4.23.19 Land Swap for ROW and Storm Pond (Infiltration updated SF)

Land Needed for ROW & D & U	Parcel	S.F.	ROW	Storm Pond	ACTION	$ / SF	Cost
	A	40,580	YES	NO	NEED FEE	5.65	$ 229,277
	B	3,104	YES	NO	NEED FEE	4.65	$ 14,434
	C	1,117	YES	NO	NEED FEE	4.65	$ 5,194
	D	1,193	NO	YES	NEED FEE	5.65	$ 6,740
	E	63,777	NO	YES	NEED FEE	4.65	$ 296,563
Remnant not needed	F	14,954	NO	NO	NEED FEE	5.65	$ 84,490
		124,725					$ 636,698

Based on Appraisals	PSD LAND A, D	PSD LAND Remnant F	PSD LAND B, C, E (D & U)	ARMSTRONG PARCEL 45	RAMSEY LAND Total	PSD LAND Total	Net To City
Square Footage	41,773	14,954	67,998	100,003	100,003	124,725	
Value / SF	$ 5.65	$ 5.65	4.65	$ 6.21	6.21	5.10482	
Value	$ 236,017	$ 84,490	$ 316,191	$ 621,019			
Total	$ 236,017	$ 84,490	$ 316,191	$ 621,019	$ 621,019	$ 636,698	$ (15,680)

Additional Terms

1) Right of Re-Entry Agreement if building not complete within 18 months.
2) Work with City to obtain permit for some liberal signage like a good sized Pylon (up to 75 feet allowed via CUP)
3) Would like to close ASAP
4) City to provide legal description for documents of transfer
5) City will draft documents of transfer
6) Hakanson Anderson to verify calculated areas

PURCHASE AGREEMENT

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

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

1. **EFFECTIVE DATE.** The effective date of this Agreement is **April 23, 2019** (the "Effective Date").

2. **SALE OF PROPERTY.** Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller 2.86 acres of vacant land, legally described as follows:

That part of OUTLOT A, RAMSEY TOWN CENTER 13TH ADDITION, Anoka County, Minnesota lying southerly and westerly of the following described line and its extensions: Beginning at the Southwest corner of OUTLOT B, said RAMSEY TOWN CENTER 13TH ADDITION; thence North 90 degrees 00 minutes 00 seconds East assumed bearing along the South line of said OUTLOT B a distance of 177.65 feet to the Southeast corner of said OUTLOT B; thence South 00 degrees 00 minutes 00 seconds East a distance of 68.63 feet; thence North 81 degrees 21 minutes 19 seconds East a distance of 110.63 feet; thence easterly along a tangential curve concave to the south a distance of 21.14 feet, said curve having a radius of 140.00 feet and a central angle of 08 degrees 39 minutes 03 seconds; thence South 89 degrees 59 minutes 38 seconds East, tangent to last described curve, a distance of 288.39 feet to a point on the East line of said OUTLOT A, said point being distant 326.97 feet north of the southeast corner of said OUTLOT A, as measured along said east line and said line there terminating.(the "Property")

Address: XXX Rhinestone Street NW, Ramsey, MN 55303.

Anoka County Property Identification: Part of 28-32-25-41-0011;

3. **PURCHASE PRICE.** The net purchase price for the Property is $15,680 (the "Purchase Price"). The property valuation is $636,698 for the purposes of the land exchange.

4. **EARNEST MONEY AND ADDITIONAL EARNEST MONEY.** Within (5) business days after the Effective Date, Buyer must deposit the sum of $1.00 (the "Earnest Money") with Registered Abstracters Inc., 2115 3rd Avenue, Anoka, MN 55303 ("Escrow Agent"), via wire transfer or delivery of a certified check payable to Escrow Agent.

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

    b. Upon Seller's receipt of a Notice to Proceed from Buyer in accordance with Section 9(b), all of the Earnest Money becomes non-refundable (except in accordance with Section 22 as a result of a default by Seller).

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

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

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

6. **TITLE COMMITMENT.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

9. INSPECTION PERIOD.

a. Except as otherwise provided in Section 6, Buyer shall have from the date that Buyer deposits the Earnest Money with Escrow Agent to **August 23, 2019** (the "**Inspection Period**") to investigate the Property and determine, in Buyer's sole judgment, whether (i) the condition of the Property is suitable to Buyer's intended use; and (ii) Buyer will be able to obtain all governmental approvals (including, but not limited to, approvals necessary to subdivide and re-plat the Property) and utilities necessary for Buyer's intended use of the Property. Buyer acknowledges and agrees that Seller has not made any covenants, representations or warranties regarding Buyer's ability to obtain governmental approvals from the City of Ramsey or any other governmental entity. The City of Ramsey will review, consider and act on any applications Buyer submits to the City for governmental approvals in accordance with City Code.

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

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

10. DEFINITIONS. As used in this Agreement:

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

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

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

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

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

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

Buyer: PSD, LLC
Matt Kuker
7533 Sunwood Drive NW
Suite 220
Ramsey, MN 55303
Email: Matt.Kuker@psdlanddevelopment.com

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

13. CLOSING. This transaction shall close within 30 days after Buyer delivers a Notice to Proceed to Seller or on such earlier date as Seller and Buyer may establish by mutual, written agreement; provided, however, Buyer may extend the Closing a total of two (2) times, each time for a period of sixty (60) days, by depositing an additional One and 00/100 Dollars ($1.00) earnest money with Escrow Agent for each extension. Each $1.00 extension payment shall be non-refundable, but applicable to the Purchase Price. The Closing shall take place at the offices of the Escrow Agent, or at some other place as the parties may mutually agree prior to such date. At the option of either Party, the executed closing documents, Purchase Price and closing costs may be deposited with the Escrow Agent and disbursed by the Escrow Agent pursuant to avoid the necessity for a Closing at which the Parties are present.

14.

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

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

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

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

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

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

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

c. **Closing Costs.**

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

1. Seller shall pay all outstanding property taxes, including, but not limited to Payable 2019 for the Property.
2. Seller's own attorney's fees.
3. One-half the cost of any closing fees.
4. The cost of real estate broker commission fees as prescribed in Section 15.

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

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

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

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

16. ASSIGNMENT. This Agreement may not be assigned without the written consent of the non-assigning Party. The Seller recognizes the Buyer intends to assign this Agreement to an affiliated special purpose entity that will be registered officially with the State of Minnesota.

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

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

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

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

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

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

23. REMEDIES.

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

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

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

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

26. SEVERABILITY. Each provision of this Agreement shall apply to the extent permitted by applicable law and is intended to be severable. If any provision is illegal or invalid for

any reason whatsoever, such illegality or invalidity shall not affect the legality or validity of the remainder of the Agreement.

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

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

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

SELLER: The City of Ramsey, a Minnesota municipal corporation

By: _____ Dated: _____, 2019
John LeTourneau, Mayor

By: _____ Dated: _____, 2019
Kurt Ulrich, City Administrator

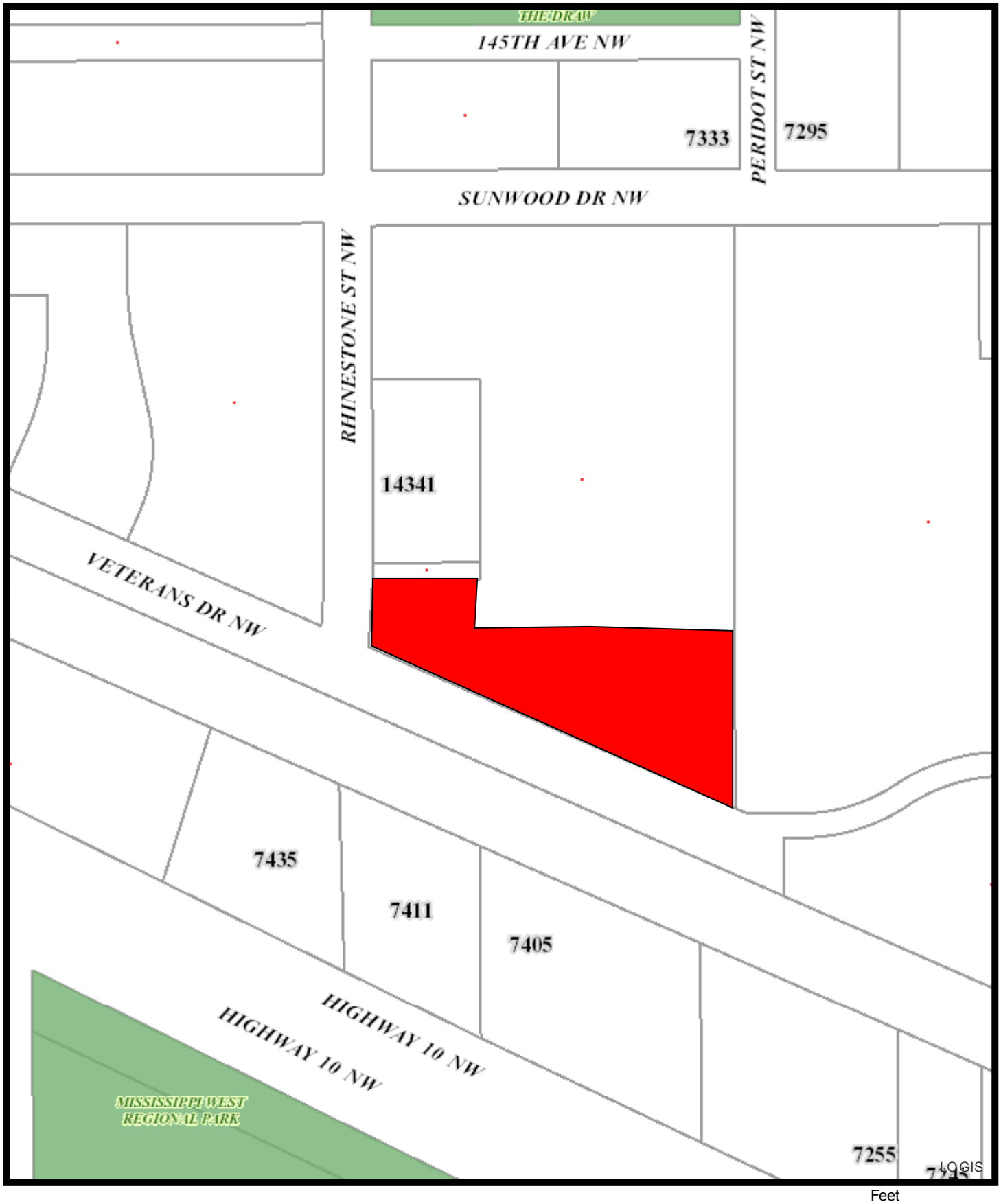
BUYER: PSD, LLC, a Minnesota Limited Liability Company.

By: _____ Dated: _____, 2019
Matt Kuker, Chief Operating

Term Sheet for City Acquisition of ROW / Storm Pond (Land Exchange)

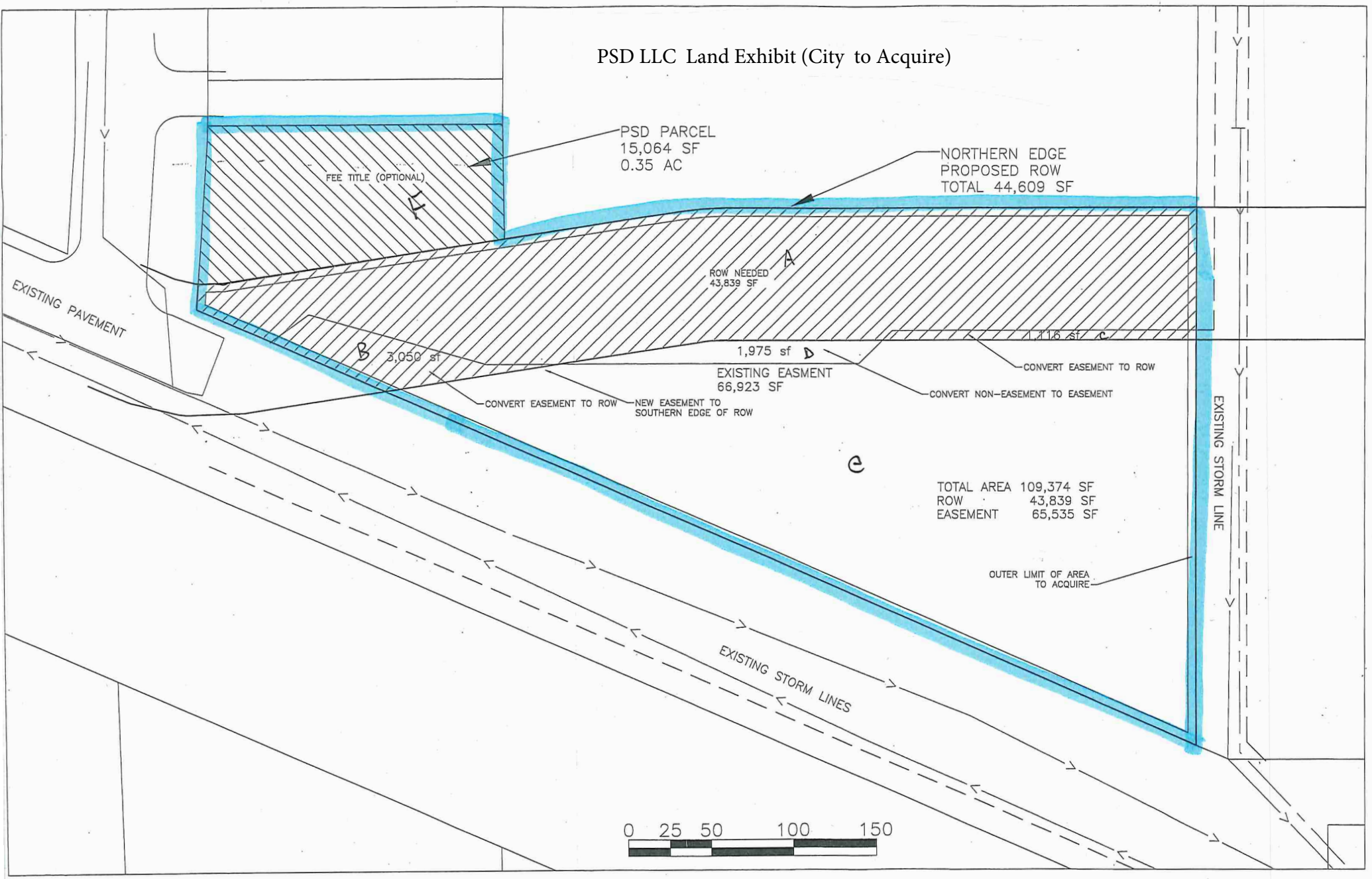
Real Estate	Tax ID Number: Part of 28-32-25-41-0011
Acreage	Approximately 2.86 acres or 124,725 SF (to be defined by engineering)
Offer Price	$636,698 ($5.1048 / SF)
Earnest Money	$ 1.00 (Land Swap)
Inspection Period	April 23, 2019-August 23, 2019
Closing	Within 30 days of notice to proceed.
Extensions	Up to two 60-day extensions with written notice ($1.00 per extension)
City take care of	ALTA Survey and Title Work.
Performance	None required. Land Purchase only to be used for Storm Water Pond, ROW and Remnant
Assignment	N/A
Review	EDA (Sean): Land Transaction/ Purchase Agreement Planning Commission (Tim): Division / Plat if needed Council: Final Approval

City Acquisition (Storm, ROW, Remnant)



Print Date: March 6, 2019

PSD LLC Land Exhibit (City to Acquire)



PURCHASE AGREEMENT

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

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

1. **EFFECTIVE DATE.** The effective date of this Agreement is **April 23, 2019** (the "Effective Date").

2. **SALE OF PROPERTY.** Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller approximately 2.30 acres of vacant land, legally described as follows:

PROPERTY DESCRIPTION PARCEL A:

Lot 2, Block 2, HY-10 RAMSEY, Anoka County, Minnesota;

EXCEPT

Parcel 4, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 90, Anoka County, Minnesota;

ALSO, EXCEPT

That part of said Lot 2 which lies west of said Parcel 4, and which lies northerly of the following described Line "A" and its extensions:

Commencing at the northeast corner of said Lot 2; thence South 00 degrees 12 minutes 14 seconds East assumed bearing along the east line of said Lot 2 a distance of 44.00 feet to the point of beginning of said Line "A"; thence North 89 degrees 37 minutes 46 seconds West parallel with the north line of said Lot 2 a distance of 155.74 feet; thence northwest a distance of 101.06 feet along a tangential curve concave to the north having a radius of 230.00 feet and a central angle of 25 degrees 10 minutes 29 seconds; thence northwesterly a distance of 37.12 feet along a reverse curve concave to the southwest having a radius of 215.00 feet and a central angle of 09 degrees 53 minutes 30 seconds, to the west line of said Lot 2 and said Line "A" there terminating.

PROPOSED DRAINAGE & UTILITY EASEMENT DESCRIPTION:

A permanent easement for drainage and utility purposes over under and across Parcel 4PE as shown on said ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 90.

TOGETHER WITH

A 10.00 foot wide permanent easement for drainage and utility purposes over under and across that part of said Lot 2 which lies west of said Parcel 4PE, and which lies northerly of a line drawn parallel with and distant 10.00 feet southerly of the above described Line "A" and it's extensions.

AND;

PROPERTY DESCRIPTION PARCEL B:

Lot 3, Block 2, HY-10 RAMSEY, Anoka County, Minnesota;

EXCEPT

Parcel 5, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 90, Anoka County, Minnesota;

PROPOSED DRAINAGE & UTILITY EASEMENT DESCRIPTION:

A permanent easement for drainage and utility purposes over under and across Parcel 5PE as shown on said ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 90. (the "Property")

Addresses: 8020 147th Avenue NW, Ramsey, MN and 8019 146th Avenue NW Ramsey, MN 55303.

Anoka County Property Identification: Part of 29-32-25-14-0019 and Part of 29-32-25-14-0009;

3. PURCHASE PRICE. The purchase price for the Property is $1.00 (the "Purchase Price"). The property valuation is $621,019 for the purposes of the land exchange.

4. EARNEST MONEY AND ADDITIONAL EARNEST MONEY. Within (5) business days after the Effective Date, Buyer must deposit the sum of $1.00 (the "Earnest Money") with Registered Abstracters Inc., 2115 3rd Avenue, Anoka, MN 55303 ("Escrow Agent"), via wire transfer or delivery of a certified check payable to Escrow Agent.

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

b. Upon Seller's receipt of a Notice to Proceed from Buyer in accordance with Section 9(b), all of the Earnest Money becomes non-refundable (except in accordance with Section 22 as a result of a default by Seller).

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

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

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

6. TITLE COMMITMENT.

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

b. Buyer shall have until the date thirty (30) days after the receipt of the Title Commitment and the Survey (collectively, "**Title/Survey**") to review Title/Survey and to give Seller written notice of (i) any defects in the marketability of Seller title to the Property or any encumbrances on Seller's title to the Property that are objectionable to Buyer, and (ii) the specific actions Buyer requests that Seller take with respect to each such defect or encumbrance (a "**Title Objection Notice**"). Any defects in or encumbrances on Seller's title that Buyer does not identify in a timely Title Objection Notice are each a "**Permitted Exception**." Within three (3) business days after Seller's receipt of a Title Objection Notice from Buyer, Seller will notify Buyer, in writing, of the actions, if any, that Seller is willing to take with respect to each of the matters identified in the Title Objection Notice and the time frame in which Seller will take those actions ("**Seller's Title Notice**"). If Seller's Title Notice indicates that Seller unconditionally agrees to make Seller's title to the Property marketable on or before the closing date established pursuant to Section 10, the parties shall proceed to closing pursuant to the terms of this Agreement. If Seller's Title Notice indicates that Seller does not unconditionally agree to make Seller's Title to the Property marketable on or before the closing date established in Section 10, Buyer may, at any time with three (3) business days after Buyer's receipt of Seller's Title Notice, terminate this Agreement by written notice to Buyer in which case this Agreement is terminated and Escrow Agent must disburse any Earnest Money to Buyer ("**Buyer's Title Termination Notice**"). If Buyer does not deliver a Buyer's Title Termination Notice to Seller within the three (3) business days after Buyer's receipt of Seller's Title Notice, than Seller must perform in accordance with Seller's Title Notice, Buyer shall be deemed to have waived Buyer's objections to the extent Seller has not agreed to address them in

Seller's Title Notice, the matters to which Buyer objected and Seller did not agree to resolve are deemed Permitted Exceptions, and the parties shall proceed to Closing in accordance with the terms of this Agreement and the terms of Seller's Title Notice.

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

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

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

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

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

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

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

8. **PROPERTY SOLD AS IS.** Subject to Buyer's right to terminate this Agreement pursuant to Section 9, Buyer agrees to accept the Property in its current condition,

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

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

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

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

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

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

9. INSPECTION PERIOD.

a. Except as otherwise provided in Section 6, Buyer shall have from the date that Buyer deposits the Earnest Money with Escrow Agent to **August 23, 2019** (the "**Inspection Period**") to investigate the Property and determine, in Buyer's sole judgment, whether (i) the condition of the Property is suitable to Buyer's intended use; and (ii) Buyer will be able to obtain all governmental approvals (including, but not limited to, approvals necessary to subdivide and re-plat the Property) and utilities necessary for Buyer's intended use of the Property. Buyer acknowledges and agrees that Seller has not made any covenants, representations or warranties regarding Buyer's ability to obtain governmental approvals from the City of Ramsey or any other governmental entity. The City of Ramsey will review, consider and act on any applications Buyer submits to the City for governmental approvals in accordance with City Code.

b. Buyer may, at any time on or before 5:00 p.m. on the last day of the Inspection Period, terminate the Agreement by written notice to Seller based on Buyer's determination, in Buyer's sole and absolute discretion, that the condition of the

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

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

10. DEFINITIONS. As used in this Agreement:

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

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

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

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

including without limitation the presence of any Hazardous Substance on the Property, whether such Hazardous Substance is located on or under the Property, or has migrated from or to the Property.

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

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

Buyer: PSD, LLC
Matt Kuker
7533 Sunwood Drive NW
Suite 220
Ramsey, MN 55303
Email: Matt.Kuker@psdlanddevelopment.com

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

13. CLOSING. This transaction shall close within 30 days after Buyer delivers a Notice to Proceed to Seller or on such earlier date as Seller and Buyer may establish by mutual, written agreement; provided, however, Buyer may extend the Closing a total of two (2) times, each time for a period of sixty (60) days, by depositing an additional One Thousand and 00/100 Dollars ($1,000.00) earnest money with Escrow Agent for each extension. Each $1,000 extension payment shall be non-refundable, but applicable to the Purchase Price. The Closing shall take place at the offices of the Escrow Agent, or at some other place as the parties may mutually agree prior to such date. At the option of either Party, the executed closing documents, Purchase Price and closing costs may be deposited with the Escrow Agent and disbursed by the Escrow Agent pursuant to avoid the necessity for a Closing at which the Parties are present.

14.

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

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

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

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

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

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

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

c. **Closing Costs.**

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

1. Seller shall pay all outstanding property taxes, including but not limited to, Payable 2019 for the Property.
2. Seller's own attorney's fees.
3. One-half the cost of any closing fees.
4. The cost of real estate broker commission fees as prescribed in Section 15.

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

1. Buyer's portion of prorated property taxes.
2. Buyer's own attorney's fees.
3. One-half the cost of any closing fees.

4. Documentary and recording fees for the deed(s).
5. The cost of the owner's title insurance policy, if Buyer elects to purchase an Owner's title insurance policy.
6. State deed tax.

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

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

16. ASSIGNMENT. This Agreement may not be assigned without the written consent of the non-assigning Party. The Seller recognizes the Buyer intends to assign this Agreement to an affiliated special purpose entity that will be registered officially with the State of Minnesota.

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

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

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

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

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

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

23. REMEDIES.

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

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

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

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

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

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

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

29. CONSTRUCTION DEADLINE. Buyer shall obtain a certificate of occupancy from the City of Ramsey for the construction of Building (to be further defined) by November 23, 2020. At Closing, a "Right of Re-Entry Agreement" must be executed and recorded to the Property providing that, in the event the above deadline is not met, Seller has the right to reclaim title to the parcel(s) for which a certificate of occupancy was not obtained.

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

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

SELLER: The City of Ramsey, a Minnesota municipal corporation

By: _____ Dated: _____, 2019
John LeTourneau, Mayor

By: _____ Dated: _____, 2019
Kurt Ulrich, City Administrator

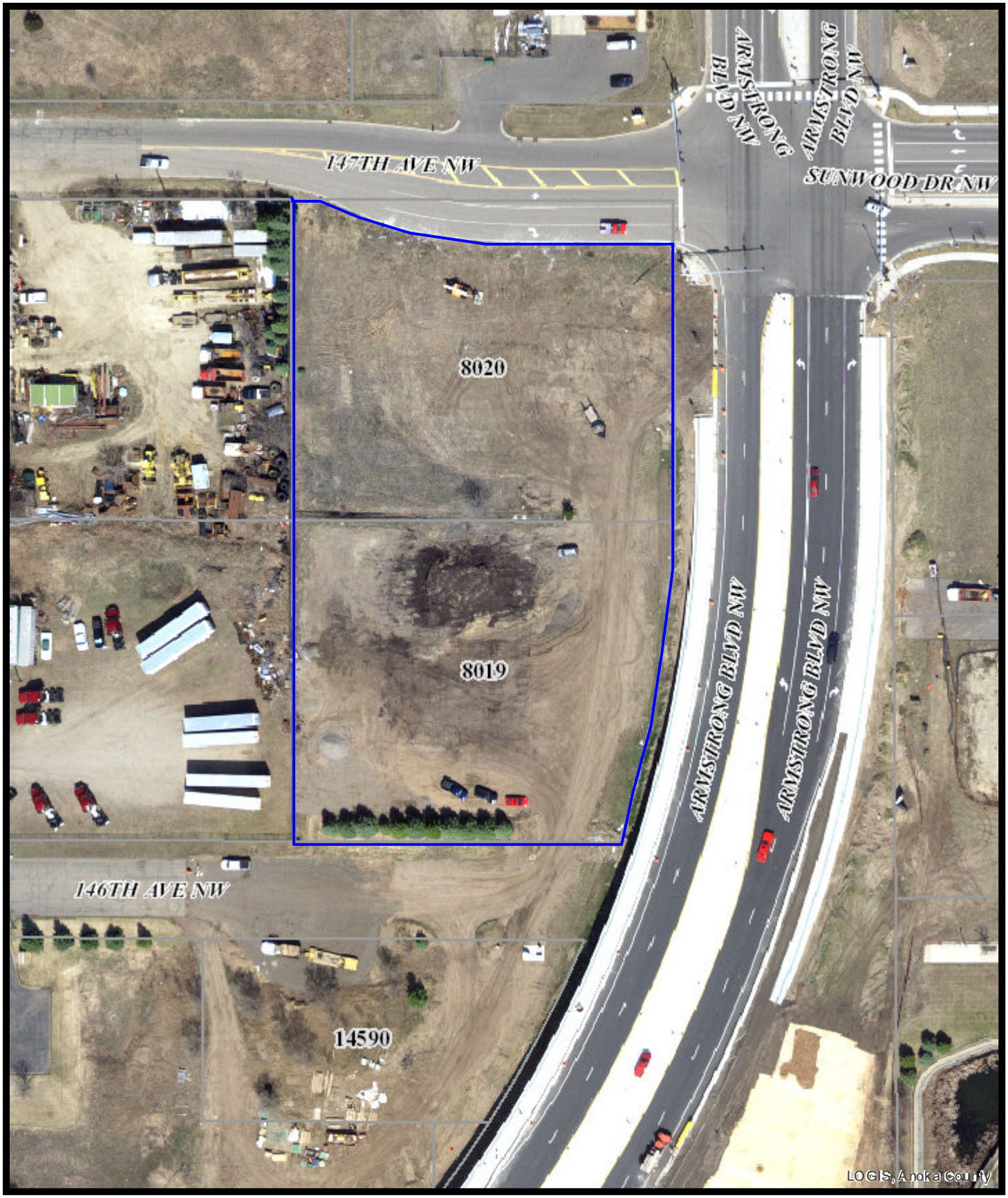
BUYER: PSD, LLC, a Minnesota Limited Liability Company.

By: _____ Dated: _____, 2019
Matt Kuker, Chief Operating Officer

Term Sheet for PSD LLC Acquisition of Parcel 45 (Land Exchange)

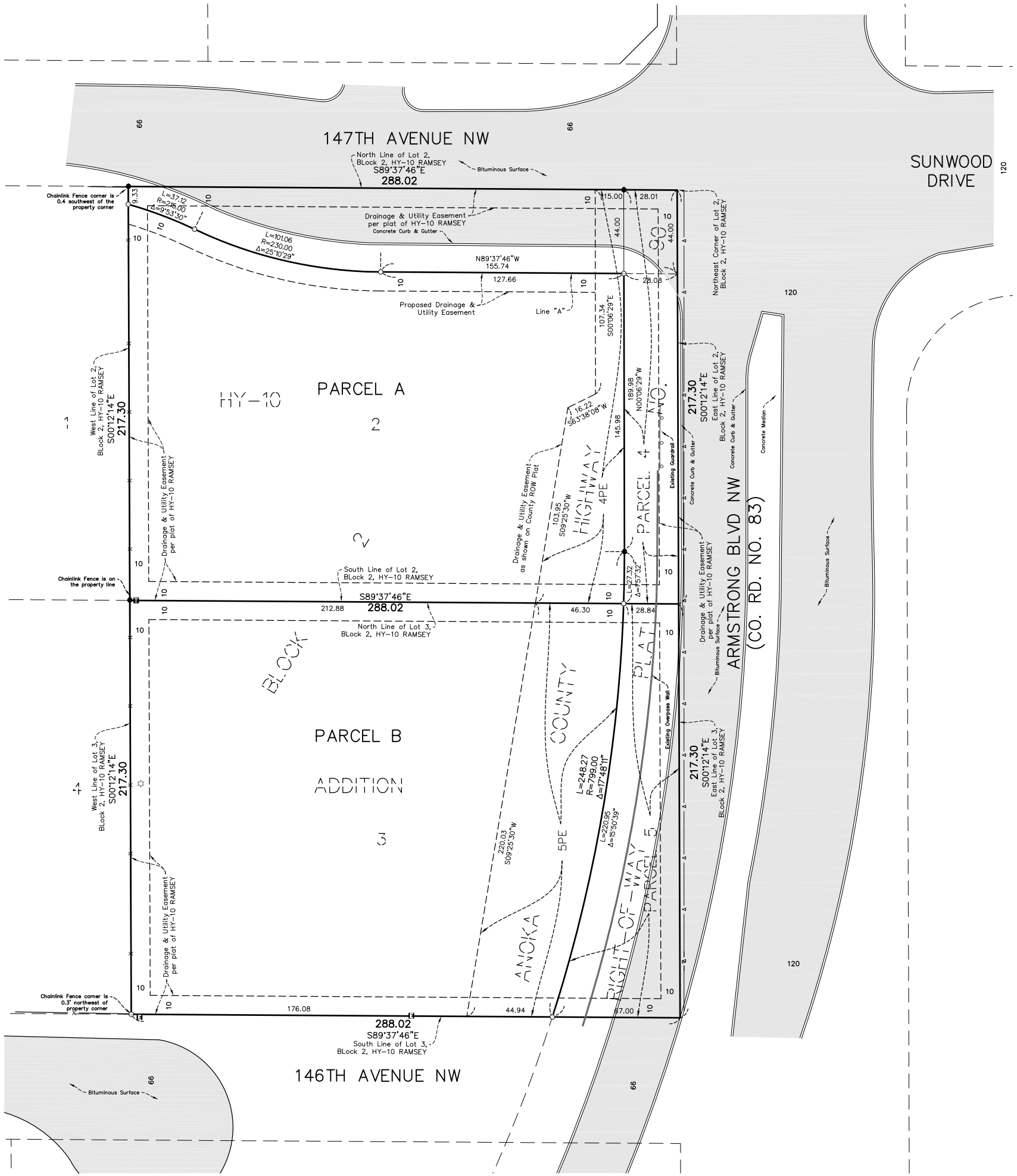
Real Estate	Tax ID Numbers Pt. 29-32-25-14-0010, and Pt. of 29-32-25-14-0009
Acreage	Approximately 2.30 acres or 100,003 SF
Asking Price	$960,000 ($9.24 / SF)
Offer Price	$621,019 ($6.21 / SF)
Earnest Money	$ 1.00 (Land Exchange)
Inspection Period	April 23, 2019-August 23, 2019 (will work through site plan and platting process for development but the closing will not be dependent on site plan approval)
Closing	Within 30 days of notice to proceed.
Extensions	Up to two 60-day extensions with written notice (price to be determined)
City take care of	ALTA Survey and Title Work.
Performance	City to require construction of 1 Building (To be determined through Site Plan) and a Certificate of Occupancy to be issued by November 23, 2020. If this is not done, the City may exercise the Right of Re-Entry. (construction deadline)
Assignment	Requires city approval if not same owners/ company.
Review	EDA (Sean): Land Transaction/ Purchase Agreement/ Right of Re-Entry Planning Commission (Tim): Land Use, Development Agreement, Site Plan, Plat Council: Final Approval on both items

Parcel 45 w/o ROW (PSD LLC to Acquire)



Feet
0 20 40 80 120 160

Print Date: February 4, 2019



EXISTING PROPERTY DESCRIPTION:

(PID No. 29-32-25-14-0009)
Lot 2, Block 2, HY-10 RAMSEY, Anoka County, Minnesota (Limited Warranty Deed Doc#2035677.003)
(PID No. 29-32-25-14-0010)
Lot 3, Block 2, HY-10 RAMSEY, Anoka County, Minnesota (Warranty Deed Doc#2082201.001)

PROPOSED PROPERTY DESCRIPTION PARCEL A:

Lot 2, Block 2, HY-10 RAMSEY, Anoka County, Minnesota;

EXCEPT

Parcel 4, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 90, Anoka County, Minnesota;

ALSO EXCEPT

That part of said Lot 2 which lies west of said Parcel 4, and which lies northerly of the following described Line "A" and its extensions:

Commencing at the northeast corner of said Lot 2; thence South 00 degrees 12 minutes 14 seconds East assumed bearing along the east line of said Lot 2 a distance of 44.00 feet to the point of beginning of said Line "A"; thence North 89 degrees 37 minutes 46 seconds West parallel with the north line of said Lot 2 a distance of 155.74 feet; thence northwest a distance of 101.06 feet along a tangential curve concave to the north having a radius of 230.00 feet and a central angle of 25 degrees 10 minutes 29 seconds; thence northwesterly a distance of 37.12 feet along a reverse curve concave to the southwest having a radius of 215.00 feet and a central angle of 09 degrees 53 minutes 30 seconds, to the west line of said Lot 2 and said Line "A" there terminating.

PROPOSED DRAINAGE & UTILITY EASEMENT DESCRIPTION:

A permanent easement for drainage and utility purposes over under and across Parcel 4PE as shown on said ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 90.

TOGETHER WITH

A 10.00 foot wide permanent easement for drainage and utility purposes over under and across that part of said Lot 2 which lies west of said Parcel 4PE, and which lies northerly of a line drawn parallel with and distant 10.00 feet southerly of the above described Line "A" and it's extensions.

PROPOSED PROPERTY DESCRIPTION LOT B:

Lot 3, Block 2, HY-10 RAMSEY, Anoka County, Minnesota;

EXCEPT

Parcel 5, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 90, Anoka County, Minnesota;

PROPOSED DRAINAGE & UTILITY EASEMENT DESCRIPTION:

A permanent easement for drainage and utility purposes over under and across Parcel 5PE as shown on said ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 90.

LEGEND

- ● = Iron monument found
- ○ = Iron monument set and marked with license No. 49138.
- —▵— = Denotes Right of Access dedicated to Anoka County per plat of HY-10 RAMSEY

N

30 0 30 60
SCALE IN FEET

NOTES:

1. In providing this survey no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned.
2. The professional surveyor has made no investigation or independent search for easements of record, encumbrance, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
3. These lots are in Section 29 Township 32 Range 25.
4. Bearings are based on Anoka County Coordinate System.
5. Square footage of Parcel A is 46,711 sq.ft. or 1.07 acres. Square footage of Parcel B is 53,292 sq.ft. or 1.22 acres.

DESIGNED BY	BRP
DRAWN BY	BRP
CHECKED BY	SMM
BOOK	
PAGE	
SCALE	1"=30
DATE	03/04/19
FILE NO.	RA1118

DATE	REVISION

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

Brian Person
MN License No. 49138 Date 03/04/19

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Avenue, Anoka, Minnesota 55303
763-427-3860 FAX 763-427-0520
www.hka-inc.com

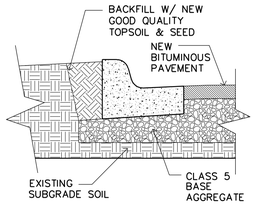
Lots 2 & 3, Block 2, HY-10 RAMSEY

ANOKA COUNTY, MINNESOTA
Subject to easements of record, if any.

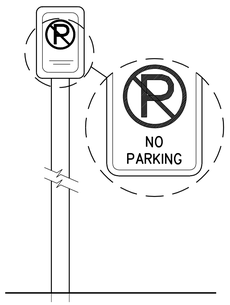
Certificate of Survey ~ for ~ CITY OF RAMSEY

SHEET NUMBER
1

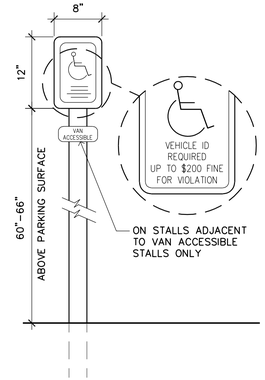
© 2019 HAKANSON ANDERSON, INC.



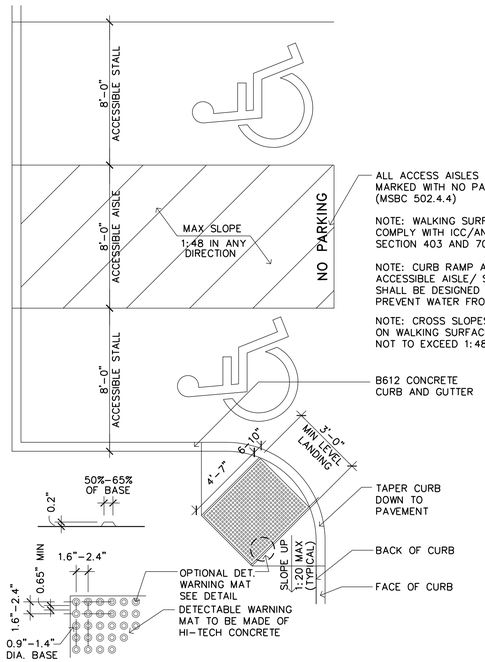
7 / A1 B6-12 CONCRETE CURB
SCALE: 1/2" = 1'-0"



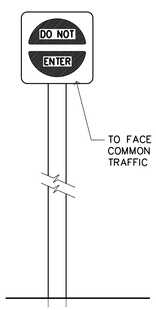
6 / A1 NO PARKING SIGN
SCALE: 1" = 1'-0"



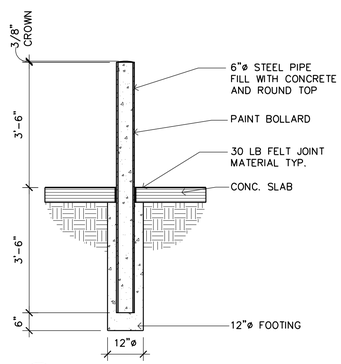
5 / A1 ACCESSIBLE PARKING SIGN
1" = 1'-0"



4 / A1 ACCESSIBLE CURB CUT DETAIL
SCALE: 1/4" = 1'-0"



3 / A1 DO NOT ENTER SIGN
1" = 1'-0"



2 / A1 CONCRETE BOLLARD
SCALE: 1/2" = 1'-0"

SITE DATA

LOT SIZE – 100,034 S.F. = 2.30 ACRES
VACATED RIGHT OF WAY – ±9,467 S.F. = 0.22 ACRES
ZONING – COR 2
BUILDINGS
RETAIL MALL – 15,152 S.F.
QUICK SERVE RESTAURANT – 3,600 S.F.

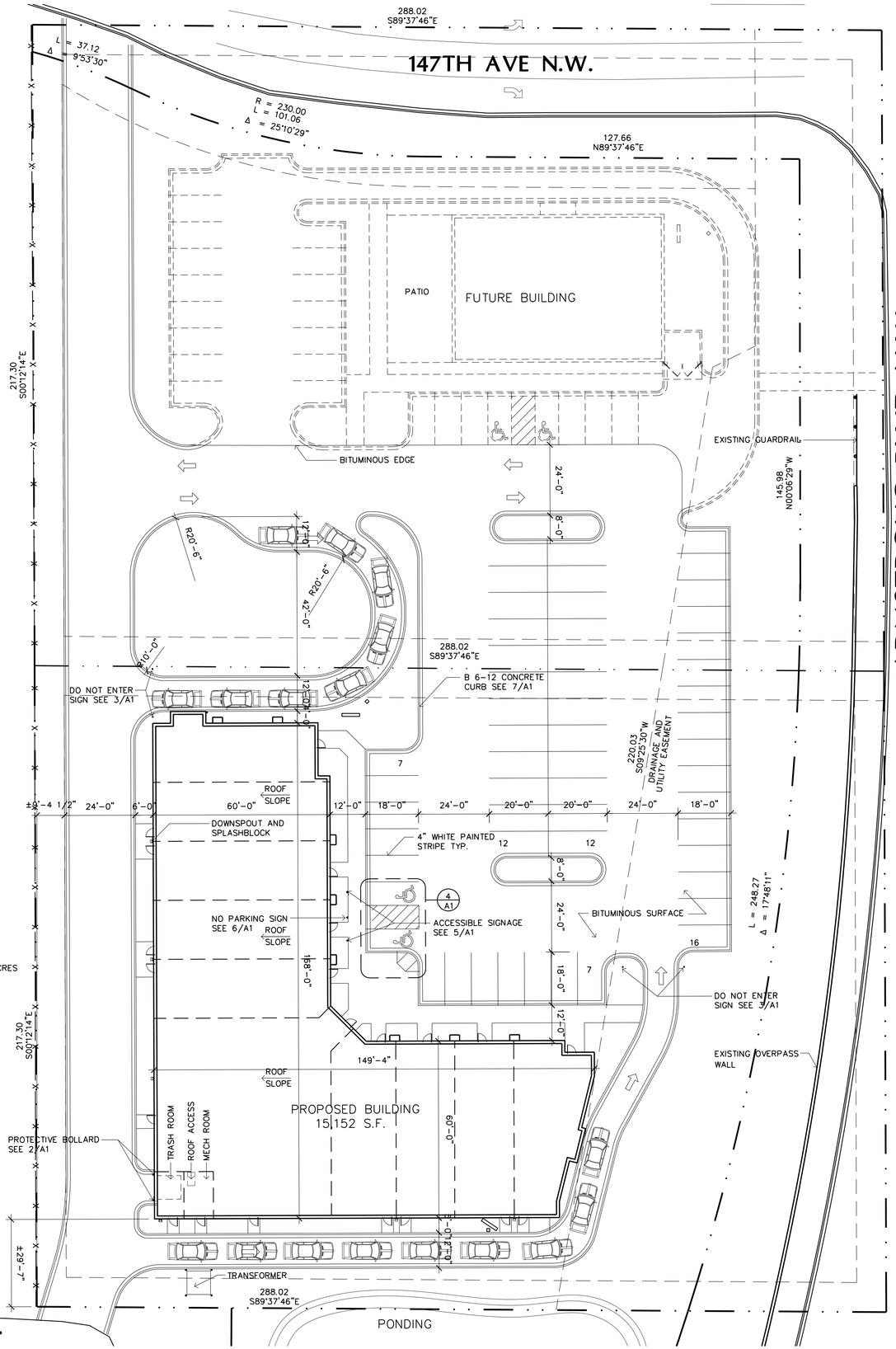
PARKING DATA

MINIMUM REQUIREMENT
RETAIL
15,152 S.F. AT 2/1,000 = 30 STALLS
RESTAURANT
3,600 S.F. AT 3/1,000 = 11 STALLS
41 STALLS MINIMUM

MAXIMUM REQUIREMENT
RETAIL
15,152 S.F. AT 4/1,000 = 61 STALLS
RESTAURANT
3,600 S.F. AT 5/1,000 = 18 STALLS
79 STALLS MAXIMUM

54 STALLS PROVIDED

24 FUTURE STALLS



1 / A1 SITE PLAN
SCALE: 1" = 20'-0"

NORTH

ARMSTRONG BLVD N.W.

ARMSTRONG RETAIL
Ramsey, Minnesota

LAMPERT ARCHITECTS
420 Summit Avenue
St. Paul, MN 55102
Phone:763.755.1211 Fax:763.757.2849
lampert@lampert-arch.com

ARCHITECT 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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRELIMINARY NOT FOR CONSTRUCTION

SIGNATURE
LEONARD LAMPERT
PRINT NAME
13669
LICENSE NUMBER
DATE

Copyright 2019
Leonard Lampert Architects Inc.

Project Designer: JAMES B
Drawn By: JRB
Checked By: LL
Revisions

3/20/19	PRELIMINARY

SITE PLAN DETAILS

Sheet Number

A1

Project No. 190205-2

Filename: ARMSTRONG RETAIL\ARMSTRONG RETAIL-A1

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

RESOLUTION #19-093

RESOLUTION APPROVING REVISED PURCHASE AGREEMENTS FOR LAND EXCHANGE

WHEREAS, the City of Ramsey has negotiated the terms of a purchase agreement (the "Purchase Agreement 1") with PSD, LLC to purchase the following parcel for a Storm Water Infiltration Basin, Future Right of Way and a portion to be held for resale as part of a property exchange:

That part of OUTLOT A, RAMSEY TOWN CENTER 13TH ADDITION, Anoka County, Minnesota lying southerly and westerly of the following described line and its extensions:

> Beginning at the Southwest corner of OUTLOT B, said RAMSEY TOWN CENTER 13TH ADDITION; thence North 90 degrees 00 minutes 00 seconds East assumed bearing along the South line of said OUTLOT B a distance of 177.65 feet to the Southeast corner of said OUTLOT B; thence South 00 degrees 00 minutes 00 seconds East a distance of 68.63 feet; thence North 81 degrees 21 minutes 19 seconds East a distance of 110.63 feet; thence easterly along a tangential curve concave to the south a distance of 21.14 feet, said curve having a radius of 140.00 feet and a central angle of 08 degrees 39 minutes 03 seconds; thence South 89 degrees 59 minutes 38 seconds East, tangent to last described curve, a distance of 288.39 feet to a point on the East line of said OUTLOT A, said point being distant 326.97 feet north of the southeast corner of said OUTLOT A, as measured along said east line and said line there terminating. (the "Property"); and

WHEREAS, the terms and conditions of Purchase Agreement 1 have not changed from those adopted on March 12, 2019 except for the effective date which shall be amended to April 23, 2019, and the net purchase price.

WHEREAS, the City of Ramsey has negotiated the terms of a purchase agreement (the "Purchase Agreement 2") with PSD, LLC to sell as part of a land exchange:

PROPERTY DESCRIPTION PARCEL A:

Lot 2, Block 2, HY-10 RAMSEY, Anoka County, Minnesota;

EXCEPT

Parcel 4, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 90, Anoka County, Minnesota;

ALSO, EXCEPT

That part of said Lot 2 which lies west of said Parcel 4, and which lies northerly of the following described Line "A" and its extensions:

Commencing at the northeast corner of said Lot 2; thence South 00 degrees 12 minutes 14 seconds East assumed bearing along the east line of said Lot 2 a distance of 44.00 feet to the point of beginning of said Line "A"; thence North 89 degrees 37 minutes 46 seconds West parallel with the north line of said Lot 2 a distance of 155.74 feet; thence northwest a distance of 101.06 feet along a tangential curve concave to the north having a radius of 230.00 feet and a central angle of 25 degrees 10 minutes 29 seconds; thence northwesterly a distance of 37.12 feet along a reverse curve concave to the southwest having a radius of 215.00 feet and a central angle of 09 degrees 53 minutes 30 seconds, to the west line of said Lot 2 and said Line "A" there terminating.

PROPOSED DRAINAGE & UTILITY EASEMENT DESCRIPTION:

A permanent easement for drainage and utility purposes over under and across Parcel 4PE as shown on said ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 90.

TOGETHER WITH

A 10.00 foot wide permanent easement for drainage and utility purposes over under and across that part of said Lot 2 which lies west of said Parcel 4PE, and which lies northerly of a line drawn parallel with and distant 10.00 feet southerly of the above described Line "A" and it's extensions.

AND;

PROPERTY DESCRIPTION PARCEL B:

Lot 3, Block 2, HY-10 RAMSEY, Anoka County, Minnesota;

EXCEPT

Parcel 5, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 90, Anoka County, Minnesota;

PROPOSED DRAINAGE & UTILITY EASEMENT DESCRIPTION:

A permanent easement for drainage and utility purposes over under and across Parcel 5PE as shown on said ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 90.

(the "Parcel 45"); and

WHEREAS, a survey has been conducted on the property described in Purchase Agreement 2, identifying a reduction of 3,854 square feet which reduced the sales price from $644,952 to $621,019.

WHEREAS, Purchase Agreement 2 includes terms and conditions that require PSD LLC to execute a Right of Re-Entry Agreement relating to the construction of a Building and obtaining a Certificate of Occupancy by October 23, 2020; and

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

1) The City of Ramsey authorizes the Mayor and City Administrator to execute the attached Purchase Agreement 1 and Purchase Agreement 2; subject to City Attorney approval.

2) The City of Ramsey authorizes the Mayor and City Administrator to execute all documents including the Right of Re-Entry Agreement, deeds of transfer to complete the land exchange of the Parcel 45 for the Property; subject to City Attorney approval.

3) The City authorizes the sale of Parcel 45 to PSD, LLC; subject to City Attorney approval.

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 the 23th day of April, 2019.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **7. 5.**

Meeting Date: 04/23/2019

By: Mark Riverblood, Engineering/Public Works

Information

Title

Pearson Park Construction Development Update - and Authorize a 5% Project Budget Extension

Purpose/Background:

As part of the Development Agreement for the Riverstone Subdivision, a $275,300 not-to-exceed budget was established for the development of a Nature Based playground within the neighborhood. This agenda case is a status update to report that park is on track to be substantially complete by July 1, 2019. Additionally, approval of this case would add to the construction budget, an approximately 5% increase, primarily to accommodate a sign/monument (12' foot tamarack log construction) with way-finding elements for the park, alongside the city-wide greenway.

Observations/Alternatives:

Attached are example project elements to illustrate the park's construction progress and scope, including the proposed sign panel content. The referenced budget increase of $13,765 would pay for the sign (approximately $5,000), and be available for other incidental project aspects, like working with a Girl Scout Troop to add playground program elements.

Funding Source:

Funding would be from Park Dedication fees paid by the developer, (E.g. $25,300 in fees, approved by City Council on March 26th, 2019 for Riverstone 3rd Addition).

Recommendation:

Staff recommends approval of a budget increase by $13,765 for Pearson Park's construction.

Note: The significant and prominent sign this case discusses, was ***not*** included within the $275,300 park budget—staff feels the sign would be an appropriate addition for the unique park, and benefit residents by the way-finding aspects, allowing visitors to discern their location in the community and encourage access to Ramsey's park, trail and greenway system.

Action:

Motion to acknowledge the park's construction status, and approve a $13,765 park development increase, funded by the Riverstone subdivsion's Park Dedication fees.

Attachments

construction status

Form Review

Inbox	Reviewed By	Date
Grant Riemer	Grant Riemer	04/17/2019 01:31 PM
Kurt Ulrich	Grant Riemer	04/18/2019 07:15 AM
Mark Riverblood (Originator)	Mark Riverblood	04/18/2019 09:21 AM

Grant Riemer	Grant Riemer	04/18/2019 10:22 AM
Kurt Ulrich	Kurt Ulrich	04/18/2019 02:38 PM
Form Started By: Mark Riverblood		Started On: 04/17/2019 10:50 AM
Final Approval Date: 04/18/2019		

Pearson Park Construction Development Status

LANDSCAPE ARCHITECTURE INCORPORATED
WWW.LANDARCINC.COM

PEARSON PARK NATURE PLAY - DESIGNER'S TABULATION OF PROJECT COSTS — February 5, 2019

CITY OF RAMSEY, MN

IN KIND TABULATION (NO COST TO PROJECT BUDGET)

NO.	ITEM	UNIT	QUANTITY	UNIT COST	IN KIND VALUE	IN KIND TASKS
1	City Review Process: Erosion Control, Grading/Drainage & City Engineering Review	LS	1.0	4,000.00	$4,000.00	CITY ENGINEERING
2	Erosion Control, Temp Hydro Mulching & Street Sweeping, Etc.	LS	1.0	3,000.00	$3,000.00	CAPSTONE
3	Grading: Subcut Site & Redistribute (assuming Sand/Granular material) w/ 3" tolerance	CY	900.0	10.00	$9,000.00	CAPSTONE
4	Soils to be Supplied by City (Granular Material) w/ Delivery at Correct Time	CY	2,500.0	15.00	$37,500.00	CITY PUBLIC WORKS
5	Soil Placement With Soils to be Supplied by City (Granular Material)	CY	2,500.0	10.00	$25,000.00	CAPSTONE
6	Soils Compaction Testing	EA	1.0	2,000.00	$2,000.00	CAPSTONE
7	Boulevard Sod Embracing Park: Highland Sod with Soils between Curb & City Walk	SY	300.0	5.00	$1,500.00	CAPSTONE
8	Boulevard Irrigation Embracing Park: Sprays with Backflow & Water Tap at Water Main	SY	300.0	25.00	$7,500.00	CAPSTONE
9	Planting of Native Wildflower Plugs	EA	500.0	1.00	$500.00	GIRL SCOUTS
10	Gather & Provide Materials for Nature Based Play: Sticks & Wood Blocks	LS	1.0	1.00	$500.00	GIRL SCOUTS
11	Project Administration: Design Process Guidance Through Construction Implemention	Hours	200.0	140.00	$28,000.00	CITY PARKS
12	2019 Native Ecosystem Plant Care (Trees/Shrubs/Seeding) by MN Native Landscapes	LS	1.0	500.00	$500.00	CITY PARKS
13	2020 Native Ecosystem Plant Care (Trees/Shrubs/Seeding) by MN Native Landscapes	LS	1.0	2,500.00	$2,500.00	CITY PARKS
14	Field Direction During Construction by Landscape Architect *(Shifted to In-Kind 02.05.19)	LS	1.0	7,000.00	$7,000.00	CITY PARKS
	TOTAL OF IN KIND PROJECT COSTS				**$128,500.00**	

PROJECT SPECIFICATIONS/TASKS TO BE BILLED TO PROJECT BUDGET

NO.	ITEM	UNIT	QUANTITY	UNIT COST	VALUE	TEAM MEMBER
1	Seatwalls/Story Circle: St. Croix Valley Limestone Weather Edge	LS	1.0	35,780.00	$35,780.00	Land Logic
2	Rustic Tower: Tamarack Logs Construction / MN Sourced Materials	LS	1.0	23,500.00	$23,500.00	St. Croix Recreation
3	Tower Net	LS	1.0	28,000.00	$28,000.00	St. Croix Recreation
4	Tower Rock Wall	LS	1.0	3,800.00	$3,800.00	St. Croix Recreation
5	Tower SS Custom Slide	LS	1.0	38,000.00	$38,000.00	St. Croix Recreation
6	Tower Underdeck Overhead	LS	1.0	3,200.00	$3,200.00	St. Croix Recreation
7	Tower Ladder Climber	LS	1.0	2,500.00	$2,500.00	St. Croix Recreation
8	Bridge Abutment for Tower Net Connection	LS	1.0	9,860.00	$9,860.00	St. Croix Recreation
9	Bridge Structural Cabling Supports System	LS	1.0	12,820.00	$12,820.00	St. Croix Recreation
10	Stumpery: Tamarack Logs / MN Sourced Materials	LS	1.0	4,500.00	$4,500.00	St. Croix Recreation
11	Swaying Log Rocker: Tamarack Logs / MN Sourced Materials	LS	1.0	1,800.00	$1,800.00	St. Croix Recreation
12	Xgrass Turf 9' CFH	LS	1.0	18,150.00	$18,150.00	St. Croix Recreation
13	Installation of Play Elements	LS	1.0	18,000.00	$18,000.00	St. Croix Recreation
14	Engineering Fees for Nature Play Elements	LS	1.0	2,500.00	$2,500.00	St. Croix Recreation
15	15' Concrete Sidewalk (Medium Broom Finish) 900 SF	LS	1.0	5,850.00	$5,850.00	St. Croix Recreation
16	5' Concrete Sidewalk (Medium Broom Finish) 1200 SF	LS	1.0	8,100.00	$8,100.00	St. Croix Recreation
17	5' Concrete Sidewalk/Intergral Curb (Medium Broom Finish) 800 SF	LS	1.0	11,200.00	$11,200.00	St. Croix Recreation
18	Native Trees: Red Oaks (9) & Clump Quaking Aspens (27) all at #15 Container	EA	36.0	250.00	$9,000.00	MN Native Landscapes
19	Focal Tree of Play Space / Future Climbing Tree 12' B & B Maple (Red Fall Color)	EA	1.0	790.00	$790.00	MN Native Landscapes
20	Native Dwarf Bush Honeysuckle: Pollinator Friendly Groundcover @ 1 Container	EA	240.0	12.00	$2,880.00	MN Native Landscapes
21	Native Dwarf Bush Honeysuckle: Pollinator Friendly Groundcover @ 4 Inch Container	EA	800.0	4.50	$3,600.00	MN Native Landscapes
22	Oats Seeding in June 2019: Broadcast Seed with Straw Mulching	LS	1.0	1,900.00	$1,900.00	MN Native Landscapes
23	Treatments of Seeded Areas July 15 & August 15 2019	EA	2.0	300.00	$600.00	MN Native Landscapes
24	Shredded Northern Cedar Mulch for Planting Beds (3" to 4" depth) & Trees	CY	140.0	55.00	$7,700.00	MN Native Landscapes
25	MNL Pollinator Seed Mix with Hydro Mulch in September of 2019	ACRE	0.5	9,000.00	$4,500.00	MN Native Landscapes
26	Supply 500 Native Pollinator Plugs for Girl Scouts to Plant, Species by Land. Architect	EA	500.0	1.50	$750.00	MN Native Landscapes
27	Design Process by Landscape Architect	LS	1.0	15,000.00	$15,000.00	Landscape Architecture
	TOTAL PROJECT COSTS				**$274,280.00**	
	Team Qualifications					
	St. Croix Recreation Fun Playgrounds: CPSI with 37 years experience in the Design/Installation of Play Spaces & Specialist in Nature Play					
	Land Logic: Natural Stone Wall Specialist with Team Leader / On-site Direction of Installation by Registered MN Landscape Architect					
	MN Native Landscapes: Provide Locally Sourced MN Seed for Native Plants: Trees, Shrubs, Grasses & Forbes that are Grown Locally in MN WITHOUT the use Neonicotinoids					
	Plants meet American Nursery Standards, Team Leader is Landscape Ecologist & Staff Hold MN Department of Agriculture Certifications required for Scope of Work					

Pearson Park budget detail

December 2018





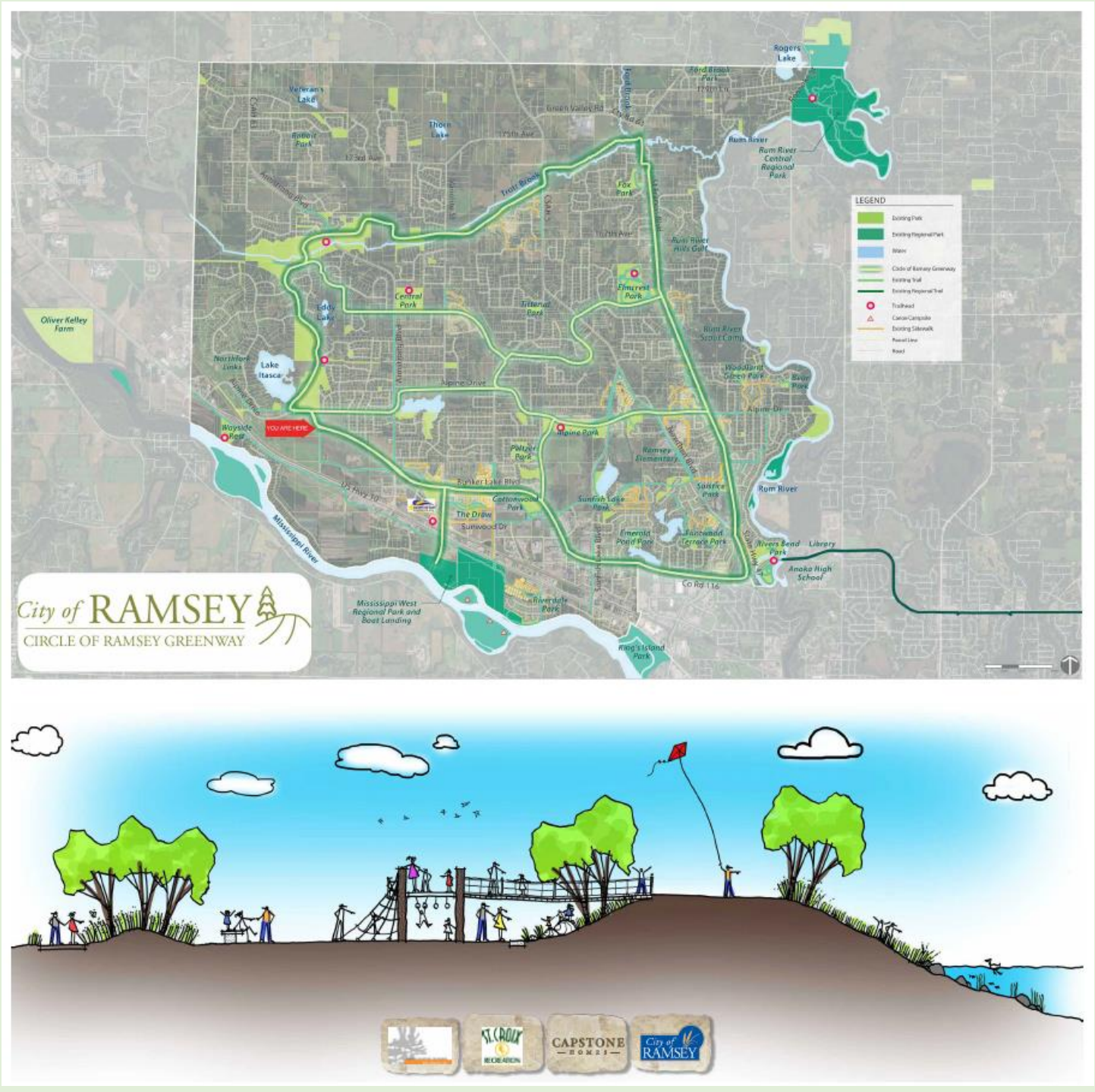




Proposed sign/monument

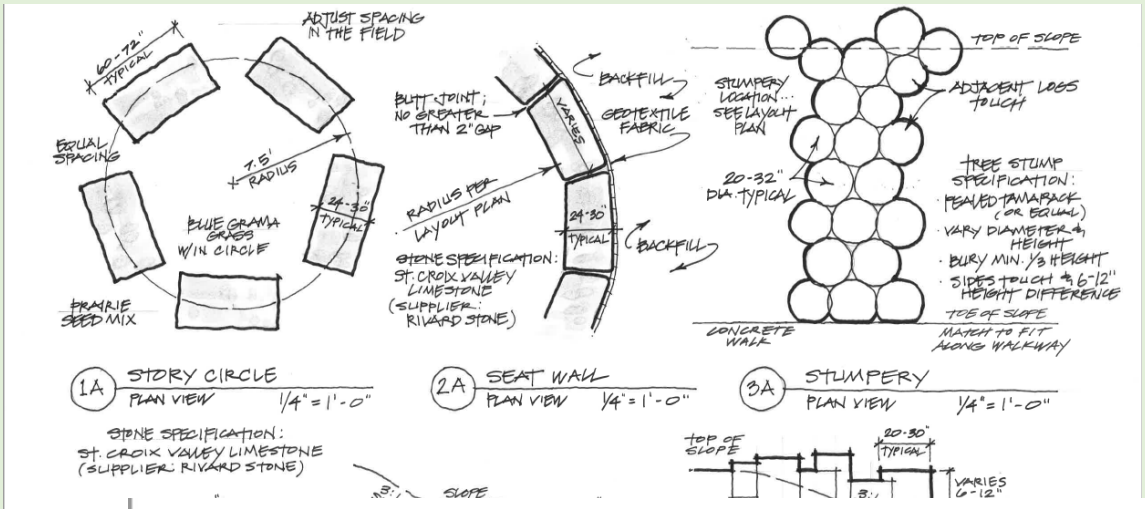


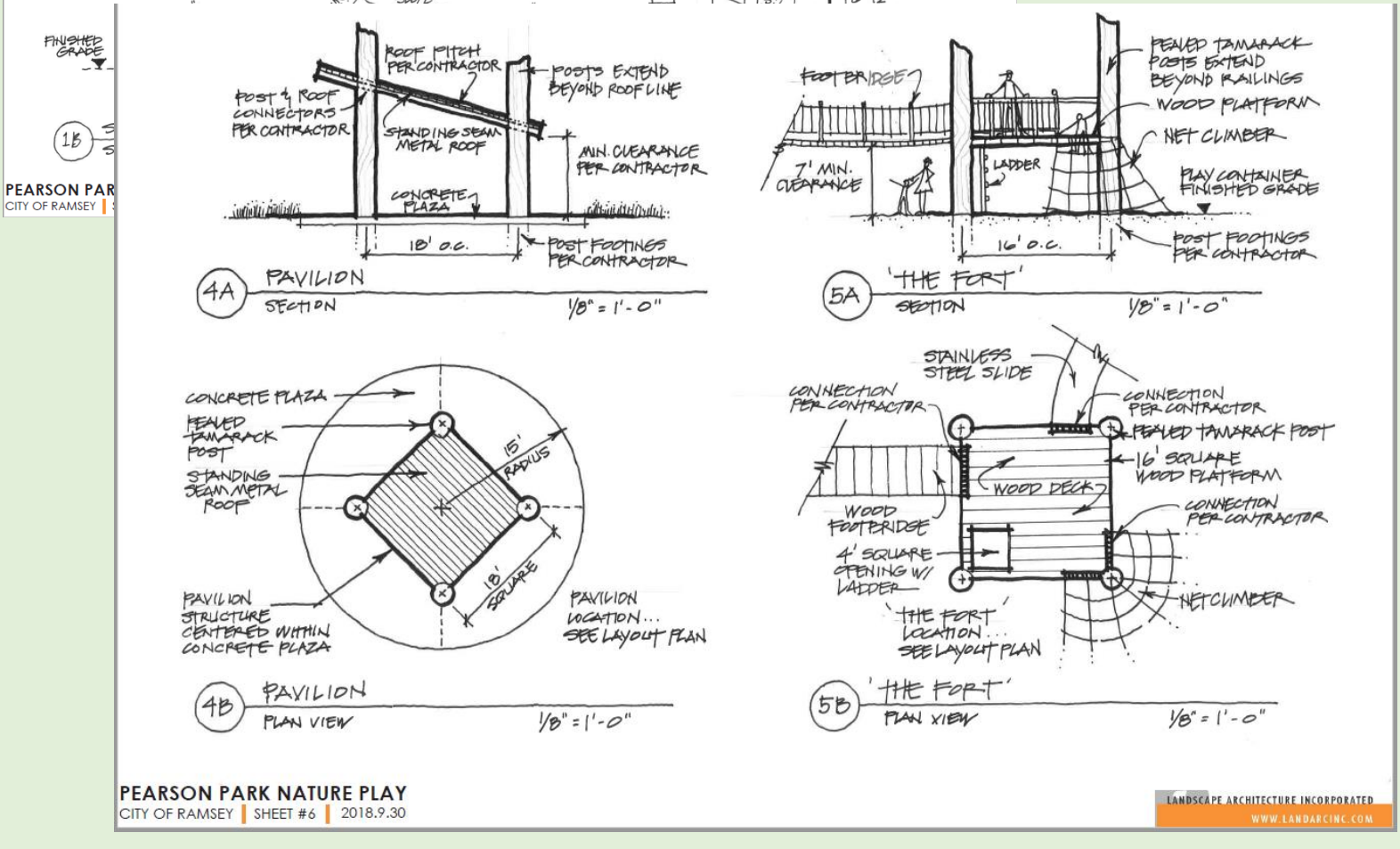
'Front'


City of RAMSEY
CIRCLE OF RAMSEY GREENWAY
LEGEND
Rogers Lake
Veterans Lake
Thiem Lake
Rum River Central Regional Park
Fox Park
Central Park
Eddy Lake
Oliver Kelley Farm
Lake Itasca
Alpine Park
Rum River
Sunfish Lake Park
Cottonwood Park
The Draw
Mississippi River
Mississippi West Regional Park and Boat Landing
Rivers Bend Park
Library
Anoka High School
Ramsey Elementary
Sunrise Park
Bunker Lake Blvd
Sunwood Dr
Co Rd 116
Aldrich Blvd
Alpine Dr
Wayside Road
YOU ARE HERE
Trott Brook
Rum River
Rum River Hills Golf
Rum River Sport Camp
Woodland Green Park
Bear Park
Emerald Pond Park
Hazelwood Terrace Park
Riverdale Park
King's Island Park
Ford Bridge Park
Green Valley Rd
Foley Blvd
Armstrong Blvd
Sunwood Blvd
Round Lake Blvd
CSAH 5
CSAH 83
Robert Park
Northfork Links
Pelzer Park
Timberland Park
Emerest Park
Rum River Central Regional Park
Rum River
Rum River Hills Golf
Rum River Sport Camp
Woodland Green Park
Bear Park
Alpine Dr
Rivers Bend Park
Library
Anoka High School
Co Rd 116
Sunrise Park
Ramsey Elementary
Bunker Lake Blvd
Sunwood Dr
Cottonwood Park
Sunfish Lake Park
Emerald Pond Park
Hazelwood Terrace Park
Riverdale Park
King's Island Park
Mississippi West Regional Park and Boat Landing
Mississippi River
Wayside Road
YOU ARE HERE
Trott Brook
Rum River



Examples project detail





PEARSON PARK NATURE PLAY
CITY OF RAMSEY | SHEET #6 | 2018.9.30

LANDSCAPE ARCHITECTURE INCORPORATED
WWW.LANDARCINC.COM

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

CC Regular Session **7. 6.**

Meeting Date: 04/23/2019

Submitted For: Kurt Ulrich, Administrative Services

By: Kathy Schmitz, Administrative Services

Information

Title:

Policy Regarding Remote Attendance and Participation in Council and Commission Meetings

Purpose/Background:

This policy was last reviewed by the City Council at the work session of March 26, 2019. At that time final revisions were made to the proposed policy that have been incorporated into the attached remote attendance policy document. The policy is under consideration based upon some commission members and past Council members desiring this option based upon certain circumstances.

The standards for remote meeting attendance as provided by state law are included in the City Attorney's attached memo, These restrictions can be cumbersome from a technical standpoint and QCTV has consulted with a vender to obtain a quote to install the necessary equipment and software upgrades.

Quad Cities Cable Television (QCTV) has researched this topic and found it to be technologically feasible and have provided a cost that is outlined below. Before proceeding with the project, the QCTV governing board is inquiring about the level of interest regarding moving forward.

Funding Source:

QCTV has researched this topic and found that the cost to outfit each Council Chambers to meet the statatory requirement is proposal would cost $4,657.09 per city. Sufficient QCTV unallocated reserve funds are available to complete the total project for all four communities at a cost of $18,628.36. The policy includes language that the user would cover any additional cost or expense of attending a meeting remotely.

Recommendation:

Staff reccommends approval of the attached Policy Regarding Remote Attendance and Participation in Council and Commission Meetings. Upon adoption staff will notify QCTV to proceed with the necessary improvements to our system.

Action:

Motion to approve the attached Policy Regarding Remote Attendance and Participation in Council and Commission Meetings.

Attachments

Policy Draft 032619

Atty Memo

QCTV Proposal

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	04/18/2019 04:14 PM
Form Started By: Kathy Schmitz		Started On: 04/17/2019 04:18 PM
Final Approval Date: 04/18/2019		

CITY OF RAMSEY
Policy Regarding Remote Attendance and Participation in Council and Commission Meetings

DRAFT 03-26-2019

SECTION 1: SCOPE

A. BACKGROUND: The City of Ramsey seeks to develop guidelines to promote transparent and orderly use of electronic technology that allows Council and commission members to attend meetings from a remote location. Electronic audio/video attendance options continue to advance and evolve, along with the laws that govern such attendance. Generally speaking, the city may adopt regulations that are more restrictive (not more lenient) than those provided by state law.

B. PURPOSE: The purpose of this policy is to create guidelines governing the remote attendance and participation of members at Council and Commission meetings. Advance notifications and limits are established in order to provide proper notification to the public, and to allow the City to arrange the appropriate technology to cover the meeting. The general expectation is that individuals will make every practical attempt to be physically present and that the purpose of this policy is to allow for exceptions when the member is unable to physically attend a meeting.

SECTION 2: CRITERIA/PROCEDURE

A. ELIGIBLE USERS: Members of the City Council and members of any formally established commission of the City.
B. APPLICATION: Eligible users may attend and participate in any regular meeting of their respective Council or commission in accordance with this policy.
C. NOTIFICATION: Eligible Users wishing to participate via interactive television or other electronic medium shall notify the City Administrator, in writing, no earlier than ten (10) days, and no later than 72 hours prior to the meeting. The name and location of eligible members attending a meeting via electronic medium shall be posted in conjunction with, and in the same manner as, the regular agenda.
D. MAXIMUM ATTENDEES: No more than one (1) eligible user may participate in any single meeting via electronic medium. Eligible participants for any particular meeting will be determined by the order in which notification was received by the City Administrator.

E. ANNUAL USE: An eligible user may attend a maximum of two (2) regular meetings via interactive television per year.

F. OTHER: Remote attendance and participation at any public meeting shall be in full compliance with the Open Meeting Law (OML), Minnesota Statutes section 32D.02, subdivision 1. All members of the public showing up at a remote location must be able to see and hear all discussion and votes. All members of the body must be able to see and hear one another, as well as the public.

G. EXCEPTIONS: The requirements of this policy may be waived in the event of an emergency as defined by state statute.

H. DECORUM: It is expected that all members attending remotely will conduct himself or herself in a professional manner, and attend only from meeting locations that are suitable for the proper conduct of professional business.

I. EXPENSES: Members attending remotely will cover all extraordinary costs necessary for the connection.

J. TECHNOLOGY: Remote meeting attendees shall comply with all technological and security standards as established by QCTV and the City's Information Technology staff.

MEMORANDUM

Ratwik, Roszak & Maloney, P.A.

TO: Kurt Ulrich

FROM: Joseph J. Langel, City Attorney

DATE: February 6, 2018

RE: Remote attendance at public meetings

You indicated that elected and/or appointed officials in Ramsey inquired about whether and how they can attend public meetings remotely. This inquiry raised some related questions as well, which are discussed below.

Issues

1. What options are available under the Open Meeting Law?
2. Are there any restrictions?
    a. How many members can be absent at the same time?
    b. Are there specific requirements at the remote location?
    c. Are there specific requirements at the regular location?
3. How does this impact voting rights and quorum requirements?
4. Are there special notice requirements if one or more members are attending remotely?

Discussion

1. Remote Options Available under the OML

The Open Meeting Law (OML), Minnesota Statutes section 13D.02, subdivision 1, allows a meeting to be conducted by interactive television. In Minnesota Department of Administration Advisory Opinion 13-009, the use of Skype was deemed suitable under the OML, given its similarity to interactive television. It is likely that software similar to Skype, such as FaceTime, would also be allowed under these provisions.

Note that the ability to use "a telephone or other electronic means" is available only to state agencies. *Minn. Stat. § 13D.015.* The League has suggested that this option be broadened to include cities, but that has not occurred. Consequently, only the "interactive television" option, or its equivalent, is available to cities, meaning combined audio-visual is required; having a member on speaker phone does not suffice.

730 Second Avenue South, Suite 300, Minneapolis, MN 55402 p (612) 339-0060 • f (612) 339-0038 • www.ratwiklaw.com

2. Restrictions on Remote Options

a. How many members can be absent at the same time?

As long as one member is physically present at the regular meeting location, the rest of the council, board or commission can appear via one or more remote links.

b. Are there specific requirements at the remote location?

The remote location that a member is participating from is to be open and accessible to the public. *Minn. Stat. 13D.02 subd. 1(4)*. According to Advisory Opinion 13-009, this location can be outside the city. It is not required that the location be convenient for city residents; it just has to be open to the public. This can get a little awkward when the remote attendee is in a hotel room or relative's home and should be taken into consideration when choosing the remote location. Any member of the public showing up at the remote location must be able to see and hear all discussion and votes, which means the remote member may be sharing a computer screen with someone.

Note that *all* members of the body must be able to hear and see one another. This must be taken into account when considering camera and screen placement in the room. If there are two or more remote attendees, this can create substantial technical issues that must be worked out prior to the meeting.

Not only can the public be present at the regular meeting site and the remote site, the OML also allows the public to "monitor" the meeting electronically from a remote location "to the extent practical" if interactive television or its equivalent is being used. Any incremental costs incurred by the City to make that available may be charged to the person requesting it.

c. Are there specific requirements at the regular location?

At the regular location, both the public and the other members must be able to hear and see the member attending the meeting remotely. This may require more than one screen, depending on the room layout.

3. How does this impact voting rights and quorum requirements?

Voting rights are not impacted by remote attendance and a member attending remotely is considered present at the meeting for purposes of determining a quorum.

4. Are there special notice requirements if one or more members are attending remotely?

If interactive television or its equivalent are used, the city "shall provide notice of the regular meeting location and notice of any site where a member of the public body will be participating in the meeting." *Minn. Stat. § 13D.02, subd. 4.* The timing and method of notice is the same as with any other meeting of that kind (i.e., regular, special or emergency). Note, however, that if a regular meeting location changes (which would be the case if someone is attending remotely), notice must given in the same manner as a special meeting, meaning posted three days before the date of the meeting and mailed to whomever requested such notices. *Minn. Stat. § 13D.04.*

As a practical matter, this means that the member who is to appear remotely must inform City staff of the site where he or she will be for the meeting, and do so early enough that staff can post and mail a timely notice.

QCCCC Agenda Item 5.3

Technology Memo
February 14, 2019
To: Karen George, Executive Director
From: John Sommer, Technology Manager
Subject: Remote Attendance at City Meetings

Background

At the pervious Commission meeting I was asked to seek proposals to allow a city meeting participant to attend remotely in compliance with Minnesota's Open Meeting Law. (Statute Chapter 13D Section 13D.02) Quotes were solicited from three local Audio Video companies. Only Alpha Video & Audio responded with a complete proposal, which is attached for your review.

Synopsis of Proposal

The remote participant would connect to a dedicated computer in the cable control room using GoToMeeting or Skype. This computer will connect to the presentation system and the broadcast production system. The remote participant will see a video feed from the broadcast system and hear the same audio that is in the room minus their own audio. Each member city will determine which presentation displays in the council chambers will show the remote participant. The remote participant will be heard in the council chambers over the audio system.

Pricing

Alpha Video & Audio's proposal would cost $4,657.09 per site. Their proposal requires a city supplied computer. This is an additional project expense that would be borne by each member city in order to comply with individual cities IT integration requirements.

Funding

This project was not included in the 5 Year Capital Plan, however, there are sufficient unallocated reserve funds to complete the total project cost of $18,628.36.

Considerations

The remote computer station is a similar concept to city presentation computers, they are provided by the city for their chambers, comply with their IT requirements, and are in the city's replacement cycle. QCTV recommends each

city review legal issues and establish a policy of use for remote meeting attendance and participation.

Action Requested

Accept and approve proposal from Alpha Video & Audio. Direct staff to coordinate installationtimeline with member cities.

Options for Action

•Direct staff to conduct more research based on Commission input
•Delay action for future consideration

CC Regular Session **7. 7.**

Meeting Date: 04/23/2019

By: Colleen Lasher, Administrative Services

Information

Title

Adopt Resolution #19-091 Hiring Seasonal Public Works Maintenance Workers and Temporary Interns

Purpose/Background:

The purpose of this case is to request authorization to hire Seasonal Public Works Maintenance Workers and Temporary Interns. Annually the City employs Seasonal Public Works Maintenance Workers to perform work in the Parks, Streets, and Utilities Divisions of Public Works and Interns to work in Administrative Services, Community Development, Engineering, and Parks.

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.

At this time, staff selected two qualified seasonal candidates and two qualified interns. All candidates have passed the pre-employment screenings and staff recommends hiring the candidates listed below.

Notification:

Seasonal Public Works Maintenance Workers pay: The pay scale is $11.00 per hour, with a .25 cent increase for each returning season, to a maximum of $12.00 per hour. Employees hired for this position must be at least 18 years of age, but are not required to hold a commercial drivers license.

Intern pay: The pay scale is $12.00 per hour to $14.00 per hour, depending on qualifications.

Funding Source:

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

Recommendation:

Staff recommends hiring the following 2019 employees on or near the dates listed below:

1) Seasonal Public Works Maintenance Workers: James Kroll, effective April 29, 2019 at $11.00 per hour; and Jerry Hutchinson, effective April 24, 2019 at $11.25 per hour; and
2) Temporary Interns: Administrative Intern, Jay Elmquist, effective, May 13, 2019 at $13.00 per hour; and Planning Intern, Elliot Mohler, effective May 20, 2019 at $14.00 per hour.

Action:

Motion to adopt resolution #19-091 to hire the following employees on or near the dates listed below:

Seasonal Public Works Maintenance Workers: James Kroll, effective April 29, 2019 at $11.00 per hour; and Jerry Hutchinson, effective April 24, 2019 at $11.25 per hour; and

Temporary Interns: Administrative Intern, Jay Elmquist, effective, May 13, 2019 at $13.00 per hour; and Planning Intern, Elliot Mohler, effective May 20, 2019 at $14.00 per hour.

Attachments

Resolution_19-091
Admin Intern Job Description
Planning Intern Job Description

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	04/18/2019 01:00 PM
Form Started By: Colleen Lasher		Started On: 04/17/2019 12:06 PM
Final Approval Date: 04/18/2019		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #19-091

RESOLUTION HIRING SEASONAL PUBLIC WORKS MAINTENANCE WORKERS AND TEMPORARY INTERNS

WHEREAS, annually the City employs Seasonal Public Works Maintenance Workers to perform work in the Parks, Streets, and Utilities Divisions of Public Works and Interns to work in Administrative Services, Community Development, and Engineering; and

WHEREAS, staff selected two qualified seasonal candidates and two qualified interns; and

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

WHEREAS, Staff recommends hiring the 2019 Seasonal Public Works Maintenance Workers and Temporary Interns.

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 #19-091 to hire the following employees on or near the dates listed below:

   Seasonal Public Works Maintenance Workers: James Kroll, effective April 29, 2019 at $11.00 per hour; and Jerry Hutchinson, effective April 24, 2019 at $11.25 per hour; and

   Temporary Interns: Administrative Intern, Jay Elmquist, effective, May 13, 2019 at $13.00 per hour; and Planning Intern, Elliot Mohler, effective May 20, 2019 at $14.00 per hour.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 23rd day of April, 2019.

SCANNED

Administrative Intern

Class Code: 10001

Bargaining Unit: None

CITY OF RAMSEY
Established Date: Jan 24, 2018
Revision Date: Feb 19, 2019

Job Description

SALARY RANGE

$12.00 - $14.00 Hourly

PRIMARY OBJECTIVE OF POSITION:

The City of Ramsey is seeking an Administrative Intern to work with staff in facilitating and/or coordinating multiple ongoing City functions, projects, and events. The largest project is assisting with the City's annual Happy Days Festival to be held on Saturday, September 7, 2019.

This is a temporary internship working 40 hours per week, Monday - Friday / 8:00 a.m. to 4:30 p.m., beginning in late April to early May and running through approximately mid-September, depending on availability and workload. Work hours may vary depending on assigned projects and if the candidate is still attending school.

MINIMUM QUALIFICATIONS:

Qualified candidates must have all of the following to be considered:

- Must be at least 18 years of age
- Must have a valid unrestricted MN Driver's License with a good driving record
- Must be a current student pursuing a Bachelor's degree in Communications, Business Administration, Public Administration, Public Policy, Community Development, or related field; or a recent graduate looking to gain experience
- Must have intermediate Microsoft Office knowledge and skills
- Must have excellent written and verbal communication skills
- Must be able to accurately type at least forty (40) words per minute

- Must have the ability to provide excellent Customer Service

Desired Qualifications include:

- Previous experience handling multiple tasks and deadlines
- Previous customer service experience
- Previous event coordination/planning experience

RESPONSIBILITIES:

- Assist with planning, coordination, marketing, execution and evaluation of City events such as Happy Days, Business Appreciation Golf Tournament, and various grand opening/ground breaking events.
- Assist the Staff Liaison to the Happy Days Committee and serve as the project coordinator for the 2019 Happy Days Festival
- Assist with the interface/communication between the public and City Hall using various social media and web based applications
- Assist with the development of projects relating to the City's Communications Plan
- Provide effective customer service in a courteous and helpful manner
- Track departmental work schedules on various projects
- Other duties as assigned

KNOWLEDGE, SKILLS AND ABILITIES:

- Ability to establish effective working relationships with City staff, elected officials and the general public
- Knowledge of English - spelling, grammar, punctuation and vocabulary
- Ability to use computers including Microsoft Word and Excel
- Ability to communicate effectively, both orally and in writing
- Ability to maintain clear, accurate records of activities
- Ability to work with minimal supervision

JOB ACTIVITY REQUIREMENTS:

The following are the physical activities that are associated with this position:

- Sitting
- Standing
- Walking
- Carrying

- Handling Objects
- Repetitive Hand Motion
- Stationary desk or bench work

This job requires employees to be able to lift and carry up to 24 pounds without assistance.

The following are the working conditions of this position:

- Working Outdoors
- Working Indoors
- Driving a City vehicle or personal vehicle

Planning Intern

Class Code: 11008

Bargaining Unit: None

Job Description

CITY OF RAMSEY
Established Date: Jan 30, 2018
Revision Date: Feb 5, 2018

SALARY RANGE

$12.00 - $14.00 Hourly

PRIMARY OBJECTIVE OF POSITION:

The City of Ramsey is seeking an Planning Intern to assist staff with multiple ongoing City functions, projects and events including preparation of the Ramsey 2040 Comprehensive Plan Update, a variety of land use planning and zoning administration activities, processing applications for conditional use permits and enforcement of sign regulations, along with attending the monthly Planning Commission meetings, selected Environmental Policy Board meetings and various public workshops.

This is a temporary internship working 40 hours per week, Monday - Friday / 8:00 a.m. to 4:30 p.m. beginning in late April to early May and running through approximately mid-September depending on availability and workload. Work hours may vary depending on assigned projects or if the candidate is still attending school.

MINIMUM QUALIFICATIONS:

- Must be at least 18 years of age
- Must have a valid unrestricted MN Driver's License with a good driving record
- Must be a current student pursing a Bachelor's degree in planning, housing, geography, urban studies or a related field; or recent graduate looking to gain experience
- Must have intermediate Microsoft Office knowledge and skills
- Must have excellent written and verbal communication skills
- Must be able to work independently with minimal supervision

Desired Qualifications include:

- Previous experience working at a municipality or county office
- Previous experience in project management
- Previous experience in comprehensive planning
- Previous experience in building codes and zoning codes
- Previous experience with recycling programs
- Currently working on, or recently completed Master's Degree in planning, housing, geography, urban studies or related field

RESPONSIBILITIES:

- Assist in the preparation of Ramsey 2040 Comprehensive Plan Update
- Assist with administering and enforcing certain city code regulations (zoning, building or nuisance)
- Process sign permit applications and enforce sign regulations
- Assist with administering local land use controls and zoning regulations
- Process applications for conditional use permits, interim use permits, home occupation permits, variances, easement vacations, and administrative subdivisions
- Assist with the coordination of recordkeeping for the Community Development Department
- Assist with the administration of the City's Recycling Program
- Attend monthly Planning Commission Meetings and selected Environmental Policy Board Meetings, public workshops and City Council Meetings. May be asked to attend certain Economic Development Authority Meetings
- Attend additional public workshops related to the Comprehensive Plan
- Perform other duties as assigned

KNOWLEDGE, SKILLS AND ABILITIES:

- Knowledge of land use principles and trends
- Knowledge of county, state and federal regulations related to community development in a municipal setting
- Knowledge of urban land use planning principles and trends
- Knowledge of how to develop, interpret and apply the City Code
- Ability to gather data and develop clear concise reports
- Ability to follow verbal and written directions, and work with supervision to ensure that projects are completed thoroughly, accurately and on time.
- Ability to establish effective working relationships with City staff, elected officials and the general public
- Knowledge of English - spelling, grammar, punctuation and vocabulary
- Ability to use computers including Microsoft Word and Excel
- Ability to communicate effectively, both orally and in writing
- Ability to maintain clear, accurate records of activities

- Ability to handle stressful situations and deal effectively with angry or difficult people
- Ability to work with minimum supervision

JOB ACTIVITY REQUIREMENTS:

The following are the physical activities that are associated with this position:

- Sitting
- Standing
- Walking
- Carrying
- Handling Objects
- Repetitive Hand Motion

This position requires employees to be able to lift and carry up to 25 pounds without assistance.

The following are the working conditions of this position:

- Working Outdoors
- Working Indoors
- Operating motor vehicles
- Driving a City vehicle or personal vehicle
- Driving is an essential function of this job