City of Ramsey
Agenda
Revised
Regular City Council
Tuesday, June 25, 2019
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

1. Call to Order

2. Presentation

1. Presentation from Anoka County Recycling and Resource Solutions for Ramsey Achieving its 2018 Recycling Goal

2. Presentation / Update on Police Department Activities by Chief Jeff Katers

3. Citizen Input

4. Consent Agenda

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

2. Note the Following Boards and Commissions Meeting Minutes:
   - Planning Commission Work Session Meeting Minutes Dated April 4, 2019
   - Planning Commission Meeting Minutes Dated April 4, 2019
   - Economic Development Authority Meeting Minutes Dated May 9, 2019
   - Environmental Policy Board Meeting Minutes Dated May 20, 2019

3. ~~Review Suspension of Therapeutic Massage Establishment License~~ - Please Note: this case was moved to the Regular Agenda as Item 7.01.A.

4. Approve the Following Meeting Minutes:

   1. City Council Work Session dated 6/11/2019
   2. City Council Regular Session dated 6/11/2019

5. Approve Licenses

6. Approve Amending the Council Meetings Scheduled for Tuesday, August 6, 2019.

7. Approve Updated JPA with the Anoka-Hennepin Narcotics and Violent Crimes Task Force

8. Approve Request to Declare Surplus Property

9. Adopt Resolution #19-145 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of June 6, 2019 through June 19, 2019

10. Adopt Resolution 19-126 Approving a Home Occupation Permit for a Yoga Studio at 14941 Juniper Ridge Drive NW (Project No. 19-115); Case of Wendy Gutknecht

11. Adopt Resolution #19-132 Approving Conditional Use Permit to Operate a Preschool at 6013 167th Ave NW (Project No. 19-117); Case of Valerie Phillips

12. Adopt Resolution #19-139 Approving Final Plat, Site Plan, and Development Agreement for Anderson Dahlen (Project #19-109): Case of Anderson Dahlen

13. Adopt Resolution #19-142 Approving Joint Powers Agreement for the Signalization of Nowthen Boulevard/CSAH 5 at 170th Avenue NW

14. Adopt Resolution #19-146 Acknowledging Update on Code Enforcement Case at 14760 Bowers Drive NW and Granting Extension to Required Dwelling Repairs (Case of Sandra Dickson)

15. Adopt Resolution #19-147 Approving Metes and Bounds Subdivision for COR Infiltration Pond

16. Adopt Resolution #19-148 Declaring Participation in State Performance Measurement Program

17. Adopt Resolution #19-149 Approving Amendment No. 1 to Community Development Block Grant and HOME Investment Partnerships Program Cooperation Agreement.

18. Adopt Resolution #19-141 to Hire a Part-time Community Service Officer Back-filling a Vacant Position

5. Approve Agenda

6. Public Hearing

1. PUBLIC HEARING: Adopt Resolution #19-122 Related to Site Plan Approval for M&G Trailer at 9349 Highway 10 NW (Project No. 19-116); Case of Stone Construction Inc.

2. PUBLIC HEARING: Adopt Resolution #19-143 Establishing TIF District 17 and Resolution #19-144 Approving a TIF Agreement and Approving a Business Subsidy Request, Case of SLP EX, LLC and AMP EX, LLC (Delta ModTech)

7. Council Business

1. Adopt Resolution 19-138 Approving Final Plat and Site Plan for Delta ModTech (Project #19-108); Case of Delta ModTech

A. Review Suspension of Therapeutic Massage Establishment License - Please Note: this case was moved from the Consent Agenda to the Regular Agenda as Item 7.01.A.

2. Adopt Resolution #19-098 and Introduce Ordinance #19-10 Approving Preliminary Plat and Actions Related to River Walk Village (Case of Village Bank)

3. Concept Plan Submittal to Metropolitan Council—Public Realm Improvements in The COR

8. Mayor/Council/Staff Input

9. Adjournment

CC Regular Session **2. 1.**

Meeting Date: 06/25/2019

Information

Title:

Presentation from Anoka County Recycling and Resource Solutions for Ramsey Achieving its 2018 Recycling Goal

Purpose/Background:

Annually, the Anoka County Board of Commissioners establishes recycling goals for each municipality. In 2018, Ramsey's recycling goal was 2,696 tons (based on 210 pounds per person for single family households and 160 pounds per person for multi-unit households). Residents of Ramsey ultimately recycled approximately 2,934 tons of material, easily surpassing the established goal. This was accomplished via the curbside recycling program, recycling events (spring, summer, and fall), the organics drop-off program, parks recycling, and opportunities in December and January to recycle holiday lights and extra cardboard. Anoka County Recycling and Resource Solutions Staff, along with County Commissioner Matt Look, will be in attendance to present the City Council and the residents of Ramsey with a certificate of accomplishment for meeting the 2018 recycling goal.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	06/20/2019 03:31 PM
Kurt Ulrich	Kurt Ulrich	06/20/2019 04:31 PM
Form Started By: Chris Anderson		Started On: 06/20/2019 03:04 PM
Final Approval Date: 06/20/2019		

CC Regular Session **2. 2.**

Meeting Date: 06/25/2019

Information

Title:

Presentation / Update on Police Department Activities by Chief Jeff Katers

Purpose/Background:

Purpose: To present an update on Police Department activities.

Background: Staff periodically presents Council with oral updates on department activities during the presentation portion of the Council meeting. Chief Katers will be present this evening to present an update on recent Police Department activities.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	06/20/2019 04:32 PM
Form Started By: Colleen Lasher		Started On: 06/20/2019 03:17 PM
Final Approval Date: 06/20/2019		

CC Regular Session **4. 1.**

Meeting Date: 06/25/2019

By: Diana Lund, Finance

Information

Title

Receive May 2019 Financial Reports - General Fund and Enterprise Funds

Purpose/Background:

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

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

Action:

No action required. Informational only.

Attachments

May 2019 General Fund Financial Report - Budget to Actual

May 2019 Enterprise Funds Financial Reports - Budget to Actual

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	06/20/2019 02:05 PM
Form Started By: Diana Lund		Started On: 06/17/2019 11:02 AM
Final Approval Date: 06/20/2019		

CITY OF RAMSEY
FINANCIAL STATEMENT

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

GENERAL FUND EXPENDITURES - BY DEPARTMENT -

Dept	-CURRENT YEAR ADOPTED BUDGET-	CURRENT YTD GENERAL LEDGER
Admin	2,217,852.00	741,822.97
Com Dev	1,144,856.00	531,528.32
Contingency	131,373.00	-
Council	133,275.00	54,248.96
Finance	513,002.00	210,438.64
Fire	1,040,085.00	390,473.36
Legal	123,300.00	51,236.99
Police	3,827,771.00	1,495,663.31
Public Works	3,707,268.00	1,265,310.36
Grand Total	**12,838,782.00**	**4,740,722.91**

GENERAL FUND EXPENDITURES - BY CATEGORY -

Category	-CURRENT YEAR ADOPTED BUDGET-	-CURRENT YTD GENERAL LEDGER-
Capital Outlay	824,450.00	387,884.65
Debt Service	106,373.00	-
Other Services & Charges	2,674,679.00	726,533.55
Personal Services	8,271,485.00	3,273,960.22
Supplies	961,795.00	352,344.49
Grand Total	**12,838,782.00**	**4,740,722.91**

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	202,491.54
Business Licenses/Permits	23,400.00	9,116.42
Fines and Forfeits	61,500.00	14,256.66
Federal Intergovernmental	8,000.00	-
State Intergovernmental	367,800.00	76,650.00
Interest	90,000.00	-
Miscellaneous	15,700.00	15,690.18
Non-Business Licenses/Permits	508,900.00	257,184.26
Transfers in	1,132,450.00	-
Grand Total	**12,838,782.00**	**576,195.84**

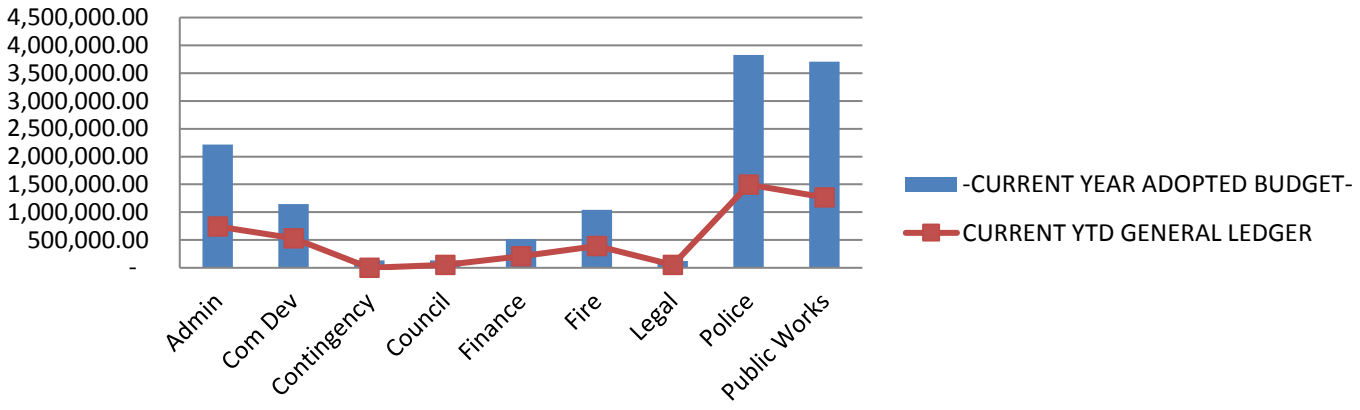
This report reflects year to date revenue and expenditures as compared to annual budget.
It does not reflect fund balance.

PREPARED BY: FINANCE DEPARTMENT

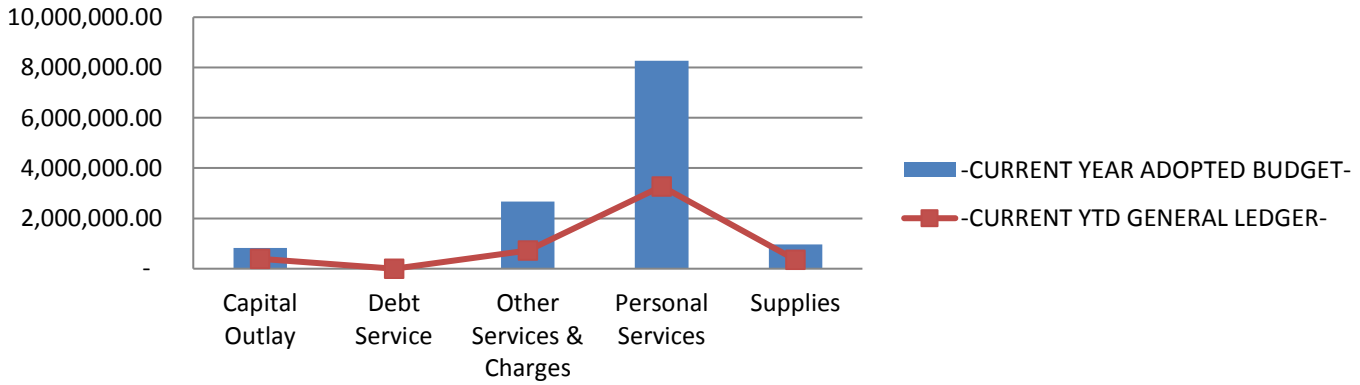
CITY OF RAMSEY
FINANCIAL STATEMENT

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

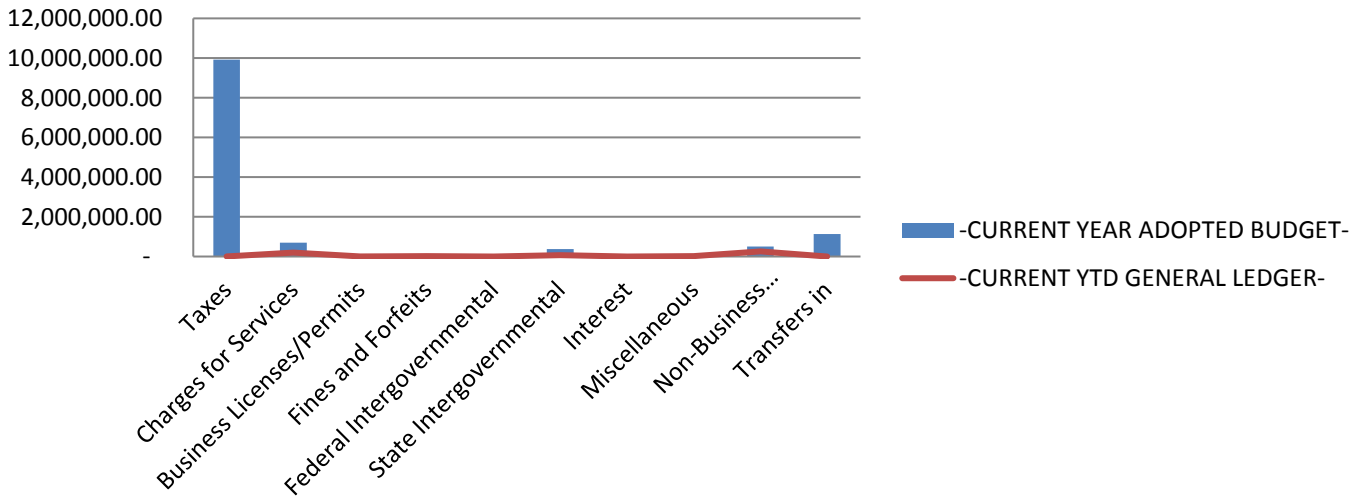
GENERAL FUND EXPENDITURES - BY DEPARTMENT



GENERAL FUND EXPENDITURES - BY CATEGORY



GENERAL FUND REVENUES



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

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2019 THROUGH PERIOD ENDING: May 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)	(3,138.54)	22.42%
4609	OTHER MISCELLANEOUS REVENUES	62,000.00	4,997.07	8.06%
4651	WATER REVENUE		(296.44)	0.00%
4652	WATER SALES - RESIDENTIAL	1,142,606.00	234,279.58	20.50%
4653	WATER SALES-COMMERCIAL	666,194.00	62,532.79	9.39%
4654	WATER PENALTIES	36,576.00	9,706.74	26.54%
4655	WATER METER INSTALLATION	12,000.00	7,280.00	60.67%
4656	WATER METERS	30,000.00	28,481.28	94.94%
4657	CONNECTION/RECONNECTION FEES	500.00	-	0.00%
4701	INTEREST ON INVESTMENTS	130,000.00	-	0.00%
4606	DEVELOPER FEES (WAC)		83,007.00	0.00%
4601	MISCELLANEOUS REVENUE		667.79	0.00%
Grand Total		**2,065,876.00**	**427,517.27**	

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	73,719.31	30.73%
6103	FULL TIME-REGULAR-OVERTIME	13,500.00	5,836.68	43.23%
6105	TEMPORARY-WAGES & SALARIES	17,066.00	3,434.88	20.13%
6121	PERA CONTRIBUTIONS	48,701.00	6,540.68	13.43%
6122	FICA/MEDICARE CONTRIBUTIONS	20,887.00	7,058.18	33.79%
6131	GROUP INSURANCE	33,931.00	10,251.75	30.21%
6133	WORKERS COMP INSURANCE PREMIUM	14,518.00	-	0.00%
6208	MISCELLANEOUS OFFICE SUPPLIES	600.00	341.42	56.90%
6223	GASOLINE	3,000.00	2,040.14	68.00%
6225	DIESEL FUEL	3,500.00	194.47	5.56%
6229	SHOP MATERIALS	600.00	70.50	11.75%
6231	UNIFORMS & TURN-OUT GEAR	2,900.00	2,020.00	69.66%
6249	MISCELLANEOUS OPERATING SUPPLY	18,000.00	9,153.21	50.85%
6257	OTHER VEHICLE PARTS	7,000.00	807.03	11.53%
6273	UTILITY SYSTEM MAINT SUPPLIES	75,000.00	22,813.50	30.42%
6281	SMALL TOOLS & MINOR EQUIPMENT	6,000.00	1,459.68	24.33%
6292	WATER METERS FOR RESALE	60,000.00	28,867.34	48.11%
6315	MISCELLANEOUS PROFESSIONAL SER	150,000.00	157.13	0.10%
6322	POSTAGE	2,600.00	1,996.67	76.80%
6323	CELLULAR PHONES	2,900.00	1,430.99	49.34%
6334	MILEAGE REIMBURSEMENT		74.24	0.00%
6335	TRAINING	1,500.00	880.00	58.67%
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	26,536.68	17.69%
6373	GAS	3,000.00	1,515.31	50.51%
6374	REFUSE/RECYCLING	700.00	210.02	30.00%
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	6,809.35	8.96%
6722	DEPRECIATION	760,000.00	-	0.00%
6820	OPERATING TRANSFERS TO OTHER F	43,000.00	-	0.00%
Grand Total		**1,847,471.00**	**220,466.16**	

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: May 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: May 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)	(3,405.16)	29.61%
4356	SEWER AVAILABILITY CHARGE-ADM	5,000.00	695.80	13.92%
4609	OTHER MISCELLANEOUS REVENUES	5,000.00	-	0.00%
4661	RESIDENTIAL-SEWER CHARGES	1,196,052.00	315,863.67	26.41%
4662	COMMERCIAL-SEWER CHARGES	370,800.00	91,128.15	24.58%
4663	SEWER PENALTIES	40,000.00	14,167.01	35.42%
4701	INTEREST ON INVESTMENTS	85,000.00	-	0.00%
4702	MISCELLANEOUS INTEREST	15,000.00	-	0.00%
4606	DEVELOPER FEES (WAC)	-	(47,316.00)	0.00%
4601	MISCELLANEOUS REVENUE		667.80	0.00%
Grand Total		**1,705,352.00**	**371,801.27**	

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	23,385.12	14.36%
6103	FULL TIME-REGULAR-OVERTIME	-	83.90	0.00%
6105	TEMPORARY-WAGES & SALARIES	-	1,288.08	0.00%
6121	PERA CONTRIBUTIONS	26,908.00	1,912.41	7.11%
6122	FICA/MEDICARE CONTRIBUTIONS	12,561.00	1,983.69	15.79%
6131	GROUP INSURANCE	6,867.00	-	0.00%
6133	WORKERS COMP INSURANCE PREMIUM	8,229.00	-	0.00%
6223	GASOLINE	3,500.00	1,157.25	33.06%
6225	DIESEL FUEL	2,500.00	154.55	6.18%
6229	SHOP MATERIALS		9.40	0.00%
6249	MISCELLANEOUS OPERATING SUPPLY	17,000.00	1,432.55	8.43%
6275	OTHER EQUIPMENT PARTS	5,000.00	136.01	2.72%
6315	MISCELLANEOUS PROFESSIONAL SER	70,000.00	108.75	0.16%
6334	MILEAGE REIMBURSEMENT		37.12	0.00%
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	4,215.49	24.80%
6373	GAS	2,000.00	961.01	48.05%
6374	REFUSE/RECYCLING	700.00	210.02	30.00%
6377	SEWER SERVICE CHARGE	780,705.00	390,352.26	50.00%
6489	OTHER CONTRACTED SERVICES	26,000.00	5,219.35	20.07%
6722	DEPRECIATION	525,300.00	-	0.00%
6820	OPERATING TRANSFERS TO OTHER F	37,000.00	-	0.00%
Grand Total		**1,725,563.00**	**433,938.96**	

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: May 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)	(1,116.74)	33.84%
4681 CHARGES FOR STREET LIGHTS	148,000.00	39,217.65	26.50%
4683 STREET LIGHTING PENALTIES	7,000.00	2,214.21	31.63%
4701 INTEREST ON INVESTMENTS	11,000.00	-	0.00%
4684 PRIORITY STREET LIGHT	51,380.00	12,998.80	25.30%
Grand Total	**214,080.00**	**53,313.92**	

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	39,189.93	31.35%
6489 OTHER CONTRACTED SERVICES	14,300.00	5,219.34	36.50%
6722 DEPRECIATION	47,380.00	-	0.00%
6820 OPERATING TRANSFERS TO OTHER F	21,000.00	-	0.00%
Grand Total	**207,680.00**	**44,409.27**	

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: **May 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)	(1,269.30)	33.40%
4287 OTHER LOCAL GOVERNMENT GRANTS	69,000.00	-	0.00%
4609 OTHER MISCELLANEOUS REVENUES	-	746.28	0.00%
4671 RECYCLING CHARGES	310,000.00	78,621.22	25.36%
4672 RECYCLING PENALTIES	8,000.00	3,253.06	40.66%
4701 INTEREST ON INVESTMENTS	3,000.00	-	0.00%
Grand Total	**386,200.00**	**81,351.26**	

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	4,631.88	21.31%
6103 FULL TIME-REGULAR-OVERTIME	-	389.76	0.00%
6104 PART TIME-WAGES & SALARIES	7,280.00	-	0.00%
6121 PERA CONTRIBUTIONS	2,176.00	376.42	17.30%
6122 FICA/MEDICARE CONTRIBUTIONS	2,230.00	342.03	15.34%
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	6,245.63	20.82%
6322 POSTAGE	300.00	-	0.00%
6489 OTHER CONTRACTED SERVICES	322,000.00	136,034.15	42.25%
Grand Total	**390,371.00**	**148,019.87**	

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

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2019 THROUGH PERIOD ENDING: **May 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)	(1,856.15)	30.94%
4693	STORM WATER-RESIDENTIAL	552,874.00	142,259.16	25.73%
4694	STORM WATER-COMMERCIAL	543,309.00	142,601.79	26.25%
4695	STORM WATER-PENALTIES	19,901.00	8,756.61	44.00%
4701	INTEREST ON INVESTMENTS	11,000.00	-	0.00%
Grand Total		**1,121,084.00**	**291,761.41**	

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	15,193.40	11.84%
6103	FULL TIME-REGULAR-OVERTIME	-	872.43	0.00%
6121	PERA CONTRIBUTIONS	25,322.00	1,204.97	4.76%
6122	FICA/MEDICARE CONTRIBUTIONS	9,846.00	1,229.64	12.49%
6131	GROUP INSURANCE	16,585.00	-	0.00%
6133	WORKERS COMP INSURANCE PREMIUM	5,717.00	-	0.00%
6225	DIESEL FUEL	5,000.00	2,429.14	48.58%
6249	MISCELLANEOUS OPERATING SUPPLY	10,000.00	1,977.69	19.78%
6257	OTHER VEHICLE PARTS	9,500.00	669.56	7.05%
6315	MISCELLANEOUS PROFESSIONAL SER	60,000.00	-	0.00%
6334	MILEAGE REIMBURSEMENT		18.56	0.00%
6361	GENERAL LIABILITY/PROPERTY INS	8,400.00	-	0.00%
6371	ELECTRIC UTILITIES	2,500.00	897.02	35.88%
6373	GAS	2,500.00	961.00	38.44%
6374	REFUSE/RECYCLING	700.00	210.01	30.00%
6451	MEMBERSHIP DUES	21,000.00	-	0.00%
6489	OTHER CONTRACTED SERVICES	40,000.00	5,219.33	13.05%
6722	DEPRECIATION	334,750.00	-	0.00%
6820	OPERATING TRANSFERS TO OTHER F	32,000.00	-	0.00%
Grand Total		**712,135.00**	**30,882.75**	

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

CC Regular Session **4. 2.**

Meeting Date: 06/25/2019

By: JoAnn Shaw, Community Development

Information

Title

Note the Following Boards and Commissions Meeting Minutes:

- Planning Commission Work Session Meeting Minutes Dated April 4, 2019
- Planning Commission Meeting Minutes Dated April 4, 2019
- Economic Development Authority Meeting Minutes Dated May 9, 2019
- Environmental Policy Board Meeting Minutes Dated May 20, 2019

Attachments

PC Work Session 04 04 19

PC 04 04 19

EDA 05 09 19

EPB 05 20 19

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	06/20/2019 02:28 PM
Form Started By: JoAnn Shaw		Started On: 06/18/2019 10:27 AM
Final Approval Date: 06/20/2019		

PLANNING COMMISSION WORK SESSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a work session meeting on Thursday, April 4, 2019, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Randy Bauer Commissioner Bruce Anderson Commissioner Cheri Gengler Commissioner Torrey Johnson Commissioner Eric Peters Commissioner Gary VanScoy Commissioner Matt Woestehoff
Members Absent:	None
Also Present:	Community Development Director Timothy Gladhill City Planner Chris Anderson City Planner Chloe McGuire Brigl Consulting Planner Eric Maass Economic Development Manager Shawn Sullivan

1. CALL TO ORDER

Chairperson Bauer called the regular meeting to order at 5:30 p.m.

2. CITIZEN INPUT

None.

3. APPROVAL OF AGENDA

The agenda was approved as submitted.

4. APPROVE PLANNING COMMISSION MINUTES

None.

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: Overview of Planning and Zoning Rules and Regulations

Community Development Director Gladhill presented the staff report stating each cycle of new Commissioner Appointments, Staff attempts to provide a refresher course on key topics of interest to planning and zoning. He provided the Commission with a presentation on the basics of planning and zoning. Staff discussed the process that was followed for public hearings and variance requests.

Chairperson Bauer commented on Roberts Rules of Order and discussed the parliamentary procedure that would be followed for meetings.

Commissioner Woestehoff thanked Chairperson Bauer for running the meetings in an organized and orderly manner. He stated he appreciated the fact that comments of dissent were welcomed.

Chairperson Bauer thanked staff for the thorough presentation.

5.02: Review City Council Strategies Plan DRAFT

Community Development Director Gladhill presented the staff report stating each year, the City Council updates its Strategic Plan that guides policies and procedures for the next 1 to 3 years. This guides and directs the work of Boards, Commissions and Staff. Once approved, Staff will begin a process to update the Planning Commission Work Plan, EDA Work Plan, and Community Development Work Plan (Staff). The City Council is scheduled to hold a final Work Session on Wednesday, April 3. The Strategic Plan would be formally adopted at a later date. The Planning Commission should expect to begin work on an updated Planning Commission Work Plan in May.

Chairperson Bauer requested further information on why a larger number of housing projects were being considered within The COR than was previously anticipated.

Economic Development Manager Sullivan discussed the importance of having enough people and households within the community, along with a specific number of traffic counts in order to support future retail and restaurants. He commented on the importance of the City being stable and consistent in order to draw retailers to the community.

5.03: Discuss Planning Commission Priorities for 2019 and Processing for Updating Planning Commission Work Plan

Community Development Director Gladhill presented the staff report stating based on a review of the City Council's DRAFT Strategic Plan, Staff would like to discuss what policy topics the Planning Commission would like to prioritize for the next 12 months. As a baseline for available resources, Staff would recommend limiting the number of policy projects to two per Staff Member (total of 6 policy projects for the year). As a frame of reference, the current Planning Commission Work Plan was provided to the Commission, and it was noted it was in need of significant update. Staff requested the Commission brainstorm five or six items that should be included in the 2019 Work Plan.

Chairperson Bauer recommended the plan and vision for The COR be addressed along with the Highway 10 corridor.

Community Development Director Gladhill discussed how the retail market was changing and how this would impact the vision for The COR and Highway 10 corridor. He described the MnDOT reconstruction that would be made to the Highway 10 corridor from Anoka to Ramsey.

Commissioner Anderson suggested the Planning Commission hold more joint meetings with the City Council and EDA in order to get all Commissioners working together and on the same page.

Commissioner Johnson asked if the City had a healthy industrial and manufacturing environment.

Economic Development Manager Sullivan reported this was the case. He noted between the cities of Anoka and Ramsey the community had a healthy manufacturing base. He commented further on how existing businesses in Ramsey were expanding which assisted in growing the City's number of jobs.

Chairperson Bauer stated the City's business expo would be held on Saturday, April 6th at the Bunker Lake Industrial Complex or Adrenaline Sports from 9:00 a.m. to 2:00 p.m.

Commissioner Gengler indicated she would like to see an improved communications plan for development projects.

5.04: Review Planning Commission Training Opportunities

Community Development Director Gladhill provided an overview of training opportunities including, but not limited to the American Planning Association, the League of Minnesota Cities and GTS Training.

6. COMMISSION / STAFF INPUT

None.

7. ADJOURNMENT

The worksession meeting of the Planning Commission adjourned at 6:54 p.m.

Respectfully submitted,

_____

Tim Gladhill
Community Development Director

ATTEST:

_____

JoAnn Shaw
Community Development Assistant

Drafted by Heidi Guenther
TimeSaver Off Site Secretarial, Inc.

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, April 4, 2019, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Randy Bauer Commissioner Cheri Gengler Commissioner Torrey Johnson Commissioner Eric Peters Commissioner Gary VanScoy Commissioner Matt Woestehoff
Members Absent:	Commissioner Bruce Anderson
Also Present:	Community Development Director Timothy Gladhill City Planner Chris Anderson City Planner Chloe McGuire Brigl Consulting Planner Eric Maass

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

Chairperson Bauer led the Commission in the Pledge of Allegiance.

Chairperson Bauer welcomed newly appointed Commission members Torrey Johnson and Eric Peters to the Planning Commission.

3. CITIZEN INPUT

None.

4. APPROVAL OF AGENDA

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

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

5. APPROVE PLANNING COMMISSION MINUTES

5.01: Approve the Following Planning Commission Minutes:

5.01.1: Planning Commission Meeting Minutes Dated March 7, 2019

Motion by Commissioner Woestehoff, seconded by Commissioner VanScoy, to approve the following minutes as presented: Planning Commission Meeting Minutes dated March 7, 2019.

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

6. COMMISSION BUSINESS

6.01: Appoint Chairperson and Vice Chairperson of the Planning Commission

Community Development Director Gladhill stated each year the Planning Commission appoints a chairperson and vice-chairperson. Currently, Commissioner Randy Bauer serves as Chairperson and Commissioner Gary VanScoy serves as the Vice Chairperson. The term of appointment is April 5, 2019 to April 2, 2020. He requested the record reflect that Commissioner Anderson would support Randy Bauer as Chairperson and Gary VanScoy as Vice Chairperson.

Motion by Commissioner VanScoy, seconded by Commissioner Woestehoff, to appoint Randy Bauer as Chairperson of the Planning Commission from April 5, 2019 to April 2, 2020.

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

Motion by Commissioner Woestehoff, seconded by Commissioner Peters, to appoint Gary VanScoy as Vice Chairperson of the Planning Commission from April 5, 2019 to April 2, 2020.

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

7. PUBLIC HEARINGS

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.

7.02: Public Hearing: Consider Multiple Actions for a Proposed Expansion at 6601 McKinley Street NW (Project No. 19-106): Case of ACE Solid Waste, Inc.

1. **Variance to pavement setback from road right-of-way.**
2. **Amended Conditional Use Permit.**
3. **Site Plan Approval.**

Public Hearing

Chairperson Bauer called the public hearing to order at 7:15 p.m.

Presentation

City Planner Anderson presented the staff report stating the City has received an application from ACE Solid Waste, Inc. (the "Applicant") for a proposed expansion of their existing transfer station at 6601 McKinley St NW (the "Subject Property"). The project requires multiple actions by the City, including a variance to off-street parking/maneuvering setbacks, an amendment to an existing Conditional Use Permit, and Site Plan approval. In 2018, the Applicant received approval of a plat that combined two parcels into one as well as a zoning amendment to secure a single zoning designation for the entire parcel. Those previous actions were completed by the Applicant in anticipation of an expansion of their transfer station, which is now moving forward. Staff provided further comment on ACE Solid Waste's requests and recommended approval.

Citizen Input

Commissioner VanScoy asked why the roadway was considered a street when it appeared to be more of a drive access.

City Planner Anderson explained this was a public roadway that provided sole access to a local business.

Commissioner VanScoy questioned why the CUP was being amended.

City Planner Anderson stated this was being done to allow for the expansion of the conditional use.

Dave Wiggins, Division Vice President of ACE Solid Waste, discussed the plans ACE had for this property and noted the changes were being made in response to the closing of the Great River Energy plant in Elk River. He explained this project would assist ACE in providing consistent, high quality services to its residents in Ramsey.

Neil Darthfield, 10801 Direct River Drive in Coon Rapids, asked if ACE would have more solid waste on this property after the closing of the Great River Energy plant and if the odor on the site would become a concern.

Mr. Wiggins reported ACE was currently running the same volumes that would run through the new building. He reported the new building would assist with better sorting and processing

recyclables. He explained the prevailing winds were generally from the north and the west and his intent would be to keep the door on the north closed to alleviate any odor concerns.

Mark Northfield, 10222 Mississippi Boulevard, asked if the ACE property would have an increased volume of trucks coming to and from the site.

Mr. Wiggins reported the number of garbage trucks using the facility would remain the same, along with the number of semi tractor-trailers that were coming to and from the site.

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 7:31 p.m.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Gengler, to adopt Resolution #19-081 with findings favorable to the Applicant, granting a variance to the pavement setback from road right-of-way on the Subject Property, contingent upon review and approval as to legal form by the City Attorney.

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

Motion by Commissioner VanScoy, seconded by Commissioner Woestehoff, to recommend that City Council approve an amended CUP and Site Plan for the proposed expansion of the transfer station building on the Subject Property.

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

7.03: Public Hearing: Consider Resolution #19-085 Authorizing Submission of the City's 2040 Comprehensive Plan to the Metropolitan Council

Public Hearing

Chairperson Bauer called the public hearing to order at 7:33 p.m.

Presentation

Community Development Director Gladhill presented the staff report stating the purpose of this case is for the Planning Commission to consider the City's proposed 2040 Comprehensive Plan

following the required six (6) month adjacent and affected jurisdiction review period. The next steps in the Comprehensive Plan update process is to submit the plan to the Metropolitan Council for their official review. Following Metropolitan Council review and approval the plan would then be brought before the City Council for formal adoption. Staff provided the Commission with a broad overview of the Comprehensive Plan and recommended approval.

Citizen Input

Chairperson Bauer asked if the City of Dayton had commented on the proposed river crossing within the plan.

Consulting Planner Maass noted the City of Dayton had not provided the City with any feedback on the plan but noted the DNR had proposed changes.

Community Development Director Gladhill commented further on the proposed river crossing and noted this connection was being included in surrounding communities' plans. He stated he believed this would assist in moving the connection forward.

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

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

Chairperson Bauer closed the public hearing closed at 7:47 p.m.

Commission Business

Motion by Commissioner Woestehoff, seconded by Commissioner Peters, to recommend that City Council adopt Resolution #19-085 authorizing Staff to submit the City's 2040 Comprehensive Plan to the Metropolitan Council.

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

8. COMMISSION BUSINESS

8.01: Consider Sketch Plan and Site Plan for The Sapphire (Project No. 18-183); Case of PSD, LLC

Presentation

Consulting Planner Maass presented the Staff Report stating the purpose of this case is to review a Sketch Plan and Site Plan for a proposed single lot 118-unit apartment building that consists of 1, 2, and 3-bedroom apartments. The proposal includes additional community space, most

notably an indoor pool for residents. Overall, architecture is compliance with underlying regulations, with amendments. Staff reviewed the project in detail with the Commission and recommended approval of the sketch plan and site plan.

Commission Business

Commissioner VanScoy questioned how the large parking lot would be accessed.

Consulting Planner Maass reported the parking lot would be accessed off of 145th Avenue NW through a shared access with Parkview East.

Commissioner VanScoy stated he was concerned with the fact the Town Center was not developing in a Mixed Use manner, which was the original intent. He commented as more and more single uses are approved, the City would be eliminating the chance for any retail or commercial uses in this area. He questioned where retail would be located in the future.

Community Development Director Gladhill reviewed the comments submitted by Commissioner Anderson with respect to this sketch plan. He reported Commissioner Anderson required additional information before he could support the request and recommended action on the item be tabled until this information could be provided to the Planning Commission.

Commissioner VanScoy stated he supported Commissioner Anderson's recommendation to table.

Commissioner Johnson commented he would be abstaining from the vote on this item.

Motion by Commissioner VanScoy, seconded by Commissioner Woestehoff, to table action on this item until architectural elevations for all sides of the structure have been submitted to the City of Ramsey.

Further discussion

Commissioner Woestehoff recommended elevations also be included for the parking structure.

Matt Cooker, PSD, thanked staff for providing a thorough report to the Planning Commission. He reported he owned the Parkview East property. He explained he was not aware of the fact he had to provide staff with plans on the parking garage. He stated his company was not known for building junk properties and commented he was surprised the direction this was going. He commented further on the number of parking stalls required reporting this was a big complex.

Commissioner VanScoy commented he did not want to see a monolithic wall. He questioned what architectural enhancements would be made to the parking garages.

Mr. Cooker stated he anticipated the garages would be similar to the Parkview East garages with stone half-way up.

Commissioner VanScoy questioned if the architectural standards had to be addressed at this time.

Community Development Director Gladhill reported the architectural standards were a part of the Site Plan approval process.

Commissioner VanScoy commented without the architectural renderings he would have a hard time offering his support to the Site Plan.

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

8.02: Review Concept Plan for PSD Retail Pad Site

Presentation

City Planner McGuire Brigl presented the Staff Report stating the purpose of this case is to review a potential development by PSD LLC (the "Applicant") on the property on the southwest corner of 147th Ave NW and Armstrong Blvd (the "Subject Property"). Staff explained the intent of this case is as follows:

- Does the Planning Commission want Staff to get this project to the finish line? If so, Staff will chart a course with future cases on exactly how to get there?
- Are there any red flags in the concept plan?
- Are there questions the Planning Commission wants answered with any future official application?

Commission Business

Commissioner VanScoy asked if the site exit was on 147th Avenue.

City Planner McGuire Brigl reported this was the case.

Matt Cooker, PSD, explained he just sent staff the elevations for this project. He commented further on the retail site he was proposing to construct.

Commissioner Woestehoff stated he believed this was a great concept for this property.

Commissioner Gengler agreed.

Community Development Director Gladhill reviewed comments that were submitted by Commissioner Anderson noting he supported the proposed concept.

8.03: Provide Feedback on Potential Lot Combination at 14671 Sodium Street NW

Presentation

City Planner McGuire Brigl presented the Staff Report stating the purpose of this case is to provide a homeowner feedback on a possible lot combination and subsequent detached garage at 14671 Sodium St NW (the "Subject Property"). The owner is proposing a lot combination (replatting) and building a new, detached garage to store his children's vehicles on the subject property. The property owner owns both lots and has done a simple tax combination at the County, but in order to build a detached garage, would need to formally replat the properties. Staff offered the property owner the chance to receive high-level feedback from the Planning Commission before investing in application fees. She commented further on the potential lot combination and requested feedback from the Commission.

Commission Business

Commissioner VanScoy asked if the neighbors had been made aware of the potential lot combination.

City Planner McGuire Brigl reported no formal notifications have been sent to the neighbors. She explained this would occur once the property owner submits an application.

Curt Fulstrom, 14671 Sodium Street NW, stated he lives in an association and reported he has discussed his proposal with the Board. He commented the Board had not expressed any concerns regarding the lot combination. He explained he understood the new garage would have to be stick built and would have to match his home.

Commissioner VanScoy indicated he was having a hard time seeing the proposed garage in this neighborhood. He stated he believed the proposed garage would be completely out of character for the neighborhood and that it would not be well received by the neighbors.

Mr. Fulstrom explained he brought his request to the architectural committee within his homeowner's association and was told the lawyers would need to look over the paperwork, but was not offered any negative feedback.

Commissioner VanScoy stated he would not be able to support this given the fact it would not fit in with the rest of the neighborhood.

Mr. Fulstrom discussed how he was trying to rectify a problem he would have in the future. He explained his kids would soon be driving and he needed additional garage space for them.

Commissioner Woestehoff questioned if the existing garage space would be converted into living space in the future.

Mr. Fulstrom stated originally, this was part of the long-term goals for his home, but noted it would be more cost effective to have living space within the new garage.

Chairperson Bauer reported Commission Anderson had concerns regarding how the new garage would fit into the character of the neighborhood.

Commissioner Johnson indicated he feared how the neighbors would react to the new, very large garage structure.

Commissioner Woestehoff stated there were other lots that had space next to them. He explained he feared that by approving this request, the City would be receiving additional requests for large accessory structures.

Mr. Fulstrom stated the other empty lots were owned by a single homeowner.

City Planner McGuire Brigl asked if the Planning Commission would be more supportive of the proposed garage if it was two-stories and looked more like a house.

Commissioner Johnson stated he could support this.

Commissioner VanScoy commented he would not support it as the character of the neighborhood would be altered and he could not support the large garage.

Community Development Director Gladhill explained the project did not have strong consensus from the Planning Commission. He reported staff could work with the applicant on architectural renderings in concept form. He indicated this item could be further discussed at a future worksession meeting with the neighbors being invited.

The Commission supported moving forward in this direction.

8.04: Review Concept Plan for Anderson Dahlen

Presentation

Community Development Director Gladhill presented the Staff Report stating the City has received a concept plan for a second building for Anderson Dahlen to meet their expanding building needs. This would be a second building/campus on a portion of 14251 Jaspar St NW. The site is currently owned by the City, with a majority of the site reserved for a future Public Work Campus. Approximately nine (9) acres is available for industrial development. The intent of this case is as follows:

- Does the Planning Commission want Staff to get this project to the finish line? If so, Staff will chart a course with future cases on exactly how to get there?
- Are there any red flags in the concept plan?

- Are there questions the Planning Commission wants answered with any future official application?

Commission Business

The Commission supported moving this project forward for an official review.

8.05: Review Concept Plan for an Industrial Building at 8200 Bunker Lake Boulevard; Case of DeltaModTech

Presentation

Consulting Planner Maass presented the Staff Report stating the purpose of this case is to provide high-level input on a potential industrial use at 8200 Bunker Lake Boulevard. Concept Plan Review is a high-level review of a concept of a proposed development. This step affords the City the ability to provide high level feedback, identify any red flags, and identify pending questions the City would like answered on a more formal review. This step is intentionally more abstract than detailed review. There are multiple steps before project approval. There are no approvals or entitlements provided with this step. The Planning Commission is being asked to review the concept plan due to a pending Tax Increment Financing (TIF) Application. Before embarking on this process, the Planning Commission is being asked to informally weigh in on compliance with the Comprehensive Plan.

Commission Business

Commissioner VanScoy asked if a trail was planned through this area.

Consulting Planner Maass reported this trail was further to the north adjacent to the residential properties. He noted this project would not impact the proposed trail.

Commissioner VanScoy questioned what this business manufactured.

Evan Skebalt, owner of DeltaModTech, explained his business was a custom engineering house. He described the high-end wound care and diabetic products that he has mass produced. He discussed how the proposed building expansion would assist his company with growth in the future. He noted he was overbuilding on office space at this time.

The Commission supported this item moving forward.

8.06: Review Concept Plan for Zeolite/Bunker Townhomes

Presentation

City Planner McGuire Brigl presented the Staff Report stating Lennar (the "Applicant") has sent in a potential concept plan for townhomes in The COR District northeast of the Northstar Marketplace north of Sunwood Drive. The site is approximately 31 acres and is owned by the City of Ramsey. The Subject Property's PID is 28-32-25-22-0058. The intent of this case is as follows:

- Does the Planning Commission want Staff to get this project to the finish line? If so, Staff will chart a course with future cases on exactly how to get there?
- Are there any red flags in the concept plan?
- Are there questions the Planning Commission wants answered with any future official application?

Commission Business

Commissioner VanScoy encouraged the City to consider what areas should be residential and what areas should be retail/commercial.

Chairperson Bauer reported Commissioner Anderson strongly opposed this plan as it did not comply with the 2040 Comprehensive Plan. He commented the south parcel was proposed for retail and believed the north parcel could house townhomes. He recommended these parcels not be developed in haste.

Commissioner Gengler stated she supported the townhomes on the top portion of the development with a retail mixed use on the bottom portion of the development.

8.07: Review Concept Plan for All Seasons Garage Door Potential Expansion

Presentation

City Planner McGuire Brigl presented the Staff Report stating the purpose of this case is to review a potential expansion by All Seasons Garage Door (the "Applicant") on the property located at the northeast corner of 141st Ave and Basalt Street (the "Subject Property"). Concept Plan Review is a high-level review of a concept of a proposed development. This step affords the City to provide high level feedback, identify any red flags, and identify pending questions the City would like answered on a more formal review. This step is intentionally more abstract than detailed review. There are multiple steps before project approval. There are no approvals or entitlements provided with this step. Staff requested feedback from the Commission regarding this request.

Commission Business

Commissioner VanScoy stated he did not have an issue with the proposal.

Mark Northfield, All Seasons Garage Door, explained he was in the process of completing a business succession plan, noting his kids would be taking over the business in the next three years. He discussed how his business had thrived in Ramsey. He requested no time limit be placed on constructing the new building.

Community Development Director Gladhill stated staff did not object to this request and commented on the right of reentry clause that could be written into the Purchase Agreement.

Commissioner VanScoy stated he was pleased to see this business expanding in the City.

Chairperson Bauer explained Commissioner Anderson supported the proposed request.

8.08: Review Draft Highway 47 Land Use Plan

Presentation

City Planner McGuire Brigl presented the Staff Report stating the purpose of this case is to review the draft Highway 47 Land Use Plan. The Highway 47 Plan was a goal of the City Council as part of its Strategic Plan to provide specific recommendations to improve the image of the corridor, but does not provide any specific traffic control measures. The City Council's current draft Strategic Plan Update does include a traffic study, incorporating previous alternatives and recent project approvals. With this current land use plan, the City was specifically looking for tools to make the Highway corridor more pleasant and attractive to residents and drivers. Staff worked with residents in 2018 to garner feedback on the plan. The draft plan focuses on three specific nodes along Highway 47, which are the North End, Elmcrest District and Bunker/47.

City Planner McGuire Brigl stated please note that this plan includes recommendations for landscaping and buffering; Staff is currently working with MnDOT for a landscaping program along the existing noise wall between Nowthen Boulevard and Alpine Drive. This program is already approved and funded by the City as of 2018, and staff anticipates that the landscaping will be put in this year. This was a large component of the effort to improve the image of Highway 47, but is being handled separately from this longer-range planning document. Staff is looking for general feedback on the plan, specifically on the action items related to each node. Staff will come back with a designed document ready for publication after updating the draft to include Planning Commission's recommendations.

Commission Business

Chairperson Bauer supported improvements being made at Bunker Lake Boulevard and Highway 47, with respect to the turn lanes.

Commissioner Gengler suggested pedestrian improvements also be made at this intersection.

Commissioner VanScoy recommended pedestrian crossings at all intersections along the Highway 47 corridor be considered in order to improve overall safety.

Chairperson Bauer recommended the sign by the turn lane at the fairgrounds be reposted to discourage cars from passing on the right.

Community Development Director Gladhill stated this would be a great topic for the Council to discuss jointly with the City of Anoka.

9. COMMISSION / STAFF INPUT

9.01: Receive Development/Planning Commission Update

The Staff Update was noted.

9.02: Receive Update on River Walk Village (6080 Highway 10); Case of Village Bank

The Staff Update on River Walk Village was noted.

9.03: Zoning Bulletins

Zoning Bulletins were noted.

10. ADJOURNMENT

Motion by Commissioner Peters, seconded by Commissioner Johnson, to adjourn the meeting.

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

The regular meeting of the Planning Commission adjourned at 9:12 p.m.

Respectfully submitted,

_____

Tim Gladhill
Community Development Director

ATTEST:

_____

JoAnn Shaw
Community Development Assistant

Drafted by Heidi Guenther
TimeSaver Off Site Secretarial, Inc.

ECONOMIC DEVELOPMENT AUTHORITY
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The City of Ramsey Economic Development Authority (EDA) conducted a regular meeting on Thursday, May 9, 2019, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Acting Chairperson Chris Riley Member Shang Berg Member Glen Hardin Member Mark Kuzma
Members Absent:	Chairperson Jim Steffen Member Brian Burandt Member Dominic Kanaventi
Also Present:	Sean Sullivan, Economic Development Manager Tim Gladhill, Community Development Director Kurt Ulrich, City Administrator

1. CALL TO ORDER

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

2. APPROVE AGENDA

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

Further discussion: Member Hardin suggested tabling Item 3.02 (Review Real Estate Management Strategy for City Owned Land) from the discussion until the full Board is present. Economic Development Manager Sullivan stated that moving the item to the June meeting would still allow negotiations but would diminish the negotiation window. Acting Chairperson Riley agreed there should be full membership present for the discussion.

Member Kuzma withdrew his motion.

Motion by Member Hardin, seconded by Member Kuzma, to approve the agenda as amended, tabling item 3.02.

Motion carried. Voting Yes: Acting Chairperson Riley, Members Hardin, Kuzma, and Berg. Voting No: None. Absent: Chairperson Steffen and Members Burandt and Kanaventi.

3. EDA BUSINESS

3.01: Consider Second Amendment to Purchase Agreement for Greenway Terrace 2; Case of AEON Ramsey 2 LLC (Portions may be closed to the public)

Economic Development Manager Sullivan presented the staff report.

Economic Development Manager Sullivan highlighted the fact that AEON is applying for Minnesota Housing Funds and that there application requires the property to be under contract through the November 21, 2019 award date. He also stated that this property has been under contract since 2017 and that the EDA should consider re-opening all terms of the negotiations, including the sales price, if the proposed extension to January 13, 2020 is asked to be extended again.

Member Kuzma asked and received confirmation that there would be a payment of $10,000 from the applicant for the extension.

Economic Development Manager Sullivan confirmed that the applicant has already paid $10,000 on two occasions and this extension would equate to another payment of $10,000 that would be non-refundable.

Motion by Member Hardin, seconded by Member Kuzma, to recommend to City Council to approve the Second Amendment with AEON Ramsey 2, LLC to extend the closing date until January 13, 2020, including an additional $10,000 in non-refundable earnest money. All other items, including the purchase price are to remain the same.

Motion carried. Voting Yes: Acting Chairperson Riley, Members Hardin, Kuzma, and Berg. Voting No: None. Absent: Chairperson Steffen and Members Burandt and Kanaventi.

~~3.02: Review Real Estate Management Strategy for City Owned Land~~

3.03: Receive 2019 Business Expo Summary

Economic Development Manager Sullivan presented the staff report.

Member Kuzma commented that better signage could have assisted with parking and entrance into the event.

Economic Development Manager Sullivan asked if a banner or signage on the north entrance of the building would be the type of signage member Kuzma was referring to.

Member Kuzma indicated this was the type of signage he thought would be effective.

Member Hardin stated that the venue was very nice and had a lot of space. He stated that he would like to see a presence from the police and fire departments in addition to the City booth.

Acting Chairperson Riley agreed that it was a good venue and he liked the layout. He stated that it was a good way to build on what has been done in the past.

It was the consensus of the EDA to select Adrenaline Sports Center as the home of the 2020 Business Expo and to reserve the venue for April 4, 2020.

3.04: Discuss 2019 Business Appreciation Day Event

Economic Development Manager Sullivan presented the staff report.

Acting Chairperson Riley noted that the details have been discussed little by little and this sounds good as proposed.

Member Kuzma agreed that the previous start time was early and preferred the later start time.

Member Hardin stated that he liked the 10:00 a.m. start as it allowed people to get home around the same time as the workday.

Acting Chairperson Riley stated that he heard a 50/50 mix from the business owners. He stated that the 11:00 a.m. start would hit the middle of that as a compromise. He suggested that they try the 11:00 a.m. start this year.

Member Hardin stated that he would support the 11:00 a.m. start time this year. He asked the actual out of pocket net for the event.

Economic Development Manager Sullivan stated that the EDA contributes $4,000 to the event and the event usually ends up with a balance of about $600.00. Based on this information the net out of pocket for the EDA has been about $3,400.

Motion by Member Kuzma, seconded by Member Hardin, to allocate the EDA budget of $4,000 for the event and authorize staff to move forward with the event planning and coordination of the 2019 Business Appreciation Day event on Tuesday, August 20, 2019 to be held at the Links at Northfork and catered by Wells Catering with a start time of 11:00 a.m.

Motion carried. Voting Yes: Acting Chairperson Riley, Members Kuzma, Hardin, and Berg. Voting No: None. Absent: Chairperson Steffen and Members Burandt and Kanaventi.

3.05: Select 2019 Business of the Year

Economic Development Manager Sullivan presented the staff report. He referenced the answers to the questions by each nominee and highlighted some accomplishments from Panther Precision machine and Anderson Dahlen.

Member Hardin stated that his list included Anderson Dahlen, Panther Precision, and Dynamic Group in that order.

Member Kuzma agreed that Anderson Dahlen would be a great choice with their expansion.

Member Berg agreed with Anderson Dahlen.

Acting Chairperson Riley stated that he likes that the City has such great companies and gets to have this discussion each year. He stated that he likes the idea of recognizing businesses in the community.

Motion by Member Hardin, seconded by Member Kuzma, to select Anderson Dahlen as the 2019 Ramsey EDA Business of the Year.

Further discussion: Member Hardin asked if there could be a runner up, recognizing other businesses as well. Economic Development Manager Sullivan stated that this discussion makes that point. He suggested staying away from awarding a runner up, noting that this discussion creates the short list for the next year.

Motion carried. Voting Yes: Acting Chairperson Riley, Members Hardin, Kuzma, and Berg. Voting No: None. Absent: Chairperson Steffen and Members Burandt and Kanaventi.

Economic Development Manager Sullivan asked if any businesses should be moved to the short list.

Member Hardin suggested moving Molin Concrete to the short list and also asked about the status of Armstrong Kennels and Diamond Graphics.

Acting Chairperson Riley stated that he would be open to suggestion from staff as well.

Economic Development Manager Sullivan agreed with the recommendation of moving Molin Concrete to the short list.

4. MEMBER / STAFF UPDATE

Economic Development Manager Sullivan indicated that site plans have been submitted for Delta ModTech and Anderson Dahlen and provided an update.

Community Development Director Gladhill provided an update on current planning cases and projects moving forward.

Member Hardin asked if there are MPCA funds available for the site cleanup at Riverwalk.

Community Development Director Gladhill noted that the two most common source of funds for this type of activity would come from DEED or the Metropolitan Council, noting that both funds have been applied for.

Economic Development Manager Sullivan stated that the Purchase Agreements were executed on the PSD retail Parcel 45 and City storm water infiltration basin site.

City Administrator Ulrich provided an update on the recent City visit to Washington D.C., noting that members of staff, the City Council and Mr. Tinklenberg attended the visit. He stated that Councilmember Shryock resigned from the Council, effective at the end of April and advised that a special election will occur in conjunction with the regular November election. He stated that the Council did adopt a remote attendance policy for Council and Commission members, noting that additional details will be available once the equipment is installed.

Acting Chairperson Riley stated that he recently read an article stating that the Anoka Highway 10 project is fully funded, which puts Ramsey in the hopper.

5. ADJOURNMENT

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

Motion carried. Voting Yes: Acting Chairperson Riley, Members Hardin, Kuzma, and Berg. Voting No: None. Absent: Chairperson Steffen and Members Burandt and Kanaventi.

The regular meeting of the Economic Development Authority adjourned at 8:11 a.m.

Respectfully submitted,

_____
Sean Sullivan
Economic Development Manager

ATTEST:

_____
Wendy Schlueter
Economic Development Administrative Assistant

Draft by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

ENVIRONMENTAL POLICY BOARD
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

On Monday, May 20, 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 Reid Bernard Board Member Jane Covart Board Member Melissa Fetterley Board Member Michael Hiatt Board Member Laura Moore
Members Absent:	Board Member Michael Madison
Also Present:	City Planner Chris Anderson City Councilmember Debra Musgrove

1. CALL TO ORDER

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

2. CITIZEN INPUT

Chairperson Valentine invited the new City Council Liaison to introduce herself.

Councilmember Musgrove introduced herself, noting that she was previously the alternate for the Board and is now the appointed liaison following the resignation of Councilmember Shryock.

3. APPROVE AGENDA

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

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

4. APPROVE MINUTES

4.01: Approve Meeting Minutes Dated April 15, 2019

Motion by Board Member Fetterley and seconded by Board Member Moore to approve the regular meeting minutes dated April 15, 2019.

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

5. POLICY BOARD BUSINESS

5.01: Review Natural Resources Aspects Related to a Site Plan for M & G Trailers at 9349 Highway 10 NW (Project No. 19-116)

City Planner Anderson presented the staff report. He stated that the City has received an application for Site Plan review for a proposed commercial development at 9349 Highway 10. M & G Trailers, the applicant, which currently operates at 7575 Highway 10, has a purchase agreement in place to secure the subject property to accommodate their growing business. The proposal indicates the construction of a new, roughly 20,000 square foot building, as well as a large paved area for display of trailers for sale.

Board Member Moore asked if the golf course is the property on the other side of the railroad tracks.

City Planner Anderson confirmed that is the golf course.

Board Member Moore asked if the applicant would be planning enough planting to buffer from the golf course.

City Planner Anderson stated that technically there is not a requirement for screening because it is a golf course and not residential property, and the railroad tracks existing between. He stated that it may be a challenge to fit additional plantings because of the large corridor needed for the trains.

Board Member Covart asked if fencing was proposed along the railroad tracks.

City Planner Anderson noted that there would be security fencing around the majority of the property with some decorative fencing in certain areas.

Board Member Covart noted that the fencing and pavement would then limit the ability of plantings in certain areas.

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.

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

5.02: Review Natural Resources Aspects Related to a Proposed Subdivision and Site Plan for DeltaMod Tech (Project No. 19-108)

City Planner Anderson presented the staff report. He stated that the City has received applications for a proposed Plat and Site Plan from DeltaMod Tech to construct a new manufacturing facility at 8200 Bunker Lake Boulevard. The proposed subdivision would result in two buildable lots, one of which will be for the proposed manufacturing facility, and an outlot. The subject property is zoned E-3 Employment District and manufacturing is a permitted use in the district.

Board Member Hiatt asked the distance that would be required to create a proper bufferyard.

City Planner Anderson stated that approximately another 20 feet would be necessary.

Board Member Hiatt asked if there has been a thought to ask the applicant to revise their plan to provide that additional space.

City Planner Anderson confirmed that was an option outlined in the staff review letter, in addition to the option of requesting a variance from that standard.

Board Member Fetterley asked if the applicant would be at risk of running into the greenway corridor area, if the plans were shifted 20 feet.

City Planner Anderson confirmed that there would not be an impact to that area if the plans are shifted. He stated that while the applicant has a purchase agreement for the property, they are not the landowner as of yet and he was unsure if the landowner would be willing to sell additional property.

Board Member Hiatt commented that there are other homes to the west but the home directly adjacent does appear to sit alone.

City Planner Anderson explained that the bufferyard requirements only apply to directly adjacent resident properties and not those across the street.

Board Member Covart asked for additional details on the loop that appears on the top of the plans.

City Planner Anderson replied that is part of a stormwater ponding area.

Board Member Moore asked when additional details would be known for the greenway corridor area.

City Planner Anderson noted that additional discussions would occur when the future development of the other adjacent parcels come forward.

Motion by Board Member Fetterley and seconded by Board Member Hiatt to recommend approval of the Landscape Plan contingent upon compliance with the Staff Review Letter and enhancing the plantings within the bufferyard area.

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

5.03: Review Natural Resources Aspects Related to a Plat and Site Plan and Anderson Dahlen (Project No. 19-109)

City Planner Anderson presented the staff report. He stated that the City has received an application from Anderson Dahlen, an existing Ramsey business, for a proposed Plat and Site Plan for a new manufacturing facility at the southeast corner of Jaspar Street and 143rd Avenue. The subject property is owned by the City and the applicant is presently negotiating a purchase

agreement to obtain fee title. The subject property would be about nine acres in size. The remainder of the property would be retained by the City for a future Public Works Campus. Anderson Dahlen has recently expanded their existing facilities at 6850 Sunwood Drive. However, they are once again in need of additional building space, but their existing campus cannot accommodate another expansion. Thus, they are looking at this site as it is just down the road from their existing facility and is within the same zoning district, E-2 Employment, which allows for manufacturing.

Board Member Hiatt asked if the City will retain the southern portion of the site.

City Planner Anderson confirmed that the City is retaining the remainder of the site for the future public works campus.

Board Member Fetterley asked if there is any proposed fencing or whether the buffer between the site and cemetery would be plantings.

City Planner Anderson confirmed that there would be primarily plantings. He noted that there is existing fencing on the cemetery site and believed that would remain but did not believe any additional fencing would be used.

Chairperson Valentine stated that he would like to maintain the peacefulness of the cemetery, which has been there for a long time.

City Planner Anderson confirmed that staff shares that concern as well.

Board Member Moore referenced the staff review letter and asked if there is a condition requesting preservation as many of the oak trees along the northern boundary as possible.

City Planner Anderson stated that he has encouraged the applicant to protect those trees to the extent possible. He stated that there might be the ability to build in protections for the trees on the north side of the cemetery but noted that on the west side it would be tougher because of grading and paving that will occur.

Councilmember Musgrove referenced the right-of-way and the grove of trees. She asked how access would be gained through that right-of-way if the trees remain.

City Planner Anderson stated that there is a 33-foot easement for public access. He noted that there is a curb cut, but there is not a true parking area. He stated that people walk in through that area, noting that there is a gate under the canopy of trees. He confirmed that people are not able to drive through that area into the cemetery.

Board Member Hiatt asked if the City has ever had discussions to relocate the cemetery outside of the industrial area.

City Planner Anderson replied that discussion has not occurred. He stated that there was a concrete recycling operation previously occurring on this site and Molin Concrete is located to the east and there have not been conflicts. He noted that this proposed development would be primarily an inside operation and therefore there would not be a lot of routine disturbance occurring.

Board Member Hiatt noted that this is a local business and good tenant of the City that is relocating in order to facilitate an expansion, while still leaving enough land for the future public works campus.

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

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

6. BOARD / STAFF INPUT

- **Arbor Day Recap**
  - **April 26th Ramsey Elementary School, students planted about 250 seedlings**
  - **A ceremonial tree planting with the Mayor occurred**
  - **School, DNR, and City staff all assisted with the event**

City Planner Anderson provided an overview of the Arbor Day event at Ramsey Elementary. He noted that with this event the City was able to complete the standards needed to apply for recertification as a Tree City USA.

Board Member Fetterley confirmed that this was a great event and was fun to be a part of. She stated that it will be fun for the students to see the trees grow over the years.

- **Spring Recycling Day Recap**
  - **About 400 vehicles in four hours**
  - **About 25,000 pounds or 12.5 tons of material recycled (not including textiles, appliances, electronics, tires, batteries, or fluorescent bulbs as those numbers are not yet in)**

City Planner Anderson provided a recap of the spring recycling event, which took place on the first Saturday in May. He noted that the next recycling event will occur on July 27th.

- **Paper Shredding Event**
  - **Saturday, June 15th at 9:00 a.m. to 12:00 p.m. at 14100 Jaspar Street NW**

City Planner Anderson stated that paper shredding is very popular and therefore will be held as an additional standalone event on June 15th.

- **Other**

City Planner Anderson reported that two of the City's wells were tested and found slightly above the recommended threshold for manganese. He noted that a mailing has been sent to residents providing additional information. He stated that the City Council is aware of the issue and will continue discussions on the topic. He noted that those two wells have been shutdown for the time

being. He stated that additional information can be found on the City's website anthe water hotline and that additional questions can be directed to the Utility Supervisor. He noted that approximately 45 percent of the City has private wells, and encouraged those residents to have their water tested as well. He confirmed that there are water testing kits available in the building division of City Hall for those interested.

Chairperson Valentine asked if it is the expectation of staff that there would be a plan put in place to bring those wells into compliance.

City Planner Anderson replied that staff and the Council are working on short-term, mid-term, and long-term solutions to address the issue.

Board Member Hiatt asked the last time manganese was tested for.

City Planner Anderson stated that there is an annual water report but was unsure if manganese is tested for each year.

Board Member Covart noted that she first noticed this topic on Facebook. She stated that it seemed that method of communication was very successful.

City Planner Anderson confirmed that the City plans to continue use of social media for communication purposes.

7. ADJOURNMENT

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

The meeting adjourned at 7:43 p.m.

Respectfully submitted,

_____

Chris Anderson
City Planner

ATTEST:

_____

JoAnn Shaw
Community Development Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

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

CC Regular Session **4. 3.**

Meeting Date: 06/25/2019

By: Jeff Katers, Police

Information

Title:

~~Review Suspension of Therapeutic Massage Establishment License~~ - Please Note: this case was moved to the Regular Agenda as Item 7.01.A.

Purpose/Background:

On June 17, 2019 at 1200 hrs the Ramsey Police Chief administratively suspended the *Therapeutic Massage Establishment* license to operate for Oasis Massage LLC, conducting business at 14037 St. Francis Blvd Nw, Ramsey, MN.

This temporary suspension of the license is pursuant to the authority granted to city officials in section 26-838 of Ramsey City Ordinances. There are pending criminal charges on employees of the business. On June 17, 2019 Chief Katers learned of sufficient evidence of violations of City Ordinance 34-163 - Lewd conduct prohibited, to temporarily suspend the operating license.

Observations/Alternatives:

The purpose of this case for city council to affirm and continue the suspension of the license, or to vacate that suspension.

Recommendation:

Staff recommends continuing the suspension of Therapeutic Massage Establishment License for Oasis Massage, LLC.

Action:

Motion to temporary suspend the Therapeutic Massage Establishment license of Oasis Massage, LLC, conducting business at14037 St. Francis Blvd NW, Ramsey, MN, pursuant to section 26-838 of the Ramsey City Ordinance.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	06/20/2019 02:17 PM
Form Started By: Jeff Katers		Started On: 06/17/2019 02:32 PM
Final Approval Date: 06/20/2019		

CC Regular Session **4. 4.**

Meeting Date: 06/25/2019

By: Katie Schmidt, Administrative Services

Information

Title

Approve the Following Meeting Minutes:

1. City Council Work Session dated 6/11/2019
2. City Council Regular Session dated 6/11/2019

Purpose/Background:

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

Background: Attached are the meeting minutes referenced above.

Action:

Motion to approve the following Council meeting minutes:

1. City Council Work Session dated 6/11/2019
2. City Council Regular Session dated 6/11/2019

Attachments

6-11-19 CCWS Minutes

6-11-19 CC Minutes

Form Review

Inbox	Reviewed By	Date
Colleen Lasher	Colleen Lasher	06/20/2019 01:35 PM
Kurt Ulrich	Kurt Ulrich	06/20/2019 02:23 PM
Form Started By: Katie Schmidt		Started On: 06/20/2019 01:21 PM
Final Approval Date: 06/20/2019		

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, June 11, 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

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
Administrative Services Director Colleen Lasher
Community Development Director Timothy Gladhill
City Engineer Bruce Westby
City Planner Chloe McGuire Brigl

1. CALL TO ORDER

Mayor LeTourneau called the City Council Work Session to order at 5:33 p.m.

2. TOPICS FOR DISCUSSION

2.01: Review Community Development – Planning Division Staffing Plan: Phased Retirement Plan and Code Enforcement Management

Community Development Director Gladhill reviewed the staff report.

Councilmember Kuzma stated that he understands the request for a phased retirement but asked if the request would be to hire an additional staff person to fill that gap.

Community Development Director Gladhill stated that in 2020 the Community Development Assistant would begin phased retirement from 40 hours per week to 16 hours per week. He noted that a Planning Technician would be hired. He noted that staff would attempt to make the request budget neutral.

Councilmember Riley asked the preference of staff.

Community Development Director Gladhill stated that staff would recommend allowing the phased retirement and hiring a Planning Technician.

Councilmember Musgrove asked for clarification on whether the request would be for a Planning Technician or Senior Code Enforcement Officer.

Community Development Director Gladhill noted that staff has been focused on the Planning Technician but also wanted to provide another option to consider, which would be the Senior Code Enforcement Officer.

Councilmember Musgrove stated that she likes the idea of a senior level staff as that would provide the current staff more direction. She asked if this would become effective in 2020 or in 2019.

Community Development Director Gladhill noted that this is a 2020 budget request.

Councilmember Musgrove asked if the 14-day timeframe should be reconsidered as that puts more pressure on staff for code enforcement. She stated that perhaps code enforcement should continue in the winter months as well.

Community Development Director Gladhill agreed that it is an issue of resources. He stated that there are some cases where not much could be done during winter, but other cases could make progress during the winter months.

Councilmember Heinrich asked the overlap in terms of positions, comparing the full-time Planning Technician to the 16 hours per week of the current Community Development Assistant.

Community Development Director Gladhill stated that the primary overlap would be land use applications and preparation for Planning Commission meetings. He noted that the Community Development Assistant also provides backup to building and another area, but the primary shared knowledge would be in terms of land use and planning cases.

Councilmember Kuzma stated that he would support the phased retirement and would prefer the Planning Technician.

Mayor LeTourneau asked why one would be selected over another in terms of an entry level position compared to a senior staff level.

Community Development Director Gladhill noted that a senior staff level will tend to bring a more cooperative aspect to code enforcement while entry level would provide a more cut and dry process.

Councilmember Kuzma stated that he is confident that existing staff would be able to provide assistance to bring an entry level person up to speed.

Mayor LeTourneau acknowledged that the code enforcement cases are becoming more complex and therefore some basic knowledge in the process would be helpful.

Community Development Director Gladhill stated that in his opinion there would be less opportunity for turnover with a senior level position as well.

Mayor LeTourneau stated that Community Development Director Gladhill is managing the bulk of his department and is becoming a target for negative input from some residents, which can lead to turnover.

Councilmember Musgrove stated that she would support a senior level staff. She stated that City staff time is spent bringing a new employee up to speed and if that position turns over, you are then spending those resources again with another new employee. She believed that a senior level staff person would bring additional benefits that could help offset the burden on existing planning staff.

Councilmember Heinrich stated that she would support the Planning Technician, as there would be support from the phased retirement employee and other employees.

Mayor LeTourneau asked if there are elements of the overlap that Councilmember Heinrich would find effective or ineffective.

Councilmember Heinrich stated that it seems that the overlap would provide support for those elements and could increase the willingness for that position to stay at a more entry level position because of opportunities that could arise in the future.

Community Development Director Gladhill confirmed the consensus of the Council to support the phased retirement and direction for the Planning Technician.

2.02: Local Road Funding

City Administrator Ulrich reviewed the staff report.

Councilmember Riley asked if the League of Minnesota Cities would have helpful information on this topic.

City Administrator Ulrich stated that he has never seen that organization research projects on road funding policy and therefore the University of Minnesota would be more appropriate.

Councilmember Kuzma stated that one of his main concerns is that the five-year bonding is ending, and the City is using excess funds for this year's projects. He noted that if the study is completed, that would add an additional year without funding. He asked the stance of the Charter Commission, if the City were to move forward with the franchise fees. He noted that he would like to see this move forward.

City Administrator Ulrich stated that the Charter Commission would bring forward a petition or could bring forward a Charter amendment. He stated that in staff discussion it was noted that franchise fees would not be built up for 2020 projects and therefore other funds would be used for projects that year. He provided additional background information on a previous attempt to craft an ordinance for franchise fees.

Mayor LeTourneau stated that if a process is being followed, the City has extensively engaged residents in discover and discussion and it would be prudent to take the next step. He stated that as they continue to go through the process, people can then weigh in on the way the work is being done. He believed that the next step should be taken to draft an ordinance, which the Council can then review to make sure the needs are being addressed as tightly as possible.

Councilmember Heinrich asked if there is a cost for the research project from the University of Minnesota.

City Administrator Ulrich stated that past projects have had a cost of about $5,000 and estimated that this would be similar. He stated that the Charter states that the City must contribute $1,500 to support the Charter Commission and therefore that is the available balance. He stated that additional funds would require the approval of the Council, unless direction is given from the Council to support that research.

Councilmember Kuzma stated that the City already spent funds with WSB to get to this step in the process and answer questions. He believed that effort to be sufficient.

City Administrator Ulrich stated that element answered internal questions that the City had in regard to funding road improvements. He noted that the City did not ask WSB to go outside of Minnesota in their research, while the Charter Commission would like more exhaustive work done on franchise fees and what is done in other cold weather states.

Councilmember Kuzma stated that he believes that would be a waste of funds and is simply a stall tactic.

Councilmember Riley stated that it would be helpful to work together with the Charter Commission, to ensure that they have all the information the Council has received. He stated that beyond the Charter Commission, residents would have a lot of similar questions and therefore the study would not be a bad thing.

Councilmember Musgrove asked for additional input on the financial information included in the packet.

Finance Director Lund provided additional clarification.

Councilmember Musgrove stated that it does not appear that the franchise fee would be sufficient to fund road improvement.

City Engineer Westby explained that the five dollars per utility franchise fee would be the starting point that would get the City going and started down the road to see how it works and how that equates to road improvements. He stated that if the City starts too high, the odds of starting a successful franchise fee process would decrease. He noted that other cities have found that there is a reduction in other costs because of the elimination of the assessment process that they have been able to maintain on the franchise fee level.

Mayor LeTourneau stated that this would get the City through the five-year trial basis to provide more information.

Councilmember Riley stated that he is not interested in saying the City will start at five dollars per utility and then increase in the future if needed. He stated that he would rather start at the right number to begin with. He attempted to clarify that the options today in order to eliminate the assessment option would either be to use franchise fees or raise property taxes by 6.46 percent.

Councilmember Kuzma noted that the increase could be higher, depending on the details of the 2020 budget. He stated that franchise fees would be a cost of $120 per year. He noted that his concern would be the financial burden that a large assessment could put on a younger lower income family. He stated that given the two choices he would pick franchise fees.

Councilmember Heinrich stated that it seems that the Charter Commission has asked for additional research to be done, which the Council can entertain or not. She stated that if that request is approved, that could help to answer questions. She stated that she feels there is an importance to pursue what Commissions may feel would bring them clarity. She stated that she also sees value in that the Council is elected to make tough decisions, and this is one of those decisions. She agreed that the process should continue to move forward.

Councilmember Riley stated that he would be ready to move forward to draft an ordinance that would dedicate the franchise fees to only road funding. He noted that franchise fees would be used specifically for road financing. He stated that he would like to see a more specific number, rather than a generic five-dollar figure, which also takes into account the rebating for those that have paid assessments.

Councilmember Kuzma stated that he would also support drafting an ordinance. He stated that he is not supportive of funding another study.

City Administrator Ulrich confirmed that staff would prepare a draft ordinance which will come forward at a future worksession. He also confirmed the consensus that the Council would support the study from the University of Minnesota, as requested by the Charter Commission, contingent upon the cost.

2.03: Review 2018 Comprehensive Annual Financial Report (CAFR), Management Report and Special Purpose Audit Reports

Finance Director Lund introduced Aaron Nielsen of MMKR.

Aaron Nielsen, MMKR, reviewed the staff report.

Councilmember Kuzma asked if this would help the City with its bond rating.

Finance Director Lund stated that the City meets its fund balance requirements and does not have an excess of debt which play into the bond rating.

Councilmember Musgrove stated that this is a lot of financial information and thanked staff. She stated that she is looking forward to the budgeting process for 2020.

2.04: Begin 2020 Budget Discussions

City Administrator Ulrich stated that the main point of the case was to introduce the budget calendar.

Councilmember Riley stated that he likes the priority questions but stated that four of the nine priorities show that they should be done in 2019 and therefore was not sure why those were included in the 2020 budget.

Mayor LeTourneau noted that if the items have been completed, they would not be a part of the 2020 discussion.

City Administrator Ulrich noted that some items are ongoing and items that have an ending date in 2019 will not continue in future discussions.

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 6:52 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, June 11, 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

Members Absent: None

Also Present: City Administrator Kurtis Ulrich
Finance Director Diana Lund
Police Chief Jeff Katers
Parks and Assistant Public Works Superintendent Mark Riverblood
Community Development Director Timothy Gladhill
City Engineer Bruce Westby
Civil Engineer IV Lenard Linton

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: Presentation of the 2018 Comprehensive Annual Financial Report by the City's Auditing Firm of Mallow, Montague, Karnowski, Radosevich & Company (MMKR)

Aaron Nielsen, MMKR, stated that within the packet are the Comprehensive Annual Financial Report (CAFR), Special Purpose Reports, and Management Report. He reported that the City received an unmodified or clean opinion on the financial statements. He referenced the Special Purpose Reports and noted that there were no material weaknesses or issues of noncompliance. He stated that the City was able to meet the fund balance goal for the general fund and favorable operating results were found for the fund. He welcomed any questions the Council may have.

Councilmember Riley stated that the Council received a more comprehensive report during the worksession tonight and thanked Mr. Nielsen for his presentation.

2.02: Purple Lights Initiative Presentation

Mayor LeTourneau stated that the City has the opportunity to once again participate in the Purple Lights Initiative.

Mary Shay thanked the City for allowing them to come back again this year with another request for the Purple Lights Initiative. She provided background information on the initiative, noting that the purpose is to bring attention to the topic of domestic abuse. She stated that this would be the second year for Ramsey and proposed that the same spaces be lit this year as were last year. She noted that all the lights were acquired last year and could be used again this year, if still in working condition. She stated that if replacement of lights is needed, they are willing to work with the City to acquire funding. She noted that she is a member of Zion Lutheran Church and a part of the Rachel Circle.

Kathy Green stated that she is a part time employee at Alexandra House, works with Break the Silence Against Domestic Violence, and is also a part of the Rachel Circle.

Ms. Shay thanked the City for participating the previous year and noted that the topic received a lot of publicity. She stated that this year it would be great to add a way to identify and clarify the meaning of the lights for the public driving by.

Ms. Green stated that having the lights was an amazing step and it would be nice to add a sign stating that the purple lights represent Domestic Violence Awareness Month. She stated that Ramsey participating helps victims know that Ramsey will help them and also sends a message to abusers that the act will not be tolerated.

Ms. Shay provided an example of a sign that could be used by the City. She noted that similar signs could be purchased by residents or businesses to help support the initiative as well. She stated that Ramsey could also offer to be a venue for a domestic violence awareness event. She stated that they also have resources that could come to Ramsey to provide training to City staff or police. She hoped that the City endorses the Purple Lights Initiative once again this year.

Councilmember Heinrich thanked the ladies for being present and for their advocacy. She asked if there were any social media posts on the initiative the previous year.

Ms. Shay stated that last year there was an excellent article in the City newsletter and perhaps on the City Facebook page. She believed that those efforts would be helpful again this year.

Mayor LeTourneau thanked the ladies for coming tonight and stated that the City was proud to participate last year. He stated that he looks forward to continuing discussions on a potential partnership for this year.

3. CITIZEN INPUT

None.

4. CONSENT AGENDA

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

4.01: Receive Cash and Investments for Period Ending May 31, 2019
4.02: Receive 2018 Comprehensive Annual Financial Report (CAFR)
4.03: Note the Following Boards and Commissions Meeting Minutes:
- Park and Recreation Meeting Minutes dated April 11, 2019
- Environmental Policy Board Meeting Minutes dated April 15, 2019

4.04: Approve the following Meeting Minutes:
1) City Council Special Session dated May 7, 2019
2) City Council Work Session dated May 28, 2019
3) City Council Regular dated May 28, 2019

4.05: Approve Licenses
4.06: Approve Liquor License Renewals
4.07: Adopt Resolution #19-133 Hiring Seasonal Public Works Maintenance Workers
4.08: Adopt Resolution #19-134 to Hire a Streets Maintenance Worker Backfilling a Vacant Position
4.09: Adopt Resolution #19-136 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of May 23, 2019 through June 5, 2019
4.10: Adopt Resolution #19-137 Appointing Councilmember Nadine Heinrich to the Highway 10 Committee
4.11: Report from the Public Works Committee Meeting dated May 21, 2019:
1) Consider Recommendation to City Council to Suspend Annual Sealcoating Program – *Ratify the recommendation of the Public Works Committee to suspend the City's annual sealcoating program for one year to allow for further observation of previously sealcoated City streets, and to research the practices and findings of other cities.*
2) Request Authorization to Participate in the MnWARN Mutual Aid Agreement – *Ratify the recommendation of the Public Works Committee to direct staff to enter into a Joint Powers Agreement with the MnWARN Emergency Response Program.*
3) Discuss 6401 Highway 10 Drainage Issues and Pavement Discussion – *Ratify the consensus of the Public Works Committee that this item should be treated as maintenance so that staff can move forward as soon as possible.*

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

5. APPROVE AGENDA

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

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

6. PUBLIC HEARING

None.

7. COUNCIL BUSINESS

7.01: Adopt Resolution #19-085 Authorizing Submission of the City's 2040 Comprehensive Plan to the Metropolitan Council

Community Development Director Gladhill reviewed the staff report and recommendation to adopt Resolution #19-085 authorizing submission of the City's 2040 Comprehensive Plan to the Metropolitan Council. The Planning Commission unanimously recommended that the City Council adopt Resolution #19-085.

Councilmember Riley stated that this is not the final document, as additional revisions are necessary and therefore, he does not want to approve this for submittal until it is finalized. He stated that he does have some formatting and typographic suggestions to provide to staff. He referenced the first priority listed of balancing the suburban and rural characters. He stated that he would not necessarily identify that as the highest priority.

Community Development Director Gladhill stated that change could be made.

Councilmember Riley referenced page 22, the line item that refers to public art and noted that he does not recall a discussion on public art or funding that type of activity.

Community Development Director Gladhill stated that these are higher aspirational elements. He noted that this does not authorize a project but simply helps the City to think about possible opportunities to capitalize on that idea. He noted that it could even involve an outside group that is not requesting City funding.

Parks and Assistant Public Works Superintendent Riverblood confirmed that this comment was made at a number of public workshops. He explained that public art can be interpreted in a number of ways and provided different examples which span from architectural treatments, sign facades, and public art elements.

Councilmember Riley suggested that the statement be removed, noting that the City could always consider public art without it being included in the plan. He referenced page 34, noting that it appears the graphic has not been updated from previous years.

Community Development Director Gladhill stated that this graphic looks at acreage of each land use type. He stated that a clean version will go forward, noting that this was a track changes format. He clarified that this is not a growth trend but simply shows acreage related to land use.

Councilmember Musgrove referenced page 22 and asked for additional input on the statement related to planning for future educational needs for the youth of Ramsey.

Community Development Director Gladhill explained that there was a lot of discussion regarding a lack of educational space within Ramsey. He noted that a second elementary school will open in the next school year. He acknowledged that the City is not the driving force behind schooling, but the City can work collaboratively with the School District to reach the needs of the community.

Councilmember Musgrove asked if that could be restated to better show the intent towards working collaboratively with the public school system.

Councilmember Heinrich stated that she supports the change in language related to education and agrees that the language should be more specific. She stated that she also had questions about the public art language. She noted that while she does value input from the public, she also believes that language should be removed from the planning document.

Community Development Director Gladhill agreed that not everything raised needs to be included in the plan and noted that line could be removed if desired.

Mayor LeTourneau stated that the City needs to be sensitive in the amount of engagement that has taken place in the creation of this document. He believed that this plan is a great combination of a lot of great input and ideas that can be used to guide the City over the years. He noted that this does not direct the City but simply provides aspirational goals for the future.

Motion by Councilmember Riley, seconded by Councilmember Musgrove, to direct staff to finalize the draft and bring the document back to the City Council to adopt prior to the June 30, 2019 deadline.

Further discussion: Councilmember Kuzma asked and received clarification that the intent would be for staff to make the suggested changes and bring the finalized document back to the Council for approval.

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

7.02: Adopt Resolution #19-135 Approving Plans and Specifications and Authorizing Advertisement for Bids for 2019 Crack Sealing Improvements, Improvement Project #19-00

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #19-135 approving plans and specifications and authorizing advertisement for bids for 2019 Cracksealing Improvements, Improvement Project #19-00. He noted that cracksealing continues to be the most cost-effective pavement maintenance operation available. On May 21, 2019, the Public Works Committee received input from staff regarding temporarily suspending the City of Ramsey's sealcoat program but continuing to complete crackseal improvements. The Committee

recommended that the City Council suspend the City's annual sealcoat program for one year to allow for further observation of previously sealcoated City streets, and to research the practices and findings of other cities.

Councilmember Kuzma noted that fog sealing has a longer time where residents cannot drive on the road and that can be challenging. He stated that if that route is chosen, he would like to see some additional testing.

Councilmember Musgrove noted that some of the roads are MSA roads and asked for information on funding for those roads.

City Engineer Westby explained that State Aid Funds are not used for cracksealing or sealcoating.

Councilmember Heinrich commented that it seems that the sealcoating is not working and therefore it makes sense to suspend that activity and put more research into that topic. She thanked staff for thinking ahead on that subject.

Councilmember Riley stated that it is counterintuitive to stop caring for the roads that have not been maintained. He noted that this would suspend sealcoating for one year to allow additional research. He stated that $500,000 has been budgeted and therefore staff will find the most appropriate use of the additional funds.

Motion by Councilmember Musgrove, seconded by Councilmember Riley, to Adopt Resolution #19-135 Approving Plans and Specifications and Authorizing Advertisements for Bids for 2019 Cracksealing Improvements, Improvement Project #19-00.

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

7.03: Adopt Resolution #19-132 Accepting Bids and Awarding Contract for Improvement Project #18-09, COR Infiltration Basin Improvements

Civil Engineer IV Linton reviewed the staff report and recommendation to adopt Resolution #19-132 accepting bids and awarding contract for construction for Improvement Project #18-09 COR Infiltration Basin Improvements. He noted that construction of the project in 2019 will fulfill the City obligation to the LRRWMO for providing infiltration for projects in The COR.

Councilmember Kuzma stated that the commercial developers pay a fee that helps to defer the cost for this construction. He noted that future development will also pay towards this construction.

Motion by Councilmember Kuzma, seconded by Councilmember Riley, to Adopt Resolution #19-132 Accepting Bids and Awarding Contract for Improvement Project #18-09, COR Infiltration Basin Improvements.

Further discussion: Councilmember Musgrove thanked City staff for doing the extra work to look at all areas that may be affected by this in the future. She stated that it is helpful to plan for future development during this construction.

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

7.04: Reschedule Tuesday, August 13th City Council Meeting to Tuesday, August 6, 2019

City Administrator Ulrich reviewed the staff report and recommendation to direct staff to reschedule the August 13th meeting to August 6th due to the special election.

Councilmember Musgrove stated that she is not available on August 13th, so the 6th works better for her.

Motion by Councilmember Heinrich, seconded by Councilmember Kuzma, to direct staff to reschedule the August 13, 2019 meeting to August 6, 2019.

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

8. MAYOR, COUNCIL AND STAFF INPUT

Community Development Director Gladhill provided a brief update on the recent Ramsey Gateway open house meetings and reviewed the next steps.

City Administrator Ulrich announced upcoming meetings and events.

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 8:18 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. 5.**

Meeting Date: 06/25/2019

By: Wendy Schlueter, Community Development

Information

Title

Approve Licenses

Purpose/Background:

Purpose:

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 City 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
Sean Sullivan	Sean Sullivan	06/19/2019 11:45 AM
Tim Gladhill	Tim Gladhill	06/19/2019 02:57 PM
Kurt Ulrich	Kurt Ulrich	06/20/2019 01:22 PM
Form Started By: Wendy Schlueter		Started On: 06/06/2019 11:44 AM
Final Approval Date: 06/20/2019		

Report Name: License Report - License Types
Council Dates: 6/25/2019 to 6/25/2019
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, 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	Status
Special Events					
City of Ramsey	7550 Sunwood Dr NW		9/8/2019	6/25/2019	A
			Special Events License Count: 1		
Temporary Intoxicating					
LL Batsche LLC	7533 Sunwood Dr NW		8/21/2019	6/25/2019	A
			Temporary Intoxicating License Count: 1		
Transient Merchant/Peddler/Solic					
Custom Remodelers Inc.			12/31/2019	6/25/2019	A
			Transient Merchant/Peddler/Solicitor License Count: 1		
			Total Licenses: 3		

CC Regular Session **4. 6.**

Meeting Date: 06/25/2019
Submitted For: Colleen Lasher, Administrative Services
By: Kathy Schmitz, Administrative Services

Information

Title

Approve Amending the Council Meetings Scheduled for Tuesday, August 6, 2019.

Purpose/Background:

Purpose: To reschedule Council meetings that were inadvertently scheduled for Tuesday, August 6, 2019, the same evening of *Night to Unite*.

Background: At the Tuesday, June 11, 2019 meeting, staff discussed the need to reschedule the Tuesday, August 13, 2019 meetings due to the special general election scheduled for that evening. Inadvertently, the Council meetings were scheduled for the same evening of *Night to Unite*.

Night to Unite is an important event in the City. In order for the City Council and staff to participate in *Night to Unite*, staff is recommending rescheduling the Council meetings so that they occur on Monday, August 12, 2019.

Notification:

According to State Statute 204C.03, no City meetings are allowed to be held during the times the polling locations are open for voting.

All meeting changes will be noticed with the Official Posting of the Meeting Schedule on the Posting Board in the lobby of the Municipal Center, as well as on the City's website.

Funding Source:

Not applicable.

Recommendation:

To direct staff to reschedule the first City Council and Work Session meetings in August to Monday, August 12, 2019.

Action:

Direct staff to reschedule the first City Council and Work Session meetings in August to Monday, August 12, 2019, at the regular times of 7:00 pm and 5:30 pm, respectively.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kathy Schmitz	06/12/2019 02:52 PM
Colleen Lasher	Colleen Lasher	06/19/2019 04:51 PM
Kurt Ulrich	Kurt Ulrich	06/20/2019 01:37 PM
Kurt Ulrich	Kurt Ulrich	06/20/2019 01:38 PM

Form Started By: Kathy Schmitz Started On: 06/12/2019 12:06 PM
Final Approval Date: 06/20/2019

CC Regular Session **4. 7.**

Meeting Date: 06/25/2019

By: Jeff Katers, Police

Information

Title

Approve Updated JPA with the Anoka-Hennepin Narcotics and Violent Crimes Task Force

Purpose/Background:

The purpose of this case it to consider approving the updated Joint Powers Agreement between the City of Ramsey and the 9 cities and 1 county which comprise the Anoka Hennepin Narcotics and Violent Crimes Task Force (AHNVCTF) also known as the drug task force. The City of Ramsey joined the AHNVCTF in 2017. The attached JPA defines the agreed upon terms and conditions required for the city of Ramsey to participate in AHNVCTF operations and governance.

In May of 2018 the Ramsey city council approved an updated JPA with the AHNVCTF. An updated JPA is now being presented for consideration and approval. The significant change to the JPA was due to the task force governance board approval of a full time task force commander position assigned solely to task force operations. This commander position is funded by Anoka County at 50 percent and the State Grant at 50 percent.

Attached to this case is the JPA with changes in red text. Changes are limited to pages 2,4, 12 and name changes on signature pages.

Funding Source:

A police officer position and assignment to the AHNVCTF was budgeted for in City of Ramsey's approved budget. The updated JPA requires no additional funding or staffing.

Recommendation:

Staff reviewed the JPA and recommends approval.

Action:

Motion to Authorize the updated Joint and Cooperative Agreement for the Formation and Administration of the Anoka-Hennepin Narcotics and Violent Crimes Task Force.

Attachments

2019 updated JPA-- Drug task force

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	06/20/2019 01:50 PM
Form Started By: Jeff Katers		Started On: 06/14/2019 08:10 AM
Final Approval Date: 06/20/2019		

JOINT AND COOPERATIVE AGREEMENT FOR THE FORMATION AND ADMINISTRATION OF THE ANOKA-HENNEPIN NARCOTICS AND VIOLENT CRIMES TASK FORCE

I. PARTIES

The parties to this agreement are political subdivisions of the State of Minnesota. This agreement is made pursuant to Minnesota Statutes Section § 471.59, as amended.

II. PROBLEM AND PURPOSE

The parties hereto find that drug abuse and related violent criminal activities have increased significantly within and between their communities in recent years. As communities located on or near the northern borders of Minneapolis and St. Paul, a significant amount of drug traffic, violent crime, and organized criminal gang activity has emerged and migrated into their communities. Linked by the 610, 694, and 169 bridges over the Mississippi River, the communities share common borders with easy access which has provided a conduit for drug traffickers and criminal elements to utilize. The nature of drug law enforcement, violent crime, and the criminal enterprise associated with them does not adhere to jurisdictional boundaries. In addition, the individual parties hereto face the difficulty of limited resources and ever-increasing demands for service which make effective organized drug enforcement difficult on an individual basis.

The general purpose of this agreement is to provide coordination and joint enforcement efforts within the jurisdictional boundaries of the parties of controlled substance crimes as defined in federal, state, and local statutes, as well as related violent crime and the criminal enterprise associated with them.

III. NAME

This joint enforcement project shall be known as the Anoka-Hennepin Narcotics and Violent Crimes Task Force.

IV. MEMBERSHIP

The parties to this agreement shall be the Cities of Anoka, Blaine, Champlin, Columbia Heights, Coon Rapids, Fridley, Maple Grove, Ramsey, and Rogers, and the County of Anoka (herein collectively referred to as "the parties").

V. ADMINISTRATION

A Task Force Advisory Board is formed consisting of the Chiefs of Police and Sheriff, or his or her designee, from each party. The Task Force Commander and supervisors will serve in an advisory capacity and shall have responsibility for administration of the Task Force. A prosecuting attorney from Anoka or Hennepin County will act in an advisory capacity to the Board. The Anoka County Sheriff's Office will be the coordinating law enforcement agency and provide the day-to-day administration of the Task Force through the assignment of a ~~the Investigative~~ Lieutenant, serving as the Task Force Commander. The Commander will be assisted by a Sergeant assigned to the Task Force by any of the participating Police Departments and a Detective Team Leader assigned to the Task Force by the Anoka County Sheriff's Office.

The Task Force Advisory Board members, which have voting authority, will be the Chiefs of Police and the Sheriff, or his or her designee, from each party. The votes

shall be weighed based on the number of officers assigned to the Task Force, capped at two votes per agency.

In any issue requiring a vote of the Advisory Board, a quorum of six voting members, representing six agencies, must be present to vote. In order for a motion to pass, a majority of votes must be cast.

The Advisory Board shall elect a chair to conduct board meetings and serve as liaison between the parties, the Commander, and the Board.

VI. OPERATION

Section 1. Composition

The Task Force shall consist of full-time peace officers POST licensed to practice law enforcement as defined in Minnesota Statutes, Chapter 626. One of the assigned officers shall hold the rank of Sergeant. The assigned Sergeant may come from any member agency. The minimum number of licensed peace officers each member may assign to the Task Force is one (1). Each officer will remain an employee of the party assigning the officer to the Task Force. The Advisory Board may approve a change in the composition of the Task Force upon the request of any party. Members will inform the Board of their staffing commitment in a timely manner as to allow for overall planning by the Task Force Commander. No party may be required to assign additional officers to the Task Force without the consent of the affected party.

Section 2. Chain of Command

Advisory Board: The Advisory Board shall be responsible for the overall management and budget of the Task Force as set forth in section V. of the agreement

Executive Committee: The Board will establish an Executive Committee whose purpose is to conduct research and gather information to advise the Board, and carry out any other responsibilities or duties as described within this Joint Powers Agreement. The Executive Committee shall consist of the Advisory Board Chair, Advisory Board Vice-Chair and the Task Force Commander. During the first Board meeting of 2017 the Board shall elect from its members both an Advisory Board Chair and Vice-Chair. The term of each position shall be one year, The Vice-Chair will assume a Board Chair vacancy by automatic succession. After 2017, the Board will only need to fill a Vice-Chair vacancy at the first meeting of each year.

Advisory Board Chair: The Advisory Board Chair shall be responsible for conducting business meetings, documenting meeting minutes and facilitating communication with members of the Advisory Board and the Task Force Commander.

Advisory Board Vice-Chair: The Advisory Board Vice-Chair will fill in for the Board Chair during absences.

Commander/Lieutenant: The Task Force Commander shall be the head of the Task Force and will also serve on the Executive Committee. A ~~The Criminal Investigation~~ Lieutenant of the Anoka County Sheriff's Office will act in this capacity at the onset of this agreement. The salary and benefits of the Task Force Commander will be funded 50% from the Anoka County Sheriff's Office, and 50% from the state grant budget.

The Commander shall serve at the pleasure of the Advisory Board and may be removed by a majority vote of the Board. The Commander reports directly to the Advisory Board. The Commander will make the day-to-day operational and administrative decisions of the Task Force.

Sergeant/Team Leader: One Sergeant shall be assigned to the Task Force by one of the member agencies. One Team Leader shall be assigned to the Task Force by the Anoka County Sheriff's Office. The Sergeant and Team Leader operate at the direction of the Task Force Commander. They are responsible for the direct supervision of officers assigned to the Task Force by the parties.

Officers: Officers assigned to the Task Force operate at the direction and under the supervision of the Task Force Commander and Supervisors while assigned.

Clerical: The Task Force may hire clerical support for the Task Force from the grant budget. The County of Anoka agrees to act as the employer of the person hired.

Section 3. Equipment

Equipment purchased by the Task Force during the grant period for Task Force usage shall be divided amongst the parties by the Advisory Board at the end of the grant period if this agreement is not renewed. Upon a mutually agreed dissolution of this Task Force, all equipment owned by the Task Force will be distributed between the parties as decided by the Advisory Board. Parties are expected to also utilize their own equipment such as body transmitters and surveillance vans on an as-needed basis. All equipment

brought into Task Force use by an agency will remain the property of the agency supplying said equipment.

Section 4. Facilities

Each Task force member will work out of a centrally located office furnished and maintained by the Task Force as provided in the annual grant budget.

Section 5. Policy and Procedure

Operational policy and procedure may be developed for the Task Force based on an examination of operational goals and administrative need. These policies and procedures will be proposed to the Advisory Board by supervisory staff who will conduct ongoing evaluations of Task Force operations and need. Policies and procedures will be implemented at the direction of the Advisory Board.

Section 6. Purchase of Evidence/Information

The purchase of evidence and information shall be done in a manner consistent with the approved policy and procedures.

Section 7. Supplies

Office supplies will be provided by the Task Force under the grant annual budget. Any supplies not itemized in the grant annual budget will be provided by that officer's employment agency.

Section 8. Sworn Personnel

Each party is providing licensed peace officers under the conditions outlined herein. Wages and benefits for these officers will be the primary responsibility of the

officer's employing agency during the grant period. Wage and benefit reimbursement, to include overtime costs, may be reimbursed through the grant as approved by the Advisory Board.

An officer assigned to the Task Force by a party may be removed from the Task Force by the appointment party or through a majority vote of the Advisory Board. The party shall then appoint a suitable replacement for the removed officer.

Peace officers assigned to the Task Force shall be equipped by their employment parties with appropriate police credentials and suitable firearms. The employment party will be responsible for providing any POST required training to their officers assigned to the Task Force.

The Commander may direct additional, specialized training to be paid through the grant budget.

Section 9. Vehicles

The Task Force shall lease up to one vehicle for each officer assigned to the Task Force. Each party will be responsible for fuel, insurance, and maintenance costs incurred by the vehicle(s) leased for the officer(s) assigned by that party. Larger unforeseen repair costs may be presented to the Advisory Board for approval to use Task Force forfeiture funds for the repair. Upon termination of this agreement, the vehicles will either be absorbed by the parties agreeing to assume leasing obligations or returned to the leasing agency. Vehicles owned by a party and utilized by the Task Force will remain the responsibility of the party, as will costs incurred for the vehicle's use and maintenance.

VII. TASKS

Section 1. The primary function and responsibility of the Task Force is to detect, investigate, gather evidence, and apprehend drug traffickers, as well as assist in violent crimes and gang related investigations, within the geographic area of the parties. As a result of the nature of covert undercover operations, it is anticipated that undercover operatives may detect or become aware of other crimes, including drug crimes, occurring both within and outside the geographical boundaries of member agencies. The Task Force will pursue other avenues of investigation only upon recommendation of the Task Force Commander and by permission of the Chief of Police or Sheriff of the particular party involved. In addition, the Task Force may be used by any of the parties for other investigative purposes under exigent circumstances or in a capacity wherein the nature of the investigation being undertaken requires undercover officers.

Section 2. It is the mission priority of this unit to investigate drug wholesalers (those individuals who bring drugs into the Task Force area), street-level drug distributors, those persons involved in the clandestine laboratory manufacturing of illicit drugs, and individuals who attempt to acquire pharmaceutical drugs in violation of the provisions of Minnesota Statutes, Chapter 152.

Section 3. A function of the Task Force will be to gather and to disseminate controlled substance intelligence information. The Task Force will maintain an ongoing intelligence

filing system. The Task Force will attempt to investigate those leads, maintain on file that information, and upon request disseminate that information to the parties hereto.

Section 4. With permission of the Task Force Commander, the Task Force will provide training to member parties requesting that service. Requests for community drug education and drug awareness will be provided only upon permission of the Task Force Commander and the department of that particular party.

Section 5. Public announcements concerning the function of the Task Force will be made only by permission of the Advisory Board in conjunction with the parties to this agreement and by approval of the Chief of Police or Sheriff of the party in which that release is to be made.

Section 6. Public announcements concerning arrests or investigations conducted by the Task Force will be made by the Task Force Commander or the Chief of Police or Sheriff of that party, or his or her designee, where that arrest was made, and upon approval of the Task Force Commander. News releases concerning the Task Force's function, investigations, and/or arrests will not be made by any Task Force officer unless specifically requested by the Task Force Commander or the Chief of Police or Sheriff with permission of the Task Force Commander or the Advisory Board.

VIII. FINANCIAL MATTERS

Section 1. The fiscal year of the Task Force shall be the calendar year.

Section 2. The Finance Department of Anoka County will be responsible for the administration of all funds coming under the direct supervision of the Task Force, whether federal grant funds or contributions of the parties.

Section 3. The Task Force Advisory Board shall direct the Commander to prepare an annual grant application, including proposed budget, which will be presented to the parties on or before the application deadline set by the Office of Justice Programs, Minnesota Department of Public Safety. The Task Force Commander shall submit the approved grant application and budget to the Office of Justice Programs by the deadline established by the Office of Justice Programs.

Section 4. Funding shall be in the form of a matching grant from the federal government. The contributions of the parties shall be at least 25% of the total budget established for the current year. An individual party's financial contribution shall be proportioned to the number of officers committed to the Task Force as shown in the grant application budget. The matching funds will be submitted to the Finance Department of Anoka County by the parties at the beginning of the grant period. Any unused match funds will be returned at the end of the grant period in a manner determined by the Advisory Board. Payment of any outstanding financial obligations shall be made in a manner determined by the Advisory Board.

Section 5. Any assets seized by the Task Force and awarded to the Task Force through administrative or judicial proceedings shall be distributed to the parties on a periodic basis as determined by the Board. The formula for distribution of these assets shall be

proportioned based on the number of officers assigned for each participating agency. The Task Force Commander will be responsible for the distribution of funds or assets seized or forfeited by the Task Force.

Section 6. The Commander, upon direction and approval of the Advisory Board, is authorized to sign and enter into contracts on behalf of the Task Force as may be necessary.

Section 7. The Commander has authority to make purchases, payments, and expenditures, outside of yearly budgeted expenses, of up to $1,000 without approval of the Advisory Board. The Executive Committee has the authority to make purchases, payments, and expenditures up to $5,000 without Advisory Board approval.

IX. DEPUTATION

Officers assigned to the Task Force, while performing their assigned duties as Task Force officers in a jurisdiction other than their own jurisdiction, shall have the same powers, duties, privileges, and immunities as conferred upon them by their own jurisdiction. The authority granted hereunder does not constitute employment by the Task Force or by the city or county in which the duty or duties are being performed. Any worker's compensation claims or work related injury that may occur as a result of working with the Task Force shall be the sole responsibility of the officer's home jurisdiction. Further, the authority granted hereunder extends only so far as may be necessary to complete the duties assigned to the officers and terminates at the expiration of this agreement and any extension thereof.

X. INSURANCE

The Task Force shall purchase insurance to provide liability and property damage coverage in the amount determined by the Advisory Board. In no event will the insurance coverage be less than the League of Minnesota Cities Insurance Trust standard liability coverage. The insurance shall provide coverage for all authorized Task Force operations by Task Force members.

XI. DURATION

Section 1. This agreement for Task Force operations shall be in effect from notwithstanding the dates of signature by the parties, and shall continue in effect until terminated in accordance with the provisions herein. As of July 1, 2019 ~~March 1, 2018~~, this agreement replaces the previous Joint Powers agreement between the parties, which began March 1, 2018 ~~September 1, 2017~~.

Section 2. Any party may withdraw from this agreement on December 31 of any year by declaring its intention to withdraw in writing and providing the written notice, delivered by mail or in person, to each of the other parties on or before July 1st of that year. Notice by mail shall be deemed received three days after mailing. Withdrawal by a party shall not result in the discharge of any legal liability incurred by such party before the effective date of withdrawal.

Section 3. This agreement shall terminate under the following circumstances:

(1) There are no remaining parties as a result of withdrawal pursuant to this agreement; or

(2) All remaining parties mutually agree to terminate this agreement; or

(3) This agreement shall terminate automatically when grant funding for Task Force activities is discontinued.

XII. CONTRACTS AND PURCHASES

Any contracts and purchases made pursuant to this agreement shall be made by the County and shall conform to the requirements applicable to Anoka County.

XIII. STRICT ACCOUNTABILITY

Pursuant to Minnesota Statute §471.59, a joint powers agreement is to provide for strict accounting of all funds and report of all receipts and disbursements. Any party to this agreement may request a strict accounting at any time.

XIV. ENTIRE AGREEMENT

This joint powers agreement constitutes the entire agreement of the parties on the matter related hereto. The agreement shall not be altered or amended, except by agreement in writing signed by the parties hereto.

XV. SIGNATURES

All parties to this agreement need not sign the same copy of the agreement. An original agreement signed by each party to this agreement shall be maintained in the Office of the Anoka County Sheriff.

DATE:_____ County of Anoka

By:_____
Scott Schulte ~~Rhonda Sivarajah~~

Its: County Board Chair

By:_____
Rhonda Sivarajah ~~Jerry Soma~~

Its: County Administrator

By:_____
James Stuart

Its: Sheriff

Approved as to Form

By: _____
Bryan R. Lindberg

Its: Attorney

XV. SIGNATURES

All parties to this agreement need not sign the same copy of the agreement. An original agreement signed by each party to this agreement shall be maintained in the Office of the Anoka County Sheriff.

DATE:_____ City of Anoka

By:_____
Phil Rice

Its: Mayor

By:_____
Greg Lee

Its: City Manager

By:_____
Eric Peterson

Its: Chief of Police

XV. SIGNATURES

All parties to this agreement need not sign the same copy of the agreement. An original agreement signed by each party to this agreement shall be maintained in the Office of the Anoka County Sheriff.

DATE:_____ City of Blaine

By:_____
Tom Ryan

Its: Mayor

By:_____
Clark Arneson

Its: City Manager

By:_____
Brian Podany

Its: Chief of Police

XV. SIGNATURES

All parties to this agreement need not sign the same copy of the agreement. An original agreement signed by each party to this agreement shall be maintained in the Office of the Anoka County Sheriff.

DATE:_____ City of Champlin

By:_____
Ryan Karasek

Its: Mayor

By:_____
Bret Heitkamp

Its: City Administrator

By:_____
Ty Schmidt

Its: Chief of Police

XV. SIGNATURES

All parties to this agreement need not sign the same copy of the agreement. An original agreement signed by each party to this agreement shall be maintained in the Office of the Anoka County Sheriff.

DATE:_____ City of Columbia Heights

By:_____
Donna Schmitt

Its: Mayor

By:_____
Kelly Bourgeois ~~Walter R. Fehst~~

Its: City Manager

By:_____
Lenny Austin

Its: Chief of Police

XV. SIGNATURES

All parties to this agreement need not sign the same copy of the agreement. An original agreement signed by each party to this agreement shall be maintained in the Office of the Anoka County Sheriff.

DATE:_____ City of Coon Rapids

By:_____
Jerry Koch

Its: Mayor

By:_____
Matt Stemwedel

Its: City Manager

By:_____
Brad Wise

Its: Chief of Police

XV. SIGNATURES

All parties to this agreement need not sign the same copy of the agreement. An original agreement signed by each party to this agreement shall be maintained in the Office of the Anoka County Sheriff.

DATE:_____ City of Fridley

By:_____
Scott Lund

Its: Mayor

By:_____
Walter Wysopal

Its: City Manager

By:_____
Brian Weierke

Its: Director of Public Safety

XV. SIGNATURES

All parties to this agreement need not sign the same copy of the agreement. An original agreement signed by each party to this agreement shall be maintained in the Office of the Anoka County Sheriff.

DATE:_____ City of Maple Grove

By:_____
Mark Steffenson

Its: Mayor

By:_____
Heidi Nelson

Its: City Administrator

By:_____
Eric Werner

Its: Chief of Police

XV. SIGNATURES

All parties to this agreement need not sign the same copy of the agreement. An original agreement signed by each party to this agreement shall be maintained in the Office of the Anoka County Sheriff.

DATE:_____ City of Ramsey

By:_____
John LeTourneau ~~Sarah Strommen~~

Its: Mayor

By:_____
Kurt Ulrich

Its: City Administrator

By:_____
Jeff Katers

Its: Chief of Police

XV. SIGNATURES

All parties to this agreement need not sign the same copy of the agreement. An original agreement signed by each party to this agreement shall be maintained in the Office of the Anoka County Sheriff.

DATE:_____ City of Rogers

By:_____
Rick Ihli

Its: Mayor

By:_____
Steve Stahmer

Its: City Administrator

By:_____
Jason Foster ~~Jeffrey Beahen~~

Its: Chief of Police

CC Regular Session **4. 8.**

Meeting Date: 06/25/2019
Submitted For: Jo Thieling, Administrative Services
By: Jo Thieling, Administrative Services

Information

Title
Approve Request to Declare Surplus Property

Purpose/Background:
Staff is requesting Council declare the following property surplus and authorize sale/disposal of same:

#375 2007 Chevrolet Impala
VIN# 2G1WS55R779384294
Mileage 65,524

#564 2008 Ford Expedition
VIN# 1FMFU16598LA05307
Mileage 106,010

Both vehicles need miscellaneous repairs and have been used by multiple departments. These vehicles have been replaced as part of the 2019 budget process.

Recommendation:
Staff recommends Council declare the above named vehicle as surplus and authorize sale/auction of same.

Action:
Motion to declare the following item as surplus and authorize sale/auction of same:

2002 Ford F150
VIN# 2FTRX18W52CA57047
Mileage 129,427

- and -

Motion to declare the following Fire Department equipment items as surplus and authorize donation of same:

60 SCBA bottles
30 Harnesses

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	06/13/2019 03:04 PM

Form Started By: Jo Thieling
Started On: 06/11/2019 01:16 PM
Final Approval Date: 06/13/2019

CC Regular Session **4. 9.**

Meeting Date: 06/25/2019

By: Jackie Lipski, Finance

Information

Title

Adopt Resolution #19-145 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of June 6, 2019 through June 19, 2019

Action:

Motion to Adopt Resolution #19-145 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of June 6, 2019 through June 19, 2019.

Attachments

Bills List 6/25/2019

Resolution 06/25/2019

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	06/19/2019 11:48 AM
Kurt Ulrich	Kurt Ulrich	06/20/2019 02:27 PM
Form Started By: Jackie Lipski		Started On: 06/19/2019 10:59 AM
Final Approval Date: 06/20/2019		

RAMSEY CITY COUNCIL MEETING

6/25/2019

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:	SUBMITTED FOR APPROVAL
Purchase Journal:	
Prepaids 6/6/19-6/19/19	328,819.09
Accounts Payable 6/6/19-6/19/19	398,779.66
Payroll 6/14/2019	184,292.04
Debt Service	289,989.60

TOTAL SUBMITTED FOR APPROVAL THIS MEETING **$ 1,201,880.39**

DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:	APPROVED PREV. MTG	2019 Y.T.D.
NET PAYROLL TOTAL	$ 174,932.25	$ 1,880,520.42
- CORRECTION TO PAYROLL		
PREPAIDS	264,765.40	3,060,112.43
- PREPAID ADJUSTMENTS		
WIRE TRANSFERS FOR DEBT SERVICE	57,631.25	606,975.00
- CORRECTION TO D.S.		
ACCOUNTS PAYABLE INVOICING - PREVIOUS MEETING:		
- BILLS LIST SUBMITTED	173,615.02	3,454,207.30
ADD (DELETE) BILLS LIST SUBMITTED		
PAY ESTIMATE(S)		660,096.44
- CHECKS VOIDED	0.00	0.00
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED	**$ 670,943.92**	**$ 9,661,911.59**

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
108845	**6/6/2019**		**116988 ANOKA COMMUNITY CONCERT ASSOC.**						
		100.00	REFUND DAMAGE DEP 5/2/19		97008	060419	9804.1160		KEY & DAMAGE DEPOSIT
		100.00							
108846	**6/6/2019**		**117002 ANOKA SOFTBALL BOOSTERS**						
		100.00	REF DAMAGE DEP-FIELD CENTRAL		97039	060619	9804.1160		KEY & DAMAGE DEPOSIT
		100.00							
108847	**6/6/2019**		**100063 ASPEN MILLS**						
		194.60	D. SCHMIDT MISC		97009	236670	0220.6231		UNIFORMS & TURN-OUT
		194.60							
108848	**6/6/2019**		**108740 BAUMGARTNER, SCOTT AND APRIL**						
		155.00	REF DAM/KEY DEP 5/31/2019		97040	060619	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
108849	**6/6/2019**		**100297 CENTERPOINT ENERGY**						
		307.11	PW MISC ACCTS		97010	8000014064-2 MAY 19	0311.6373		GAS
		206.06	PW MISC ACCTS		97010	8000014064-2 MAY 19	0452.6373		GAS
		102.37	PW MISC ACCTS		97010	8000014064-2 MAY 19	9601.6373		GAS
		102.37	PW MISC ACCTS		97010	8000014064-2 MAY 19	9602.6373		GAS
		102.36	PW MISC ACCTS		97010	8000014064-2 MAY 19	9605.6373		GAS
		820.27							
108850	**6/6/2019**		**111696 CITY OF RAMSEY**						
		100.00	CASH DRAWER- ADD. CASH		97011	060519	9101.4609		OTHER MISCELLANEOUS
		100.00							
108851	**6/6/2019**		**100116 CONNEXUS ENERGY**						
		252.67	16300 ST FRANCIS BLVD IRRIG		97012	444931-267449 MAY 19	0452.6371		ELECTRIC UTILITIES
		252.67							
108852	**6/6/2019**		**112883 FIRST NATIONAL BANK OF ELK RIVER**						
		15,413.38	CLOSE OUT ESCROW 107223		97014	060519	9804.6433	00107223	REFUNDS
		15,413.38							
108853	**6/6/2019**		**116996 FIRST PHOENIX GROUP LLC**						
		16,121.50	CLOSE OUT ESCROW 112634		97015	060519	9804.6433	00112634	REFUNDS
		7,358.08	CLOSE OUT ESCROW 113811		97016	060519A	9804.6433	00113811	REFUNDS
		23,479.58							
108854	**6/6/2019**		**114203 FRIDGEN, ANTHONY AND LISA**						
		154.28	UB REFUND 7239 E RAMSEY PKWY		97017	053119	9601.4651		WATER REVENUE
		154.28							
108855	**6/6/2019**		**103127 HEMP, KELLY**						
		100.00	REFUND DAMAGE DEP 3/6/2019		97018	060519	9804.1160		KEY & DAMAGE DEPOSIT
		100.00							
108856	**6/6/2019**		**116991 KAUFMAN, NICK**						

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
108856	6/6/2019		116991 KAUFMAN, NICK						Continued.
		27.50	UB REFUND 9401 ERMINE BLVD		97019	053119	9601.4651		WATER REVENUE
		27.50							
108857	6/6/2019		117000 KIRCHEN, MICHAEL						
		155.00	REFUND DAMAGE/KEY DEPOSIT		97020	060519	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
108858	6/6/2019		112601 LEGACY CHRISTIAN ACADEMY						
		11,636.34	CLOSE OUT ESCROW 112145		97021	060519	9804.6433	00112145	REFUNDS
		11,636.34							
108859	6/6/2019		115328 LENNAR						
		8.38	UB REFUND 15994 PERIDOT CT		97022	053119	9601.4651		WATER REVENUE
		14.19	UB REFUND 15882 PERIDOT ST		97023	053119A	9601.4651		WATER REVENUE
		22.57							
108860	6/6/2019		116990 LOOK, TIMOTHY AND ROCHELLE						
		24.99	UB REFUND 15311 IGUANA ST		97024	053119	9601.4651		WATER REVENUE
		24.99							
108861	6/6/2019		116989 MITCH, HERSHAL AND JUSTIN						
		8.39	UB REFUND 7910 173RD AVE NW		97025	053119	9601.4651		WATER REVENUE
		8.39							
108862	6/6/2019		115868 MOLIN CONCRETE						
		563.93	CLOSE OUT ESCROW 113792		97026	060519	9804.6433	00113792	REFUNDS
		563.93							
108863	6/6/2019		117001 MORGAN, JENNIFER						
		155.00	REF DAM/KEY DEP 5/18/2019		97041	052419	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
108864	6/6/2019		116364 NORTHLAND CUSTOM HOMES LLC						
		1,500.00	REF ERO ESC 5689 172ND LN NW		97027	060619	9804.6433	00116387	REFUNDS
		1,500.00							
108865	6/6/2019		106418 PURMORT HOMES INC						
		1,500.00	REF ERO ESC 14670 SODIUM ST		97030	060619	9804.6433	00116692	REFUNDS
		1,500.00							
108866	6/6/2019		113981 RAMSEY PROFESSIONAL CENTER						
		500.00	CLOSE OUT ESC 112677		97038	060519	9804.6433	00112677	REFUNDS
		500.00							
108867	6/6/2019		100424 RIVERWAY CLINIC						
		100.00	REF DAMAGE DEP 2/25/19		97031	060519	9804.1160		KEY & DAMAGE DEPOSIT
		100.00							
108868	6/6/2019		116995 SEMCAC						
		100.00	REF DAMAGE DEP 4/5/19		97032	060519	9804.1160		KEY & DAMAGE DEPOSIT
		100.00							
108869	6/6/2019		116993 VANOVER, USIPUA						
		170.21	UB REFUND 7354 146TH AVE NW		97033	053119	9601.4651		WATER REVENUE
		170.21							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
108869	6/6/2019		116993 VANOVER, USIPUA						Continued.
108870	6/6/2019		107784 VILLAGE BANK						
		2,200.00	CLOSE OUT ESCROW 114176		97035	060519	9804.6433	00114176	REFUNDS
		2,200.00							
108871	6/6/2019		116992 VOLLER, KEVIN						
		39.36	UB REFUND 17902 ST FRANCIS BLV		97036	053119	9601.4651		WATER REVENUE
		39.36							
108918	6/13/2019		113093 4 ACE PRODUCTIONS						
		295.00	SAFETY CAMP 2019		97058	061219	0237.6249		MISCELLANEOUS OPERA
		295.00							
108919	6/13/2019		100012 ACE SOLID WASTE INC						
		26,461.50	RECYCLE CONTRACT JUNE 19		97059	4955200	9604.6489		OTHER CONTRACTED SE
		104.64	FIRE STATIONS JUNE 19		97060	4964765	0220.6374		REFUSE/RECYCLING
		222.44	MISC PW JUNE 19		97061	4955210	0194.6374		REFUSE/RECYCLING
		655.88	MISC PW JUNE 19		97061	4955210	0452.6374		REFUSE/RECYCLING
		124.29	MISC PW JUNE 19		97061	4955210	0311.6374		REFUSE/RECYCLING
		40.43	MISC PW JUNE 19		97061	4955210	9601.6374		REFUSE/RECYCLING
		40.43	MISC PW JUNE 19		97061	4955210	9602.6374		REFUSE/RECYCLING
		138.52	MISC PW JUNE 19		97061	4955210	9604.6249		MISCELLANEOUS OPERA
		40.43	MISC PW JUNE 19		97061	4955210	9605.6374		REFUSE/RECYCLING
		711.60	RECYCLE SPRING EVENT 19		97062	4955209	9604.6249		MISCELLANEOUS OPERA
		28,540.16							
108920	6/13/2019		112663 CAPSTONE HOMES INC						
		1,500.00	REF ERO ESC 14941 SNOWY OWL ST		97064	061319	9804.6433	00116807	REFUNDS
		1,500.00	REF ERO ESC 15004 RABBIT ST		97065	061319A	9804.6433	00116536	REFUNDS
		3,000.00							
108921	6/13/2019		100404 CENTURYLINK						
		65.35	MAY/JUNE 19 SERVICE		97066	763 422 1452 795 5/19	0452.6321		TELEPHONE
		65.35							
108922	6/13/2019		117019 COFFEY, PAULA						
		155.00	REFUND DAMAGE/KEY DEP		97067	061219	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
108923	6/13/2019		100116 CONNEXUS ENERGY						
		7,442.35	WTR TWR/WELLS/LIFT STATIONS		97068	759126-303102 MAY 19	9601.6371		ELECTRIC UTILITIES
		663.40	WTR TWR/WELLS/LIFT STATIONS		97068	759126-303102 MAY 19	9602.6371		ELECTRIC UTILITIES
		8,105.75							
108924	6/13/2019		107523 CREATURE ENCOUNTERS						
		225.00	SAFETY CAMP 2019		97069	1304	0237.6249		MISCELLANEOUS OPERA
		225.00							
108925	6/13/2019		117020 JANIAK, TINA						
		155.00	REFUND DAMAGE/KEY DEPOSIT		97076	061119	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
108926	6/13/2019		100843 LUECK, THOMAS						Continued.
		225.00	SAFETY CAMP 19		97080	0001	0237.6249		MISCELLANEOUS OPERA
		225.00							
108927	6/13/2019		109213 MOLDENHAUER, DREW						
		250.00	SAFETY CAMP 19		97083	061219	0237.6249		MISCELLANEOUS OPERA
		250.00							
108928	6/13/2019		108181 PERKINS MEDIA GROUP						
		400.00	SAFETY CAMP 19 DJ		97088	061219	0237.6249		MISCELLANEOUS OPERA
		400.00							
108929	6/13/2019		112183 PSD, LLC						
		6,006.00	ESCROW SHARP ASSOC		97089	060519	9804.6433	00107914	REFUNDS
		6,006.00							
108930	6/13/2019		114151 TASC (FEES)						
		373.75	MARCH 19 VEBA/REBA FEES		97092	IN1494353	0130.6315		MISCELLANEOUS PROFE
		373.75							
1000177	6/7/2019		107603 DAHLBERG, NICHOLAS						
		10.31	REIMBURSE-MEAL TRAINING		97013	060519	0211.6331		TRAVEL & LODGING
		10.31							
1000178	6/7/2019		107244 NORTHLAND TRUST SERVICES INC						
		23,418.75	BONDS 2011B		97028	RAMS11B APR 19	9340.6611		BOND INTEREST
		208,306.26	BONDS 2012A		97029	RAMS12A APR 19	9339.6611		BOND INTEREST
		231,725.01							
1000179	6/7/2019		100510 VERIZON WIRELESS						
		61.76	APR-MAY 2019 SERVICE		97034	9830570178	0130.6323		CELLULAR PHONES
		61.76							
1000180	6/7/2019		111137 WRIGHT HENNEPIN COOPERATIVE ELECTRIC						
		27.95	7550 SUNWOOD DR		97037	042619	0194.6489		OTHER CONTRACTED SE
		35.90	7550 SUNWOOD DR		97037	042619	0194.6489		OTHER CONTRACTED SE
		27.95	5650 ALPINE DR FIRE		97037	042619	0220.6489		OTHER CONTRACTED SE
		24.95	7650 SUNWOOD DR RAMP		97037	042619	9240.6315		MISCELLANEOUS PROFE
		27.95	6701 HWY 10 YOUTH FIRST		97037	042619	9410.6315	00041012	MISCELLANEOUS PROFE
		144.70							
1000208	6/14/2019		114740 BOND TRUST SERVICES CORPORATION						
		5,525.00	CERT SERIES 2014A		97070	48835	9349.6611		BOND INTEREST
		13,500.00	ST RECON BONDS 2016A		97071	48838	9352.6611		BOND INTEREST
		7,318.75	ST RECON BONDS 2017A		97072	48839	9353.6611		BOND INTEREST
		31,920.84	ST RECON BONDS 2018A		97073	48840	9354.6611		BOND INTEREST
		58,264.59							
1000209	6/14/2019		107894 LISA'S CATERING INC						
		432.68	SAFETY CAMP BREAKFAST #2		97078	1922	0237.6249		MISCELLANEOUS OPERA
		432.68	SAFETY CAMP BREAKFAST # 1		97079	1921	0237.6249		MISCELLANEOUS OPERA
		865.36							
1000210	6/14/2019		100284 MENARDS ELK RIVER						
		14.74	MISC SUPPLIES		97095	79210	0220.6249		MISCELLANEOUS OPERA
		14.74							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
1000210	6/14/2019		100284 MENARDS ELK RIVER						Continued.
1000211	6/14/2019		100291 MET COUNCIL SAC						
		34,790.00	MAY 2019 SAC CHARGES		97082	061019	9602.2083		SAC CHARGES
		347.90-	MAY 2019 SAC CHARGES		97082	061019	9602.4356		SEWER AVAILABILITY CH
		34,442.10							
1000212	6/14/2019		115232 NORTHERN TECHNOLOGIES LLC						
		653.08	COTTAGES AT COR APRIL 19		97084	31088	9804.6315	00116188	MISCELLANEOUS PROFE
		640.30	BUNKER LK IND 3 APRIL 19		97085	31089	9804.6315	00116486	MISCELLANEOUS PROFE
		1,058.80	LAZYDAYS-TESTING APRIL 19		97086	31087	9804.6315	00116453	MISCELLANEOUS PROFE
		2,920.50	HARVEST ESTATES APRIL 19		97087	31109	9804.6315	00116696	MISCELLANEOUS PROFE
		5,272.68							
1000213	6/14/2019		100914 SULLIVAN, SEAN						
		240.20	TRAVEL REIMB. MAY 19		97090	060619	9230.6246		MARKETING & PROMOTI
		240.20							
1000214	6/14/2019		116911 SZYKULSKI, JESSE						
		111.02	MILEAGE REIMB.		97091	052919	0240.6334		MILEAGE REIMBURSEME
		111.02							
1000215	6/14/2019		100510 VERIZON WIRELESS						
		458.13	MAY/JUNE 19 SERVICE		97093	9831244688	0211.6415		OTHER EQUIPMENT REN
		663.88	MAY/JUNE 19 SERVICE		97093	9831244688	0211.6323		CELLULAR PHONES
		94.80	MAY/JUNE 19 SERVICE		97093	9831244688	0280.6323		CELLULAR PHONES
		1,216.81							
1000216	6/14/2019		111137 WRIGHT HENNEPIN COOPERATIVE ELECTRIC						
		27.95	7550 SUNWOOD DR PD		97094	150-1682-6501 MAY 19	0211.6489		OTHER CONTRACTED SE
		27.95							
90513707	6/14/2019		100398 PUBLIC EMPLOYEES RETIREMENT ASSN						
		21,129.17			97052	061319915324	9101.2174		PERA-EMPLOYEE
		28,344.34			97053	061319915325	9101.2183		PERA-EMPLOYER
		49,473.51							
93401203	6/14/2019		101306 IRS						
		28,902.99			97055	061319915327	9101.2171		FEDERAL WITHHOLDING
		14,955.31			97056	061319915328	9101.2173		FICA & MEDICARE-EMPL
		14,955.31			97057	061319915329	9101.2182		FICA & MEDICARE-EMPL
		58,813.61							
96496448	6/14/2019		100601 MN DEPT OF REV WH						
		12,929.21			97054	061319915326	9101.2172		STATE WITHHOLDING
		12,929.21							
97061419	6/14/2019		107962 TOTAL ADMINISTRATIVE SERVICE CORP						
		1,990.86			97045	0613199153210	9101.2176		LIFE/HEALTH-EMPLOYEE
		1,990.86							
98061419	6/14/2019		115568 ALERUS FINANCIAL NA						
		2,847.70			97049	0613199153214	9101.2176		LIFE/HEALTH-EMPLOYEE
		2,847.70							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99061219	6/12/2019		107885 DEPARTMENT OF LABOR AND INDUSTRY						Continued.
		3,468.39	May Bldg Surcharges		97043	05312019	9101.2081		SURCHARGES-PERMITS
		69.47-	May Bldg Surcharges		97043	05312019	9101.4604		SURCHARGES
		3,398.92							
99061319	6/13/2019		100629 MN DEPT OF REV SALES TX						
		146.99	May Sales/Use Tax		97042	053119	9101.4305		RENTAL FEES
		5.58	May Sales/Use Tax		97042	053119	9101.4328		ACCIDENT REPORTS
		.71	May Sales/Use Tax		97042	053119	9101.4308		SALES OF MAPS & PUBLI
		.23	May Sales/Use Tax		97042	053119	9101.4609		OTHER MISCELLANEOUS
		819.47	May Sales/Use Tax		97042	053119	9601.2082		SALES/USE TAX PAYABLE
		2.98-	May Sales/Use Tax		97042	053119	9601.2085		ANOKA COUNTY TRANSI
		970.00							
99061419	6/14/2019		100219 HOME DEPOT COMMERCIAL ACCT PROGRAM						
		113.16	MAY 2019 PURCHASES		97096	052819	0194.6259		BUILDING MAINT/REPAIR
		113.16							
99061519	6/13/2019		108768 COMDATA NETWORK INC						
		41.02	AMZN MKTP US*M6		97097	MAY 19 PCARD	0452.6208		MISCELLANEOUS OFFICI
		200.00	M&G TRAILER SALES SERV		97097	MAY 19 PCARD	0452.6416		MACHINERY RENTAL
		1,418.71	THEPONDOUTLET.COM, INC		97097	MAY 19 PCARD	0452.6249		MISCELLANEOUS OPERA
		158.85	AMAZON.COM*MN		97097	MAY 19 PCARD	0211.6207		TRAINING SUPPLIES
		80.70	AMAZON.COM*MN		97097	MAY 19 PCARD	0211.6208		MISCELLANEOUS OFFICI
		12.99-	AMZN MKTP US AMZN.COM/		97097	MAY 19 PCARD	0211.6275		OTHER EQUIPMENT PAR
		42.97	AMZN MKTP US*MN		97097	MAY 19 PCARD	0211.6237		CRIME SCENE KIT MATEI
		16.99	AMZN MKTP US*MZ		97097	MAY 19 PCARD	0211.6275		OTHER EQUIPMENT PAR
		7.98	AMZN MKTP US*MZ		97097	MAY 19 PCARD	0211.6275		OTHER EQUIPMENT PAR
		57.96	AMZN MKTP US*MZ		97097	MAY 19 PCARD	0280.6241		COMMUNITY POLICING S
		5.56	MENARDS COON RAPIDS MN		97097	MAY 19 PCARD	0211.6207		TRAINING SUPPLIES
		5.99	MENARDS COON RAPIDS MN		97097	MAY 19 PCARD	0211.6207		TRAINING SUPPLIES
		1.48	MENARDS COON RAPIDS MN		97097	MAY 19 PCARD	0211.6207		TRAINING SUPPLIES
		5.52	MENARDS COON RAPIDS MN		97097	MAY 19 PCARD	0211.6207		TRAINING SUPPLIES
		1.48	MENARDS COON RAPIDS MN		97097	MAY 19 PCARD	0211.6207		TRAINING SUPPLIES
		33.58	MENARDS COON RAPIDS MN		97097	MAY 19 PCARD	0211.6207		TRAINING SUPPLIES
		5.99	MENARDS COON RAPIDS MN		97097	MAY 19 PCARD	0211.6207		TRAINING SUPPLIES
		11.92	MENARDS COON RAPIDS MN		97097	MAY 19 PCARD	0211.6207		TRAINING SUPPLIES
		2.99	MENARDS COON RAPIDS MN		97097	MAY 19 PCARD	0211.6207		TRAINING SUPPLIES
		6.78	MENARDS COON RAPIDS MN		97097	MAY 19 PCARD	0211.6207		TRAINING SUPPLIES
		4.49	MENARDS COON RAPIDS MN		97097	MAY 19 PCARD	0211.6207		TRAINING SUPPLIES
		13.94	MENARDS COON RAPIDS MN		97097	MAY 19 PCARD	0211.6207		TRAINING SUPPLIES
		4.49	MENARDS COON RAPIDS MN		97097	MAY 19 PCARD	0211.6207		TRAINING SUPPLIES
		35.28	MENARDS COON RAPIDS MN		97097	MAY 19 PCARD	0211.6207		TRAINING SUPPLIES
		22.99	MENARDS ELK RIVER MN		97097	MAY 19 PCARD	0211.6257		OTHER VEHICLE PARTS
		54.05	SAMMY PERRELLA S PIZZA		97097	MAY 19 PCARD	0211.6331		TRAVEL & LODGING
		66.00	TLO TRANSUNION		97097	MAY 19 PCARD	0211.6315		MISCELLANEOUS PROFE
		393.15	ZIPS TRUCK EQUIPMENT I		97097	MAY 19 PCARD	0211.6281		SMALL TOOLS & MINOR E
		99.96	AMAZON.COM*MN		97097	MAY 19 PCARD	0194.6259		BUILDING MAINT/REPAIR
		186.78	AMZN MKTP US*MN		97097	MAY 19 PCARD	0194.6259		BUILDING MAINT/REPAIR
		24.24	AMZN MKTP US*MN		97097	MAY 19 PCARD	0194.6281		SMALL TOOLS & MINOR E
		31.95	AMZN MKTP US*MN		97097	MAY 19 PCARD	0194.6281		SMALL TOOLS & MINOR E
		49.50	THE HOME DEPOT #2821		97097	MAY 19 PCARD	0194.6259		BUILDING MAINT/REPAIR
		43.92	COBORN'S SUPERSTORE		97097	MAY 19 PCARD	0211.6331		TRAVEL & LODGING
		10.67	JIMMY JOHNS - 3484		97097	MAY 19 PCARD	0211.6331		TRAVEL & LODGING
		8.55	JIMMY JOHNS - 3484		97097	MAY 19 PCARD	0211.6331		TRAVEL & LODGING
		8.35	MCDONALD'S F30264		97097	MAY 19 PCARD	0211.6331		TRAVEL & LODGING

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99061519	6/13/2019		108768 COMDATA NETWORK INC						Continued.
		9.20	MCDONALD'S F30264		97097	MAY 19 PCARD	0211.6331		TRAVEL & LODGING
		23.75	MN DVS ANOKA 038 729		97097	MAY 19 PCARD	0211.6550		MOTOR VEHICLES
		.59	MN DVS ANOKA 038 729 F		97097	MAY 19 PCARD	0211.6550		MOTOR VEHICLES
		7.17	RAISING CANE'S #251		97097	MAY 19 PCARD	0211.6331		TRAVEL & LODGING
		10.48	SUBWAY 03340791		97097	MAY 19 PCARD	0211.6331		TRAVEL & LODGING
		8.55	SUBWAY 03340791		97097	MAY 19 PCARD	0211.6331		TRAVEL & LODGING
		8.88	WENDY S 415		97097	MAY 19 PCARD	0211.6331		TRAVEL & LODGING
		7.50	AMZN MKTP US*MN		97097	MAY 19 PCARD	0452.6489		OTHER CONTRACTED SE
		12.65	AMZN MKTP US*MN		97097	MAY 19 PCARD	0452.6489		OTHER CONTRACTED SE
		4.99	AMZN MKTP US*MN		97097	MAY 19 PCARD	0452.6489		OTHER CONTRACTED SE
		1,825.00	PAYPAL *SYSAID		97097	MAY 19 PCARD	0192.6405		OFFICE & DATA PROCES:
		429.00	WWW.NEWEGGBUSINESS.COM		97097	MAY 19 PCARD	0192.6281		SMALL TOOLS & MINOR E
		500.42	WWW.NEWEGGBUSINESS.COM		97097	MAY 19 PCARD	0211.6281		SMALL TOOLS & MINOR E
		207.72	AMZN MKTP US*MN		97097	MAY 19 PCARD	0220.6239		FIRST AID SUPPLIES
		38.00	MICHAELS STORES 2728		97097	MAY 19 PCARD	0220.6249		MISCELLANEOUS OPERA
		468.52	BEST WESTERN HOTELS -		97097	MAY 19 PCARD	0130.6331		TRAVEL & LODGING
		234.26	BEST WESTERN HOTELS -		97097	MAY 19 PCARD	0130.6331		TRAVEL & LODGING
		17.90	TARGET 00024562		97097	MAY 19 PCARD	0130.6249		MISCELLANEOUS OPERA
		17.90	TARGET 00024562		97097	MAY 19 PCARD	0130.6249		MISCELLANEOUS OPERA
		17.90	TARGET 00024562		97097	MAY 19 PCARD	0130.6249		MISCELLANEOUS OPERA
		17.90	TARGET 00024562		97097	MAY 19 PCARD	0130.6249		MISCELLANEOUS OPERA
		17.90	TARGET 00024562		97097	MAY 19 PCARD	0130.6249		MISCELLANEOUS OPERA
		17.90	TARGET 00024562		97097	MAY 19 PCARD	0130.6249		MISCELLANEOUS OPERA
		17.90	TARGET 00024562		97097	MAY 19 PCARD	0130.6249		MISCELLANEOUS OPERA
		17.90	TARGET 00024562		97097	MAY 19 PCARD	0130.6249		MISCELLANEOUS OPERA
		.80	TARGET 00024562		97097	MAY 19 PCARD	0130.6249		MISCELLANEOUS OPERA
		176.43	TARGET.COM *		97097	MAY 19 PCARD	0130.6249		MISCELLANEOUS OPERA
		49.98	TARGET.COM *		97097	MAY 19 PCARD	0130.6249		MISCELLANEOUS OPERA
		149.98	TARGET.COM *		97097	MAY 19 PCARD	0130.6249		MISCELLANEOUS OPERA
		254.97	TARGET.COM *		97097	MAY 19 PCARD	0130.6249		MISCELLANEOUS OPERA
		71.24	TARGET.COM *		97097	MAY 19 PCARD	0130.6249		MISCELLANEOUS OPERA
		159.99	TARGET.COM *		97097	MAY 19 PCARD	0130.6249		MISCELLANEOUS OPERA
		149.99	TARGET.COM *		97097	MAY 19 PCARD	0130.6249		MISCELLANEOUS OPERA
		74.99	TARGET.COM *		97097	MAY 19 PCARD	0130.6249		MISCELLANEOUS OPERA
		99.00	TARGET.COM *		97097	MAY 19 PCARD	0130.6249		MISCELLANEOUS OPERA
		49.98	TARGET.COM *		97097	MAY 19 PCARD	0130.6249		MISCELLANEOUS OPERA
		183.96	TARGET.COM *		97097	MAY 19 PCARD	0130.6249		MISCELLANEOUS OPERA
		84.99	TARGET.COM *		97097	MAY 19 PCARD	0130.6249		MISCELLANEOUS OPERA
		71.24	TARGET.COM *		97097	MAY 19 PCARD	0130.6249		MISCELLANEOUS OPERA
		225.00	AMERICAN PAYROLL ASSOC		97097	MAY 19 PCARD	0153.6335		TRAINING
		95.90	AMZN MKTP US*MN		97097	MAY 19 PCARD	0311.6249		MISCELLANEOUS OPERA
		1,129.00	LINEAR TRANSMISSION IN		97097	MAY 19 PCARD	0452.6257		OTHER VEHICLE PARTS
		1,750.00	LINEAR TRANSMISSION IN		97097	MAY 19 PCARD	0452.6388		OTHER VEHICLE REPAIR
		74.97	MENARDS ELK RIVER MN		97097	MAY 19 PCARD	0311.6249		MISCELLANEOUS OPERA
		38.64	MENARDS ELK RIVER MN		97097	MAY 19 PCARD	0311.6249		MISCELLANEOUS OPERA
		98.99	MENARDS ELK RIVER MN		97097	MAY 19 PCARD	0452.6249		MISCELLANEOUS OPERA
		89.99	MENARDS ELK RIVER MN		97097	MAY 19 PCARD	0311.6249		MISCELLANEOUS OPERA
		35.76	MENARDS ELK RIVER MN		97097	MAY 19 PCARD	0311.6249		MISCELLANEOUS OPERA
		1.94	MENARDS ELK RIVER MN		97097	MAY 19 PCARD	0311.6249		MISCELLANEOUS OPERA
		1.94	MENARDS ELK RIVER MN		97097	MAY 19 PCARD	0311.6249		MISCELLANEOUS OPERA
		39.98	MENARDS ELK RIVER MN		97097	MAY 19 PCARD	0311.6249		MISCELLANEOUS OPERA
		14.35-	MENARDS ELK RIVER MN		97097	MAY 19 PCARD	0311.6249		MISCELLANEOUS OPERA
		52.99	COBORN'S SUPERSTORE		97097	MAY 19 PCARD	0220.6249		MISCELLANEOUS OPERA
		13.98	AMZN MKTP US*MN		97097	MAY 19 PCARD	0311.6208		MISCELLANEOUS OFFICI

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99061519	6/13/2019		108768 COMDATA NETWORK INC						Continued.
		14.99	AMZN MKTP US*MN		97097	MAY 19 PCARD	0311.6208		MISCELLANEOUS OFFICI
		11.99	AMZN MKTP US*MN		97097	MAY 19 PCARD	0192.6208		MISCELLANEOUS OFFICI
		7.58	COBORN'S SUPERSTORE		97097	MAY 19 PCARD	0111.6249		MISCELLANEOUS OPERA
		9.98	COBORN'S SUPERSTORE		97097	MAY 19 PCARD	0111.6249		MISCELLANEOUS OPERA
		113.94	DOORDASH*PERKINS RESTA		97097	MAY 19 PCARD	0111.6249		MISCELLANEOUS OPERA
		116.24	DOORDASH*RIVERSBEND BA		97097	MAY 19 PCARD	0111.6249		MISCELLANEOUS OPERA
		14.99-	WWW.RESERVATIONS.COM		97097	MAY 19 PCARD	0130.6331		TRAVEL & LODGING
		359.96	AMERICINN LODGE & SUIT		97097	MAY 19 PCARD	0240.6335		TRAINING
		208.44	BEST WESTERN HOTELS		97097	MAY 19 PCARD	0240.6335		TRAINING
		22.50	GREEN MILL NEW ULM		97097	MAY 19 PCARD	0240.6335		TRAINING
		.33	KWIK TRIP 14400001446		97097	MAY 19 PCARD	0240.6335		TRAINING
		2.69	KWIK TRIP 14400001446		97097	MAY 19 PCARD	0240.6335		TRAINING
		.25	KWIK TRIP 14400001446		97097	MAY 19 PCARD	0240.6335		TRAINING
		1.49	KWIK TRIP 14400001446		97097	MAY 19 PCARD	0240.6335		TRAINING
		20.40	NE BBQ & SMOKEHOUSE		97097	MAY 19 PCARD	0240.6335		TRAINING
		15.00	NEW ULM TURNVEREIN		97097	MAY 19 PCARD	0240.6335		TRAINING
		13.81	NEW ULM TURNVEREIN		97097	MAY 19 PCARD	0240.6335		TRAINING
		16.60	PERKINS CLOQUET		97097	MAY 19 PCARD	0240.6335		TRAINING
		15.32	PERKINS CLOQUET		97097	MAY 19 PCARD	0240.6335		TRAINING
		21.95	SAMMY S PIZZA		97097	MAY 19 PCARD	0240.6335		TRAINING
		8.19	SUBWAY 00134346		97097	MAY 19 PCARD	0240.6335		TRAINING
		8.19	SUBWAY 00134346		97097	MAY 19 PCARD	0240.6335		TRAINING
		320.00	U OF M CONTLEARNING		97097	MAY 19 PCARD	0240.6335		TRAINING
		290.00	U OF M CONTLEARNING		97097	MAY 19 PCARD	0240.6335		TRAINING
		347.85	WEATHERTECH DIRECT LLC		97097	MAY 19 PCARD	0240.6550		MOTOR VEHICLES
		62.45	TST* ACAPULCO MEXICAN		97097	MAY 19 PCARD	0130.6249		MISCELLANEOUS OPERA
		3.61	AMAZON.COM*MN		97097	MAY 19 PCARD	0211.6208		MISCELLANEOUS OFFICI
		24.18	AMAZON.COM*MN		97097	MAY 19 PCARD	0211.6208		MISCELLANEOUS OFFICI
		39.59	AMZN MKTP US*MN		97097	MAY 19 PCARD	0211.6208		MISCELLANEOUS OFFICI
		32.30	AMZN MKTP US*MN		97097	MAY 19 PCARD	0211.6208		MISCELLANEOUS OFFICI
		8.99	AMZN MKTP US*MN		97097	MAY 19 PCARD	0211.6233		BATTERIES EQUIP
		40.83	COBORN'S SUPERSTORE		97097	MAY 19 PCARD	0211.6208		MISCELLANEOUS OFFICI
		83.55	JIMMY JOHNS # 713		97097	MAY 19 PCARD	0270.6249		MISCELLANEOUS OPERA
		40.00	VP*MINNESOTA TRANSPORT		97097	MAY 19 PCARD	0111.6451		MEMBERSHIP DUES
		620.00	VP*MINNESOTA TRANSPORT		97097	MAY 19 PCARD	0111.6451		MEMBERSHIP DUES
		215.00	ECONOMIC DEVELOPMENT A		97097	MAY 19 PCARD	9230.6246		MARKETING & PROMOTI
		650.00	GTS EDUCATIONAL EVENTS		97097	MAY 19 PCARD	9230.6335		TRAINING
		345.80	WESTGATE LV RESORT/CAS		97097	MAY 19 PCARD	9230.6246		MARKETING & PROMOTI
		32.88	WESTGATE LV RESORT/CAS		97097	MAY 19 PCARD	9230.6246		MARKETING & PROMOTI
		148.53	WLV ADV DEPOSIT		97097	MAY 19 PCARD	9230.6246		MARKETING & PROMOTI
		123.58	WLV ADV DEPOSIT		97097	MAY 19 PCARD	9230.6246		MARKETING & PROMOTI
		16.78	WLV FORTUNA		97097	MAY 19 PCARD	9230.6246		MARKETING & PROMOTI
		16.00	HTTP://WWW.GOGOAIR.COM		97097	MAY 19 PCARD	9400.6315		MISCELLANEOUS PROFE
		10.36	HUDSON NEWS		97097	MAY 19 PCARD	9400.6315		MISCELLANEOUS PROFE
		48.00	METRO 045-CRYSTAL CITY		97097	MAY 19 PCARD	9400.6315		MISCELLANEOUS PROFE
		19.09	OFFICEMAX/DEPOT 6215		97097	MAY 19 PCARD	9400.6315		MISCELLANEOUS PROFE
		17.89	OFFICEMAX/DEPOT 6215		97097	MAY 19 PCARD	9400.6315		MISCELLANEOUS PROFE
		20.29	OFFICEMAX/DEPOT 6215		97097	MAY 19 PCARD	9400.6315		MISCELLANEOUS PROFE
		3.94	OFFICEMAX/DEPOT 6215		97097	MAY 19 PCARD	9400.6315		MISCELLANEOUS PROFE
		36.39	UBER TRIP		97097	MAY 19 PCARD	9400.6315		MISCELLANEOUS PROFE
		31.97	UBER TRIP		97097	MAY 19 PCARD	9400.6315		MISCELLANEOUS PROFE
		2.00	UBER TRIP		97097	MAY 19 PCARD	9400.6315		MISCELLANEOUS PROFE
		2.00	UBER TRIP		97097	MAY 19 PCARD	9400.6315		MISCELLANEOUS PROFE
		23.07	UBER TRIP		97097	MAY 19 PCARD	9400.6315		MISCELLANEOUS PROFE

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99061519	6/13/2019		108768 COMDATA NETWORK INC						Continued.
		16.70	UBER TRIP		97097	MAY 19 PCARD	9400.6315		MISCELLANEOUS PROFE
		3.00	UBER TRIP		97097	MAY 19 PCARD	9400.6315		MISCELLANEOUS PROFE
		21.02	UBER TRIP		97097	MAY 19 PCARD	9400.6315		MISCELLANEOUS PROFE
		3.00	UBER TRIP		97097	MAY 19 PCARD	9400.6315		MISCELLANEOUS PROFE
		3.00	UBER TRIP		97097	MAY 19 PCARD	9400.6315		MISCELLANEOUS PROFE
		21.62	UBER TRIP		97097	MAY 19 PCARD	9400.6315		MISCELLANEOUS PROFE
		37.17	UBER TRIP		97097	MAY 19 PCARD	9400.6315		MISCELLANEOUS PROFE
		26.36	UBER TRIP		97097	MAY 19 PCARD	9400.6315		MISCELLANEOUS PROFE
		1.00	UBER TRIP		97097	MAY 19 PCARD	9400.6315		MISCELLANEOUS PROFE
		18.42	UBER TRIP		97097	MAY 19 PCARD	9400.6315		MISCELLANEOUS PROFE
		2.00	UBER TRIP		97097	MAY 19 PCARD	9400.6315		MISCELLANEOUS PROFE
		136.30	AMERICAN		97097	MAY 19 PCARD	9400.6315		MISCELLANEOUS PROFE
		136.30	AMERICAN		97097	MAY 19 PCARD	9400.6315		MISCELLANEOUS PROFE
		96.29	BULLFEATHERS		97097	MAY 19 PCARD	9400.6315		MISCELLANEOUS PROFE
		88.43	CKE*KITCHEN TABLE ANOK		97097	MAY 19 PCARD	9400.6315		MISCELLANEOUS PROFE
		429.30	DELTA		97097	MAY 19 PCARD	9400.6315		MISCELLANEOUS PROFE
		429.30	DELTA		97097	MAY 19 PCARD	9400.6315		MISCELLANEOUS PROFE
		111.39	DUBLINER		97097	MAY 19 PCARD	9400.6315		MISCELLANEOUS PROFE
		45.49	GOOD STUFF BURGERS		97097	MAY 19 PCARD	9400.6315		MISCELLANEOUS PROFE
		568.52	HOLIDAY INN WASHINGTON		97097	MAY 19 PCARD	9400.6315		MISCELLANEOUS PROFE
		568.52	HOLIDAY INN WASHINGTON		97097	MAY 19 PCARD	9400.6315		MISCELLANEOUS PROFE
		568.52	HOLIDAY INN WASHINGTON		97097	MAY 19 PCARD	9400.6315		MISCELLANEOUS PROFE
		568.52	HOLIDAY INN WASHINGTON		97097	MAY 19 PCARD	9400.6315		MISCELLANEOUS PROFE
		568.52	HOLIDAY INN WASHINGTON		97097	MAY 19 PCARD	9400.6315		MISCELLANEOUS PROFE
		260.34	MARTINS TAVERN		97097	MAY 19 PCARD	9400.6315		MISCELLANEOUS PROFE
		78.00	MSP AIRPORT PARKING		97097	MAY 19 PCARD	9400.6315		MISCELLANEOUS PROFE
		10.41-	RBT MARTINS TAVERN		97097	MAY 19 PCARD	9400.6315		MISCELLANEOUS PROFE
		9.99	TRAVELOCITY		97097	MAY 19 PCARD	9400.6315		MISCELLANEOUS PROFE
		515.00	VP*MINNESOTA TRANSPORT		97097	MAY 19 PCARD	9400.6315		MISCELLANEOUS PROFE
		515.00	VP*MINNESOTA TRANSPORT		97097	MAY 19 PCARD	9400.6315		MISCELLANEOUS PROFE
		670.39	WASHINGTON PLAZA HOTEL		97097	MAY 19 PCARD	9400.6315		MISCELLANEOUS PROFE
		670.39	WASHINGTON PLAZA HOTEL		97097	MAY 19 PCARD	9400.6315		MISCELLANEOUS PROFE
		230.78	THE HOME DEPOT 2821		97097	MAY 19 PCARD	9601.6249		MISCELLANEOUS OPERA
		67.80	BURGER KING #12552		97097	MAY 19 PCARD	9604.6249		MISCELLANEOUS OPERA
		29.35	COBORN'S SUPERSTORE		97097	MAY 19 PCARD	9604.6249		MISCELLANEOUS OPERA
		54.79	BILL'S SUPERETTE #		97098	MAY 19 FUEL	0452.6223		GASOLINE
		58.70	BILL'S SUPERETTE #		97098	MAY 19 FUEL	0311.6223		GASOLINE
		93.68	BILL'S SUPERETTE #		97098	MAY 19 FUEL	0452.6223		GASOLINE
		91.16	BILL'S SUPERETTE #		97098	MAY 19 FUEL	0452.6223		GASOLINE
		38.35	BILL'S SUPERETTE #		97098	MAY 19 FUEL	0240.6223		GASOLINE
		62.32	BILL'S SUPERETTE #		97098	MAY 19 FUEL	0301.6223		GASOLINE
		53.19	BILL'S SUPERETTE #		97098	MAY 19 FUEL	0311.6223		GASOLINE
		86.64	BILL'S SUPERETTE #		97098	MAY 19 FUEL	0452.6223		GASOLINE
		46.51	BILL'S SUPERETTE #		97098	MAY 19 FUEL	0220.6223		GASOLINE
		51.19	BILL'S SUPERETTE #		97098	MAY 19 FUEL	0220.6225		DIESEL FUEL
		34.30	BILL'S SUPERETTE #		97098	MAY 19 FUEL	0452.6223		GASOLINE
		42.00	BILL'S SUPERETTE #		97098	MAY 19 FUEL	0211.6223		GASOLINE
		45.08	BILL'S SUPERETTE #		97098	MAY 19 FUEL	0211.6223		GASOLINE
		36.00	BILL'S SUPERETTE #		97098	MAY 19 FUEL	0211.6223		GASOLINE
		28.97	BILL'S SUPERETTE #		97098	MAY 19 FUEL	0211.6223		GASOLINE
		45.34	BILL'S SUPERETTE #		97098	MAY 19 FUEL	0220.6225		DIESEL FUEL
		55.75	BILL'S SUPERETTE #		97098	MAY 19 FUEL	0220.6225		DIESEL FUEL
		52.59	BILL'S SUPERETTE #		97098	MAY 19 FUEL	0220.6223		GASOLINE
		51.18	BILL'S SUPERETTE #		97098	MAY 19 FUEL	0220.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99061519	6/13/2019		108768 COMDATA NETWORK INC						Continued.
		42.91	BILL'S SUPERETTE #		97098	MAY 19 FUEL	0220.6223		GASOLINE
		52.72	BILL'S SUPERETTE #		97098	MAY 19 FUEL	0220.6223		GASOLINE
		47.51	BILL'S SUPERETTE #		97098	MAY 19 FUEL	0220.6223		GASOLINE
		15.43	BILL'S SUPERETTE #		97098	MAY 19 FUEL	0220.6225		DIESEL FUEL
		13.02	BILL'S SUPERETTE #		97098	MAY 19 FUEL	0220.6225		DIESEL FUEL
		18.10	BILL'S SUPERETTE #		97098	MAY 19 FUEL	0220.6225		DIESEL FUEL
		26.85	BILL'S SUPERETTE #		97098	MAY 19 FUEL	0220.6225		DIESEL FUEL
		69.83	BILL'S SUPERETTE #		97098	MAY 19 FUEL	0220.6223		GASOLINE
		30.00	BILL'S SUPERETTE #		97098	MAY 19 FUEL	0220.6223		GASOLINE
		48.72	BILL'S SUPERETTE #		97098	MAY 19 FUEL	0220.6223		GASOLINE
		65.01	BILL'S SUPERETTE #		97098	MAY 19 FUEL	0220.6223		GASOLINE
		13.51	BILL'S SUPERETTE #		97098	MAY 19 FUEL	0220.6223		GASOLINE
		20.03	BILL'S SUPERETTE #		97098	MAY 19 FUEL	0220.6223		GASOLINE
		31.61	BILL'S SUPERETTE #		97098	MAY 19 FUEL	0220.6223		GASOLINE
		23.00	BILL'S SUPERETTE #		97098	MAY 19 FUEL	0220.6223		GASOLINE
		29.05	BILL'S SUPERETTE #		97098	MAY 19 FUEL	0220.6223		GASOLINE
		25.10	BILL'S SUPERETTE #		97098	MAY 19 FUEL	0220.6223		GASOLINE
		58.55	BILL'S SUPERETTE #		97098	MAY 19 FUEL	0220.6223		GASOLINE
		61.26	BILL'S SUPERETTE #		97098	MAY 19 FUEL	0220.6223		GASOLINE
		29.65	BILL'S SUPERETTE #		97098	MAY 19 FUEL	0452.6223		GASOLINE
		72.07	BILL'S SUPERETTE #		97098	MAY 19 FUEL	0452.6223		GASOLINE
		79.25	BILL'S SUPERETTE #		97098	MAY 19 FUEL	0452.6223		GASOLINE
		77.88	BILL'S SUPERETTE #		97098	MAY 19 FUEL	0452.6223		GASOLINE
		54.01	BILL'S SUPERETTE #		97098	MAY 19 FUEL	0452.6223		GASOLINE
		92.67	BILL'S SUPERETTE #		97098	MAY 19 FUEL	0452.6223		GASOLINE
		76.71	BILL'S SUPERETTE #		97098	MAY 19 FUEL	0452.6223		GASOLINE
		64.00	BILL'S SUPERETTE #		97098	MAY 19 FUEL	0452.6223		GASOLINE
		64.65	BILL'S SUPERETTE #		97098	MAY 19 FUEL	0452.6223		GASOLINE
		61.00	BILL'S SUPERETTE #		97098	MAY 19 FUEL	0452.6223		GASOLINE
		108.00	BILL'S SUPERETTE #		97098	MAY 19 FUEL	0452.6223		GASOLINE
		121.00	BILL'S SUPERETTE #		97098	MAY 19 FUEL	0452.6223		GASOLINE
		55.60	BILL'S SUPERETTE #		97098	MAY 19 FUEL	0452.6223		GASOLINE
		54.97	BILL'S SUPERETTE #		97098	MAY 19 FUEL	0452.6223		GASOLINE
		70.16	BILL'S SUPERETTE #		97098	MAY 19 FUEL	0452.6223		GASOLINE
		83.27	BILL'S SUPERETTE #		97098	MAY 19 FUEL	0452.6223		GASOLINE
		56.83	BILL'S SUPERETTE #		97098	MAY 19 FUEL	0452.6223		GASOLINE
		63.50	CASEYS GEN STORE 3238		97098	MAY 19 FUEL	0311.6223		GASOLINE
		25.68	CASEYS RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		41.69	CASEYS RAMSEY		97098	MAY 19 FUEL	0194.6223		GASOLINE
		33.62	CASEYS RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		20.41	CASEYS RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		39.50	CASEYS RAMSEY		97098	MAY 19 FUEL	0240.6223		GASOLINE
		38.83	CASEYS RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		37.62	CASEYS RAMSEY		97098	MAY 19 FUEL	0301.6223		GASOLINE
		73.57	CASEYS RAMSEY		97098	MAY 19 FUEL	0311.6223		GASOLINE
		36.94	CASEYS RAMSEY		97098	MAY 19 FUEL	0220.6223		GASOLINE
		41.26	CASEYS RAMSEY		97098	MAY 19 FUEL	0452.6223		GASOLINE
		11.39	CASEYS RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		25.26	CASEYS RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		25.48	CASEYS RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		42.76	CASEYS RAMSEY		97098	MAY 19 FUEL	0301.6223		GASOLINE
		32.59	CASEYS RAMSEY		97098	MAY 19 FUEL	0311.6223		GASOLINE
		15.55	CASEYS RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		42.65	CASEYS RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99061519	6/13/2019		108768 COMDATA NETWORK INC						Continued.
		25.19	CASEYS RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		40.00	CASEYS RAMSEY		97098	MAY 19 FUEL	0220.6223		GASOLINE
		53.26	CASEYS RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		39.43	CASEYS RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		22.71	CASEYS RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		34.99	CASEYS RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		18.81	CASEYS RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		31.45	CASEYS RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		36.85	CASEYS RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		38.93	CASEYS RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		40.87	CASEYS RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		39.13	CASEYS RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		14.27	CASEYS RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		33.68	CASEYS RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		29.71	CASEYS RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		34.46	CASEYS RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		15.80	CASEYS RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		29.32	CASEYS RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		28.60	CASEYS RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		27.84	CASEYS RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		28.82	CASEYS RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		23.64	CASEYS RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		18.20	CASEYS RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		21.04	CASEYS RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		34.02	CASEYS RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		24.50	CASEYS RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		20.29	CASEYS RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		38.24	CASEYS RAMSEY		97098	MAY 19 FUEL	0452.6223		GASOLINE
		25.85	CASEYS RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		28.64	CASEYS RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		29.99	CASEYS RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		14.97	CASEYS RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		66.18	CASEYS RAMSEY		97098	MAY 19 FUEL	0452.6223		GASOLINE
		71.20	CASEYS RAMSEY		97098	MAY 19 FUEL	0452.6223		GASOLINE
		48.39	CASEYS RAMSEY		97098	MAY 19 FUEL	0311.6223		GASOLINE
		55.30	CASEYS RAMSEY		97098	MAY 19 FUEL	0311.6223		GASOLINE
		26.01	CASEYS RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		33.11	CASEYS RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		33.56	CASEYS RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		32.29	CASEYS RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		26.72	CASEYS RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		31.52	CASEYS RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		34.49	CASEYS RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		26.64	CASEYS RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		37.25	COOPERS CORNER		97098	MAY 19 FUEL	0211.6223		GASOLINE
		38.85	HOLIDAY STATIONS 0309		97098	MAY 19 FUEL	0211.6223		GASOLINE
		39.34	HOLIDAY STATIONS 0323		97098	MAY 19 FUEL	0452.6223		GASOLINE
		36.26	HOLIDAY STATIONS 0323		97098	MAY 19 FUEL	0220.6223		GASOLINE
		44.50	HOLIDAY STATIONS 0323		97098	MAY 19 FUEL	0452.6223		GASOLINE
		39.31	HOLIDAY STATIONS 0323		97098	MAY 19 FUEL	0452.6223		GASOLINE
		75.11	HOLIDAY STATIONS 0323		97098	MAY 19 FUEL	0452.6223		GASOLINE
		89.55	HOLIDAY STATIONS 0323		97098	MAY 19 FUEL	0452.6223		GASOLINE
		46.87	HOLIDAY STATIONS 0323		97098	MAY 19 FUEL	0211.6223		GASOLINE
		27.24	HOLIDAY STATIONS 0395		97098	MAY 19 FUEL	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99061519	6/13/2019		108768 COMDATA NETWORK INC						Continued.
		47.37	HOLIDAY STATIONS 0395		97098	MAY 19 FUEL	0211.6223		GASOLINE
		24.83	HOLIDAY STATIONS 0395		97098	MAY 19 FUEL	0211.6223		GASOLINE
		35.12	HOLIDAY STATIONS 0395		97098	MAY 19 FUEL	0211.6223		GASOLINE
		30.68	HOLIDAY STATIONS 0395		97098	MAY 19 FUEL	0211.6223		GASOLINE
		16.25	HOLIDAY STATIONS 0395		97098	MAY 19 FUEL	0211.6223		GASOLINE
		34.67	HOLIDAY STATIONS 0395		97098	MAY 19 FUEL	0211.6223		GASOLINE
		35.81	HOLIDAY STATIONS 0395		97098	MAY 19 FUEL	0211.6223		GASOLINE
		34.02	HOLIDAY STATIONS 0395		97098	MAY 19 FUEL	0211.6223		GASOLINE
		36.00	HOLIDAY STATIONS 0395		97098	MAY 19 FUEL	0211.6223		GASOLINE
		34.35	HOLIDAY STATIONS 0395		97098	MAY 19 FUEL	0211.6223		GASOLINE
		35.59	HOLIDAY STATIONS 0395		97098	MAY 19 FUEL	0211.6223		GASOLINE
		27.42	HOLIDAY STATIONS 0395		97098	MAY 19 FUEL	0211.6223		GASOLINE
		39.24	HOLIDAY STATIONS 0395		97098	MAY 19 FUEL	0211.6223		GASOLINE
		36.72	HOLIDAY STATIONS 0395		97098	MAY 19 FUEL	0211.6223		GASOLINE
		22.88	HOLIDAY STATIONS 0395		97098	MAY 19 FUEL	0211.6223		GASOLINE
		8.45	HOLIDAY STATIONS 0395		97098	MAY 19 FUEL	0211.6223		GASOLINE
		27.90	HOLIDAY STATIONS 0395		97098	MAY 19 FUEL	0211.6223		GASOLINE
		28.00	HOLIDAY STATIONS 0395		97098	MAY 19 FUEL	0211.6223		GASOLINE
		39.56	HOLIDAY STATIONS 0395		97098	MAY 19 FUEL	0211.6223		GASOLINE
		40.17	HOLIDAY STATIONS 0395		97098	MAY 19 FUEL	0452.6223		GASOLINE
		45.42	HOLIDAY STATIONS 0395		97098	MAY 19 FUEL	0452.6223		GASOLINE
		64.55	HOLIDAY STATIONS 0395		97098	MAY 19 FUEL	0311.6223		GASOLINE
		63.47	HOLIDAY STATIONS 0395		97098	MAY 19 FUEL	0452.6223		GASOLINE
		36.11	HOLIDAY STATIONS 0395		97098	MAY 19 FUEL	0452.6223		GASOLINE
		43.28	HOLIDAY STATIONS 0395		97098	MAY 19 FUEL	0211.6223		GASOLINE
		33.31	HOLIDAY STATIONS 0395		97098	MAY 19 FUEL	0211.6223		GASOLINE
		40.09	HOLIDAY STATIONS 0395		97098	MAY 19 FUEL	0211.6223		GASOLINE
		33.07	HOLIDAY STATIONS 0395		97098	MAY 19 FUEL	0211.6223		GASOLINE
		26.00	HOLIDAY STATIONS 0395		97098	MAY 19 FUEL	0211.6223		GASOLINE
		20.48	HOLIDAY STATIONS 0395		97098	MAY 19 FUEL	0211.6223		GASOLINE
		21.91	HOLIDAY STATIONS 0395		97098	MAY 19 FUEL	0211.6223		GASOLINE
		19.24	HOLIDAY STATIONS 3514		97098	MAY 19 FUEL	0211.6223		GASOLINE
		46.64	KWIK TRIP 47400004747		97098	MAY 19 FUEL	0211.6223		GASOLINE
		53.53	KWIK TRIP 47400004747		97098	MAY 19 FUEL	0211.6223		GASOLINE
		33.11	KWIK TRIP 47400004747		97098	MAY 19 FUEL	0211.6223		GASOLINE
		22.56	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		64.73	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0220.6225		DIESEL FUEL
		21.98	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		50.94	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		15.83	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		30.66	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0220.6223		GASOLINE
		16.28	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0194.6223		GASOLINE
		32.14	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0220.6223		GASOLINE
		28.70	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		32.34	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0194.6223		GASOLINE
		9.90	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		23.74	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		36.54	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0240.6223		GASOLINE
		42.43	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		20.77	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		27.74	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		58.36	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0220.6225		DIESEL FUEL
		14.83	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		23.49	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99061519	6/13/2019		108768 COMDATA NETWORK INC						Continued.
		60.72	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0311.6223		GASOLINE
		34.20	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		22.00	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		19.00	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		11.49	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		49.50	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		59.52	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0220.6223		GASOLINE
		54.40	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0220.6223		GASOLINE
		21.76	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		68.17	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		32.46	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		27.77	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		27.28	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		37.35	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		56.04	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		37.04	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		53.75	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		23.22	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		48.44	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		34.75	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		16.64	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		23.88	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		31.10	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		34.61	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		31.10	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		33.75	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		39.07	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		39.46	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		26.94	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		37.86	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		30.78	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		25.77	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		24.69	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		23.39	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		18.87	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		25.66	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		18.65	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		16.60	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		35.41	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		26.23	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		38.75	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		16.53	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		24.73	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		32.49	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		32.65	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		25.94	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		31.30	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		11.34	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		17.11	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		26.59	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		24.12	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		14.98	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		26.63	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		43.75	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0220.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99061519	6/13/2019		108768 COMDATA NETWORK INC						Continued.
		17.48	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		22.61	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		12.93	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		34.27	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		33.79	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		13.83	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		36.63	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		21.33	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		25.58	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		27.93	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		20.83	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		28.32	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		20.85	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		23.89	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		24.03	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		23.11	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		16.88	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		21.65	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		21.88	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		18.68	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		16.03	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		19.42	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		59.34	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0194.6223		GASOLINE
		24.39	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0240.6223		GASOLINE
		24.19	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0240.6223		GASOLINE
		24.94	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0240.6223		GASOLINE
		40.56	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0194.6223		GASOLINE
		37.08	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0194.6223		GASOLINE
		45.39	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0220.6223		GASOLINE
		48.60	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0220.6223		GASOLINE
		58.36	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0220.6223		GASOLINE
		35.62	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0452.6223		GASOLINE
		113.36	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0311.6223		GASOLINE
		114.13	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0311.6223		GASOLINE
		81.52	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0311.6223		GASOLINE
		20.68	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		35.56	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	0211.6223		GASOLINE
		66.00	MARKET PLACE EXPRESS		97098	MAY 19 FUEL	0311.6223		GASOLINE
		39.00	SPEEDWAY 04773 118		97098	MAY 19 FUEL	0211.6223		GASOLINE
		31.11	SUPERAMERICA 04338		97098	MAY 19 FUEL	0194.6223		GASOLINE
		18.55	SUPERAMERICA 04508		97098	MAY 19 FUEL	0220.6223		GASOLINE
		65.20	BILL'S SUPERETTE #		97098	MAY 19 FUEL	9601.6223		GASOLINE
		54.20	BILL'S SUPERETTE #		97098	MAY 19 FUEL	9601.6223		GASOLINE
		47.65	HOLIDAY STATIONS 3633		97098	MAY 19 FUEL	9601.6225		DIESEL FUEL
		32.84	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	9601.6223		GASOLINE
		53.27	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	9601.6223		GASOLINE
		68.23	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	9601.6223		GASOLINE
		63.65	LITTLE DUKES RAMSEY		97098	MAY 19 FUEL	9601.6223		GASOLINE
		77.00	BILL'S SUPERETTE #		97098	MAY 19 FUEL	9602.6223		GASOLINE
		64.70	BILL'S SUPERETTE #		97098	MAY 19 FUEL	9602.6223		GASOLINE
		82.41	CASEYS RAMSEY		97098	MAY 19 FUEL	9602.6223		GASOLINE
		73.31	CASEYS RAMSEY		97098	MAY 19 FUEL	9602.6223		GASOLINE
		80.40	HOLIDAY STATIONS 0323		97098	MAY 19 FUEL	9602.6223		GASOLINE
		35,632.81							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99061519	**6/13/2019**		**108768 COMDATA NETWORK INC**						**Continued.**
99147090	**6/14/2019**		**100223 ICMA RETIREMENT TRUST 457**						
		2,333.53			97044	061319915321	9101.2175		DEFERRED COMPENSAT
		2,333.53							
99333402	**6/14/2019**		**114790 GREAT WEST LIFE AND ANNUITY INS CO**						
		7,617.20			97047	0613199153212	9101.2175		DEFERRED COMPENSAT
		7,617.20							
99335877	**6/14/2019**		**114790 GREAT WEST LIFE AND ANNUITY INS CO**						
		2,921.87			97048	0613199153213	9101.2176		LIFE/HEALTH-EMPLOYEE
		2,921.87							
		618,808.69	Grand Total						

Payment Instrument Totals

Checks	107,369.08
EFT Payments	179,042.38
A/P ACH Payment	332,397.23
Total Payments	618,808.69

CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number	2888		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JLIPSKI		
Payment Instrument	Check Payment		
Pay Through Date	12/31/2019		

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
100011	ACE SALES	BIZ APP GOLF UMBRELLAS	PV	97192	001	09230	6/3/2019	2768	2,338.50
	ACE SALES 17555 UNICORN STREET NW RAMSEY MN 55303				Summary Total				2,338.50
					Payment Amount				2,338.50
102953	AMERIGAS OF ANOKA	PROPANE #100	PV	97195	001	09101	6/12/2019	650261263	105.24
	AMERIGAS OF ANOKA P O BOX 371473 PITTSBURGH PA 15250-7473				Summary Total				105.24
					Payment Amount				105.24
100618	ANCOM COMMUNICATIONS INC	NYLON HOLSTER	PV	97099	001	09101	5/29/2019	87843	138.85
	ANCOM COMMUNICATIONS INC 1800 EAST CLIFF ROAD SUITE 17 BURNSVILLE MN 55337				Summary Total				138.85
					Payment Amount				138.85
100029	ANOKA AREA CHAMBER OF COMMERCE	CHAMBER GOLF TOURNEY (4)	PV	97152	001	09101	6/4/2019	25136	600.00
	ANOKA AREA CHAMBER OF COMMERCE 12 BRIDGE SQUARE ANOKA MN 55303				Summary Total				600.00
					Payment Amount				600.00
100030	ANOKA CONSERVATION DISTRICT	VIDEO FOR CITY WELL SITE	PV	97153	001	09101	5/31/2019	2019092	250.00
	ANOKA CONSERVATION DISTRICT 1318 MCKAY DRIVE NE SUITE 300 HAM LAKE MN 55304				Summary Total				250.00
					Payment Amount				250.00
111377	ANOKA MUNICIPAL UTILITY	14034 DYSPROSIUM ST LT	PV	97197	001	09603	6/7/2019	22-610280-00 MAY 19	41.09
	ANOKA MUNICIPAL UTILITY				Summary Total				41.09
	CITY HALL	CTY RD 116/ HWY 47 SIGNAL	PV	97198	001	09101	6/7/2019	22-613120-01 MAY 19	118.89

CITY OF RAMSEY
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Payment Instrument	Check Payment		
Pay Through Date	12/31/2019		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	2015 FIRST AVENUE NO			Summary Total					118.89
	ANOKA MN 55303	BUNKER LK BLVD/DYSPROSIUM	PV	97199	001	09101	6/7/2019	22-612000-01 MAY 19	39.23
				Summary Total					39.23
		RAMSEY STREET LIGHTS	PV	97200	001	09603	6/7/2019	22-990005-01 MAY 19	56.80
				Summary Total					56.80
				Payment Amount					256.01
100052	ANOKA POLICE DEPARTMENT	ANIMAL CONTAINMENT MAY 19	PV	97100	001	09101	6/6/2019	060619	350.00
	ANOKA POLICE DEPARTMENT 275 HARRISON STREET ANOKA MN 55303			Summary Total					350.00
				Payment Amount					350.00
100063	ASPEN MILLS	PD MISC STOCK ITEMS	PV	97101	001	09101	6/6/2019	238105	105.26
	ASPEN MILLS			Summary Total					105.26
	8201 C CENTRAL AVE NE	MISC J. ENGLAND	PV	97202	001	09101	6/7/2019	238150	2,294.68
	SPRING LAKE PARK MN 55432			Summary Total					2,294.68
		G. VOIT- BODY ARMOR	PV	97203	001	09290	6/7/2019	238149	1,157.95
				Summary Total					1,157.95
				Payment Amount					3,557.89
116848	BAYCOM INC	ARBITRATOR MIC/BATTER (3)	PV	97102	001	09101	5/31/2019	020473	735.00
	BAYCOM INC N16 W23217 STONE RIDGE DRIVE # 250 WAUKESHA WI 53188			Summary Total					735.00
				Payment Amount					735.00
100086	BLUE VELVET INC	PD JUNE 19 WASHES	PV	97103	001	09101	6/1/2019	060119-PD	299.50
	BLUE VELVET INC 14101 ST FRANCIS BLVD NW RAMSEY MN 55303			Summary Total					299.50
				Payment Amount					299.50
117014	BRO TEX CO INC	SPRING RECYCLE	PV	97104	001	09604	5/28/2019	519638	450.00

CITY OF RAMSEY
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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
		19-MISC ITEMS							
	BRO TEX CO INC 800 HAMPDEN AVENUE ST PAUL MN 55114			Summary Total					450.00
				Payment Amount					450.00
100652	CARM DISTRIBUTING INC	MISC SUPLLIES FD	PV	97157	001	09101	5/23/2019	84021	364.90
	CARM DISTRIBUTING INC P O BOX 187 STACY MN 55079-0187			Summary Total					364.90
				Payment Amount					364.90
110537	CARRIER CORPORATION	MISC WORK CH	PV	97105	001	09101	5/29/2019	B002688184	4,825.00
	CARRIER CORPORATION P O BOX 93844 CHICAGO IL 60673-3844			Summary Total					4,825.00
				Payment Amount					4,825.00
100111	COMMERCIAL ASPHALT COMPANY	ASPHALT	PV	97160	001	09101	5/31/2019	190531	1,093.52
	COMMERCIAL ASPHALT COMPANY P O BOX 1480 MAPLE GROVE MN 55311-6480			Summary Total					1,093.52
				Payment Amount					1,093.52
100112	COMMISSIONER OF TRANSPORTATION	PERMIT 2519/16114/16115	PV	97186	001	09230	5/13/2019	051319	240.00
	COMMISSIONER OF TRANSPORTATION			Summary Total					240.00
				Payment Amount					240.00
100167	CORNERSTONE FORD	WORK ON 557	PV	97162	001	09101	5/22/2019	16257648/2	2,191.40
	CORNERSTONE FORD 17219 HIGHWAY 10 NW PO BOX 304 ELK RIVER MN 55330			Summary Total					2,191.40
				Payment Amount					2,191.40

CITY OF RAMSEY
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Payment Instrument	Check Payment		
Pay Through Date	12/31/2019		

Payee Number	Payee Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
115836	EMERALD FENCE	RIVERDALE DR/RAMSEY BLVD	PV	97171	001	09101	6/9/2019	19025	275.00
	S&S EMERALD BUSINESS MANAGEMENT INC				Summary Total				275.00
	17601 OKAPI STREET NW	ALPINE DOG PARK	PV	97172	001	09101	6/9/2019	19026	275.00
	RAMSEY MN 55303				Summary Total				275.00
		SUNWOOD CHAIN LINK FENCE REP	PV	97173	001	09101	6/9/2019	19024	675.00
					Summary Total				675.00
					Payment Amount				1,225.00
100143	FERGUSON WATERWORKS # 2516	MISC METER SUPPLIES	PV	97176	001	09601	5/29/2019	0321518	1,421.39
	FERGUSON WATERWORKS 2516				Summary Total				1,421.39
	P O BOX 802817	METER PARTS	PV	97177	001	09601	5/29/2019	0322149-1	711.10
	CHICAGO IL 60680-2817				Summary Total				711.10
					Payment Amount				2,132.49
110760	FIRE SAFETY USA, INC	EXTRICATION TOOL/MISC	PV	97178	001	09101	5/13/2019	122608	577.69
	FIRE SAFETY USA, INC 3253 19TH STREET NW ROCHESTER MN 55901				Summary Total				577.69
					Payment Amount				577.69
106523	FOREMOST PROMOTIONS	SAFETY CAMP- MOOD PENCILS	PV	97116	001	09101	5/31/2019	472922	280.00
	FOREMOST PROMOTIONS 1270 GLEN AVENUE MOORESTOWN NJ 08057				Summary Total				280.00
					Payment Amount				280.00
113711	FOSTER TRUCKING AND EXCAVATING	DELIVERY OF MULCH	PV	97209	001	09101	6/12/2019	4624	1,167.75
	FOSTER TRUCKING AND EXCAVATING 1561 BUNKER LAKE BLVD NE HAM LAKE MN 55304				Summary Total				1,167.75
					Payment Amount				1,167.75

CITY OF RAMSEY
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Bank Account	999.1010	CASH IN BANK	00002224
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
116002	FPI PAVING CONTRACTORS INC	CENTRAL PARK TRAILS	PV	97117	001	09101	5/31/2019	1905041.00	16,500.00
	FPI PAVING CONTRACTORS INC 3230 RICE STREET ST PAUL MN 55126-3047					Summary Total			16,500.00
						Payment Amount			16,500.00
110388	FRATTALLONE'S ACE HARDWARE STORES	WINDOW REPAIR GLASS	PV	97180	001	09101	6/6/2019	035828/J	28.90
	FRATTALLONE'S ACE HARDWARE STORES 1203 COUNTY ROAD E WEST ARDEN HILLS MN 55112-3738					Summary Total			28.90
						Payment Amount			28.90
100204	GRAFIX SHOPPE	GRAPHICS 3 EQUINOXES	PV	97181	001	09101	5/22/2019	127677	1,395.00
	GRAFIX SHOPPE 3240 MIKE COLLINS DRIVE EAGAN MN 55121					Summary Total			1,395.00
						Payment Amount			1,395.00
116933	GREAT PLAINS FIRE INC	KODIAK DELUXE KIT/CHOCKS	PV	97210	001	09101	6/10/2019	5366	3,367.21
	GREAT PLAINS FIRE INC 17277 230TH STREET FERGUS FALLS MN 56537					Summary Total			3,367.21
						Payment Amount			3,367.21
110568	GREEN VALLEY GREENHOUSE	PLANTING AT CITY HALL	PV	97119	001	09101	5/20/2019	352032	219.69
	GREEN VALLEY GREENHOUSE					Summary Total			219.69
	6530 GREEN VALLEY ROAD	PARKS PLANTING	PV	97120	001	09101	5/22/2019	352495	225.79
	RAMSEY MN 55303					Summary Total			225.79
						Payment Amount			445.48
100211	HAWKINS INC	CHEMICALS	PV	97182	001	09601	5/28/2019	4506641	2,766.92
	HAWKINS INC					Summary Total			2,766.92
	P O BOX 860263	CHEMICALS	PV	97253	001	09601	6/14/2019	4519317	444.36
	MINNEAPOLIS MN 55486-0263					Summary Total			444.36

Payment Group Control Number 2888
Bank Account 999.1010 CASH IN BANK 00002224
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
		CHEMICALS	PV	97254	001	09601	6/10/2019	4515171	3,407.46
						Summary Total			3,407.46
						Payment Amount			6,618.74
112160	HOLIDAY COMPANIES	PD MAY 19 WASHES	PV	97121	001	09101	6/1/2019	046801061900	26.00
	HOLIDAY COMPANIES 4567 AMERICAN BLVD W BLOOMINGTON MN 55437					Summary Total			26.00
						Payment Amount			26.00
103695	INNOVATIVE GRAPHICS CORP	SAFETY CAMP 2019	PV	97122	001	09290	6/4/2019	47926	1,115.75
	INNOVATIVE GRAPHICS 3306 GORHAM AVE ST LOUIS PARK MN 55426					Summary Total			1,115.75
						Payment Amount			1,115.75
106324	INSPECTRON INC	MAY 2019 SERVICES	PV	97212	001	09101	6/5/2019	060519	11,450.00
	INSPECTRON INC CODE COMPLIANCE INSPECTIONS 15120 CHIPPENDALE AVE SUITE 202 ROSEMOUNT MN 55068					Summary Total			11,450.00
						Payment Amount			11,450.00
107539	LANDSCAPE ARCHITECTURE INC	RE: PEARSON PARK	PV	97124	001	09804	5/31/2019	053119	2,500.00
	LANDSCAPE ARCHITECTURE INC 2350 BAYLESS PLACE ST PAUL MN 55114					Summary Total			2,500.00
						Payment Amount			2,500.00
100256	LANO EQUIPMENT INC	CONDENSER 671	PV	97125	001	09101	6/10/2019	02-680330	193.76
	LANO EQUIPMENT INC	CONDENSER 671	PV	97125	002	09101	6/10/2019	02-680330	193.76
	6140 HIGHWAY 10 NW ANOKA MN 55303					Summary Total			387.52
						Payment Amount			387.52
100722	LATOUR VINYL	HELMET NAMES	PV	97183	001	09101	6/6/2019	060619	7.00

CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number	2888		
Bank Account	999.1010	CASH IN BANK	00002224
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
	LATOUR VINYL 7747 158TH AVENUE NW RAMSEY MN 55303			Summary Total					7.00
				Payment Amount					7.00
100259	LEAGUE OF MN CITIES INS TRUST	HESSE/KOHNER	PV	97214	001	09702	6/1/2019	060119	388.12
	LEAGUE OF MN CITIES INS TRUST C/O BERKLEY RISK SERVICES INC P O BOX 581517 MINNEAPOLIS MN 55458-1517			Summary Total					388.12
				Payment Amount					388.12
		HEMMERICH	PV	97215	001	09702	6/1/2019	14265	101.77
				Summary Total					101.77
				Payment Amount					101.77
100270	MACQUEEN EQUIPMENT INC	WATER TANK	PV	97244	001	09101	6/17/2019	P20620	561.50
	MACQUEEN EQUIPMENT INC 1125 7TH STREET EAST ST PAUL MN 55106			Summary Total					561.50
				Payment Amount					561.50
108129	MCDOWALL COMFORT MANAGEMENT	REPAIR WORK	PV	97218	001	09101	6/7/2019	615548	507.50
	MCDOWALL COMFORT MANAGEMENT P O BOX 746 WAITE PARK MN 56387			Summary Total					507.50
				Payment Amount					507.50
115537	MCGRUFF STUFF	SAFETY CAMP ITEMS	PV	97129	001	09101	5/21/2019	12112	208.36
	MCGRUFF STUFF 35246 US HIGHWAY 19 N # 208 PALM HARBOR FL 34684			Summary Total					208.36
				Payment Amount					208.36
108208	METRO PRODUCTS INC	MISC PARTS	PV	97245	001	09101	6/7/2019	143941	37.48

CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number	2888		
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Version	LOGIS004V		
Originator	JLIPSKI		
Payment Instrument	Check Payment		
Pay Through Date	12/31/2019		

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	METRO PRODUCTS INC 7401 CENTRAL AVENUE NE FRIDLEY MN 55432							Summary Total	37.48
								Payment Amount	37.48
101032	MN CITY COUNTY MGMT ASSOCIATION	K. ULRICH MEMBERSHIP 19-20	PV	97128	001	09101	6/11/2019	061119	228.00
	MN CITY COUNTY MGMT ASSOCIATION LEAGUE OF MN CITIES 145 UNIVERSITY AVE W ST PAUL MN 55103-2044							Summary Total	228.00
								Payment Amount	228.00
107333	MN DEPT OF LABOR AND INDUSTRY	RAMSEY PW SHOP	PV	97219	001	09101	6/1/2019	ABR0212979I	20.00
	MN DEPT OF LABOR AND INDUSTRY FINANCIAL SERVICES OFFICE 443 LAFAYETTE ROAD ST PAUL MN 55155							Summary Total	20.00
								Payment Amount	20.00
		RAMSEY PARK RAMP	PV	97220	001	09240	6/1/2019	ALR0096564I	200.00
								Summary Total	200.00
								Payment Amount	200.00
		RAMSEY CITY HALL-CARPORT	PV	97221	001	09101	6/1/2019	ALR0096580I	100.00
								Summary Total	100.00
								Payment Amount	100.00
		RAMSEY CITY HALL	PV	97222	001	09101	6/1/2019	ABR0212434I	40.00
								Summary Total	40.00
								Payment Amount	40.00
		RAMSEY FIRE 1	PV	97246	001	09101	6/1/2019	ABR0212793I	10.00

Payment Group Control Number	2888		
Bank Account	999.1010	CASH IN BANK	00002224
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
				Summary Total					10.00
				Payment Amount					10.00
100341	MTI DISTRIBUTING INC	CLAMP FORM-WIRE	PV	97132	001	09101	6/7/2019	1216397-00	22.14
	MTI DISTRIBUTING INC			Summary Total					22.14
	SDS 12-1900	MISC PARTS	PV	97224	001	09101	6/12/2019	1217116-00	145.86
	P O BOX 86			Summary Total					145.86
	MINNEAPOLIS MN 55486-1900	MISC PARTS	PV	97247	001	09101	6/11/2019	1217115-00	91.81
				Summary Total					91.81
				Payment Amount					259.81
115375	MUTT MITT	MUTT MITTS	PV	97187	001	09101	6/3/2019	281414	1,164.86
	MUTT MITT 12316 WORLD TRADE DRIVE SUITE 102 SAN DIEGO CA 92128			Summary Total					1,164.86
				Payment Amount					1,164.86
100345	NAPA AUTO PARTS ELK RIVER	AIR FILTERS 671	PV	97133	001	09101	6/7/2019	016783	40.03
	NAPA AUTO PARTS ELK RIVER			Summary Total					40.03
	17137 YALE STREET NW	MIRROR 396	PV	97225	001	09101	6/7/2019	016754	4.58
	P O BOX 1041			Summary Total					4.58
	ELK RIVER MN 55330	HOSE CLAMP	PV	97258	001	09101	6/14/2019	017954	7.29
				Summary Total					7.29
				Payment Amount					51.90
113815	NEOPOST USA	INK CART/METER TAPES	PV	97226	001	09101	6/7/2019	15760814	176.00
	NEOPOST USA DEPT 3689 P O BOX 123689 DALLAS TX 75312-3689			Summary Total					176.00
				Payment Amount					176.00
115167	NET TRANSCRIPTS INC	TRANSCRIPTION MAY 19	PV	97134	001	09101	5/31/2019	0025652	405.61
	NET TRANSCRIPTS INC 3707 N. 7TH STREET SUITE 320 PHOENIX AZ 85014			Summary Total					405.61

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CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number	2888		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JLIPSKI		
Payment Instrument	Check Payment		
Pay Through Date	12/31/2019		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
				Payment Amount					405.61
106375	NOWTHEN NURSERY	2 BLACK HILLS SPRUCE	PV	97255	001	09601	6/3/2019	28205	410.00
	NOWTHEN NURSERY 19720 IGUANA STREET NW NOWTHEN MN 55330			Summary Total					410.00
				Payment Amount					410.00
100393	PRAIRIE RESTORATIONS INC	RE: DRAW PARK	PV	97139	001	09605	6/3/2019	17952	409.23
	PRAIRIE RESTORATIONS INC 31646 128TH STREET PRINCETON MN 55371			Summary Total					409.23
		RE: RIVER'S BEND PARK	PV	97140	001	09101	6/3/2019	17950	405.30
				Summary Total					405.30
		RE: ALPINE PARK	PV	97141	001	09101	6/10/2019	18185	657.51
				Summary Total					657.51
		SUNFISH LK PRK VEG MAM.	PV	97231	001	09101	6/12/2019	18259	549.88
				Summary Total					549.88
				Payment Amount					2,021.92
112959	PREMIUM WATERS INC	FIRE DEPT WATER	PV	97249	001	09101	5/31/2019	621331-05-19	63.84
	PREMIUM WATERS INC P O BOX 9128 MINNEAPOLIS MN 55480-9128			Summary Total					63.84
		FIRE DEPT WATER	PV	97250	001	09101	5/31/2019	621332-05-19	39.64
				Summary Total					39.64
				Payment Amount					103.48
115671	RCM EQUIPMENT COMPANY LLC	RENTAL UNIT	PV	97233	001	09101	6/7/2019	3747	6,800.00
	RCM EQUIPMENT COMPANY LLC 12090 MARGO AVE SO SUITE B HASTINGS MN 55033			Summary Total					6,800.00
		RENTAL UNIT	PV	97252	001	09101	5/6/2019	3746	6,800.00
				Summary Total					6,800.00
				Payment Amount					13,600.00
114163	RCM SPECIALTIES INC	DRESSER	PV	97188	001	09101	6/3/2019	7034	3,007.30
	RCM SPECIALTIES INC			Summary Total					3,007.30

CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number	2888		
Bank Account	999.1010	CASH IN BANK	00002224
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
	12090 MARGO AVENUE SOUTH SUITE B	EMULSION	PV	97251	001	09101	6/10/2019	7056	3,612.84
	HASTINGS MN 55033					Summary Total			3,612.84
						Payment Amount			6,620.14
100421	REGAL AWARDS AND TROPHIES	PLAQUE- M. SHRYOCK	PV	97234	001	09101	6/14/2019	49897	55.00
	REGAL AWARDS AND TROPHIES 530 WEST MAIN STREET ANOKA MN 55303					Summary Total			55.00
						Payment Amount			55.00
100921	RETROFIT COMPANIES INC	SPRING RECYCLE 2019	PV	97191	001	09604	5/31/2019	0104523	492.50
	RETROFIT COMPANIES INC 1010 HOFFMAN DRIVE SUITE A OWATONNA MN 55060					Summary Total			492.50
						Payment Amount			492.50
107711	SCHINDLER ELEVATOR	RAMP JUNE-AUG 19	PV	97145	001	09240	6/1/2019	8105075996	1,377.36
	SCHINDLER ELEVATOR P O BOX 93050 CHICAGO IL 60673-3050					Summary Total			1,377.36
						Payment Amount			1,377.36
117013	SHERWIN WILLIAMS CO	PAINT	PV	97146	001	09101	5/21/2019	5367-9	100.32
	SHERWIN WILLIAMS CO 19455 EVANS STREET NW ELK RIVER MN 55330					Summary Total			100.32
						Payment Amount			100.32
114151	TASC (FEES)	VEBA/REBA FEES MAY 19	PV	97147	001	09101	6/3/2019	IN1530585	373.75
	TASC CLIENT INVOICES P O BOX 88278 MILWAUKEE WI 53288-0001					Summary Total			373.75
						Payment Amount			373.75

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Create Payment Control Groups

Payment Group Control Number	2888		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JLIPSKI		
Payment Instrument	Check Payment		
Pay Through Date	12/31/2019		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Document Itm	Document Co	Due Date	Invoice Number	Payment Amount
108522	TOTAL CONTROL SYSTEMS, INC	WORK ON 3/27/2019	PV	97190	001	09601	5/28/2019	8814	1,354.80
	TOTAL CONTROL SYSTEMS, INC P O BOX 40 STANCHFIELD MN 55080							Summary Total	1,354.80
								Payment Amount	1,354.80
110473	VERNON COMPANY	ART CHARGE- SHIELD	PV	97149	001	09101	5/24/2019	2326932 RI	25.00
	VERNON COMPANY ONE PROMOTION PLACE P O BOX 600 NEWTON IA 50208-2065							Summary Total	25.00
								Payment Amount	25.00
106351	WATER LABORATORIES, INC	MAY 2019 WATER TESTING	PV	97256	001	09601	6/4/2019	7449	265.00
	WATER LABORATORIES, INC 333 EAST MAIN STREET PO BOX 388 ELK RIVER MN 55330							Summary Total	265.00
								Payment Amount	265.00
								Total Amount to be Processed	98,280.52
								Total Number of Payments to be Processed	63

Payment Group Control Number	2889		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JLIPSKI		
Payment Instrument	T	A/P ACH 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
110402	ADVANCE AUTO PARTS	MAY 19 PURCHASES	PV	97193	001	09101	5/31/2019	053119	62.60
	ADVANCE AUTO PARTS	MAY 19 PURCHASES	PV	97193	002	09101	5/31/2019	053119	862.22
	AAP FINANCIAL SERVICES	MAY 19 PURCHASES	PV	97193	003	09101	5/31/2019	053119	90.11
	P O BOX 742063	MAY 19 PURCHASES	PV	97193	004	09101	5/31/2019	053119	60.16
	ATLANTA GA 30374-2063	MAY 19 PURCHASES	PV	97193	005	09101	5/31/2019	053119	1.22
				Summary Total					1,076.31
				Payment Amount					1,076.31
100017	AIRGAS USA, LLC	CARBON DIOXIDE	PV	97151	001	09101	5/28/2019	9089189438	154.97
	AIRGAS USA LLC			Summary Total					154.97
	P O BOX 802576	MISC GASES/RENT CYLINDERS	PV	97194	001	09101	5/31/2019	9961950040	31.24
	CHICAGO IL 60680-2576			Summary Total					31.24
				Payment Amount					186.21
100026	ANDERSON IRRIGATION	RE: ALPINE PARK REPAIRS	PV	97196	001	09101	6/13/2019	07-8536	132.48
	ANDERSON IRRIGATION	RE: ALPINE PARK REPAIRS	PV	97196	002	09101	6/13/2019	07-8536	500.00
	3200 MAIN STREET NE SUITE 240 MINNEAPOLIS MN 55448			Summary Total					632.48
				Payment Amount					632.48
100031	ANOKA COUNTY	2019 CITY ASSESSMENT WORK	PV	97257	001	09101	6/14/2019	061419	143,667.00
	ANOKA COUNTY 2100 - 3RD AVENUE ANOKA MN 55303			Summary Total					143,667.00
				Payment Amount					143,667.00
107587	ANOKA COUNTY TREASURY DEPARTMENT	SIGNALS 1ST QTR 2019	PV	97154	001	09101	6/3/2019	HWYSQ12019	241.63
	ANOKA COUNTY TREASURY DEPARTMENT 2100 THIRD AVENUE ANOKA MN 55303			Summary Total					241.63
				Payment Amount					241.63
107141	APPLIED CONCEPTS INC	RADAR REPAIR	PV	97201	001	09101	6/10/2019	349315	150.00
	APPLIED CONCEPTS INC			Summary Total					150.00

Payment Group Control Number 2889
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JLIPSKI
Payment Instrument T A/P ACH Payment
Pay Through Date 12/31/2019

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	STALKER RADAR P O BOX 972943 DALLAS TX 75397-2943								
				Payment Amount					150.00
100647	BOLTON AND MENK INC	HWY 10 CORR MAR/MAY 19	PV	97204	001	09400	5/20/2019	0233433	33,671.00
	BOLTON AND MENK INC 1960 PREMIER DRIVE MANKATO MN 56001-5900			Summary Total					33,671.00
				Payment Amount					33,671.00
103641	BOYER TRUCKS ROGERS	MISC PARTS 668	PV	97155	001	09101	6/4/2019	64450R	384.88
	BOYER TRUCKS			Summary Total					384.88
	P O BOX 18338	MISC PARTS 668	PV	97156	001	09101	6/5/2019	64552R	7.24
	MINNEAPOLIS MN 55418			Summary Total					7.24
		MISC PARTS	PV	97205	001	09101	6/12/2019	64851R	88.66
				Summary Total					88.66
		CLAMPS	PV	97239	001	09101	6/14/2019	64990R	15.24
				Summary Total					15.24
		SLACK ADJ	PV	97240	001	09101	6/13/2019	64923R	127.06
				Summary Total					127.06
		PRIMARY FUSE	PV	97241	001	09101	6/13/2019	64924R	57.63
				Summary Total					57.63
				Payment Amount					680.71
114549	CHETS SHOES INC	BOOTS- G. TALBOT	PV	97158	001	09101	5/27/2019	41733	140.24
	CHETS SHOES INC 8870 RENDOVA STREET NE CIRCLE PINES MN 55014			Summary Total					140.24
				Payment Amount					140.24
116197	CINTAS CORPORATION	MATS- FIRE DEPTS	PV	97106	001	09101	6/5/2019	4023237998	16.56
	CINTAS CORPORATION			Summary Total					16.56
	CINTAS LOC #4K	UNIFORM CLEANING	PV	97159	001	09101	6/5/2019	4023238041	28.00
	P O BOX 650838	UNIFORM CLEANING	PV	97159	002	09101	6/5/2019	4023238041	4.00
	DALLAS TX 75265-0838	UNIFORM CLEANING	PV	97159	003	09101	6/5/2019	4023238041	28.74
		UNIFORM CLEANING	PV	97159	004	09101	6/5/2019	4023238041	28.75

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CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number	2889		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JLIPSKI		
Payment Instrument	T	A/P ACH Payment	
Pay Through Date	12/31/2019		

Payee Number	Payee Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
				Summary Total					89.49
		UNIFORM CLEANING	PV	97242	001	09101	6/12/2019	4023742154	28.00
		UNIFORM CLEANING	PV	97242	002	09101	6/12/2019	4023742154	4.00
		UNIFORM CLEANING	PV	97242	003	09101	6/12/2019	4023742154	27.51
		UNIFORM CLEANING	PV	97242	004	09101	6/12/2019	4023742154	27.52
				Summary Total					87.03
		MATS- FIRE DEPT.	PV	97243	001	09101	6/12/2019	4023742093	13.20
				Summary Total					13.20
				Payment Amount					206.28
100125	COUNTRYSIDE PRINTING INC	SPRING 19 RECYCLER	PV	97107	001	09604	6/6/2019	35844	2,415.63
	COUNTRYSIDE PRINTING			Summary Total					2,415.63
	6250 BUNKER LAKE BLVD NW	BUS CARDS S. SULLIVAN	PV	97108	001	09230	5/24/2019	35822	59.00
	SUITE 113			Summary Total					59.00
	RAMSEY MN 55303	POST CARDS- HWY 10 MAILING	PV	97161	001	09400	5/20/2019	35810	1,638.00
				Summary Total					1,638.00
				Payment Amount					4,112.63
100144	DEHN OIL COMPANY	DIESEL	PV	97163	001	09101	6/6/2019	73228	1,854.93
	DEHN OIL COMPANY 6735 141ST AVENUE NW RAMSEY MN 55303			Summary Total					1,854.93
				Payment Amount					1,854.93
101185	DO ALL PRINTING COM INC	MOVIE COVER UP STICKERS	PV	97109	001	09101	6/4/2019	43653	30.00
	DO ALL PRINTING COM INC			Summary Total					30.00
	6360 HIGHWAY 10 NW	EDA BANNER	PV	97164	001	09230	5/28/2019	43565	89.25
	RAMSEY MN 55303			Summary Total					89.25
		EVENT SIGNS	PV	97206	001	09297	6/12/2019	43772	248.65
				Summary Total					248.65
				Payment Amount					367.90
100158	ECM PUBLISHERS INC	PH YOGA STUDIO	PV	97165	001	09804	5/24/2019	697429	69.88
	ECM PUBLISHERS INC			Summary Total					69.88

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Version	LOGIS004V		
Originator	JLIPSKI		
Payment Instrument	T	A/P ACH Payment	
Pay Through Date	12/31/2019		

Payee Number	Payee Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	4095 COON RAPIDS BLVD	PH MONTESSORI SCHOOL	PV	97166	001	09804	5/24/2019	697430	86.00
	COON RAPIDS MN 55433				Summary Total				86.00
		PH RIVERWICK VILLAGE	PV	97167	001	09804	5/24/2019	697431	75.25
					Summary Total				75.25
		M&G TRAILER PH	PV	97168	001	09804	5/24/2019	697433	80.63
					Summary Total				80.63
		GILBERTSON PH	PV	97169	001	09101	5/24/2019	697432	75.25
					Summary Total				75.25
		RIVER WALK PH	PV	97170	001	09101	5/24/2019	697428	188.13
					Summary Total				188.13
		CHAMBER MAPS	PV	97207	001	09230	5/31/2019	699497	295.00
					Summary Total				295.00
					Payment Amount				870.14
108737	EMERGENCY AUTOMOTIVE TECHNOLOGY INC	LIGHT SENSOR	PV	97110	001	09290	6/4/2019	DL031519-22A	58.58
	EMERGENCY AUTOMOTIVE TECHNOLOGY INC				Summary Total				58.58
	2755 GENEVA AVE N	WHITE LED STRIP LIGHT	PV	97111	001	09290	5/29/2019	DL052819-20	53.69
	OAKDALE MN 55128				Summary Total				53.69
					Payment Amount				112.27
113991	EMERGENCY RESPONSE SOLUTIONS	CHEMGUARD FOAM	PV	97112	001	09101	6/7/2019	13257	525.00
	EMERGENCY RESPONSE SOLUTIONS 4817 VIKING BLVD SUITE 102 EAST BETHEL MN 55092				Summary Total				525.00
					Payment Amount				525.00
113321	FACTORY MOTOR PARTS CO	OIL FILTER	PV	97113	001	09101	6/12/2019	6-1536846	29.88
	FACTORY MOTOR PARTS CO				Summary Total				29.88
	BIN 139107	MISC PARTS	PV	97174	001	09101	6/6/2019	6-1536344	50.88
	P O BOX 9107 MINNEAPOLIS MN 55480-9107				Summary Total				50.88
					Payment Amount				80.76
107099	FASTENAL	MISC PARTS	PV	97114	001	09101	6/10/2019	MNTC8177081	83.92

CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number	2889		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JLIPSKI		
Payment Instrument	T	A/P ACH Payment	
Pay Through Date	12/31/2019		

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	FASTENAL COMPANY				Summary Total				83.92
	P O BOX 1286	MISC PARTS	PV	97115	001	09601	6/6/2019	MNTC8176976	4.95
	WINONA MN 55987				Summary Total				4.95
		MISC PARTS	PV	97175	001	09101	6/4/2019	MNTC8176881	66.37
					Summary Total				66.37
		MISC PARTS	PV	97208	001	09101	6/14/2019	MNTC8177261	15.65
					Summary Total				15.65
					Payment Amount				170.89
112421	FIRST SCRIBE	ROW WAY WEB JUNE 2019	PV	97179	001	09101	6/1/2019	2481138	200.00
	FIRST SCRIBE				Summary Total				200.00
	110 CHESHIRE LANE SUITE 105								
	MINNETONKA MN 55305				Payment Amount				200.00
100200	GOPHER STATE ONE CALL INC	294 TICKETS MAY 2019	PV	97118	001	09601	5/31/2019	9050685	132.30
	GOPHER STATE ONE CALL	294 TICKETS MAY 2019	PV	97118	002	09601	5/31/2019	9050685	132.30
	7223 PARKWAY DRIVE	294 TICKETS MAY 2019	PV	97118	003	09601	5/31/2019	9050685	132.30
	SUITE 210								
	HANOVER MD 21076-1317				Summary Total				396.90
					Payment Amount				396.90
112475	INNOVATIVE OFFICE SOLUTIONS	SCISSORS	PV	97123	001	09101	6/4/2019	IN2540364	35.13
	INNOVATIVE OFFICE SOLUTIONS				Summary Total				35.13
	P O BOX 860627	OFFICE SUPPLIES	PV	97211	001	09101	6/12/2019	IN2551561	149.77
	MINNEAPOLIS MN 55486-0001				Summary Total				149.77
					Payment Amount				184.90
116789	KIESLER POLICE SUPPLY INC	REMINGTON 870 SQUAD 396	PV	97213	001	09290	6/13/2019	IN111935	510.99
	KIESLER POLICE SUPPLY INC				Summary Total				510.99
	2802 SABLE MILL ROAD								
	JEFFERSONVILLE IN 47130				Payment Amount				510.99

CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number 2889
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JLIPSKI
Payment Instrument T A/P ACH Payment
Pay Through Date 12/31/2019

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
100266	LOGIS	NETWORK MAY 18, 2019	PV	97126	001	09101	5/31/2019	47107	500.00
	LOCAL GOVERNMENT INFORMATION SYSTEMS ASS					Summary Total			500.00
	5750 DULUTH STREET	JUNE 2019 SERVICE	PV	97184	001	09101	6/1/2019	47137	13,710.00
	GOLDEN VALLEY MN 55422-4036					Summary Total			13,710.00
						Payment Amount			14,210.00
100273	MALLOY MONTAGUE KARNOWSKI RADOSEVIC	AUDIT-THROUGH DEC 2018	PV	97216	001	09101	6/10/2019	46448	6,375.00
	MALLOY MONTAGUE KARNOWSKI RADOSEVIC					Summary Total			6,375.00
	410 PARK NATIONAL BANK BLDG	AUDIT-FIRE RELIEF DEC 2018	PV	97217	001	09101	6/10/2019	46449	3,900.00
	5353 WAYZATA BLVD					Summary Total			3,900.00
	MINNEAPOLIS MN 55416					Payment Amount			10,275.00
113658	MARCO	JUNE 2019 SERVICE	PV	97127	001	09101	6/3/2019	INV6421554	60.00
	MARCO					Summary Total			60.00
	NW 7128 PO BOX 1450								
	MINNEAPOLIS MN 55485-7128					Payment Amount			60.00
100284	MENARDS ELK RIVER	MISC ITEMS	PV	97130	001	09601	5/30/2019	87980	74.83
	MENARDS ELK RIVER					Summary Total			74.83
	19521 EVANS STREET NW	MISC SUPPLIES	PV	97131	001	09601	6/4/2019	88341	153.58
	ELK RIVER MN 55330-1077					Summary Total			153.58
						Payment Amount			228.41
100285	MET COUNCIL ENVIRONMENTAL SRV	JULY 2019 WASTE WATER	PV	97185	001	09602	6/6/2019	0001096964	65,058.71
	MET COUNCIL ENVIRONMENTAL SRV					Summary Total			65,058.71
	P O BOX 856513								
	MINNEAPOLIS MN 55485-6513					Payment Amount			65,058.71
113946	MUNICIPAL EMERGENCY SERVICES INC	SEEK REVEAL FIRE PRO	PV	97223	001	09101	6/5/2019	IN1347326	807.42
	MUNICIPAL EMERGENCY SERVICES INC					Summary Total			807.42
	DEPOSITORY ACCOUNT								

Payment Group Control Number	2889		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JLIPSKI		
Payment Instrument	T	A/P ACH Payment	
Pay Through Date	12/31/2019		

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	75 REMITTANCE DRIVE SUITE 3135 CHICAGO IL 60675								
				Payment Amount					807.42
100363	NORTHERN SANITARY SUPPLY CO	MISC SUPPLIES	PV	97137	001	09101	5/31/2019	195306	282.36
	NORTHERN SANITARY SUPPLY CO			Summary Total					282.36
	341 COON RAPIDS BLVD	MISC SUPPLIES	PV	97248	001	09101	6/12/2019	195423	324.93
	MINNEAPOLIS MN 55433			Summary Total					324.93
				Payment Amount					607.29
115071	NORTHLAND OCCUPATIONAL HEALTH	PRE EMPLOY E. HOEKMAN	PV	97135	001	09101	6/5/2019	3628	50.00
	NORTHLAND OCCUPATIONAL HEALTH			Summary Total					50.00
	7533 SUNWOOD DRIVE NW SUITE 212	2 PRE EMPLOY	PV	97136	001	09101	6/5/2019	3639	100.00
	RAMSEY MN 55303			Summary Total					100.00
		2 MEMBER ENROLLMENT	PV	97227	001	09101	6/13/2019	3722	50.00
				Summary Total					50.00
		DOT DRUG SCREEN	PV	97228	001	09101	5/13/2019	3758	50.00
				Summary Total					50.00
		DOT DRUG TESTS 3	PV	97229	001	09101	6/13/2019	3741	150.00
				Summary Total					150.00
		BREATH ALCOHOL TEST	PV	97230	001	09101	6/13/2019	3726	50.00
				Summary Total					50.00
				Payment Amount					450.00
111488	POPP.COM INC	MAY 2019 SERVICE	PV	97138	001	09101	5/31/2019	992555619	84.29
	POPP.COM INC	MAY 2019 SERVICE	PV	97138	002	09101	5/31/2019	992555619	37.46
	620 MENDELSSOHN AVE NO SUITE 101	MAY 2019 SERVICE	PV	97138	003	09101	5/31/2019	992555619	46.83
	GOLDEN VALLEY MN 55427	MAY 2019 SERVICE	PV	97138	004	09101	5/31/2019	992555619	177.95
		MAY 2019 SERVICE	PV	97138	005	09101	5/31/2019	992555619	28.10
		MAY 2019 SERVICE	PV	97138	006	09101	5/31/2019	992555619	107.71
		MAY 2019 SERVICE	PV	97138	007	09101	5/31/2019	992555619	42.15
		MAY 2019 SERVICE	PV	97138	008	09101	5/31/2019	992555619	108.79
		MAY 2019 SERVICE	PV	97138	009	09101	5/31/2019	992555619	86.79
		MAY 2019 SERVICE	PV	97138	010	09101	5/31/2019	992555619	106.48
		MAY 2019 SERVICE	PV	97138	011	09101	5/31/2019	992555619	57.86

CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number	2889		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JLIPSKI		
Payment Instrument	T	A/P ACH Payment	
Pay Through Date	12/31/2019		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
				Summary Total					884.41
				Payment Amount					884.41
107978	PREMIER COMMERCIAL PROPERTIES INC	MAY 2019 SERVICES	PV	97232	001	09410	5/31/2019	6372	200.00
	PREMIER COMMERCIAL PROPERTIES INC	MAY 2019 SERVICES	PV	97232	002	09410	5/31/2019	6372	200.00
	299 COON RAPIDS BLVD NW #200	MAY 2019 SERVICES	PV	97232	003	09410	5/31/2019	6372	200.00
	COON RAPIDS MN 55433	MAY 2019 SERVICES	PV	97232	004	09410	5/31/2019	6372	200.00
				Summary Total					800.00
				Payment Amount					800.00
112151	REINDERS	BLUE POND DYE	PV	97142	001	09101	6/6/2019	3063770-00	173.10
	REINDERS			Summary Total					173.10
	P O BOX 78955	POND DYE	PV	97143	001	09101	6/4/2019	3063647-00	67.38
	MILWAUKEE WI 53278-0955			Summary Total					67.38
				Payment Amount					240.48
115381	RUMRIVER ART CENTER	CLASS 4/25 RAMSEY SENIORS	PV	97144	001	09101	4/23/2019	1210093	325.00
	RUMRIVER ART CENTER 2665 4TH AVENUE SUITE 102 ANOKA MN 55303			Summary Total					325.00
				Payment Amount					325.00
110313	SUMMIT COMPANIES	PARK RAMP-REPLACE BATTERIES	PV	97235	001	09240	6/10/2019	1390896	307.00
	SUMMIT COMPANIES			Summary Total					307.00
	P O BOX 6205	FIRE INSPEC CITY HALL	PV	97236	001	09101	6/10/2019	1390891	660.00
	CAROL STREAM IL 60197-6205			Summary Total					660.00
		FIRE 2 INSPECT/BATTERIES	PV	97259	001	09101	6/10/2019	1390900	346.00
				Summary Total					346.00
				Payment Amount					1,313.00
100485	TIMESAVER OFF SITE SECRETARIAL INC	MAY 19 MEETINGS	PV	97148	001	09101	5/30/2019	M24783	1,213.50

CITY OF RAMSEY
Create Payment Control Groups

Payment Group Control Number	2889		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JLIPSKI		
Payment Instrument	T	A/P ACH Payment	
Pay Through Date	12/31/2019		

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	TIMESAVER OFF SITE SECRETARIAL INC 5291 RIVER OAK DRIVE SAVAGE MN 55378				Summary Total				1,213.50
					Payment Amount				1,213.50
112079	TOKLE INSPECTIONS INC	MAY 2019 SERVICES	PV	97237	001	09101	6/5/2019	060519	3,696.00
	TOKLE INSPECTIONS INC 1748 123RD AVENUE NW COON RAPIDS MN 55448				Summary Total				3,696.00
					Payment Amount				3,696.00
112515	WSB AND ASSOCIATES INC	ROAD FUNDING APRIL 19	PV	97150	001	09400	5/31/2019	R-012755-000-7	1,579.50
	WSB AND ASSOCIATES INC				Summary Total				1,579.50
	701 XENIA AVENUE SOUTH SUITE 300	GENERAL PLAN 2019	PV	97238	001	09804	5/31/2019	R-013321-000-4	232.00
	MINNEAPOLIS MN 55416	GENERAL PLAN 2019	PV	97238	002	09804	5/31/2019	R-013321-000-4	232.00
		GENERAL PLAN 2019	PV	97238	003	09804	5/31/2019	R-013321-000-4	8,247.25
					Summary Total				8,711.25
					Payment Amount				10,290.75
					Total Amount to be Processed				300,499.14
					Total Number of Payments to be Processed				38

EHLERS
BOND TRUST SERVICES

Debt Service Statement

APR 11 2019

City of Ramsey
7550 Sunwood Dr NW
Ramsey, MN 55303-5137

Statement #: 48835
Statement Date: April 10, 2019

RE: $875,000.00 General Obligation Equipment Certificates, Series 2014A

Debt Service Date	CUSIP	Principal	Interest	Total Due
06-15-2019	751813	$0.00	$5,525.00	**$5,525.00**

Payment Instructions

WIRES due by June 14, 2019
Wells Fargo Bank, San Francisco, CA
ABA #: 121000248
BNF: BTSC Paying Agent Account
Account #: 4126695238
Ref: 327537

CHECKS due by June 10, 2019
Make check payable to:
Bond Trust Services Corporation
Ref: 327537
Send to:
Bond Trust Services Corporation
Attn: Accounts Receivable
3060 Centre Pointe Drive, Suite 110
Roseville, MN 55113-1105

Please direct any questions to:
Accounts Receivable
(651) 209-1010

Vendor # 14740
9349 6611
Date Rec'd: 4/11 Total Due: 5525
Reviewed By:
Dept Approval:

For your convenience, multiple Statements/Invoices may be combined in one payment.
Thank you for your business!

EHLERS
BOND TRUST SERVICES

Debt Service Statement

APR 19 2019

City of Ramsey
7550 Sunwood Dr NW
Ramsey, MN 55303-5137

Statement #: 48838
Statement Date: April 10, 2019

RE: $1,650,000.00 General Obligation Street Reconstruction Bonds, Series 2016A

Debt Service Date	CUSIP	Principal	Interest	Total Due
06-15-2019	751813	$0.00	$13,500.00	**$13,500.00**

Payment Instructions

WIRES due by June 14, 2019
Wells Fargo Bank, San Francisco, CA
ABA #: 121000248
BNF: BTSC Paying Agent Account
Account #: 4126695238
Ref: 328798

CHECKS due by June 10, 2019
Make check payable to:
Bond Trust Services Corporation
Ref: 328798
Send to:
Bond Trust Services Corporation
Attn: Accounts Receivable
3060 Centre Pointe Drive, Suite 110
Roseville, MN 55113-1105

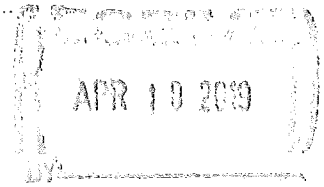
Please direct any questions to:
Accounts Receivable
(651) 209-1010

Vendor # 114740
9352 6601
Date Rec'd: 4/11 Total Due: 13,500
Reviewed By:
Dept Approval:

For your convenience, multiple Statements/Invoices may be combined in one payment.
Thank you for your business!

EHLERS
BOND TRUST SERVICES

Debt Service Statement



City of Ramsey
7550 Sunwood Dr NW
Ramsey, MN 55303-5137

Statement #: 48839
Statement Date: April 10, 2019

RE: $895,000.00 General Obligation Street Reconstruction Bonds, Series 2017A

Debt Service Date	CUSIP	Principal	Interest	Total Due
06-15-2019	751813	$0.00	$7,318.75	**$7,318.75**

Payment Instructions

WIRES due by June 14, 2019
Wells Fargo Bank, San Francisco, CA
ABA #: 121000248
BNF: BTSC Paying Agent Account
Account #: 4126695238
Ref: 329814

CHECKS due by June 10, 2019
Make check payable to:
Bond Trust Services Corporation
Ref: 329814
Send to:
Bond Trust Services Corporation
Attn: Accounts Receivable
3060 Centre Pointe Drive, Suite 110
Roseville, MN 55113-1105

Please direct any questions to:
Accounts Receivable
(651) 209-1010

Vendor # 114740
93527661
Date Rec'd: 4/11 Total Due: 7318.75
Reviewed By:
Dept Approval

For your convenience, multiple Statements/Invoices may be combined in one payment.
Thank you for your business!

EHLERS
BOND TRUST SERVICES

Debt Service Statement

RECEIVED
APR 10 2019
BY:

City of Ramsey
7550 Sunwood Dr NW
Ramsey, MN 55303-5137

Statement #: 48840
Statement Date: April 10, 2019

RE: $1,175,000.00 General Obligation Street Reconstruction Bonds, Series 2018A

Debt Service Date	CUSIP	Principal	Interest	Total Due
06-15-2019	751813	$0.00	$31,920.84	**$31,920.84**

Payment Instructions

WIRES due by June 14, 2019
Wells Fargo Bank, San Francisco, CA
ABA #: 121000248
BNF: BTSC Paying Agent Account
Account #: 4126695238
Ref: 331711

CHECKS due by June 10, 2019
Make check payable to:
Bond Trust Services Corporation
Ref: 331711
Send to:
Bond Trust Services Corporation
Attn: Accounts Receivable
3060 Centre Pointe Drive, Suite 110
Roseville, MN 55113-1105

Please direct any questions to:
Accounts Receivable
(651) 209-1010

Check #: 114740
9354 6601
Date Rec'd: 4/11 Total Due: 31,920.84
Reviewed By:
Final Approval

For your convenience, multiple Statements/Invoices may be combined in one payment.
Thank you for your business!

NORTHLAND TRUST SERVICES
150 S. Fifth Street, Suite 3300
Minneapolis, MN 55402
Phone 612-851-4931
Fax 612-851-4933

RECEIVED APR 22

9340 6611 23,418.75 JZ

INVOICE

CITY OF RAMSEY
ATTN: FINANCE OFFICER
7550 SUNWOOD DRIVE NW
RAMSEY MN 55303-5137

04/16/2019
RAMS11B

RE: CITY OF RAMSEY, MINNESOTA
$3,090,000 GENERAL OBLIGATION
IMPROVEMENT CROSSOVER REFUNDING
BOND, SERIES 2011B

Debt Service: 06/15/2019

Principal:	0.00
Interest:	23,418.75
Total Principal & Interest:	23,418.75
Less Cash on Hand (Escrow Funds)	(0.00)
Paying Agent Annual Fee	0.00

Total Amount Due: 23,418.75

If paying by wire, please notify us via email

CHECK PAYMENTS due: 06-10-19

Make Checks payable to:
NORTHLAND TRUST SERVICES INC.

WIRE PAYMENTS due: 06-12-19

Wells Fargo Bank, San Francisco, CA
ABA: 121-000-248
ACCT: 143-6412710 Northland Trust Services
REF: Issuer name & series number

***MN SCHOOL DISTRICTS should wire funds 3 days prior to debt service date according to State Credit Enhancement requirements.**

Thank you for your business!

If you have questions please contact:

Rhonda Magee
PH:612-851-4931
rmagee@northlandtrust.com

Scott Miles
PH: 612-851-5914
smiles@northlandtrust.com

NORTHLAND TRUST SERVICES
150 S. Fifth Street, Suite 3300
Minneapolis, MN 55402
Phone 612-851-4931
Fax 612-851-4933

208,306.26 6-24

INVOICE

CITY OF RAMSEY
ATTN: FINANCE OFFICER
7550 SUNWOOD DRIVE NW
RAMSEY MN 55303-5137

9 339,661

04/16/2019
RAMS12A

RE: CITY OF RAMSEY, MINNESOTA
$16,875,000 GENERAL OBLIGATION CAPITAL IMPROVEMENT PLAN BONDS, SERIES 2012A

Debt Service: 06/15/2019

Principal:	0.00
Interest:	208,306.26
Total Principal & Interest:	208,306.26
Less Cash on Hand (Escrow Funds)	(0.00)
Paying Agent Annual Fee	0.00

Total Amount Due: 208,306.26

If paying by wire, please notify us via email

CHECK PAYMENTS due: 06-10-19

Make Checks payable to:
NORTHLAND TRUST SERVICES INC.

WIRE PAYMENTS due: 06-12-19

Wells Fargo Bank, San Francisco, CA
ABA: 121-000-248
ACCT: 143-6412710 Northland Trust Services
REF: Issuer name & series number

***MN SCHOOL DISTRICTS should wire funds 3 days prior to debt service date according to State Credit Enhancement requirements.**

Thank you for your business!

If you have questions please contact:

Rhonda Magee
PH:612-851-4931
rmagee@northlandtrust.com

Scott Miles
PH: 612-851-5914
smiles@northlandtrust.com

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #19-145

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF JUNE 6, 2019 THROUGH JUNE 19, 2019

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of June 6, 2019, through June 19, 2019, in the amount of $ 1,201,880.39 and

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

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

1) That the Ramsey City Council hereby approves the cash disbursements made and authorizes payment of the accounts payable invoices as detailed in the attached Bills List for the period June 6, 2019, through June 19, 2019, in the amount of $ 1,201,880.39.

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

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

Existing Vacancy

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 25th day of June 2019.

_____

Mayor

ATTEST:

_____

City Clerk

CC Regular Session **4. 10.**

Meeting Date: 06/25/2019

By: Chloe McGuire Brigl, Community Development

Information

Title

Adopt Resolution 19-126 Approving a Home Occupation Permit for a Yoga Studio at 14941 Juniper Ridge Drive NW (Project No. 19-115); Case of Wendy Gutknecht

Purpose/Background:

On April 22, 2019, the City of Ramsey received an application from Wendy and Michael Gutknecht, (the "Applicant") requesting a home occupation permit to operate a yoga studio (the "Home Occupation") on the property generally known as 14941 Juniper Ridge Drive NW and legally described as Lot 7, Block 4, Rum Acre Estates, Anoka County, Minnesota (the "Subject Property").

Notification:

For the June 6 Planning Commission, notifications of this proposal were sent via Standard US Mail to Property Owners within 350 feet of the Subject Property, as reflected by Anoka County Property Records. A notice was also published in the Anoka Union Herald, the City's official newspaper. The Public Hearing was held on June 6, 2019.

Notifications are not required and not provided for this City Council Case.

Observations/Alternatives:

General Background Information

The Subject Property is located along the Rum River, in the southeastern portion of the City of Ramsey. The Subject Property is located near a cul-de-sac on a standard residential street. The Subject Property is zoned R-1 (MUSA) and is 1.01 acres in size. The surrounding parcels are all zoned R-1 (MUSA). The Subject Property has ready access to both Alpine Drive NW and Sunwood Drive NW. The Subject Property is located within the Wild and Scenic Overlay District.

The Applicant is a certified yoga instructor through Yoga Alliance since 2018 and is currently CPR First Aid certified.

Summary of Requests

Request	Staff Recommendation
5:30 am - 7:00 pm hours of operation	7:00 am - 7:00 pm
3 classes per day	2 classes per day
8 students per class	4 students per class

The Planning Commission recommends these changes in order to keep the number of vehicle trips under 8 round-trips per day, and to ensure that there is adequate parking onsite. Staff believes that the Applicant can get approximately 2 cars on the parking pad next to the garage and up to 4 on the driveway at one time. Staff does not believe that 8 student vehicles, plus personal vehicles, could adequately park onsite.

Staff does believe there will be adequate off-street parking for the homeowner as the attached garage allows for 4 cars to be parked comfortably (2 cars deep and 2 cars wide). There is also a 30x30 detached garage onsite that can accommodate personal storage. This garage does not have a driveway attached to it, so it would not provide daily

parking space. In the event that the yoga studio expands in capacity, the Applicant has indicated that they will seek to move to a commercial space.

Planning Commission
The Planning Commission met on June 6, 2019 and recommended approval of the permit. One neighbor sent in a letter asking for specific items to be addressed, and Staff talked to them prior to the meeting. One neighbor attended the meeting and requested a "Kids at Play" sign in the neighborhood. Staff passed the request to Public Works, and learned that there are not approved signs with this wording available for City use. Staff will work with individual property owners to explain the sign regulations if they want private signs indicating "Kids at Play." From the neighbor comments (2), it seems the main concern is traffic generation and parking. Staff has limited the number of students at one time and prohibited street parking related to the business use.

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

Recommendation:
The Planning Commission recommended approving a home occupation permit for a yoga studio on the Subject Property.

Action:
Motion to Adopt Resolution #19-126 Approving a Home Occupation Permit to operate a Yoga Studio at 14941 Juniper Ridge Drive NW.

Attachments

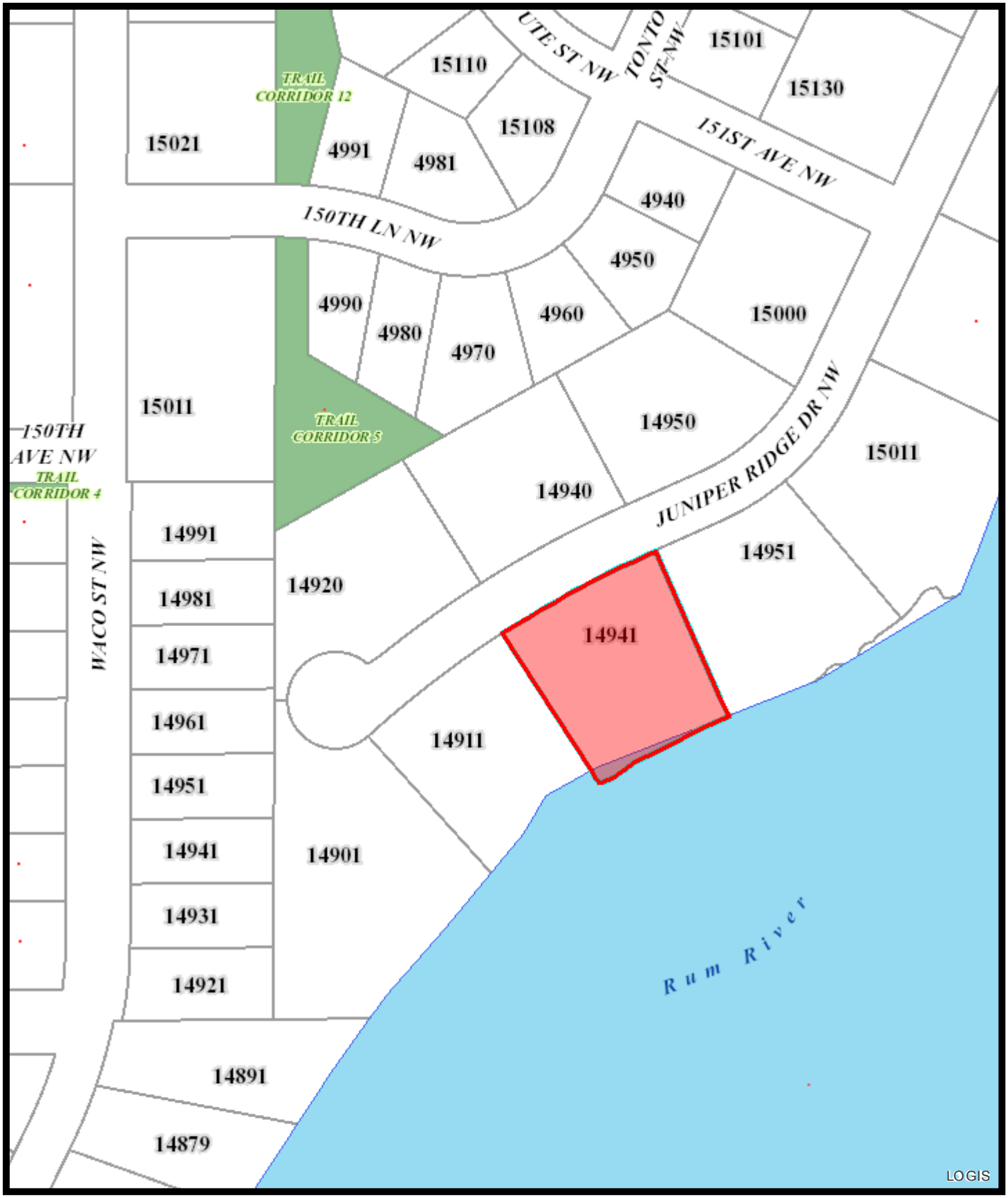
Site Location Map
Application
June 6, 2019 DRAFT Planning Commission Minutes
Site Plan
Resolution 19-126

Form Review

Inbox	Reviewed By	Date
Chris Anderson	Chris Anderson	06/13/2019 11:26 AM
Tim Gladhill	Tim Gladhill	06/20/2019 08:33 AM
Tim Gladhill	Tim Gladhill	06/20/2019 08:38 AM
Kurt Ulrich	Kurt Ulrich	06/20/2019 01:44 PM
Form Started By: Chloe McGuire Brigl		Started On: 06/13/2019 08:52 AM
Final Approval Date: 06/20/2019		

Site Location Map

24-32-25-44-0009
14941 JUNIPER RIDGE DR NW



Feet
0 40 80 160 240 320

Print Date: April 22, 2019

RECEIVED
APR 22 2019
BY:

Land Use Application

19-115

☐ 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:	Wendy Gutknecht		
Street Address:	14941 Juniper Ridge Dr. N.W.		
City, State, ZIP:	Ramsey, MN 55303		
Home Phone:	612-618-9656	Work Phone:	612-618-9656
Email:	bendy71@gmail.com	Fax Number:	
Name of Business (if applicable):			
Business Address (if applicable)			
Business City, State, ZIP			
Business Phone:		Business Fax:	

Subject Property Information

(Location of Application)

Address	SAME
PIN	
Legal Description	
Zoning District	

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:	SAME		
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

YOGA STUDIO - HOURS OF OPERATION: 5:30 AM - 7:00 PM
3 CLASSES PER DAY (MAX) - 21 CLASSES PER WEEK
CAPACITY = 8 STUDENTS - DIMENSIONS OF STUDIO: 14 x 15
PARKING MODIFICATION: 16 x 40 PAVED EAST SIDE ATTACHED GARAGE
CERTIFIED YOGA INSTRUCTOR: RYT 200 : YOGA ALLIANCE SINCE 2018 : CPI FIRST AID
ALLIANT INSURANCE: YOGA
ATTACHED GARAGE MODIFICATION: 14 x 15 AREA INSIDE EXPANDED GARAGE
IF STUDIO EXPANDS CAPACITY - MOVE TO COMMERCIAL SPACE

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	Wendy S Gutknecht	Co-Applicant Signature	Michael Gutknecht
Printed Name	Wendy Gutknecht	Printed Name	Michael Gutknecht
Title	Owner	Title	owner
Date	4/22/19	Date	4/22/19

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	Wendy S Gutknecht	Property Owner Signature	Michael Gutknecht
Printed Name	Wendy Gutknecht	Printed Name	Michael Gutknecht
Title	owner	Title	owner
Date	4/22/19	Date	4/22/19

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.

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, June 6, 2019, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Randy Bauer Commissioner Bruce Anderson Commissioner Cheri Gengler Commissioner Torrey Johnson Commissioner Eric Peters Commissioner Gary VanScoy Commissioner Matt Woestehoff
Members Absent:	None
Also Present:	Community Development Director Timothy Gladhill City Planner Chris Anderson City Planner Chloe McGuire Brigl Planning Consultant Eric Maass

[sections deleted]

DRAFT

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: Public Hearing: Consider Home Occupation Permit for a Yoga Studio at 14941 Juniper Ridge Dr (Project No. 19-115); Case of Wendy Gutknecht

Public Hearing

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

Presentation

City Planner McGuire Brigl presented the staff report and recommendation to recommend that the City Council adopt Resolution #19-126 approving a Home Occupation Permit for a yoga studio at 14941 Juniper Ridge Drive NW.

Citizen Input

Wendy Gutknecht, 14941 Juniper Ridge Drive NW, stated that she is an elementary school teacher and currently works at two yoga studios. She stated that she has received interest from

people in her neighborhood about going to a smaller studio to begin yoga. She thought that this would be a nice way to get more people comfortable with yoga.

Chairperson Bauer asked if the applicant is comfortable with the suggested changes by staff.

Ms. Gutknecht confirmed that she is in agreement with the staff recommended changes.

The attached letter was received from John and Joan Newbolt at 14950 Juniper Ridge Drive NW.

Linda Schlueter, 15011 Juniper Ridge Drive NW, stated that she watches her grandchildren, who are learning to ride bikes on the road. She stated that perhaps there could be a sign for traffic to say there are children at play and encouraging drivers to drive slowly.

Chairperson Bauer stated that seems to be a general safety concern for the neighborhood and not directly related to this issue. He stated that the item could be passed to the Public Works Committee.

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

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

Chairperson Bauer closed the public hearing closed at 7:10 p.m.

Commission Business

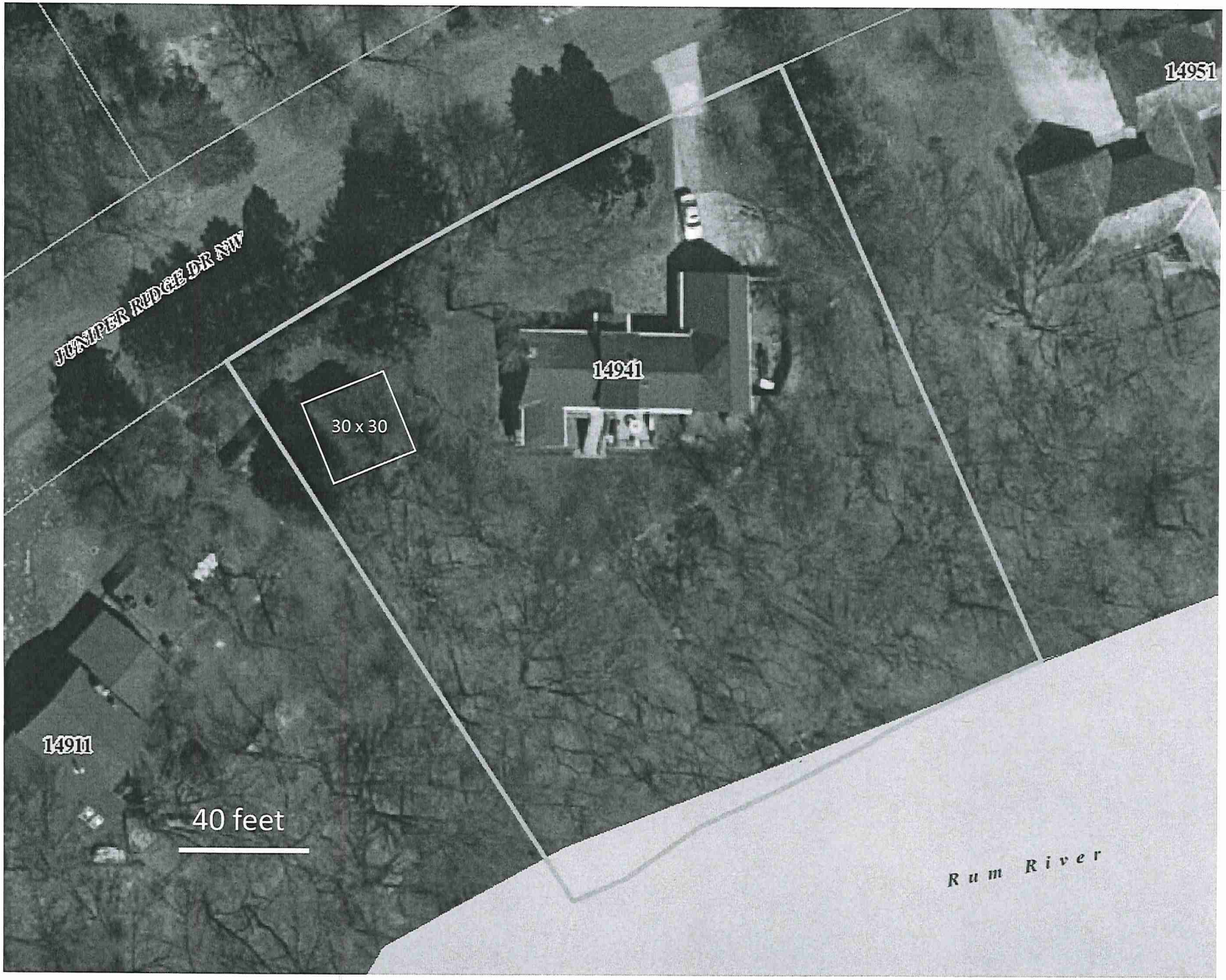
Motion by Commissioner Johnson, seconded by Commissioner Woestehoff, to recommend that City Council adopt Resolution #19-126 Approving a Home Occupation Permit for a Yoga Studio at 14941 Juniper Ridge Drive NW with the conditions recommended by staff.

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

Commissioner VanScoy asked if formalized action would be needed to consider the requested sign.

Community Development Director Gladhill noted that staff will forward that request to the Public Works Director.

DRAFT


JUNIPER RIDGE DR NW
14941
14951
14911
30 x 30
40 feet
Rum River

Councilmember _____introduced the following resolution and moved for its adoption:

RESOLUTION #19-126

A RESOLUTION APPROVING THE ISSUANCE OF A HOME OCCUPATION PERMIT TO OPERATE A YOGA STUDIO BUSINESS ON THE PROPERTY LOCATED AT 14941 JUNIPER RIDGE DRIVE NW AND DECLARING TERMS OF PERMIT

RECITALS

1. That on April 22, 2019, the City of Ramsey received an application from Wendy and Michael Gutknecht, (the "Applicant") requesting a home occupation permit to operate a yoga studio (the "Home Occupation") on the property generally known as 14941 Juniper Ridge Drive NW and legally described as follows:

   Lot 7, Block 4, Rum Acre Estates, Anoka County, Minnesota

   (the "Subject Property")

2. That Wendy and Michael Gutknecht own the Subject Property.

3. That the Applicant appeared before the Ramsey Planning Commission for a public hearing pursuant to Section 117-51 of the City Code on June 6, 2019, and that said public hearing was properly advertised.

4. That the Subject Property is zoned R-1 Residential (MUSA), and the surrounding parcels are zoned R-1 Residential (MUSA).

5. That the Subject Property is approximately 1.01 acres and is surrounded by lots of similar size and is adjacent to the Rum River.

6. That the Subject Property is guided for low density residential on the City's Future Land Use Map.

7. That the Applicant owns and occupies the dwelling unit on the Subject Property.

8. That the Subject Property includes a 1,600 square foot home, a 1,000 square foot attached garage, and a 900 square foot detached accessory building (detached garage).

9. That the Home Occupation is proposed to be entirely contained within the current attached accessory building located on the Subject Property.

10. That there will be approximately 400 square feet of garage space reserved for indoor residential parking and storage related to the residential use on the Subject Property, as established in City Code Section 117-351 (Home Occupations)

11. That there is no interior or exterior business signs or display related to the Home Occupation on the Subject Property.

12. That there may be more than eight (8) vehicle trips per hour per standard eight (8) hour business day, which is not in compliance with City Code Section 117-351 (Home Occupations).

13. That the Home Occupation does not employ other persons other than the Applicant themselves.

14. That there will be no activities related to loading or unloading equipment at the Subject Property.

15. That the Home Occupation does involve operating methods that include transactions with the public (customers, clients, consultants, subcontractors, etc.) on the Subject Property.

16. That the Home Occupation does not conduct retail sales on the Subject Property.

17. That the Applicant has proposed business hours from 5:30 a.m. to 7:00 p.m.

18. That the Applicant has proposed to conduct three (3) classes a day for a maximum of 21 classes per week. The Applicant has stated the classes shall have no more than eight (8) students (clients) per class.

19. That the Applicant has proposed to pave a 16'x40' parking pad for client parking adjacent to the attached accessory building (attached garage) and connecting to the existing driveway. The parking pad site is currently screened from neighboring view with a privacy fence.

20. That all structures shall comply with all applicable codes, including, but not limited to, building, fire and zoning.

21. That the City finds the Home Occupation operates beyond the parameters of general and administrative home occupation permit requirements (117-351) and therefore requires Planning Commission and City Council review and approval.

FINDINGS OF FACT

1. That the proposed use will not adversely impact traffic in the area.

2. That the proposed use will be compatible with the residential neighborhood due to density and lot size of the surrounding lots.

3. That the proposed use will not be unduly dangerous or otherwise detrimental to persons residing or working in the vicinity of the use or to public welfare.

4. That the proposed use will not substantially adversely impair the use, enjoyment, or market value of neighboring properties.

5. That the proposed use will not be hazardous or disturbing to existing or future neighboring uses.

6. That the proposed use will be served adequately by public facilities and services such as highways and streets.

7. That the proposed use will not create excessive additional requirements at public cost for public facilities and services, and it will not be detrimental to the economic welfare of the community.

8. That the proposed use will not involve activities and uses that would be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.

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

This **Permit** is issued pursuant to Sections 117-51 and 117-351 of the Ramsey City Code. The conditions of this **Permit** are as follows:

1. That this resolution shall allow for Wendy Gutknecht's yoga studio to operate on the **Subject Property**.

2. That **Permittee** shall be required to reserve at least 400 square feet of garage space in the attached garage for the purposes of the primary residential use.

3. That the **Permittee** shall solely conduct classes from the 1,000 square foot attached garage.

4. That the **Permittee** shall pave the proposed 16 'x 40' parking pad for client parking adjacent to the attached garage and connecting to the existing driveway. The **Permittee** shall apply for and receive a zoning permit before paving said area.

5. That the hours of operation on the **Subject Property** shall be Monday through Saturday, 7:00 a.m. to 7:00 p.m.

6. That the **Permittee** must limit the number of students per class to four (4) and must limit the number of classes to two (2) per day to mitigate the number of vehicles, reducing the number of round trips to less than eight (8) during a normal business day as to comply into compliance with City Code Section 117-351 (Home Occupation).

7. That the **Permittee** shall reside in the dwelling unit of the **Subject Property**. The **Permittee** may employ up to one (1) employee not residing in the dwelling. The **Permittee** shall notify the City if they intend to employ another person.

8. That the **Permittee** may not lease portions of the accessory structure located on the **Subject Property** to any person(s).

9. That the **Permittee** agrees to comply with Chapter 117, Article II, Division 6, Subdivision 1 of City Code, titled "Signs."

10. That the **Permittee** agrees to comply with City Code 117-355 relating to the parking of vehicles. No vehicles shall be parked on the grass. There shall be no customer parking on the road.

11. That the **Permittee** must obtain all applicable permits to ensure that the structures and driveway(s) are compliant with all applicable state and local codes.

12. That should the **Permittee** die or sell the **Subject Property**, the **Permit** shall be automatically terminated, except that in the case of death, should a surviving spouse or child, residing at the same address, desire to continue the home occupation, written notice to that effect shall be given to the

City Administrator and the City Council may authorize continuation of the **Permit** without further hearing.

13. That the **Permittee** shall reside on the **Subject Property**; if the **Permittee** does not reside on the **Subject Property**, the **Permit** shall be terminated.

14. That adequate water supply and on-site sewage disposal facilities shall be the responsibility of the **Permittee**.

15. The **Permittee** shall be responsible for maintaining any applicable State or County licenses.

16. The **Permittee** shall be responsible for all costs incurred in the administration and enforcement of this Permit.

17. That the City Administrator, or his/her designee, shall have the right to inspect the **Subject Property** for compliance and safety purposes annually or at any time, upon reasonable request.

18. That the **Permit** shall be contingent upon final approval by the Building Official, City Engineer, and Fire Marshal.

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 day of _____, 2019.

PROPERTY OWNER:

Wendy Gutknecht and Michael Gutknecht, owner(s) of fee title to the Subject Property, hereby acknowledges receipt of this Permit and has reviewed the conditions of this Permit and has agreed to comply with the terms of this Permit.

_____ _____

Wendy Gutknecht Michael Gutknecht

On this _____ day of _____, _____, before me a Notary Public, personally appeared Wendy Gutknecht, owner of fee title to the Subject Property, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

_____

Notary Public

PERMITTEE:

Wendy Gutknecht, Permittee, hereby acknowledges receipt of this Permit and has reviewed the conditions of this Permit and has agreed to comply with the terms of this Permit.

_____

Wendy Gutknecht

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

On this _____ day of _____, _____, before me a Notary Public, personally appeared Wendy Gutknecht, PERMITTEE to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

_____

Notary Public

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 JoAnn 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 and JoAnn M. Thieling acknowledge said instrument to be the free act and deed of said Municipal Corporation.

_____
Notary Public

The document drafted by:
The City of Ramsey
7550 Sunwood Dr NW
Ramsey, Minnesota 55303

This document reviewed by:
Ratwik, Roszak & Maloney, P.A.
300 U.S. Trust Building
730 Second Avenue South
Minneapolis, MN 55402

CC Regular Session **4. 11.**

Meeting Date: 06/25/2019

By: Chris Anderson, Community Development

Information

Title

Adopt Resolution #19-132 Approving Conditional Use Permit to Operate a Preschool at 6013 167th Ave NW (Project No. 19-117); Case of Valerie Phillips

Purpose/Background:

The site is located within the City's informal Elmcrest District (for planning and redevelopment purposes). The City has received an application from Valerie Phillips (the "Applicant") for a Conditional Use Permit to operate a preschool in a multi-tenant building located at 6013 167th Ave NW (the "Subject Property"). The proposed tenant space has been previously occupied by various child care operations, but the most recent tenant vacated the unit approximately fifteen (15) months ago.

Notification:

For the June 6 Planning Commission, Staff attempted to notify all Property Owners, as indicated by Anoka County Property Records, within 350 feet of the Subject Property via standard US Mail of the Public Hearing. The Public Hearing Notice was published in the Anoka Union Herald.

Notification is not required and has not been provided for this City Council Case.

Observations/Alternatives:

The Subject Property is located in the B-1 General Business District. The surrounding properties are zoned B-1 General Business or R-1 Residential (Rural Developing). The Applicant is fully aware of the fact that directly east of the Subject Property is the indoor shooting range. Day Care Centers are a Conditional Use in the B-1 General Business District. City Code does not define Day Care Centers or Preschools; however, the U.S. Department of Labor Occupational Safety and Health Administration (OSHA) categorizes prekindergarten education (preschool) as Child Day Care Services. In other words, Staff interprets preschools and day cares one in the same for purposes of our Zoning Code.

The Applicant is proposing to operate a Montessori Preschool, for children up to age six (prekindergarten age) in the eastern most unit of the multi-tenant building on the Subject Property. This unit has been utilized by multiple tenants over the years as a commercial child care center (most recently occupied by Little Me Child Care, which vacated the Subject Property approximately 15 months ago) and has access to a fenced-in outdoor play area. With the proposed preschool serving children up to age six (prekindergarten age), it seems reasonable to classify this as a Day Care Center, which again is a Conditional Use in the B-1 General Business District.

The Applicant has had a walk-through 'pre-inspection' with the Fire Marshal, Building Inspector, and Planning Staff. The purpose of the walk-through was for City Staff to understand what improvements or modifications were being proposed and to outline any other items/issues that would need to be addressed by the Applicant. Furthermore, it also provided an opportunity for the Applicant to understand what permits would be required prior to commencing with any interior work.

There does appear to be sufficient off-street parking on the Subject Property. City Code does not specifically identify parking standards for Day Care Centers or Preschools. Although, there is no history of concerns or issues related to available parking, which is relevant considering that this unit has previously been used as a day care

center.

The Planning Commission conducted a Public Hearing on this request at their June 6, 2019 meeting. There were no written or verbal comments received.

Alternatives
Alternative 1: Motion to approve a Conditional Use Permit for the operation of a preschool on the Subject Property. The unit in question has historically been used as a Day Care Center. Since the preschool is limited to children up to age six (prekindergarten age), it is essentially a continuation of past uses. In fact, had this request come forward several months earlier, it likely would have been allowed under lawful, nonconforming use regulations. Assuming all required modifications and/or improvements are completed in accordance with applicable codes, Staff supports this alternative.

Alternative 2: Motion to approve a modified version of the Conditional Use Permit for the operation of a preschool on the Subject Property. This alternative would be appropriate if the City Council identifies additional conditions and/or necessary modifications to the Conditional Use Permit.

Alternative 3: Motion to deny the requested Conditional Use Permit. Considering the past uses within this unit on the Subject Property, the proposed preschool seems reasonable. Assuming the Applicant makes any required improvements and/or modifications to ensure compliance with applicable codes, Staff would not support this alternative.

Funding Source:

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

Recommendation:

The Planning Commission recommends approval of the Conditional Use Permit to operate a preschool on the Subject Property.

Action:

Motion to approve Resolution #19-132 granting a Conditional Use Permit to operate a preschool on the Subject Property.

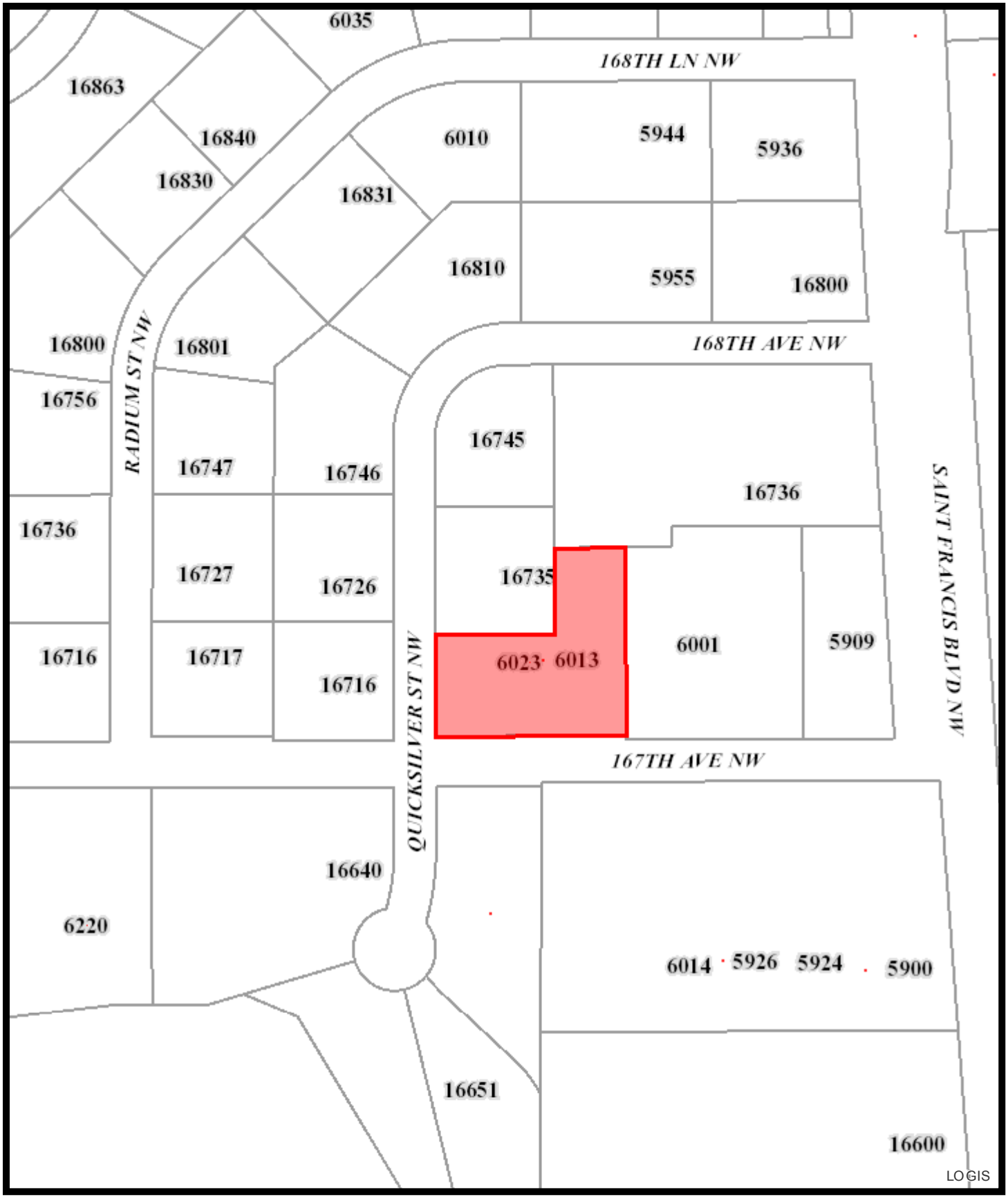
Attachments

Site Location Map
Aerial View of Subject Property
Proposed Floor Plan
Results of Unit Walk Through with Fire and Building Staff
Draft Planning Commission Meeting Minutes Dated June 6, 2019
Resolution #19-132: Draft Conditional Use Permit

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	JoAnn Shaw	06/13/2019 03:34 PM
Kurt Ulrich	Kathy Schmitz	06/13/2019 03:37 PM
Tim Gladhill	Tim Gladhill	06/20/2019 08:38 AM
Kurt Ulrich	Kurt Ulrich	06/20/2019 01:41 PM
Form Started By: Chris Anderson		Started On: 06/12/2019 04:24 PM
Final Approval Date: 06/20/2019		

Site Location Map



Print Date: May 7, 2019

16746
16736
QUICKSILVER ST NW
16735
16726
6001
5909
SAINT FRANCIS BLVD NW
6023
6019
6013
16716
167TH AVE NW
16640

Ramsey Montessori LLC

Tornado Shelter

Fire escape route

June 10, 2019

Proposed Daycare Facility

6013 167th Ave NW

"E" Occupancy
VB construction
4000 sq. ft. tenant space

- The proposed occupant load for this facility is approximately 50 children – 2 ½ year old and older.
- 4000 square feet / 35 sq. ft = 114 occupants. Tenant is proposed to have approx. 50 children plus employees. Add an additional 10 as employees for a total occupant load of approx. 60.

Items which must be addressed to comply with the current State Building and Fire Codes:

- Finish walls in the furnace room. Portions are missing and some have mold growing on them from moisture in the past.
- Mold is present in some of the bathrooms. This needs to be removed and properly protected to prevent issues with people getting sick.
- Enclose under raised office area. Recommend removing all materials under that area.
- There are some electrical issues that were observed. It will be required to have a licensed electrician go thru the facility and make sure that everything is up to safety standards.
- Fire Extinguishers will need to be provided and any that are existing in the space will need to be updated at least yearly. (FM)
- Backflow preventer need to be installed on the 3 compartment sink.
- Fire Alarm will need to be updated to meet the current standards and requirements.
- Need to DAP around the base of all of the toilets (stools)
- All Exit signs and Emergency Egress lighting needs to be fixed so that all units work properly.
- Exhaust fans in the restrooms need to be cleaned and make sure that they operate in a manner required.
- Fix hole in floor by the floor sink located in the janitor's closet.
- Provided the required ventilation system that will provide the minimum supply air and return or exhaust air. The supply air shall be approx. equal to the amount of return and exhaust air. IMC Sec 403.3
- Exit hardware for all exit doors from an "E" occupancy with 50 or more occupants shall be equipped with panic hardware.
- The unapproved locking device must be removed from the front egress door.

Above comments prepared by:

Carey Schiferli Fire Marshal
Bill Barber Building Inspector

5.02: Public Hearing: Consider Request for Conditional Use Permit to Operate a Preschool at 6013 167th Avenue NW (Project No. 19-117); Case of Valerie Phillips

Public Hearing

Chairperson Bauer called the public hearing to order at 7:12 p.m.

Presentation

City Planner Anderson presented the staff report and recommendation to approve of the Conditional Use Permit to operate a preschool on the subject property.

Commissioner VanScoy asked if approval would be contingent upon conformance to the outcome of the inspections.

City Planner Anderson confirmed that is one of the recommended conditions of approval.

Citizen Input

Valerie Phillips, 14211 Argon Street NW, stated that she has been teaching for 31 years and noted that this would be a Montessori preschool.

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

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

Chairperson Bauer closed the public hearing closed at 7:17 p.m.

Commission Business

Motion by Commissioner Gengler, seconded by Commissioner Anderson, to recommend that City Council adopt Resolution #19-132 granting a Conditional Use Permit to operate a preschool on the subject property.

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

DRAFT

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

RESOLUTION #19-132

RESOLUTION APPROVING THE ISSUANCE OF A CONDITIONAL USE PERMIT FOR THE OPERATION OF A PRESCHOOL AT 6013 167TH AVENUE AND DECLARING TERMS OF SAME

RECITALS

1. Valerie Phillips (the "Permittee") has properly applied to the City of Ramsey (the "City") for a conditional use permit (the "Permit") on the property generally known as 6013 167th Avenue NW and legally described as follows:

   The south 70 feet of west 111.97 feet of Lot 2, Block 7 Klemish Addition, together with that part of Lot 3 said Block 7 lying west of a line drawn from a point on south line of said Lot 3 423.27 feet west of southeast corner thereof to a point on north line of said Lot 3 409.44 feet west of northeast corner thereof, except north 200 feet of west 187 feet of said Lot 3, Anoka County, Minnesota, subject to easement of record.

   (the "Subject Property").

2. That the Permittee appeared before the Planning Commission for a public hearing pursuant to Section 117-51 of the Ramsey City Code on June 6, 2019 and that the public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.

3. That the Permittee is leasing the eastern most space in the multitenant building from Alexander Bauer, the owner of the Subject Property,

4. That the Subject Property is zoned B-1 Business District and is approximately 1.44 acres in size.

5. That the surrounding parcels are zoned B-1 Business District and R-1 Residential (Rural Developing).

6. That the Permittee is proposing to operate a preschool for children up to six (6) years of age (prekindergarten age) on the Subject Property.

7. That Day Care Centers are a Conditional Use in the B-1 Business District.

8. That City Code does not define Day Care Center or Preschool.

9. That the U.S. Department of Labor Occupational Safety and Health Administration (OSHA) classifies establishments primarily engaged in the care of infants and children, or

in providing prekindergarten education, as Child Day Care Services, which also includes both child care centers and day care centers.

10. That the preschool would utilize a unit previously occupied by a Day Care Center.

11. That directly adjacent to the unit is a fenced in outdoor play area that will be utilized by the preschool.

12. That the Permittee completed a walk-through of the unit with the Fire Marshall and Building Inspector to outline what the proposed improvements would consist of as well as to understand what upgrades to the space would be required per applicable codes.

13. That the Permittee is responsible for complying with all local, county, state, and federal rules and regulations pertaining to the operation of the preschool.

14. That the Planning Commission met on June 6, 2019, conducted a public hearing and recommended City Council approval/denial of the request.

FINDINGS OF FACT

1. That the preschool operation will not be unduly dangerous or otherwise detrimental to persons residing or working in the vicinity of the use, or to the public welfare.

2. That the preschool operation will not substantially adversely impair the use, enjoyment, or market value of any surrounding property.

3. That the preschool operation will be harmonious with and in accordance with the specific objectives of the comprehensive plan.

4. That the preschool operation will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.

5. That the preschool operation will not be hazardous or disturbing to existing or future neighboring uses.

6. That the preschool operation will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, and drainage structures.

7. That the preschool operation will not create excessive additional requirements at the public's cost for public facilities and services and it will not be detrimental to the economic welfare of the community.

8. That the preschool operation will not involve uses, activities, processes, materials and equipment and conditions of operation that will be detrimental to any persons, property, or

the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

9. That the preschool operation will be consistent with the intent and purposes of Chapter 117 of the Ramsey City Code.

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

That the Ramsey City Council hereby grants approval of a Conditional Use Permit (the "**Permit**") to the **Permittee** for the operation of a preschool on the **Subject Property** contingent upon the following conditions:

CONDITIONS

1. This **Permit** shall be perpetual in its duration so long as the terms imposed herein are complied with.

2. That this **Permit** authorizes the **Permittee** to operate a preschool on the **Subject Property**.

3. The **Permittee** shall provide the **City** with copies of all applicable government permits and permit renewals, along with all applicable licenses and license renewals, as they are granted.

4. The **Permittee** shall also copy the **City** on all notices of violations, fines or permit revocations received relating to these permits.

5. The **Permittee** shall adhere to all applicable local, county, state and federal regulations, including Minnesota State Building Code and Fire Code.

6. The **Permittee** is responsible for obtaining all applicable and necessary permits, including but not limited to, building, plumbing, mechanical, and fire, prior to commencement of any building improvements or modifications.

7. The **Permittee** agrees that all required improvements and/or modifications, as outlined by the Fire Marshall and Building Inspector, shall be completed and approved by City Staff prior to the occupancy and operation of the preschool.

8. That all costs incurred by the **City** in administering and enforcing this **Permit** shall be the responsibility of the **Permittee**.

9. That the City Administrator or his designee shall have the right to inspect the **Subject Property** for compliance and safety purposes annually or at any time upon reasonable request.

10. That the failure of the **City** at any time to require a performance by the **Permittee** of any provisions herein shall in no way affect the right of the **City** thereafter to enforce the same.

Nor shall waiver by the **City** of any breach of any of the provisions hereof be taken or held to be a waiver of any succeeding breach of such provision or as a waiver of any provision itself.

11. All applicable **City** ordinances not specifically covered herein shall become a part of this **Permit**.

12. That if any provision of this **Permit** shall be declared void or unenforceable, the other provisions shall not be affected and shall remain in full force and effect.

13. That this **Permit** shall not be considered modified, altered, changed or amended in any respect unless in writing and signed by the **City** and the **Permittee**.

14. That if the **Permittee** or its successors or assigns violates any material term or condition imposed by this **Permit**, it may be revoked and terminated consistent with applicable law. Without limiting the foregoing, the violation of any statute, regulation, ordinance or **Permit** condition imposed by lawful governmental authority and governing operations on the **Subject Property** is grounds for revocation and termination of this **Permit**, consistent with applicable law. The change, alteration or amendment of any such statute, regulation, ordinance or **Permit** condition by any governmental authority other than the **City**, shall not excuse the **Permittee** from compliance with statutes, regulations, ordinances or **Permit** conditions in effect on the date of the original issuance of this **Permit** unless compliance is waived or excused by the **City**.

15. The **Permittee** agrees that this **Permit** shall be recorded in the office of the Anoka County Recorder.

16. That this **Permit** shall automatically expire if the use is not initiated by June 25, 2020, and issuance of the required Certificate of Occupancy shall constitute initiation.

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 25th day of June, 2019.

CITY OF RAMSEY:

By:_____ By:_____
Mayor City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On this ____ day of _____, 2019, before me, a Notary Public, personally appeared John LeTourneau and Jo Ann M. Thieling, to me personally known, who, being each by me duly sworn did say that they are respectively the Mayor and City Clerk of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said Municipal Corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council and said John LeTourneau and Jo Ann M. Thieling acknowledge said instrument to be the free act and deed of said Municipal Corporation.

_____
Notary Public

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

CC Regular Session **4. 12.**

Meeting Date: 06/25/2019

Submitted For: Tim Gladhill, Community Development

By: Eric Maass, Community Development

Information

Title:

Adopt Resolution #19-139 Approving Final Plat, Site Plan, and Development Agreement for Anderson Dahlen (Project #19-109): Case of Anderson Dahlen

Purpose/Background:

The City has received an application from Anderson Dahlen (the "Applicant"), an existing Ramsey business, for a proposed Plat and Site Plan for a new manufacturing facility at the southeast corner of Jaspar Street and 143rd Ave (the "Subject Property"). The Subject Property is owned by the City and the Applicant has an active Purchase Agreement with the City. The Subject Property would be about nine (9) acres in size. The remainder of the property would be retained by the City for a future Public Works Campus.

Anderson Dahlen has recently expanded their existing facilities at 6850 Sunwood Drive. However, they are once again in need of additional building space but their existing campus cannot accommodate another expansion. Thus, they are looking at this site as it is just down the road from their existing facility and is within the same zoning district (E-2 Employment), which allows for manufacturing.

Notification:

For the June 6 Planning Commission, Staff attempted to notify all Property Owners within 700 feet of the Subject Property, as listed in the Anoka County records, via Standard US Mail of the Public Hearing. The Public Hearing Notice for the June 6 Public Hearing was also published in the Anoka Union Herald.

Notification is not required and was not completed for this City Council Review.

Observations/Alternatives:

Observations:

The Applicant is proposing to subdivide a single lot approximately 9.30 acres along 143rd Avenue. The minimum lot area in the E-2 district is 1 acre with a minimum lot width of 200 feet. The proposed lot far exceeds both the minimum acreage as well as the minimum lot width.

Building setbacks for the E-2 district are 35 feet from the front and 25 feet from the rear and side property lines. As proposed the building would be 90 feet from the front property line and approximately 140 feet from the side property line and approximately 148 feet from the proposed rear property line. The maximum building height is limited to 65 feet and they have proposed a building height of approximately 46 feet. The maximum lot coverage is 45% of the lot which would equate to 182,301 square feet (45% of 405,115 square feet). The Applicant is proposing a lot coverage of approximately 18.9%. The Applicant is showing a potential future building expansion of 43,688 square feet which when combined would result in a lot coverage of 29.7%.

Lighting is required to illuminate any off-street parking area, sign, or structure and needs to be arranged to deflect light away from an adjoining residential district or public street. The Applicant has provided a photometric plan showing the proposed lighted areas.

The site is unique in that it is adjacent Foster Cemetery, which dates back to about the mid-1800s. The Plat has been

updated to reflect that the City will retain ownership over the public access as an Outlot to that cemetery. The site plan is being updated to reflect that change to the plat. No nonconformances to city code including lot coverage are created as a result of this Plat revision.

Alternatives

Alternative 1: Recommend approval of the requested preliminary plat, site plan, and development agreement with revisions as outlined in the changemarks report provided by Staff. The proposed project would be a benefit to the community and still retain enough land area to construct a future public works campus. Staff is supportive of alternative 1.

Alternative 2: Recommend denial of the requested preliminary plat, site plan, and development agreement. City Council should state specific findings of fact if it recommends denial. Staff is not supportive of alternative 2.

Funding Source:

All costs associated with this request are the Applicant's responsibility.

Recommendation:

Staff recommends adoption of Resolution #19-139 approving the Final Plat, Site Plan, and Development Agreement for Anderson Dahlen contingent upon compliance with staff review and City Engineers approval of the Engineers Estimate once provided.

Action:

Motion to adopt Resolution #19-139 approving the Final Plat, Site Plan, and Development Agreement for Anderson Dahlen contingent upon compliance with staff review and City Engineers approval of the Engineers Estimate once provided.

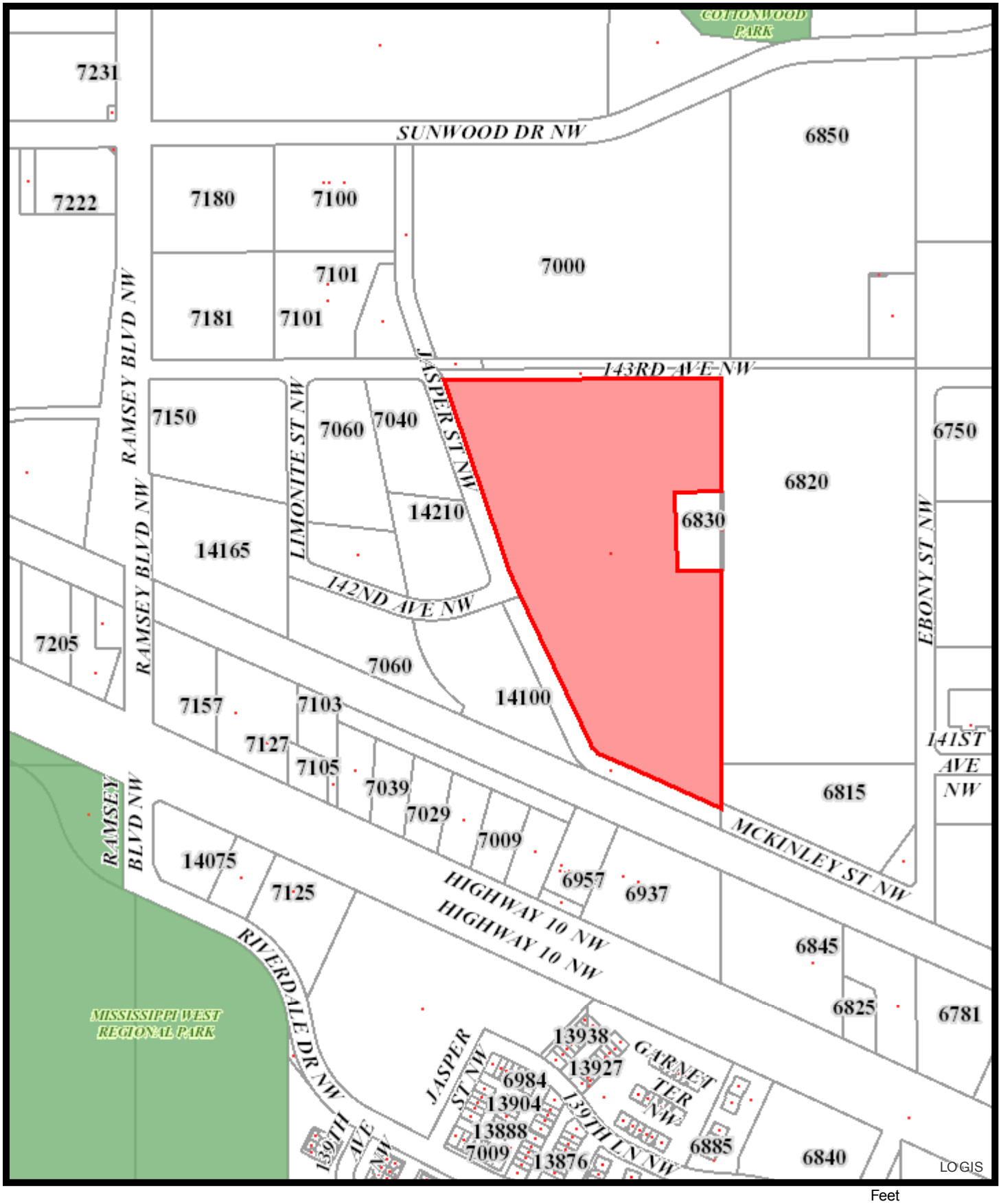
Attachments

Site Location Map
Aerial View of Site
Site Plan
Architectural Elevations
Photometric Plan
Complete Plan Set
Landscape Tech Report
Plan Review Round 1 Changemarks
DRAFT Planning Commission Meeting Minutes
Resolution #19-139 Approving Final Plat, Site Plan, and Development Agreement for Anderson Dahlen South Addition
Development Agreement

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Eric Maass	06/18/2019 01:52 PM
Tim Gladhill	Eric Maass	06/18/2019 02:47 PM
Tim Gladhill	Eric Maass	06/18/2019 04:57 PM
Tim Gladhill	Tim Gladhill	06/20/2019 08:41 AM
Kurt Ulrich	Kurt Ulrich	06/20/2019 01:27 PM
Form Started By: Eric Maass		Started On: 06/06/2019 04:35 PM
Final Approval Date: 06/20/2019		

Site Location Map



Feet
0 112.5 225 450 675 900

Print Date: May 16, 2019

143RD AVE NW
7040
14210
JASPER ST NW
6830
14100
7029

7000 SUNFISH LAKE BOULEVARD NW
ZONING: E-2: EMPLOYMENT DISTRICT

143RD AVENUE

7040 143RD AVENUE NW
ZONING: E-2: EMPLOYMENT DISTRICT

JASPER STREET

14210 JASPER STREET NW
ZONING: E-2: EMPLOYMENT DISTRICT

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ZONING: E-1: EMPLOYMENT DISTRICT

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FUTURE
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BUILDING
(172'X254')

LOT 1

OUTLOT A

CEMETERY

LEGAL DESCRIPTION
LOT 1, BLOCK 1-ANDERSON DAHLEN SOUTH ADDITION

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SCALE 30 0 30 60 IN FEET

DATE	REVISION	DATE	REVISION
5/1/19	CITY SUBMITTAL		

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TIMOTHY A. ERICKKS, P.E. Lic. No. 43362
Date 4/19/19

DESIGNED: TAE
DRAWN: TAE
CHECKED: CJJ

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

LOT 1, BLOCK 1
ANDERSON DAHLEN SOUTH ADDITION

SITE PLAN

CITY OF RAMSEY, MINNESOTA

SHEET C5 OF C8 SHEETS

3395.10

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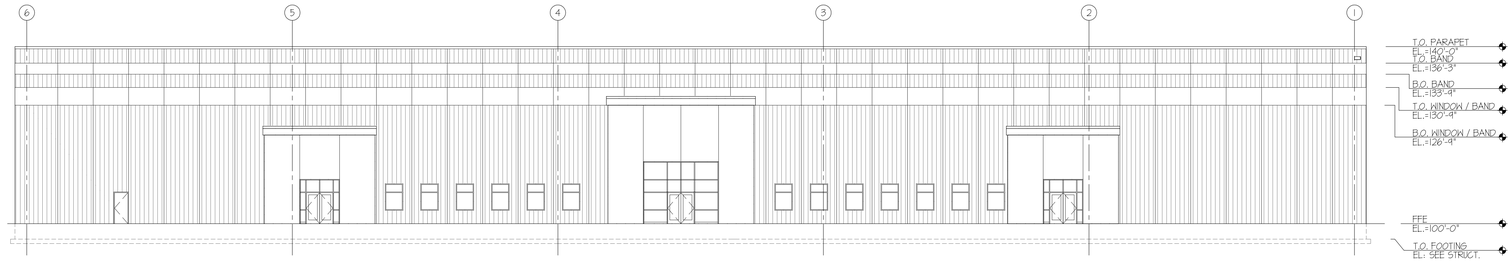
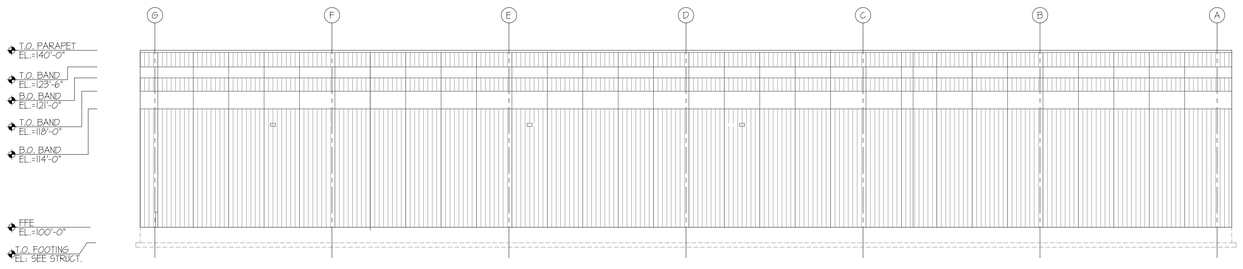


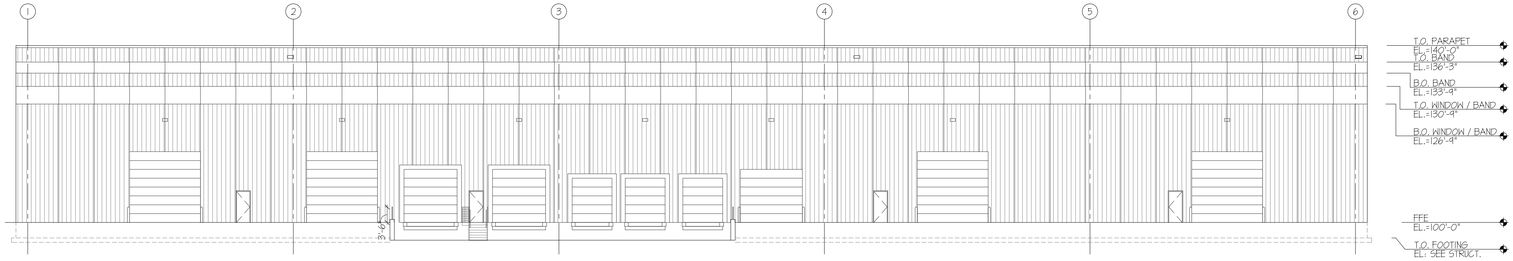
1 A3.1 NORTH ELEVATION

1/16"=1'-0"



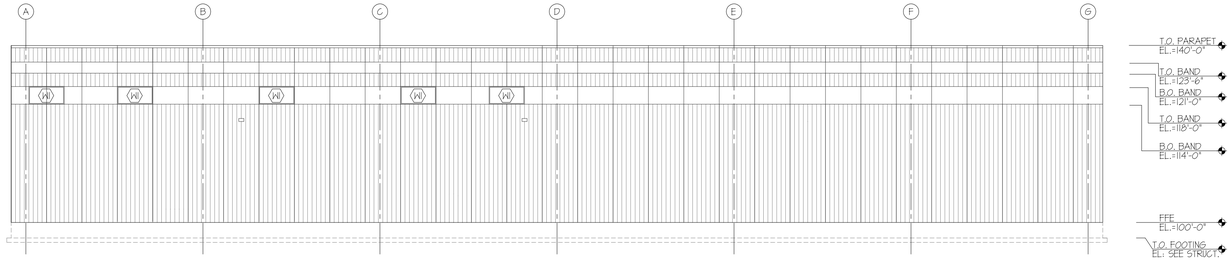
2 A3.1 EAST ELEVATION

1/16"=1'-0"



3 A3.1 SOUTH ELEVATION

1/16"=1'-0"



4 A3.1 WEST ELEVATION

1/16"=1'-0"

HTG architects

www.htg-architects.com
Minneapolis Tampa Bismarck

9300 Hennepin Town Road
Minneapolis, MN 55347
Tel: 952.278.8880

PROJECT

ANDERSON DAHLEN
BUILDING
NEW BUILDING
RAMSEY, MINNESOTA

Kinghorn COMPANY
GENERAL CONTRACTORS

ISSUED SET	CITY SUBMITTAL	05-02-2019
REVISIONS		
DATE	NO.	

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

-
REG. NO. DATE

EXTERIOR ELEVATIONS

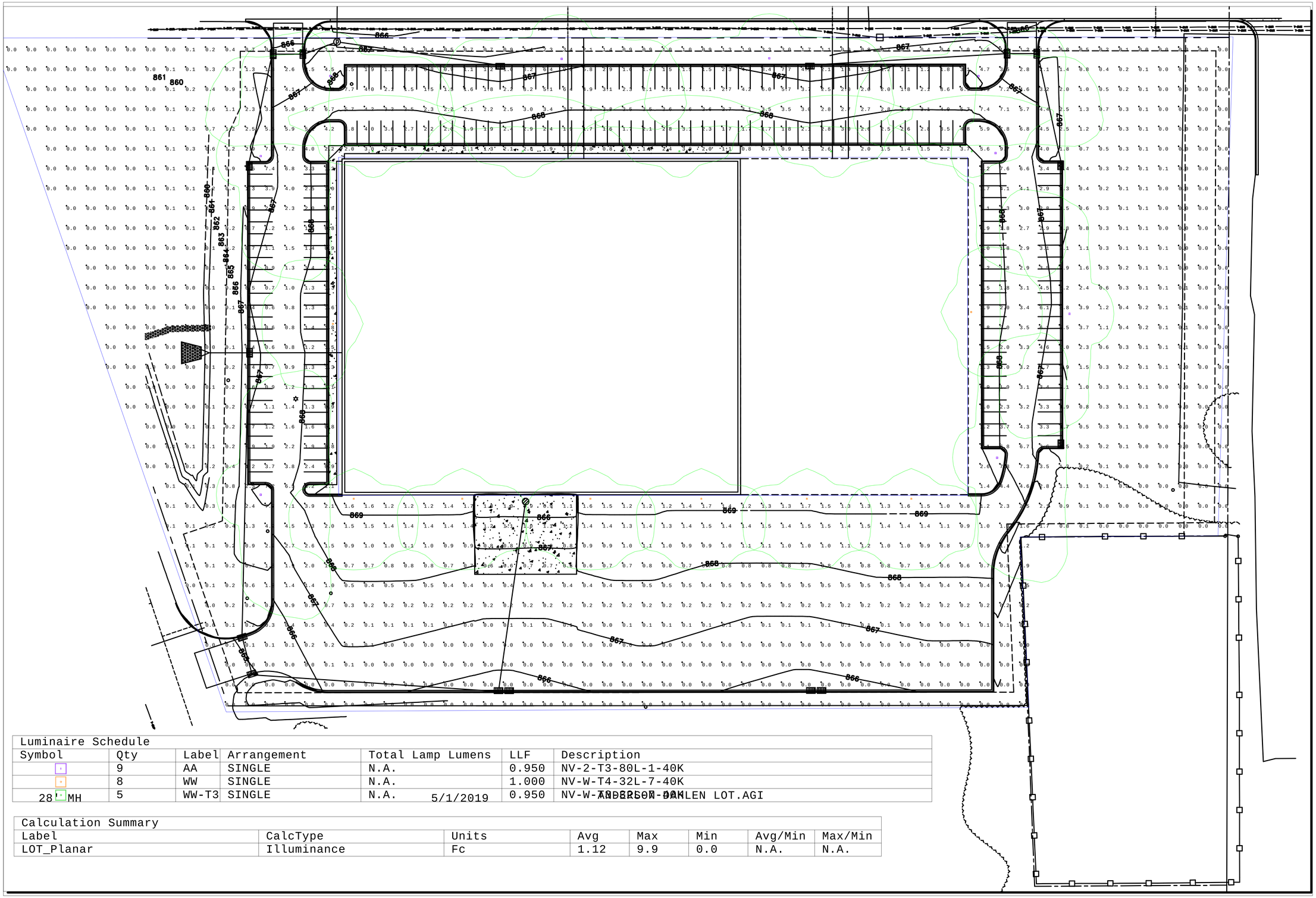
EE-191127.dwg May 02, 2019 - 10:16am

DRAWN BY: AAT CHECKED: TRM

A3.1

191127 EE-191127

COPYRIGHT © BY HTG ARCHITECTS



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	9	AA	SINGLE	N.A.	0.950	NV-2-T3-80L-1-40K
	8	WW	SINGLE	N.A.	1.000	NV-W-T4-32L-7-40K
28 MH	5	WW-T3	SINGLE	N.A.	0.950	NV-W-T3-32L-7-40K

5/1/2019 ANDERSON-DAHLEN LOT.AGI

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
LOT_Planar	Illuminance	Fc	1.12	9.9	0.0	N.A.	N.A.

AGI32

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Lighting Analysts

www.agi32.com

Sample Banner copyright 2016 Lighting Analysts, Inc.

#	Date	Comments

Revisions

Drawn By:
Checked By:
Date:5/1/2019
Scale:

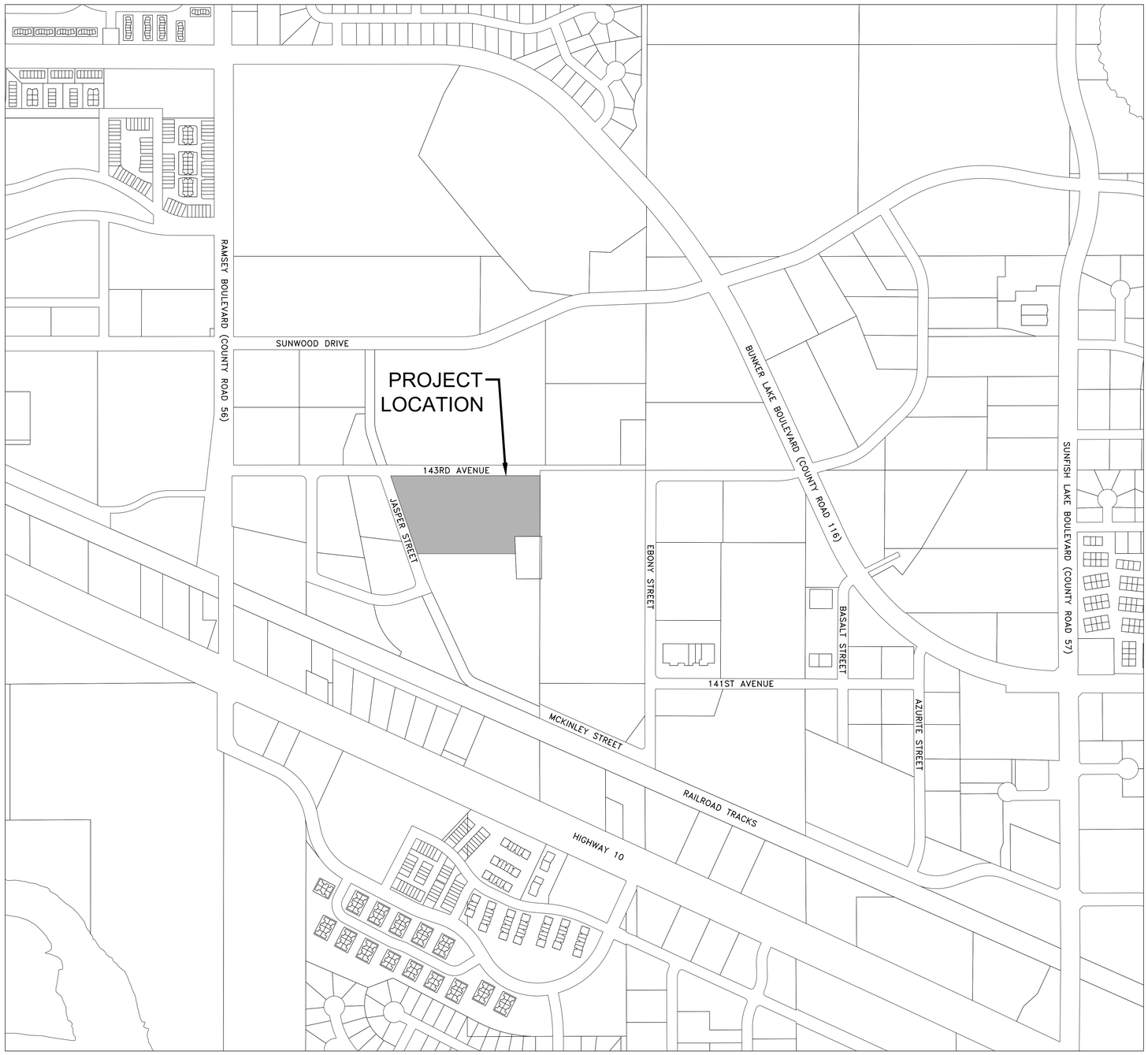
ANDERSON DAHLEN LOT

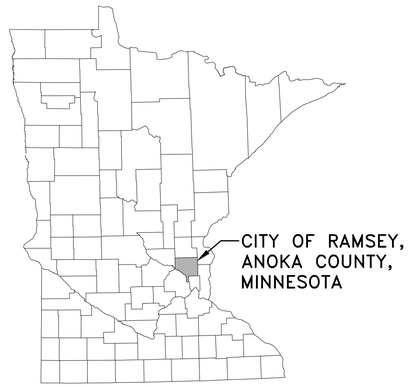
LOT 1, BLOCK 1 - ANDERSON DAHLEN SOUTH ADDITION

CONSTRUCTION PLANS FOR SITE GRADING AND STORM SEWER, SANITARY SEWER, WATERMAIN, PARKING LOT AND MISCELLANEOUS CONSTRUCTION

FOR KINGHORN CONSTRUCTION

CITY OF RAMSEY





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GOVERNING SPECIFICATIONS

THE 2018 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN.

THE 2013 EDITION OF THE CITY ENGINEER'S ASSOCIATION OF MINNESOTA "STANDARD SPECIFICATIONS" SHALL GOVERN FOR SANITARY SEWER AND WATERMAIN WORK.

ALL FEDERAL, STATE AND LOCAL LAWS, REGULATIONS, AND ORDINANCES SHALL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.

ALL TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM TO THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE LATEST FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

SHEET INDEX

THIS PLAN CONTAINS 8 SHEETS

SHEET NO.	DESCRIPTION
C1	TITLE SHEET
C2	CONSTRUCTION NOTES AND DETAILS
C3	DETAILS
C4	EXISTING TOPOGRAPHY AND REMOVALS PLAN
C5	SITE PLAN
C6	GRADING, DRAINAGE AND EROSION CONTROL PLAN
C7	UTILITY PLAN
C8	PAVING AND RESTORATION PLAN

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

GENERAL CONTRACTOR

KINGHORN CONSTRUCTION
21830 INDUSTRIAL COURT
ROGERS, MN 55374
GRADY KINGHORN
glkinghorn@kinghornco.com
JOHN KINGHORN
johnk@kinghornco.com
763-428-8088

ENGINEER/SURVEYOR

HAKANSON ANDERSON
3601 THURSTON AVENUE
ANOKA, MN 55303
TIMOTHY A. EGGERICHS, P.E.
time@haa-inc.com
CHARLES R. CHRISTOPHERSON, P.L.S.
charlie@haa-inc.com
763-427-5860
763-427-0520 (FAX)

ARCHITECT

HTG ARCHITECTS
9300 HENNEPIN TOWN ROAD
EDEN PRAIRIE, MN 55347
952-278-8880

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.

TIMOTHY A. EGGERICHS, P.E.
HAKANSON ANDERSON
DESIGN ENGINEER

43362 LIC. NO.

DATE 4/19/19

DATE	REVISION
5/1/19	CITY SUBMITTAL

Apr 30, 2019 - 1:19pm
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7000 SUNFISH LAKE BOULEVARD NW
ZONING: E-2: EMPLOYMENT DISTRICT

143RD AVENUE

40'

JASPER STREET

40'

7040 143RD AVENUE NW
ZONING: E-2: EMPLOYMENT DISTRICT

6820 143RD AVENUE NW
ZONING: E-1: EMPLOYMENT DISTRICT

R=20' R=20' 24' R=20' R=5' 20' R=20' R=20' 24' R=20' R=5'

18' 24' 18' 9' (TYP.)

R=5' R=5' R=20' R=5' R=5' R=20' R=5'

52 52

27 27 24 24

10'

PROPOSED
76,454 SF
BUILDING
(301'X254')

FUTURE
43,688 SF
BUILDING
(172'X254')

18' 24' 18' 10' 18' 24' 18'

R=5' R=4.25'

R=5' R=76' 24' R=5' R=15' R=100'

LOT 1

60'

77'

148.7'

R=50'

R=40' R=25' 30' R=40' R=37'

10'

CEMETERY

14210 JASPER STREET NW
ZONING: E-2: EMPLOYMENT DISTRICT

OUTLOT A

N

30 0 30 60
SCALE IN FEET

LEGAL DESCRIPTION
LOT 1, BLOCK 1-ANDERSON DAHLEN SOUTH ADDITION

ZONING: E-2: EMPLOYMENT DISTRICT
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Date 4/19/19 Lic. No. 43362

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: CJJ

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

LOT 1, BLOCK 1
ANDERSON DAHLEN SOUTH ADDITION

SITE PLAN

CITY OF RAMSEY, MINNESOTA

SHEET C5 OF C8 SHEETS

3395.10

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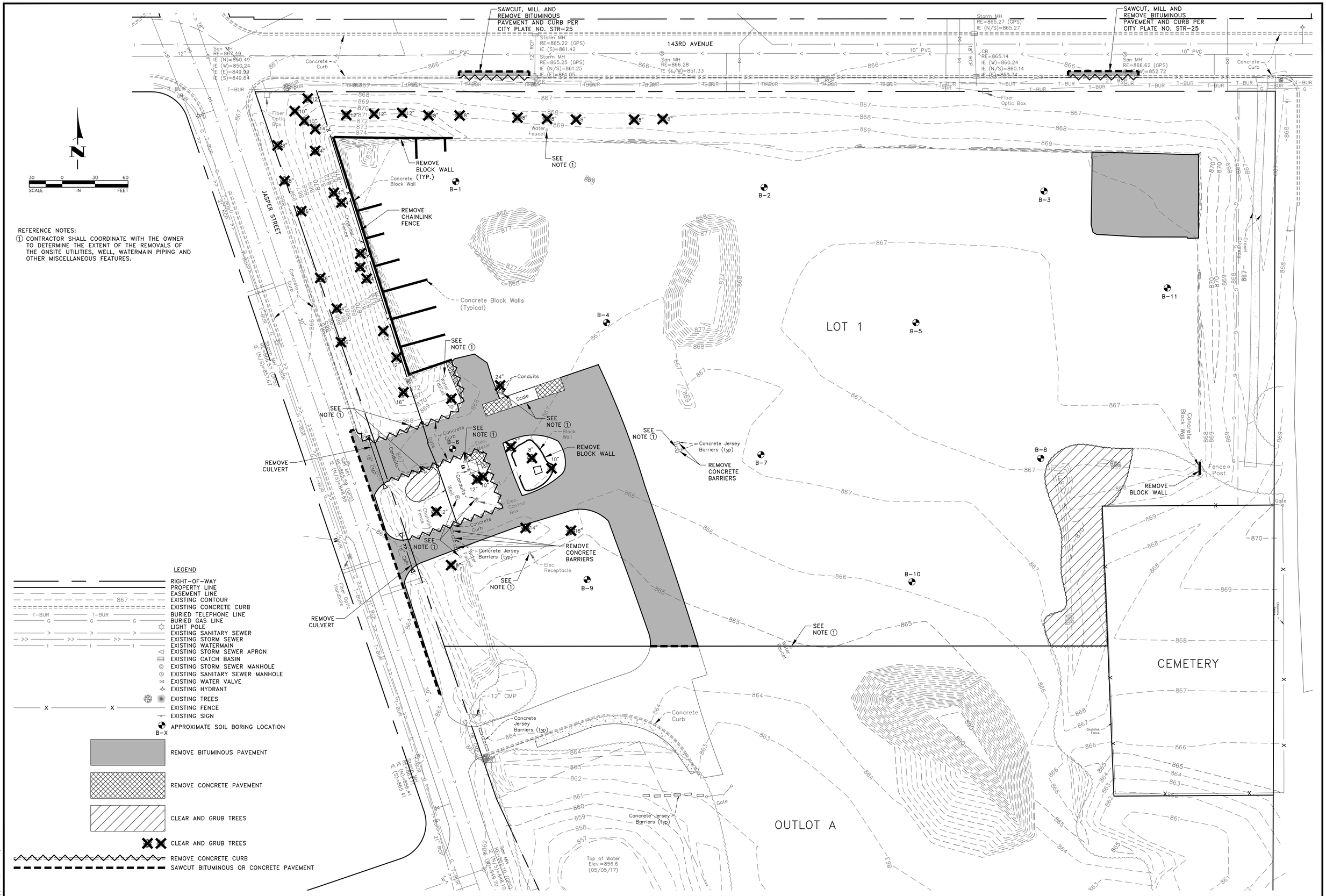

REFERENCE NOTES:

① CONTRACTOR SHALL COORDINATE WITH THE OWNER TO DETERMINE THE EXTENT OF THE REMOVALS OF THE ONSITE UTILITIES, WELL, WATERMAIN PIPING AND OTHER MISCELLANEOUS FEATURES.

LEGEND

- RIGHT-OF-WAY
- PROPERTY LINE
- EASEMENT LINE
- EXISTING CONTOUR
- EXISTING CONCRETE CURB
- BURIED TELEPHONE LINE
- BURIED GAS LINE
- LIGHT POLE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- EXISTING STORM SEWER APRON
- EXISTING CATCH BASIN
- EXISTING STORM SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING HYDRANT
- EXISTING TREES
- EXISTING FENCE
- EXISTING SIGN
- APPROXIMATE SOIL BORING LOCATION B-X
- REMOVE BITUMINOUS PAVEMENT
- REMOVE CONCRETE PAVEMENT
- CLEAR AND GRUB TREES
- CLEAR AND GRUB TREES
- REMOVE CONCRETE CURB
- SAWCUT BITUMINOUS OR CONCRETE PAVEMENT

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DESIGNED BY: TAE
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LOT 1, BLOCK 1
ANDERSON DAHLEN SOUTH ADDITION

EXISTING TOPOGRAPHY AND REMOVALS PLAN

CITY OF RAMSEY, MINNESOTA

SHEET C4 OF C8 SHEETS

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Apr 29, 2019 - 1:32pm
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Date 4/19/19

DESIGNED: TAE
DRAWN: TAE
CHECKED: CJJ

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

LOT 1, BLOCK 1
ANDERSON DAHLEN SOUTH ADDITION

SITE PLAN

CITY OF RAMSEY, MINNESOTA

SHEET C5 OF C8 SHEETS

3395.10

Apr 30, 2019 - 1:20pm
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GENERAL NOTES:

1. PRIOR TO IMPORTING OR EXPORTING MATERIAL FROM THE SITE, CONTRACTOR SHALL CONSTRUCT A ROCK CONSTRUCTION ENTRANCE PER CITY PLATE NO. ERO-5.
2. VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
3. SEE THE UTILITY PLAN FOR STORM SEWER AND SEWER AND WATER SERVICE INFORMATION.
4. PERVIOUS AREAS SHALL BE STABILIZED WITHIN 14 DAYS OF ROUGH GRADING.
5. CONTRACTOR SHALL DETERMINE A LOCATION FOR CONCRETE AND OTHER WASHOUT WASTE. A SIGN SHALL BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY THAT REQUIRES SITE PERSONNEL TO UTILIZE THE PROPER FACILITIES FOR DISPOSAL OF CONCRETE AND OTHER WASTES.
6. STREET SWEEPING MUST BE PERFORMED DAILY IF SEDIMENT IS TRACKED OUTSIDE THE CONSTRUCTION LIMITS OR ONTO ANY CITY STREETS.
7. PER THE ANOKA COUNTY SOIL SURVEY, THE SITE CONSISTS OF HUBBARD LOAMY SANDS.

REFERENCE NOTES:

① RETAINING WALL SHALL BE DESIGNED BY A LICENSED ENGINEER.

② PLACE RIPRAP PER CITY PLATE NO. ERO-3.

③ THE LIMITS OF THE INFILTRATION BASIN ARE DEFINED AS THOSE AREAS SHOWN ON SHEET C8 DENOTED FOR SEED MIX 33-261. CONTRACTOR SHALL REMOVE ALL ORGANIC SOILS IN THE INFILTRATION BASIN AND REPLACE WITH SIMILAR NATIVE SANDS. INFILTRATION BASIN SHALL BE TOP DRESSED WITH TWO INCHES OF ONSITE SANDY TOPSOIL. ONLY LOW PRESSURE EQUIPMENT SHALL BE ALLOWED IN THE INFILTRATION AREA. COMPACTION SHALL BE MINIMIZED TO THE MAXIMUM EXTENT PRACTICAL.

④ PLACE SEDIMENT CONTROL LOG AFTER COMPLETION OF GRADING.

⑤ PLACE RIPRAP PER (4/C2).

LEGEND

- RIGHT-OF-WAY
- PROPERTY LINE
- EASEMENT LINE
- EXISTING CONTOUR
- EXISTING CONCRETE CURB
- BURIED TELEPHONE LINE
- BURIED GAS LINE
- LIGHT POLE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- EXISTING STORM SEWER APRON
- EXISTING CATCH BASIN
- EXISTING STORM SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING HYDRANT
- EXISTING TREES
- EXISTING FENCE
- EXISTING SIGN
- APPROXIMATE SOIL BORING LOCATION
- PROPOSED CONTOUR
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATERMAIN
- PROPOSED CATCH BASIN
- PROPOSED STORM SEWER APRON
- PROPOSED RIPRAP
- STORM DRAIN INLET PROTECTION DEVICE PER (5/C2), (6/C2) AND (7/C2)
- PROPOSED TIPOUT CURB PER (3/C2)
- SILT FENCE PER CITY PLATE NO. ERO-1
- SEDIMENT CONTROL LOG PER CITY PLATE NO. ERO-4 ④
- DRAINAGE ARROW
- T-906.3 / B-904.0 GROUND ELEVATION AT BASE OF RETAINING WALL
- DETAIL NUMBER / SHEET NUMBER

DATE	REVISION	DATE	REVISION
5/1/19	CITY SUBMITTAL		

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.

TIMOTHY A. EGGERICHS, P.E.
Date 4/19/19 Lic. No. 43362

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: CJJ

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LOT 1, BLOCK 1
ANDERSON DAHLEN SOUTH ADDITION

GRADING, DRAINAGE AND EROSION CONTROL PLAN

CITY OF RAMSEY, MINNESOTA

SHEET C6 OF C8 SHEETS

3395.10

Apr 30, 2019 - 1:21pm
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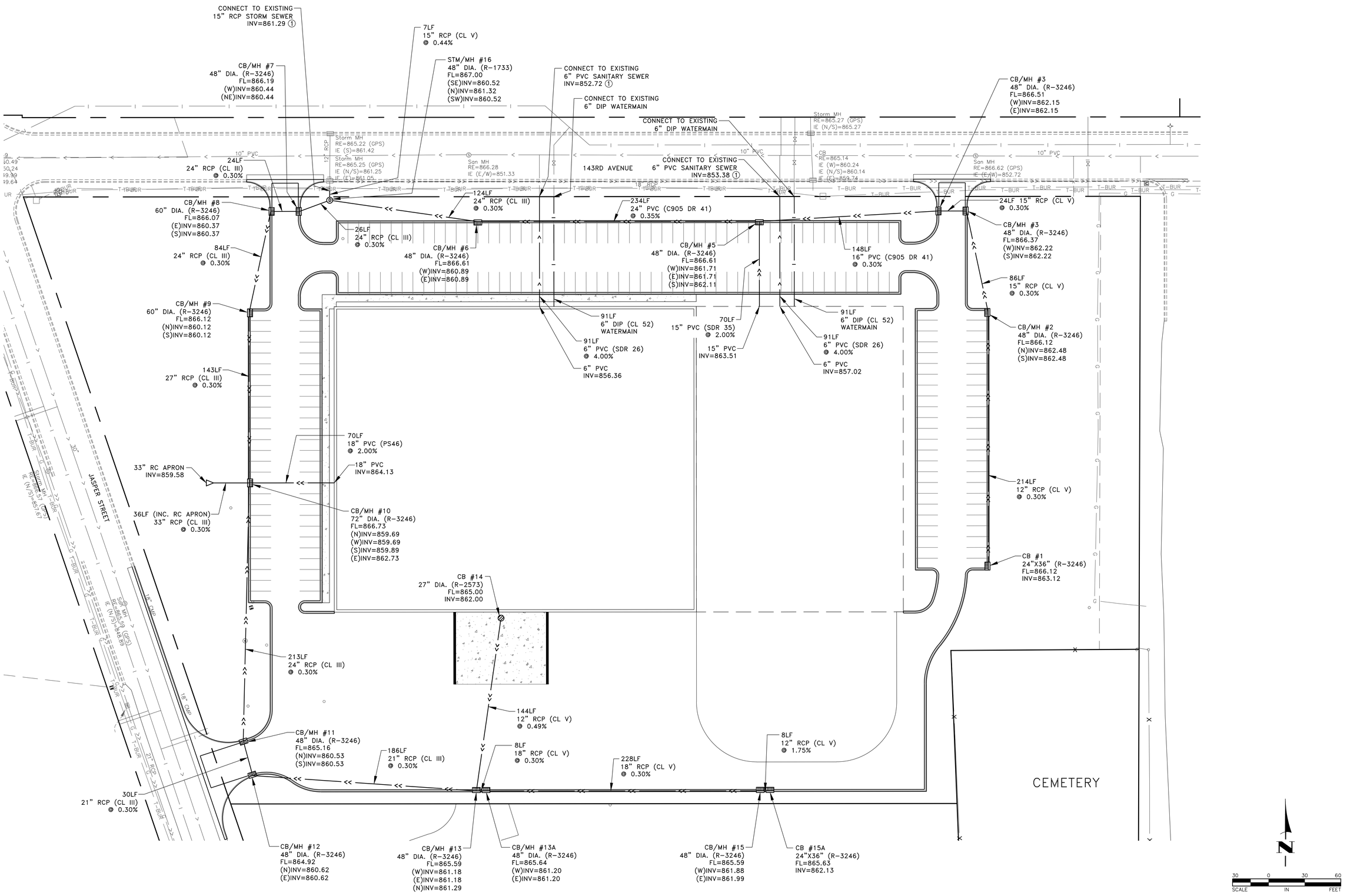
GENERAL NOTES:

1. ALL STORM SEWER STRUCTURES SHALL BE PRECAST CONCRETE SECTIONS PER MN/DOT STANDARD PLATES 4006 AND 4020.
2. MAINTAIN A MINIMUM OF 7.5' OF COVER OVER WATER SERVICES.

REFERENCE NOTES:

(1) LOCATION AND INVERT OF EXISTING SANITARY SEWER AND STORM SEWER STUBS SHALL BE VERIFIED PRIOR TO CONSTRUCTION.



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LOT 1, BLOCK 1
ANDERSON DAHLEN SOUTH ADDITION

UTILITY PLAN

CITY OF RAMSEY, MINNESOTA

SHEET C7 OF C8 SHEETS

3395.10

Apr 30, 2019 - 1:27pm
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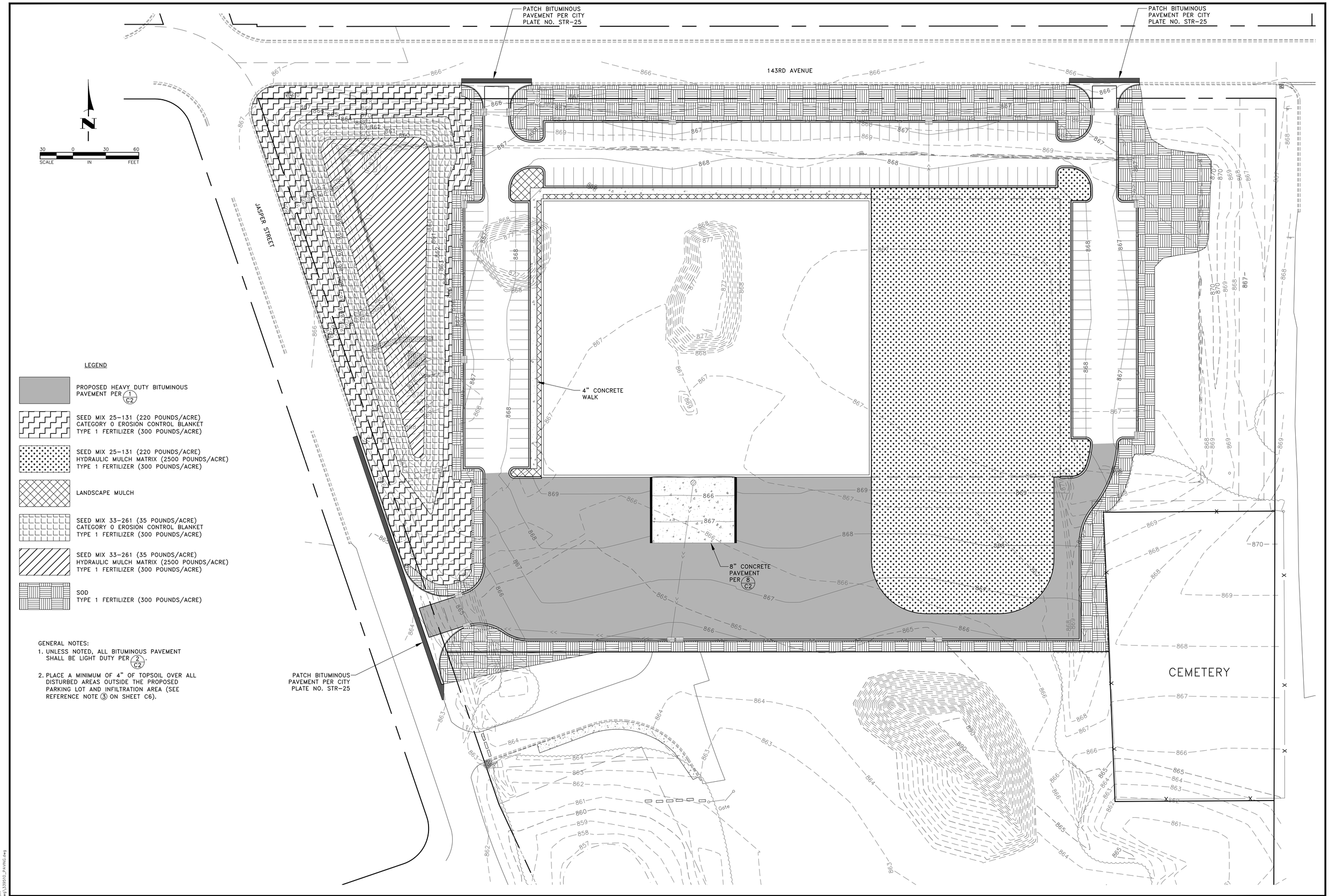

LEGEND

- PROPOSED HEAVY DUTY BITUMINOUS PAVEMENT PER 1 C2
- SEED MIX 25-131 (220 POUNDS/ACRE) CATEGORY 0 EROSION CONTROL BLANKET TYPE 1 FERTILIZER (300 POUNDS/ACRE)
- SEED MIX 25-131 (220 POUNDS/ACRE) HYDRAULIC MULCH MATRIX (2500 POUNDS/ACRE) TYPE 1 FERTILIZER (300 POUNDS/ACRE)
- LANDSCAPE MULCH
- SEED MIX 33-261 (35 POUNDS/ACRE) CATEGORY 0 EROSION CONTROL BLANKET TYPE 1 FERTILIZER (300 POUNDS/ACRE)
- SEED MIX 33-261 (35 POUNDS/ACRE) HYDRAULIC MULCH MATRIX (2500 POUNDS/ACRE) TYPE 1 FERTILIZER (300 POUNDS/ACRE)
- SOD TYPE 1 FERTILIZER (300 POUNDS/ACRE)

GENERAL NOTES:

1. UNLESS NOTED, ALL BITUMINOUS PAVEMENT SHALL BE LIGHT DUTY PER 2 C2.
2. PLACE A MINIMUM OF 4" OF TOPSOIL OVER ALL DISTURBED AREAS OUTSIDE THE PROPOSED PARKING LOT AND INFILTRATION AREA (SEE REFERENCE NOTE 3 ON SHEET C6).

DATE	REVISION	DATE	REVISION
5/1/19	CITY SUBMITTAL		

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TIMOTHY A. EDGERRIN, P.E.
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DESIGNED BY:	TAE
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LOT 1, BLOCK 1
ANDERSON DAHLEN SOUTH ADDITION

PAVING AND RESTORATION PLAN

CITY OF RAMSEY, MINNESOTA

SHEET C8 OF C8 SHEETS

3395.10

Apr 30, 2019 - 1:23pm
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LANDSCAPE NOTES:

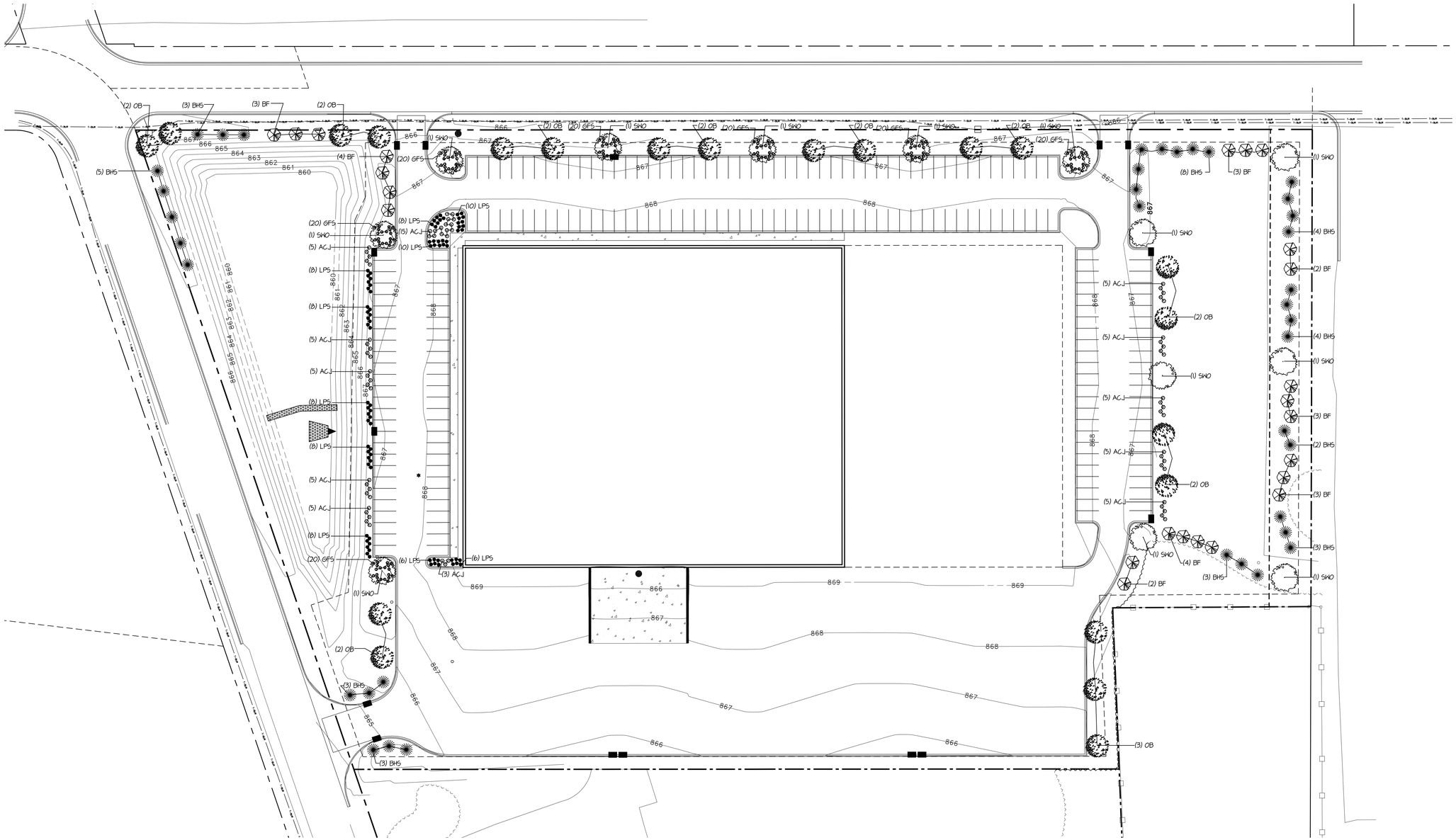
1. ALL PLANTING BEDS TO BE EDGED WITH BLACK DIAMOND OR EQUAL BLACK VINYL EDGING AND MULCHED WITH ROCK MULCH AT 3" DEPTH OVER TYPAR WEED BARRIER FABRIC OR EQUAL.
2. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING GOPHER STATE ONE. CALL FOR UNDERGROUND UTILITY LOCATIONS PRIOR TO DIGGING.
3. PLANT TREES & SHRUBS AFTER FINAL GRADES ARE ESTABLISHED AND PRIOR TO PLANTING OF LAWNS, UNLESS OTHERWISE ACCEPTABLE TO GENERAL CONTRACTOR OR OWNER. IF PLANTING OF TREES & SHRUBS OCCURS AFTER LAWN WORK, PROTECT LAWN AREAS AND PROMPTLY REPAIR AT NO COST TO THE OWNER, DAMAGE TO LAWNS RESULTING FROM PLANTING OPERATIONS.
4. IF SPECIFIED MATERIAL IS NOT OBTAINABLE, NOTIFY GENERAL CONTRACTOR OR OWNER, ALONG W/ A DESCRIPTION OF EQUIVALENT MATERIAL.
5. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER SHOWN ON THE PLANT LIST, THE NUMBER SHOWN ON THE PLAN SHALL GOVERN.
6. LANDSCAPE CONTRACTOR SHALL WARRANTY TREES & SHRUBS FOR A PERIOD OF ONE YEAR AFTER DATE OF FINAL ACCEPTANCE AGAINST DEFECTS INCLUDING DEATH, POOR GROWTH, AND PLUMB ORIENTATION.
7. PROVIDE SOIL AMENDMENTS AT ALL TREE & SHRUB PLANTING HOLES CONSISTING OF EQUAL MIX OF ORGANIC MATERIAL, BLACK DIRT, AND SAND.
8. ALL MATERIAL SHALL BE RATED FOR APPROPRIATE TEMPERATURE ZONE AND SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMAN.
9. ALL LAWN AREAS TO HAVE IRRIGATION AND SOD TO PROPERTY LINES AND/OR TO BACK OF CURBS ALONG RIGHT OF WAYS.
10. SOD SHALL BE CULTURED KENTUCKY BLUEGRASS, FREE OF WEEDS & CLUMPS. LANDSCAPE CONTRACTOR WILL WATER AT TIME OF INSTALLATION AND ROLL ALL SOD AS NEEDED TO ASSURE A SMOOTH TURF SURFACE. ALL SLOPES GREATER THAN 3:1 SHALL BE STAKED. ANY SLIDING OF SOD SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR.
11. ALL SOD IS TO BE IRRIGATED.
12. ALL TREES PLANTED SHALL RECEIVE 3" ROCK MULCH SAUCERS WITH A MINIMUM DEPTH OF 4" AS SHOWN IN DETAILS.
13. ALL TREES SHALL BE STAKED IF DEEMED NECESSARY AND WRAPPED AT THE END OF THE GROWING SEASON.
14. LANDSCAPE BID TO INCLUDE A COMPLETE LAWN IRRIGATION SYSTEM AS REQUIRED.
15. ALL SHRUB BEDS TO RECEIVE ROCK MULCH TO 3" DEPTH WITH WEED BARRIER FABRIC.
16. COMMERCIAL GRADE VINYL EDGER TO BE USED WHERE SOD ABUTS SHRUB BEDS.
17. INFILTRATION AREA TO BE BLANKETED THROUGHOUT TO ELEVATION 93.0.
18. NO PLANTS IN INFILTRATION AREA TO BE PLANTED BELOW ELEVATION 91.0.
19. INFILTRATION AREA TO BE SEEDED WITH MNDOT #310 OR EQUIVALENT.
20. BLANKET IN INFILTRATION AREA TO MEET MNDOT 3885 CATEGORY 1 AND 2 SPECIFICATIONS.

LANDSCAPE CALCULATIONS:

E-1 ~ EMPLOYMENT DISTRICT	
TREE CALCULATION ~ WHICHEVER IS GREATER	
METHOD 1: 1 TREE PER 50 LINEAR FEET OF SITE PERIMETER:	SITE PERIMETER = 2,724 FEET / 50 FEET = 55 TREES
METHOD 2: 1 TREE PER 1,000 SF OF BUILDING FOOTPRINT AREA:	BUILDING FOOTPRINT AREA = 78,369 SF / 1,000 = 79 TREES
ADDITIONAL TREE CALCULATION PER PARKING = ADDITIONAL OVERSTORY TREES	
METHOD: 1 TREE PER EVERY 10 PARKING STALLS:	206 PARKING STALLS / 10 = 21 TREES
TOTAL TREES REQUIRED:	100 TREES REQUIRED
TOTAL TREES PROVIDED:	100 TREES PROVIDED
SHRUB CALCULATION ~ WHICHEVER IS GREATER	
METHOD 1: 1 SHRUB PER 30 LINEAR FEET OF SITE PERIMETER:	SITE PERIMETER = 2,724 FEET / 30 FEET = 91 SHRUBS
METHOD 2: 1 SHRUB PER 300 SF OF BUILDING FOOTPRINT AREA:	BUILDING FOOTPRINT AREA = 78,369 SF / 300 = 262 SHRUBS
TOTAL SHRUBS REQUIRED:	262 SHRUBS REQUIRED
TOTAL SHRUBS PROVIDED:	288 SHRUBS PROVIDED

PLANT LIST

KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
		TREES			
BHS	38	Black Hills Spruce	Picea glauca	6' HT.	BB
OB	21	Ohio Buckeye	Aesculus glabra	2.5" Cal.	BB
SWO	12	Swamp White Oak	Quercus bicolor	2.5" Cal.	BB
BF	29	Balsam Fir	Abies balsamea	6' HT.	BB
		SHRUBS			
ACJ	68	Andorra Compact Juniper	Juniperus horizontalis ' Plumosa Compacta'	2' HT.	BB.
LPS	80	Little Princess Spirea	Spiraea japonica 'Little Princess'	2' HT.	B.B.
GFS	140	Grow-low Fragrant Sumac	Rhus Aromatic 'Gro-low'	2' HT.	5 Gal.



1 L1.1 LANDSCAPE PLAN
1"=40'-0"

HTG architects
www.htg-architects.com
Minneapolis Tampa Bismarck
9300 Hennepin Town Road
Minneapolis, MN 55347
Tel: 952.278.8880

PROJECT

ANDERSON DAHLEN BUILDING NEW BUILDING RAMSEY, MINNESOTA

Kinghorn COMPANY
GENERAL CONTRACTORS

ISSUED SET CITY SUBMITTAL 05-02-2019
REVISIONS
DATE NO.

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

_____ -
REG. NO. DATE

LANDSCAPE PLAN

DRAWN BY: AAT CHECKED BY: TRM

L1.1

191127 LPL-191127

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GENERAL CONSTRUCTION AND SOILS NOTES:

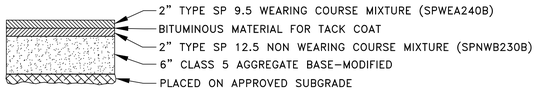
1. STRIP ALL INPLACE TOPSOIL IN AREAS TO BE DISTURBED BY CONSTRUCTION AND REUSE AS SLOPE DRESSING. IN AREAS OF PARKING LOT AND BUILDING CONSTRUCTION, THE EXPOSED SAND SHALL BE SURFACE COMPACTED TO AT LEAST 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY, ASTM D698, IN AT LEAST THE UPPER 3 FEET.
2. UNLESS OTHERWISE RECOMMENDED IN THESE PLANS, THE GRADING SUBGRADE SHALL BE CONSTRUCTED OF SUITABLE GRADING MATERIAL. THE FILL SHALL BE PLACED IN 8'' TO 10'' LOOSE LIFTS, AND COMPACTED TO 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY.
3. SUITABLE GRADING MATERIAL FOR THIS PROJECT SHALL CONSIST OF ALL SOILS ENCOUNTERED WITH THE EXCEPTION OF TOPSOIL, SILT, DEBRIS, ORGANIC MATERIAL AND OTHER UNSTABLE MATERIAL.
4. CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT FOR ADDITIONAL SITE PREPARATION REQUIREMENTS.
5. PROVIDE A SAW CUT WHEN PLACING NEW PAVEMENT ADJACENT TO INPLACE PAVEMENT AND AT TERMINI OF CONSTRUCTION TO ENSURE A UNIFORM JOINT.
6. BITUMINOUS AND CONCRETE ITEMS DISTURBED BY CONSTRUCTION SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF IN ACCORDANCE WITH MN/DOT SPEC. 2104.
7. USE TACK COAT BETWEEN ALL BITUMINOUS MIXTURES. THE BITUMINOUS TACK COAT MATERIAL SHALL BE APPLIED AT A UNIFORM RATE OF 0.04 GAL/SY TO 0.06 GAL/SY BETWEEN BITUMINOUS LAYERS. THE APPLICATION RATES ARE FOR UNDILUTED EMULSIONS (AS SUPPLIED FROM THE REFINERY) OR MC AND RC LIQUID ASPHALTS.
8. PERFORMANCE GRADED (PG) ASPHALT BINDER PG 58S-28, SPEC. 3151, SHALL BE USED FOR ALL BITUMINOUS MIXES ON THIS PROJECT. SPECIFIC PG GRADES ARE LISTED AT THE END OF THE MIX DESIGNATION NUMBER SHOWN ON THE TYPICAL SECTIONS.
9. THE BITUMINOUS MIXTURES SHALL MEET THE REQUIREMENTS OF SPECIFICATIONS 2360 AND 3139.

GENERAL EROSION CONTROL NOTES:

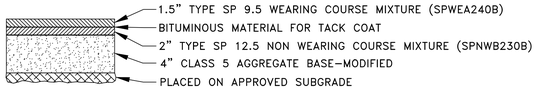
1. EROSION CONTROL SHALL CONFORM TO THE MN/DOT EROSION CONTROL HANDBOOK.
2. PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL ACQUIRE THE NECESSARY MPCA NPDES STORMWATER PERMIT.
3. THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) PRIOR TO GRADING AND REMOVAL ACTIVITIES. BMP'S SHALL BE MAINTAINED FOR THE DURATION OF CONSTRUCTION ACTIVITIES AND POTENTIAL FOR EROSION HAS PASSED.
4. THE CONTRACTOR SHALL SCHEDULE HIS OPERATION TO MINIMIZE THE AMOUNT OF DISTURBED AREA AT ANY GIVEN TIME.
5. BMP'S SHALL BE INSPECTED DAILY BY THE CONTRACTOR. OBSERVATIONS SHALL BE RECORDED IN THE INSPECTION LOG.
6. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION.
7. THE CONTRACTOR SHALL FILE A NOTICE OF TERMINATION WITH THE MPCA AFTER FINAL STABILIZATION HAS BEEN APPROVED.

REFERENCE NOTES:

① PAVEMENT SECTION SHALL BE VERIFIED BY GEOTECHNICAL ENGINEER.
② TYPE 1 INLET PROTECTION SHALL BE INSTALLED AS NECESSARY TO MINIMIZE PONDING OF WATER DURING CONSTRUCTION. WIMCO MODEL RD 23 IS SHOWN.
③ TYPE 2 INLET PROTECTION SHALL BE INSTALLED ON ALL CASTINGS RECEIVING RUNOFF FROM THE PROJECT AREA. INLET PROTECTION SHALL BE INSTALLED ON EXISTING, OFF SITE CASTINGS PRIOR TO THE START OF CONSTRUCTION. WIMCO MODEL CG 3067 IS SHOWN.
④ TYPE 3 INLET PROTECTION SHALL BE INSTALLED AS NECESSARY TO MINIMIZE PONDING OF WATER DURING CONSTRUCTION. WIMCO MODEL RD 27 IS SHOWN.



1 / C2 HEAVY DUTY BITUMINOUS PAVEMENT SECTION ①
NO SCALE



2 / C2 LIGHT DUTY BITUMINOUS PAVEMENT SECTION ①
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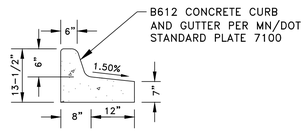

3 / C2 TIPOUT CURB DETAIL
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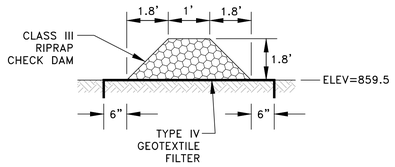
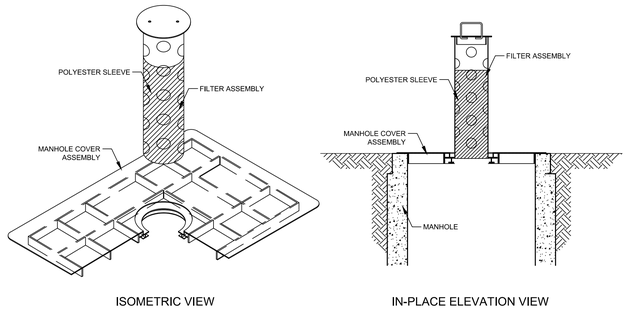
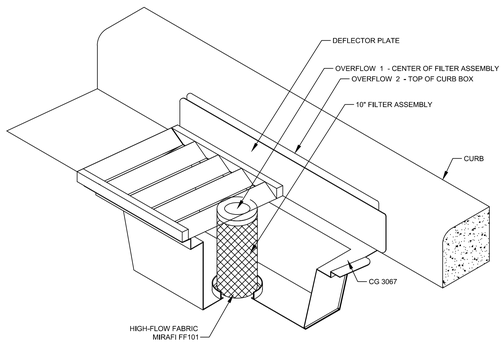


4 / C2 CHECK DAM DETAIL

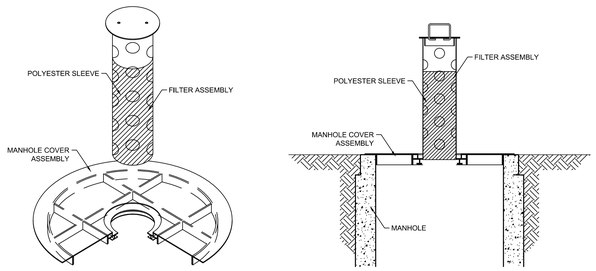


ISOMETRIC VIEW — IN-PLACE ELEVATION VIEW

5 / C2 STORM DRAIN INLET PROTECTION TYPE 1 ②
PRE-CURB

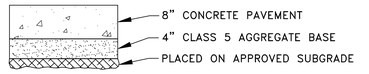


6 / C2 STORM DRAIN INLET PROTECTION TYPE 2 ③
POST-CURB



ISOMETRIC VIEW — IN-PLACE ELEVATION VIEW

7 / C2 STORM DRAIN INLET PROTECTION TYPE 3 ④



8 / C2 CONCRETE PAVEMENT SECTION ①
NO SCALE

DATE	REVISION	DATE	REVISION
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LOT 1, BLOCK 1
ANDERSON DAHLEN SOUTH ADDITION

CONSTRUCTION NOTES AND DETAILS

CITY OF RAMSEY, MINNESOTA

SHEET C2 OF C8 SHEETS

3395.10

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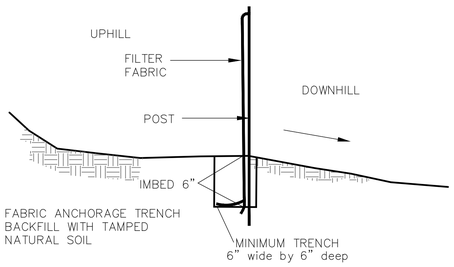
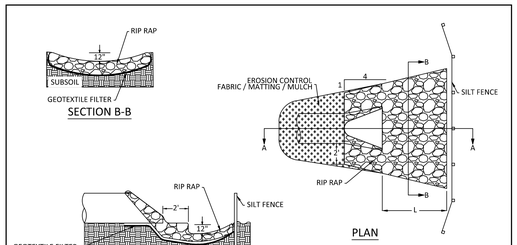


INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL

NO SCALE

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



NOTE: NOT TO SCALE

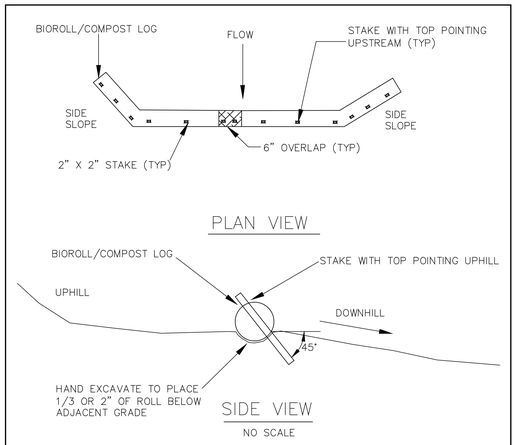
NOTES:

1. ON SLOPES 4:1 OR GREATER, ANCHOR OR STRAIGHT DISKED STRAW MULCH, SEEDED NETTING, GABRIC, OR MATTING SUCH AS EXCELSIOR SHALL BE USED TO STABILIZE DISTURBED SOILS. THESE EXPOSED SOILS MUST BE STABILIZED IMMEDIATELY AFTER GRADING OF SOIL IS COMPLETE.
2. A SKIRTING OF EROSION CONTROL FABRIC OR MULCH MUST BE USED TO PROTECT OUTLETS AS ILLUSTRATED REGARDLESS OF SLOPE.
3. RIP RAP IS CLASS III PLACED 18" THICK.
4. FOR PIPE GREATER THAN 48" DIAMETER OR 58" SPAN, QUANTITY OF GEOTEXTILE FABRIC AND RIP RAP WILL BE HANDLED IN A CASE BY CASE MANNER.
5. GEOTEXTILE FABRIC SHALL COVER THE BOTTOM AND SIDES OF THE AREA EXCAVATED FOR THE RIP RAP MATERIAL.

RIP RAP AT RCP OUTLETS			
DIA. OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
12	8	19.6	4.4
15	8	20.8	4.8
18	10	25.6	6.4
21	10	27.4	7.1
24	12	33.4	9.2
27	12	35.2	9.9
30	14	41.6	12.3
36	16	50.5	15.8
42	18	57.8	18.7
48	20	66.5	22.2

RIP RAP AT RCP-A OUTLETS			
SPAN OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
22	10	25.6	6.1
28	12	33.2	8.9
36	14	41.5	11.2
43	16	50.5	14.3
51	18	57.5	16.9
58	20	65.2	19.8

APPROVED: 9 - 2016	City of RAMSEY	STANDARD DETAILS: RIP-RAP
		CITY PLATE No. ERO-3



NO SCALE

NOTE:

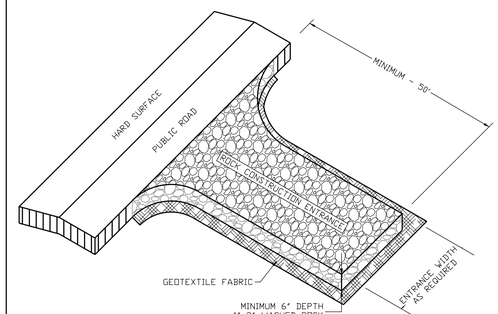
STAKE INTO GROUND WITH WOOD STAKES DRIVING STAKE 6" INTO GROUND AND PROTRUDING 2" ABOVE LOG

WOOD STAKES ARE A MINIMUM 0.5" X 2" X 16" AND PLACED EVERY 1' UNLESS PRECLUDED BY A ROCK

WHEN MORE THAN 1 BIOROLL/COMPOST LOG IS NEEDED, OVERLAP ENDS A MINIMUM OF 6" AND STAKE

WOOD STAKES ARE DRIVEN THROUGH BACK HALF OF BIOROLL OR COMPOST LOG AT 45° ANGLE WITH TOP OF STAKE POINTING UPHILL

APPROVED: 3 - 2016	City of RAMSEY	STANDARD DETAILS: BIO ROLL (COMPOST LOG)
		CITY PLATE No. ERO-4

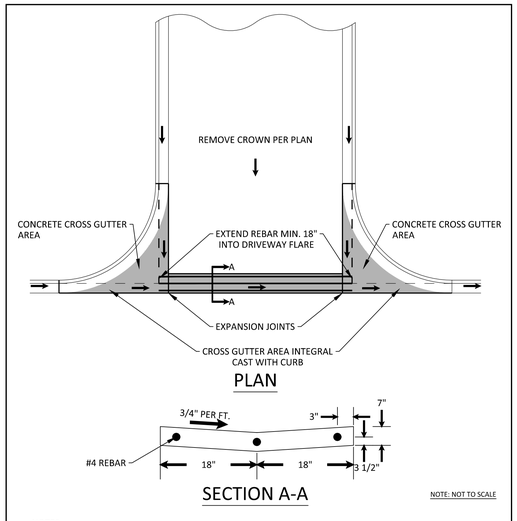


NOTE:

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

NOT TO SCALE

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

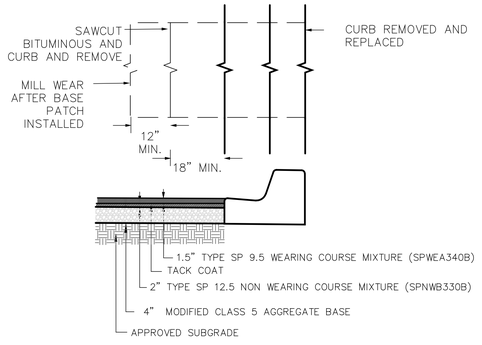


NOTE: NOT TO SCALE

NOTES:

1. WITH REMOVAL OF EXISTING CURB AT A STREET, MILL BITUMINOUS TO A DEPTH OF 1.5" AND A WIDTH OF 18" IN EXISTING STREET.
2. TO BE USED WHENEVER CROSS DRAINAGE IS < 2%.
3. CONCRETE CURB AND GUTTER SHALL BE CAST INTEGRAL WITH CONCRETE CROSS GUTTER AREA.
4. CONCRETE CURB AND GUTTER SHALL BE PAID SEPARATELY FROM CONCRETE CROSS GUTTER AREA.

APPROVED: 3 - 2017	City of RAMSEY	STANDARD DETAILS: CROSS GUTTER
		CITY PLATE No. STR-2



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

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 SPECIFICATION
		CITY PLATE No. STR-26

DATE	REVISION	DATE	REVISION
5/1/19	CITY SUBMITTAL		

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.

TIMOTHY A. EDGERRINS, P.E.

Date 4/19/19 Lic. No. 43362

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: CJJ

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

LOT 1, BLOCK 1
ANDERSON DAHLEN SOUTH ADDITION

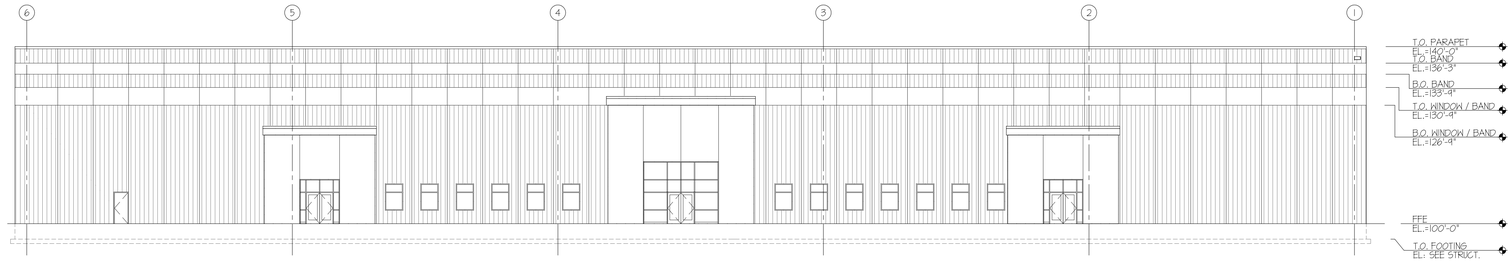
DETAILS

CITY OF RAMSEY, MINNESOTA

SHEET C3 OF C8 SHEETS

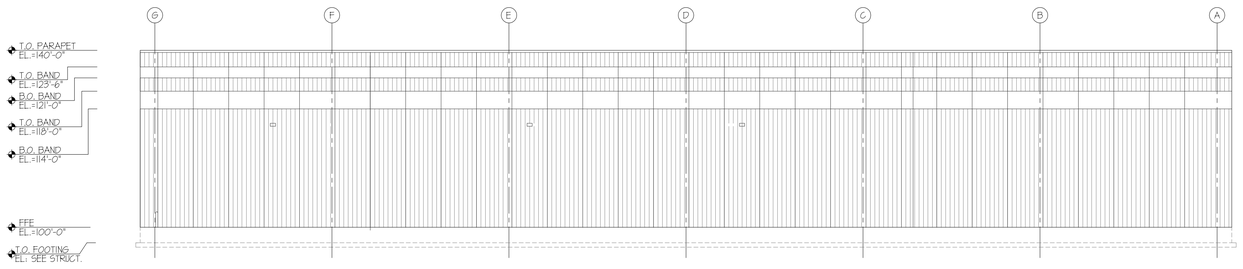
3395.10

Apr 30, 2019 – 1:20pm
K:\PROJECTS\3395.10\CAD\3395.10_DETAILS.dwg



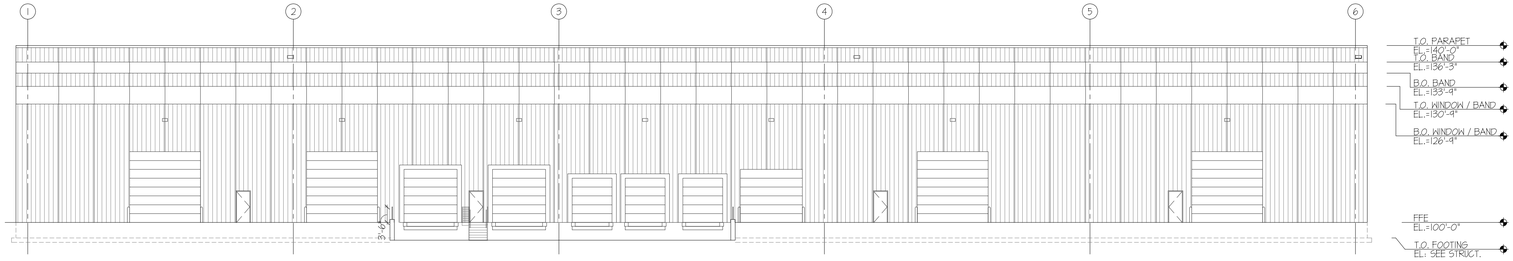
1 A3.1 NORTH ELEVATION

1/16"=1'-0"



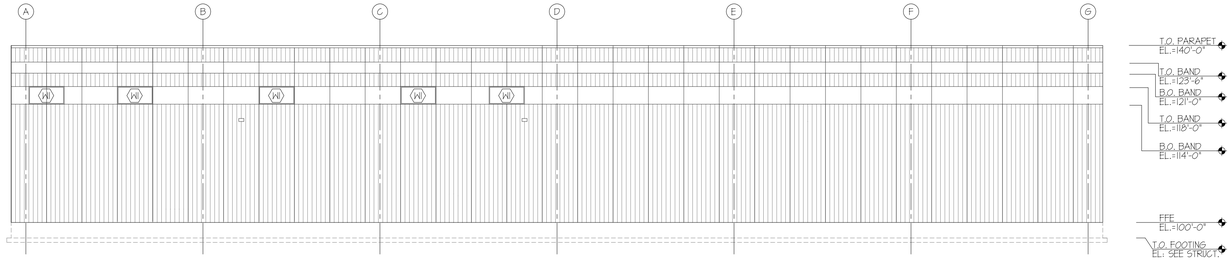
2 A3.1 EAST ELEVATION

1/16"=1'-0"



3 A3.1 SOUTH ELEVATION

1/16"=1'-0"



4 A3.1 WEST ELEVATION

1/16"=1'-0"

HTG architects

www.htg-architects.com
Minneapolis Tampa Bismarck

9300 Hennepin Town Road
Minneapolis, MN 55347
Tel: 952.278.8880

PROJECT

ANDERSON DAHLEN
BUILDING
NEW BUILDING
RAMSEY, MINNESOTA

Kinghorn COMPANY
GENERAL CONTRACTORS

ISSUED SET	CITY SUBMITTAL	05-02-2019
REVISIONS		
DATE	NO.	

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

-
REG. NO. DATE

EXTERIOR ELEVATIONS

EE-191127.dwg May 02, 2019 - 10:16am

DRAWN BY: AAT CHECKED: TRM

A3.1

191127 EE-191127

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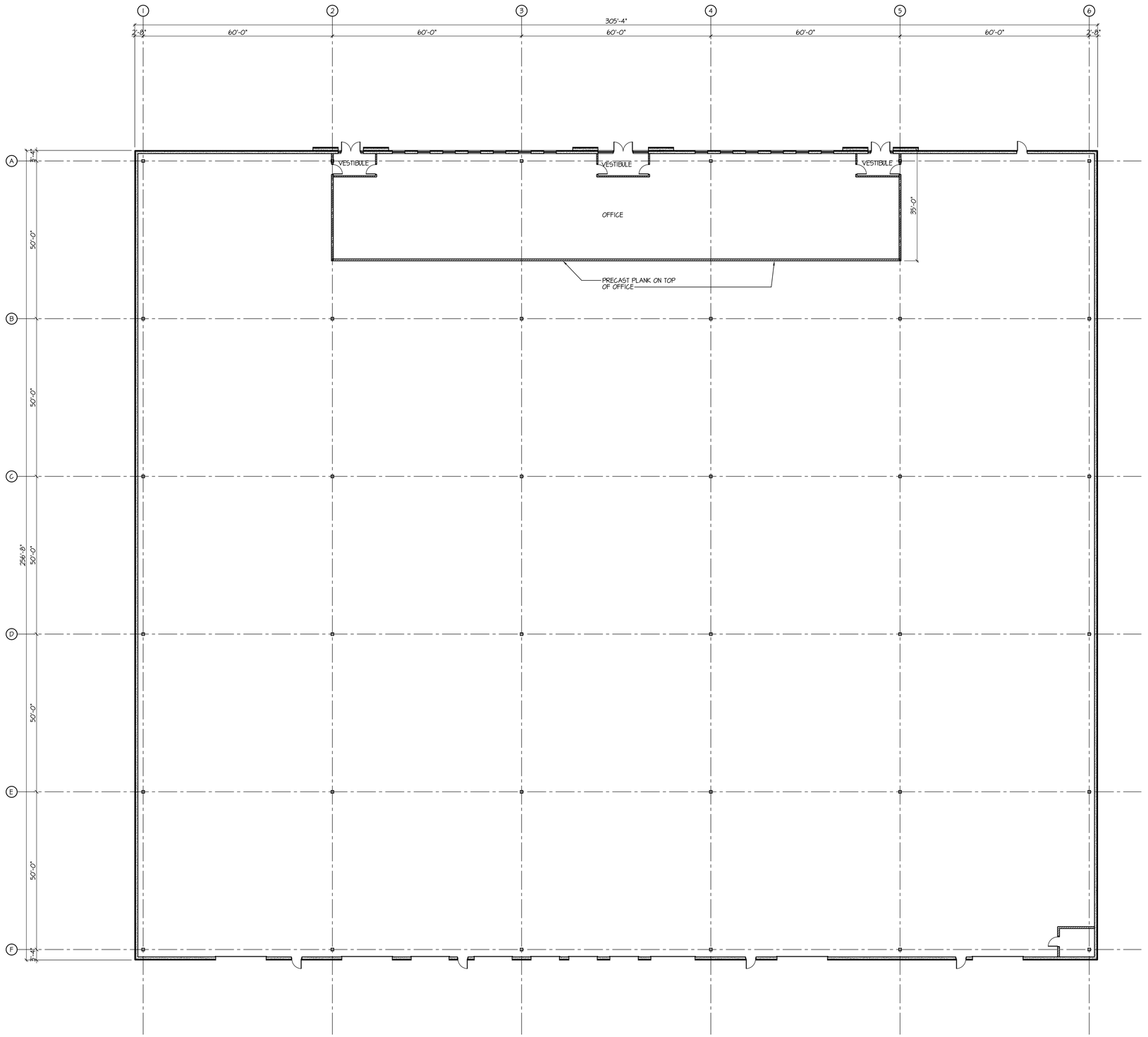

1 / A2.1 MAIN LEVEL FLOOR PLAN - 78,369 SF

1/16"=1'-0"

HTG architects

www.htg-architects.com
Minneapolis Tampa Bismarck

9300 Hennepin Town Road
Minneapolis, MN 55347
Tel: 952.278.8880

PROJECT

ANDERSON DAHLEN
BUILDING
NEW BUILDING
RAMSEY, MINNESOTA

Kinghorn COMPANY
GENERAL CONTRACTORS

ISSUED SET	CITY SUBMITTAL	05-02-2019
REVISIONS		
DATE	NO.	

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

_____ -
REG. NO. DATE

FLOOR PLAN, ROOM SCHEDULE, WALL TYPES, & NOTES

DRAWN BY: MJS CHECKED BY: TRM

A2.1

191127 ML-161xxx

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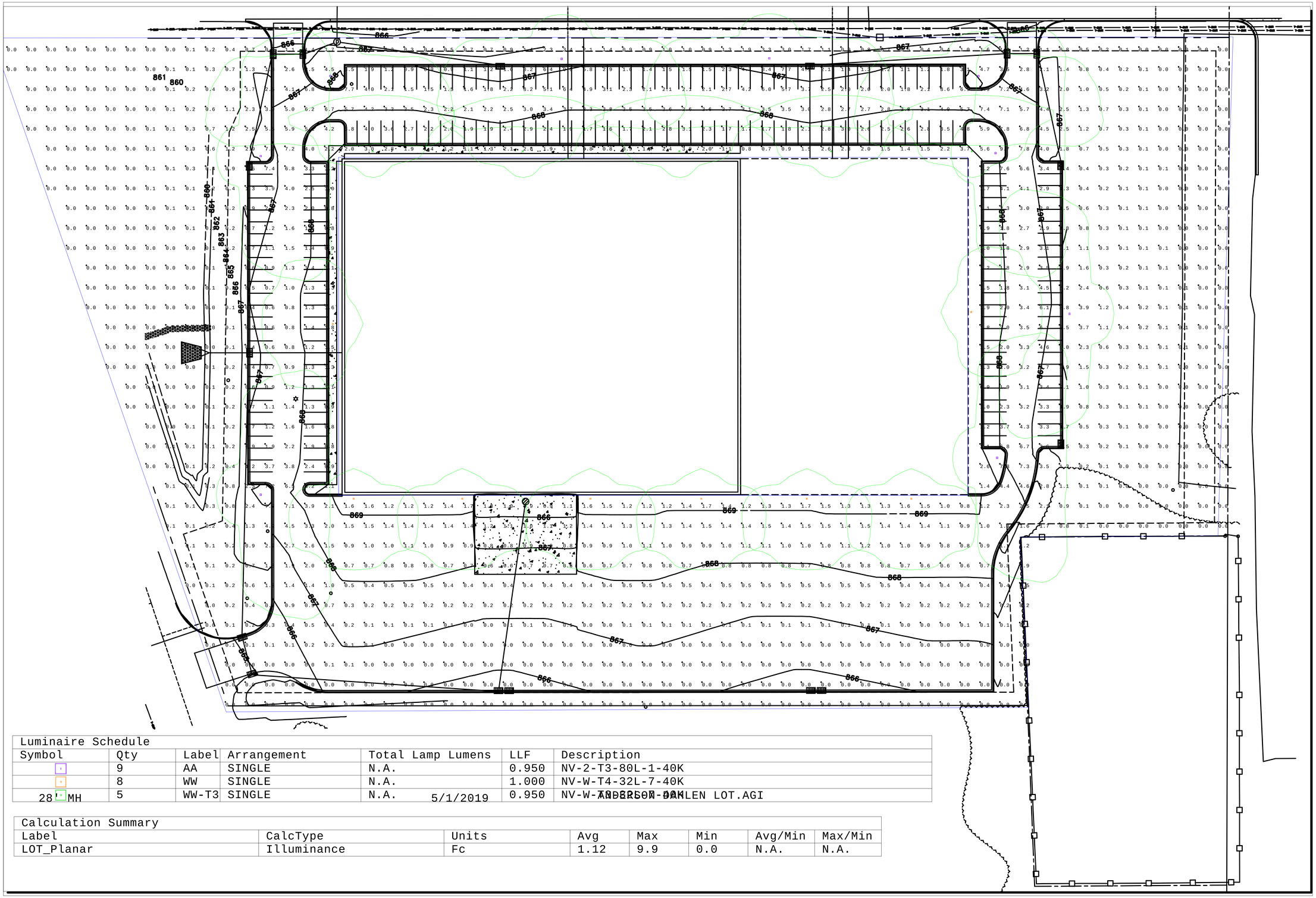

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	9	AA	SINGLE	N.A.	0.950	NV-2-T3-80L-1-40K
	8	WW	SINGLE	N.A.	1.000	NV-W-T4-32L-7-40K
28 MH	5	WW-T3	SINGLE	N.A.	0.950	NV-W-T3-32L-7-40K

5/1/2019 ANDERSON-DAHLEN LOT.AGI

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
LOT_Planar	Illuminance	Fc	1.12	9.9	0.0	N.A.	N.A.

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Sample Banner copyright 2016 Lighting Analysts, Inc.

#	Date	Comments

Revisions

Drawn By:
Checked By:
Date:5/1/2019
Scale:

ANDERSON DAHLEN LOT

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	MAY 15, 2019	**PROJECT ADDRESS**	TBD
PROJECT. TITLE	ANDERSON DAHLEN		
ESCROW #	116924		
DEPARTMENT:	Planning Division (Landscape Plan & Environmental Resources)		
TECHNICAL REVIEWER:	Name: Chris Anderson Phone: 763-433-9817 Email: canderson@cityoframsey.com		

We offer the following comments regarding the civil engineering plans prepared by Hakanson Anderson and dated May 1, 2019, and HTG Architects, dated May 2, 2019:

Sheet C2

- Add a Tree Planting Detail either here or to the Landscape Plan.

Sheet C4

- A Tree Inventory and Preservation Plan is required. It shall include, at a minimum, species, size (DBH), condition, status (saved or removed), and comments (if removed, state purpose such as general grading, storm water pond, parking lot, etc). It must also include a tabulation of total DBH inches on site, inches removed, and inches saved.
- There is a moderate quality Oak Forest on the adjacent property (cemetery) that extends slightly onto this property. An attempt to preserve these trees should be made. However, if any clearing of oaks is to happen, it shall not occur until after July 15. If prior to this date, an Oak Wilt Management Plan shall be prepared and submitted to the City for review to ensure adequate measures will be implemented to protect from introduction of oak wilt.

Sheet C6

- If silt fence is being used as Tree Save fencing, it must be placed no closer than the dripline of trees being protected.
- Extra precautions shall be implemented to protect the trees within the cemetery.

Sheet C8

- Sod is required within all boulevards (where no sidewalk, the first 10 feet back from curb). Update all plan sheets accordingly.

Sheet L1.1

- There is a thirty-three (33) foot wide access easement leading to the cemetery along the eastern boundary of the property. No plantings shall be located within this easement. Shift all proposed plantings slightly west so that they are outside of this easement.
- Add note to plan sheet stating that any deviation from approved Landscape Plan shall require prior approval of the City.
- Add note to plan sheet stating that plant materials shall be guaranteed for two (2) years.
- Irrigation system shall include rain sensor and some form of water efficient technology, such as a smart controller and/or soil moisture sensor(s).

- Update seed mix to MnDOT 33-261, which replaced #310.
- Advisory comment: consider incorporating additional tree and shrub species to boost diversity (not suggesting increasing total number of plantings, just spreading out the proposed number of shrubs and trees between more species).
- All disturbed areas not improved with impervious surfacing (e.g. building, pavement, walkways, etc.) shall receive four (4) inches of topsoil with not more than 35% sand content. Add note to plan sheet.
- Update zoning district to E-2 Employment District. This does not have any impact on required landscaping, but the plan should accurately reflect the actual zoning district.

ProjectDox

Changemarks Report

Project Name: 19-109 Anderson Dahlen

Workflow Started: 05/02/2019 1:44 PM

Report Generated: 05/30/2019 09:52 AM

Cycle	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
1	False	Unresolved	Civil Engineer		UTILITY.pdf	LL	Add hydrants	Add hydrants along south side of building. Coordinate spacing with fire department. Waterline could be stubbed to south for future connection.	05/29/2019 2:22 PM	Len Linton	
1	False	Unresolved	Civil Engineer		UTILITY.pdf	LL	Existing Well	Seal existing well if it has not been sealked.	05/29/2019 2:22 PM	Len Linton	
1	False	Unresolved	Civil Engineer		UTILITY.pdf	LL	Remove Existing Services	Remove existing sewer and water services. Lines must be capped at the main. THis will require full width street patching.	05/29/2019 2:22 PM	Len Linton	
1	False	Unresolved	Civil Engineer		UTILITY.pdf	LL	Remove Existing Service	Remove existing service that will not be used. Remove pipe and cap at main. This will require a fuill wdth patch.	05/29/2019 2:22 PM	Len Linton	
1	False	Unresolved	Civil Engineer		GRADING.pdf	LL	Soil Boring	At least 1 soil boring is required in the infitration basin showing the soils and depth to groundwater.	05/24/2019 11:51 AM	Len Linton	
1	False	Unresolved	Civil Engineer		GRADING.pdf	LL	Need spot elevations at all catch basins.		05/24/2019 11:51 AM	Len Linton	
1	False	Unresolved	Civil Engineer		GRADING.pdf	LL	Construction Stormwater Permit required	A construction stormwater permit will be required. Submit a copy of the permit to the City prior to the pre-construction meeting.	05/24/2019 11:51 AM	Len Linton	

ProjectDox

Changemarks Report

1	False	Unresolved	Civil Engineer		STORMWATER MANAGEMENT PLAN.pdf	LL	BMP Summary	Please include the BMP summary sheet showing the areas, infitration rate and drawdown time.	05/24/2019 11:47 AM	Len Linton	
1	False	Unresolved	Environmental Review		RESTORATION.pdf	CA	Blvd Area	Sod is required along the boulevard (first 10 feet back from curb). Update all sheets accordingly.	05/16/2019 10:00 AM	Chris Anderson	
1	False	Unresolved	Environmental Review		LANDSCAPE.pdf	CA	Access Easement	There is a 33 foot wide access easement to the cemetery along the eastern boundary. No plantings can be within this access easeement. Shift all of these plantings west so that they are outside the easement.	05/16/2019 10:32 AM	Chris Anderson	
1	False	Unresolved	Environmental Review		LANDSCAPE.pdf	CA	Plant List Deviations	Any deviations from the approved Landscape Plan require prior approval of the City. Add note to plan set stating this.	05/16/2019 10:32 AM	Chris Anderson	
1	False	Unresolved	Environmental Review		LANDSCAPE.pdf	CA	2 Year Guarantee	City requires a 2-year guarantee on trees/shrubs. Add note to plan sheet stating this.	05/16/2019 10:32 AM	Chris Anderson	
1	False	Unresolved	Environmental Review		LANDSCAPE.pdf	CA	Irrigation System	Irrigation system must include rain sensor and some form of water efficient technology such as a smart controller and/or soil moisture sensors.	05/16/2019 10:32 AM	Chris Anderson	
1	False	Unresolved	Environmental Review		LANDSCAPE.pdf	CA	MnDOT Seed Mix #310	Update this reference to MnDOT seed mix 33-261 which replaced #310.	05/16/2019 10:32 AM	Chris Anderson	

ProjectDox

Changemarks Report

1	False	Unresolved	Environmental Review		LANDSCAPE.pdf	CA	Topsoil	Add note that specifies four (4) inches of topsoil with not more than 35% sand content is required over all disturbed areas not improved with impervious surfaces.	05/16/2019 10:32 AM	Chris Anderson	
1	False	Unresolved	Environmental Review		LANDSCAPE.pdf	CA	Zoning District	Update the Zoning District to E-2 Employment District. While this has no impact on the required landscaping, it should reflect the actual zoning.	05/16/2019 10:32 AM	Chris Anderson	
1	False	Unresolved	Engineering Tech - Plan Review		3395.10 FINAL PLAT 4-22-19.pdf	JJF	D&U Easement	If a watermain loop is added to the south end of the project, additional easement may be required.	05/16/2019 8:07 AM	Joe Feriancek	
1	False	Unresolved	Environmental Review		REMOVALS.pdf	CA	Tree Inventory and Preservation Plan	A detailed tree inventory and preservation plan is required. It shall identify species, DBH, condition, status (save or remove), and if removed, purpose (e.g. storm water pond, general grading, etc.). Shall also include a tabulation of total DBH inches of significant trees, total inches removed, and total inches saved. Please see City Code Section 117-327 for specifics.	05/16/2019 10:54 AM	Chris Anderson	

ProjectDox

Changemarks Report

1	False	Unresolved	Environmental Review		REMOVALS.pdf	CA	Oak Forest	There is a moderate quality Oak Forest adjacent to this site and this appears to be the perimeter of said natural area. Attempts to preserve these trees should be made. Regardless, if clearing of oaks is to occur, it shall not happen until after July 15. If in advance of that timeframe, an Oak Wilt Management Plan must be prepared and submitted for review to ensure adequate measures are implemented to protect from introduction of oak wilt.	05/16/2019 10:54 AM	Chris Anderson	
1	False	Unresolved	Environmental Review		GRADING.pdf	CA	Tree Save Fence	If silt fence is acting as Tree Save Fencing, it MUST be placed no closer than the dripline of the trees being protected.	05/15/2019 4:13 PM	Chris Anderson	
1	False	Unresolved	Environmental Review		GRADING.pdf	CA	Cemetery Trees	Extra precautions shall be taken to protect the existing trees within the cemetery.	05/15/2019 4:13 PM	Chris Anderson	
1	False	Unresolved	Environmental Review		DETAILS2.pdf	CA	Tree Planting Detail	Add detail for Tree Planting either here or to the Landscape Plan sheet.	05/15/2019 4:02 PM	Chris Anderson	
1	False	Unresolved	Engineering Tech - Plan Review		UTILITY.pdf	JJF	Drop across structures	0.1' Drop across structures.	05/15/2019 11:13 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		UTILITY.pdf	JJF	Hydrants	From discussions, understanding is there will be hydrants somewhere on the back side of the property?	05/15/2019 11:13 AM	Joe Feriancek	

ProjectDox

Changemarks Report

1	False	Unresolved	Engineering Tech - Plan Review		GRADING.pdf	JJF	Grade Tie-Ins	Particularly on the east side and south side of property, it is not clear how the proposed grading will be tied into the exisitng grade.	05/15/2019 10:45 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		GRADING.pdf	JJF	Infiltration Basin	Place Secondary sediment control for infiltration basin at top of basin, City prefers silt fence.	05/15/2019 10:45 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		GRADING.pdf	JJF	Soils	What did the soil borings show for soils on-site?	05/15/2019 10:45 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		GRADING.pdf	JJF	Spot Elevations	Call out High Point and Low Point spot elevations.	05/15/2019 10:45 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		REMOVALS.pdf	JJF	Tree Save Fence	Tree safe fence must be put up before any removals.	05/15/2019 10:23 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		REMOVALS.pdf	JJF	Silt Fence	Note: Silt Fence must be in-place before any removal activities.	05/15/2019 10:23 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		SITE.pdf	JJF	Legend	Need a legend showing line types	05/16/2019 8:08 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		DETAILS1.pdf	JJF	Note 7	The N.O.T. must be sent to the City for review prior to MPCA Submittal.	05/15/2019 10:09 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		DETAILS1.pdf	JJF	Inspection Log	The weekly inspection log and after every 1/2" rain event must be sent to the City Inspector.	05/15/2019 10:09 AM	Joe Feriancek	

ProjectDox

Changemarks Report

1	False	Unresolved	Community Development Director		SITE.pdf	Tim Gladhill	Cemetary Access Road	Please add location of cemetary access road for coordination purposes.	05/06/2019 9:40 AM	Tim Gladhill	
1	False	Unresolved	Community Development Director		SITE.pdf	Tim Gladhill	Plat Sheet	Please add plat sheet.	05/06/2019 9:40 AM	Tim Gladhill	
1	False	Unresolved	Community Development Director		SITE.pdf	Tim Gladhill	Plat ROW	Please add parcels for 143rd Avenue to Plat.	05/06/2019 9:40 AM	Tim Gladhill	
1	False	Unresolved	Community Development Director		ELEVATION1.pdf	Tim Gladhill	Exterior Finishes	Please add exterior material information.	05/06/2019 9:34 AM	Tim Gladhill	
1	False	Unresolved	Community Development Director		ELEVATION1.pdf	Tim Gladhill	Color Renderings	Please include color renderings.	05/06/2019 9:34 AM	Tim Gladhill	

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, June 6, 2019, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Randy Bauer Commissioner Bruce Anderson Commissioner Cheri Gengler Commissioner Torrey Johnson Commissioner Eric Peters Commissioner Gary VanScoy Commissioner Matt Woestehoff
Members Absent:	None
Also Present:	Community Development Director Timothy Gladhill City Planner Chris Anderson City Planner Chloe McGuire Brigl Planning Consultant Eric Maass

1. CALL TO ORDER

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

2. CITIZEN INPUT

None.

3. APPROVAL OF AGENDA

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

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

4. APPROVE PLANNING COMMISSION MINUTES

4.01: Approve the Following Planning Commission Minutes:

4.01.1: Planning Commission Work Session Meeting Minutes Dated April 4, 2019

Commissioner Anderson noted that he attended the worksession via video and was not available for the regular session and therefore will abstain from the regular session.

Motion by Commissioner Woestehoff, seconded by Commissioner VanScoy, to approve the following minutes as presented: Planning Commission Work Session Meeting Minutes dated April 4, 2019.

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

Motion by Commissioner Gengler, seconded by Commissioner Johnson, to approve the following minutes as presented: Planning Commission Meeting Minutes Dated April 4, 2019.

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

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: Public Hearing: Consider Home Occupation Permit for a Yoga Studio at 14941 Juniper Ridge Dr (Project No. 19-115); Case of Wendy Gutknecht

Public Hearing

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

Presentation

City Planner McGuire Brigl presented the staff report and recommendation to recommend that the City Council adopt Resolution #19-126 approving a Home Occupation Permit for a yoga studio at 14941 Juniper Ridge Drive NW.

Citizen Input

Wendy Gutknecht, 14941 Juniper Ridge Drive NW, stated that she is an elementary school teacher and currently works at two yoga studios. She stated that she has received interest from people in her neighborhood about going to a smaller studio to begin yoga. She thought that this would be a nice way to get more people comfortable with yoga.

Chairperson Bauer asked if the applicant is comfortable with the suggested changes by staff.

Ms. Gutknecht confirmed that she is in agreement with the staff recommended changes.

The attached letter was received from John and Joan Newbolt at 14950 Juniper Ridge Drive NW.

Linda Schlueter, 15011 Juniper Ridge Drive NW, stated that she watches her grandchildren, who are learning to ride bikes on the road. She stated that perhaps there could be a sign for traffic to say there are children at play and encouraging drivers to drive slowly.

Chairperson Bauer stated that seems to be a general safety concern for the neighborhood and not directly related to this issue. He stated that the item could be passed to the Public Works Committee.

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

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

Chairperson Bauer closed the public hearing closed at 7:10 p.m.

Commission Business

Motion by Commissioner Johnson, seconded by Commissioner Woestehoff, to recommend that City Council adopt Resolution #19-126 Approving a Home Occupation Permit for a Yoga Studio at 14941 Juniper Ridge Drive NW with the conditions recommended by staff.

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

Commissioner VanScoy asked if formalized action would be needed to consider the requested sign.

Community Development Director Gladhill noted that staff will forward that request to the Public Works Director.

5.02: Public Hearing: Consider Request for Conditional Use Permit to Operate a Preschool at 6013 167th Avenue NW (Project No. 19-117); Case of Valerie Phillips

Public Hearing

Chairperson Bauer called the public hearing to order at 7:12 p.m.

Presentation

City Planner Anderson presented the staff report and recommendation to approve of the Conditional Use Permit to operate a preschool on the subject property.

Commissioner VanScoy asked if approval would be contingent upon conformance to the outcome of the inspections.

City Planner Anderson confirmed that is one of the recommended conditions of approval.

Citizen Input

Valerie Phillips, 14211 Argon Street NW, stated that she has been teaching for 31 years and noted that this would be a Montessori preschool.

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

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

Chairperson Bauer closed the public hearing closed at 7:17 p.m.

Commission Business

Motion by Commissioner Gengler, seconded by Commissioner Anderson, to recommend that City Council adopt Resolution #19-132 granting a Conditional Use Permit to operate a preschool on the subject property.

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

5.03: Public Hearing: Consider Request for a Variance to Setbacks from the Ordinary High Watermark of the Rum River for the Construction of a Detached Accessory Building at 15637 Juniper Ridge Drive (Project No. 19-114); Case of Emily and Andrew Gilbertson

Public Hearing

Chairperson Bauer called the public hearing to order at 7:18 p.m.

Presentation

City Planner Anderson presented the staff report and recommendation from the EPB to approve the requested variance.

Chairperson Bauer stated that it appears the neighboring property owner at 15641 appears to be less than 100 feet and also appears to be four to five feet higher than this structure and asked for details on the floodplain.

City Planner Anderson provided details on the floodplain.

Commissioner Anderson asked if there is a second flood on the accessory structure.

City Planner Anderson replied that there would be a bonus room, which is not an actual second story but qualifies as an attic and is additional storage space. He stated that the applicant modified their building plan to ensure that space would not qualify as a second story. He confirmed that would not be livable space.

Commissioner Anderson stated that the back of the garage is close to the tree line and asked if that would be okay.

City Planner Anderson replied that the garage is about 20 feet from where the bluff starts to slope down to the river.

Citizen Input

Andrew Gilbertson, 15637 Juniper Ridge Drive NW, stated that he is just looking for extra storage space. He stated that he approached the neighbor to the west to ask if he would like additional trees planted and that neighbor did not request additional trees.

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

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

Chairperson Bauer closed the public hearing closed at 7:30 p.m.

Commission Business

Motion by Commissioner Anderson, seconded by Commissioner Woestehoff, to adopt Resolution #19-123 granting a variance to setbacks from the OHW and bluff line of the Rum River for the construction of a detached accessory building on the subject property.

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

5.04: Public Hearing: Review Multiple Items Related to River Walk Village Preliminary Plat; Case of Village Bank (Project #18-163)

Public Hearing

Chairperson Bauer called the public hearing to order at 7:32 p.m.

Presentation

City Planner McGuire Brigl presented the staff report and recommendation to adopt Resolution #19-099 approving variances for cul-de-sac length and bluffline setbacks, to recommend that the City Council adopt Resolution #19-098 approving the preliminary plat and Comprehensive Plan amendment, and to recommend that the City Council introduce Ordinance #19-10 rezoning the subject property from R-1/E-1 to R-2 Detached Villas, contingent upon successful trail relocation and dedicated outlot for the trail.

Commissioner Anderson asked where the Mississippi River is in relation to the plat. He asked if the DNR has any issue with the location of the stormwater pond. He stated that he would have an issue with that location because he could envision runoff going into the Mississippi.

City Planner Anderson replied that the stormwater pond is within the flood fringe area. He stated that staff did reach out to the DNR and the DNR responded that there is nothing that would prohibit the placement of a stormwater pond within the flood fringe area.

Commissioner Anderson asked if there are trees or plantings along the backside to prevent erosion.

City Planner Anderson referenced the updated tree preservation plan, which retains tree cover and canopy closest to the river.

Commissioner VanScoy asked which lots would have a setback variance.

City Planner McGuire Brigl identified lot five, block 3, which requires a setback variance for the back corner. She confirmed that the resolution would identify that lot specifically.

Citizen Input

Don Kveton, 5750 177th Avenue NW, stated that they have been working on this piece of land for the past seven years. He noted that the contamination was found during that time which has made this process more challenging. He stated that he has lost over $750,000 on this project thus far. He noted that it is a beautiful piece of land and they are attempting to develop the property and create taxable income. He noted that it will cost about $1,000,000 to remove the contamination and take this to the development level.

Commissioner VanScoy asked for details on the grants that are being applied for.

Jim Crowl, Carlson McCain, stated that they have been working with the applicant on the environmental part of the project. He noted that the City Council adopted a resolution in support of the grant applications, which were submitted on May 1st, 2019. He stated that they should be made aware of the outcome sometime during July 2019.

Vicky Chancler, 6224 Rivland, stated that this block ends in a cul-de-sac and this proposal would add 14 homes. She noted that this area is part of the Mississippi River Trail and therefore those users are on the roads. She believed that this is too many homes. She noted that the previous case for the yoga studio was cut from her requested eight students to four students and was unsure how the City could allow 14 homes. She understood that the bank has lost money on this project but noted that it is not the responsibility of the City to help make up that difference. She noted that this parcel lies between the Mississippi River and the creek. She believed that it would be wrong to put this many homes on that parcel. She believed that the Commission should visit the parcel to get a better understanding. She noted that this would have a large impact on the community of existing residents. She was unsure how that amount of traffic could be supported on the roadway. She stated that she is not opposed to homes being built on the parcel, simply the number of homes proposed.

Commissioner VanScoy stated that when he looks at this request, he also considers the clean-up of the site that needs to be done.

Ms. Chancler stated that she has been at her home for 19 years and most of the residents have lived in that area for long periods of time. She noted that it is a private, quiet neighborhood. She stated that it is her understanding that the debris on that site was construction debris from the previous owner that constructed the homes in the area. She stated that there is nothing visible, the debris is all buried underground.

Commissioner VanScoy asked if Ms. Chancler is concerned with the contamination.

Ms. Chancler stated that the issue has been talked about between the neighbors and no one is concerned with the debris on that site. She did not believe that there is anything harmful onsite and that it is just a lot of debris that would need to be dug out and removed from the site.

Commissioner Anderson asked how many homes the resident would be comfortable with.

Ms. Chancler stated that she would be comfortable with three or four homes, which is typical for a cul-de-sac.

Jennifer Shoemaker, 6150 Rivland Avenue, stated that her home is directly next to this parcel. She stated that she has been very involved in this process as the result will directly impact her family. She stated that they moved from downtown Anoka to this quiet neighborhood in Ramsey on the Mississippi River. She stated that several years ago the bank decided to develop this property, cut the trees down and dug up the land before deciding that they could not move forward because of the contamination. She noted that the bank left the property in that condition, which increased noise and visibility to Highway 10. She stated that the Mississippi River Trail was then extended through the neighborhood, noting that the road does not have sidewalks or bikeways and therefore the road is part of the trail. She noted that this project would hugely impact this neighborhood. She explained that currently the neighborhood has 17 homes in entirety. She stated that the houses proposed are large homes, over 2,000 square feet, with small lots. She encouraged everyone to walk down through the area to get a better feel for the

neighborhood and what the bank did to the property. She stated that the contamination has been there for years, noting that you cannot see the buried construction debris. She noted that wildlife often walk through that property and 14 homes would change the character of the neighborhood. She stated that she is pleased to see that the tree preservation plan has been revised to save trees. She felt that this project is getting pushed through under the guise that the site needs to be cleaned up. She stated that if the site ends up not being developed, that is not the problem of Ramsey residents. She noted that something being left out is the request for the City of Ramsey to contribute towards the clean-up if the grant funds are awarded. She stated that she would have a problem with the City contributing funds to help a bank develop its property. She stated that this is the bank's problem, not the City's problem, and not the problem of residents. She suggested that perhaps the City swap land with the bank and let the land remain natural as an entrance to the trail. She stated that adding 14 homes would be ridiculous.

Scott Shoemaker, 6150 Rivland Avenue, stated that if an extension is being added to the neighborhood, it should follow the character of the existing neighborhood. He stated that this extension would double the size of the neighborhood on half the space. He stated that this is an odd shaped piece of land and the developer is routing the street in order to fit the most houses rather than placing homes logistically. He referenced the holding pond, noting that the flood fringe has been under water every year that he has lived in his home and therefore the holding pond will overflow and run into the river.

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

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

Chairperson Bauer closed the public hearing closed at 8:04 p.m.

Commission Business

Mr. Kveton stated that he has met with the Shoemakers a number of times and is aware of their concerns. He stated that over the years they have sold the property multiple times. He noted that a previous request was for senior housing, but noted that would have generated additional traffic; another request is for commercial/industrial, which he did not feel would be fair to the neighborhood; and noted that this residential option appears to be the best option for the neighborhood. He provided an example of this housing product being constructed in Blaine. He stated that this is a beautiful site and would be maintained by an HOA. He stated that typically the buyer for this product is a person in retirement and would not generate a lot of traffic.

Commissioner VanScoy referenced the contamination, noting that residents in that area do not have an issue with the contamination. He stated that the comment has been made that it would cost $1,000,000 to clean-up the site. He asked for details on the need to clean-up the site as some people do not think it is necessary. He asked for details on the nature of contamination and the rational for removing the debris.

Mr. Kveton stated that they were working on a previous project and the contamination was discovered and the project was shut down by the City.

Community Development Director Gladhill stated that there are contaminated soils near the Mississippi River and therefore there is a benefit to cleaning up the site. He stated that they have explored every option and if anything is going to be developed on the site, that material needs to be excavated and removed from the site. He stated that is not aware of the logistics of leaving the site in its current conditions and not developing. He confirmed that for anything to be developed on the site that material would need to be removed and hauled offsite.

Commissioner VanScoy asked and received confirmation that the same clean-up activity would be needed regardless of whether it is four homes, or 14 homes being constructed.

Community Development Director Gladhill confirmed that the material would need to be removed if anything is going to be developed on the site. He stated that because there is a Comprehensive Plan amendment, zoning amendment, and variance request the City has a large amount of discretion. He stated that the Council wrestled with the concept of allowing 12 or 14 homes but noted that with either number there would still only be one residential property backing up to an existing residential property.

Chairperson Bauer asked how many lots could be developed if the zoning remained R-1.

City Planner McGuire Brigl replied that six or seven lots would be allowed under R-1.

Commissioner Woestehoff noted the delineated tree lines, noting that everything included in the plan is compliant with the R-2 requirements with the exception of the corner of the one lot that requires a variance.

City Planner McGuire Brigl stated that the density is actually slightly lower than R-2, noting that the lot sizes comply but because of the overall size of the property the density figure is lower.

Community Development Director Gladhill noted that some areas will be removed from the overall density calculations and the plat would meet the R-2 density.

Commissioner Johnson stated that he has seen the area and believes that this would be a great fit for the parcel. He noted that he lives on a cul-de-sac and there are 38 homes on his cul-de-sac. He stated that his neighborhood has children riding and a bike trail and there have been no issues with safety. He referenced the comment that was made to possibly donate the land to the City and noted that the donation would be of contaminated land that the City would then need to clean up.

Ms. Chancler stated that she was under the impression that the site would only need to be cleaned up if something is going to be built.

Commissioner Johnson stated that if the land is donated for a park, people would most likely not want a park on contaminated soils.

Community Development Director Gladhill noted that development of a park would still trigger the need to clean-up the site.

Commissioner VanScoy asked for details on the nature of the contamination and the reason it is important to remove the material.

Jim Crowl stated that they have learned that there was uncontrolled dumping on the site between 1953 to 1970. He stated that there is about 32,000 cubic yards of material and about 16,000 cubic yards of that material is debris. He noted that because of the nature of the dump materials there is additional soil that would need to be removed because of the leaching that occurs over time. He stated that there are impacts to groundwater that can occur and in some test pits on the site the waste material is in contact with the water table.

Commissioner VanScoy stated that there have been comments from residents stating that this is not an issue for them because they cannot see visual impacts. He noted that he is very concerned with the contamination.

Jim Crowl stated that they will also look at soil vapor during this process to determine if there are potential vapors being generated. He stated that this is not just the consultant/engineer working with the bank and City. He explained that all the clean-up activities are being completed in conjunction with the Minnesota Pollution Control Agency (MPCA). He noted that a Response Action Plan has been developed and approved by the State of Minnesota.

Commissioner VanScoy referenced a comment that was made relating to the Mississippi Trail and the segment that goes down this street. He asked if there is any consideration to installing a bike trail or adding a sidewalk to the existing neighborhood.

City Planner McGuire Brigl stated that the City will require a sidewalk on one side of the development, noting that staff recommends that it be added to the southside of the development. She noted that a bike trail has not yet been discussed.

Commissioner VanScoy stated that when the trail exits the new neighborhood it would still empty onto the existing street. He asked what could be done to resolve that issue for the existing neighborhood.

Community Development Director Gladhill noted that the Public Works Committee could review that element. He explained that the Mississippi River Trail is a combination of off-road trail and on-road trail. He stated that staff can solve and make requirements for the proposed development and speak with public works for the segment through the existing neighborhood.

Commissioner VanScoy stated that the prior recommendation from the Commission was 12 lots, while the City Council supported 14. He asked for input on that decision.

Community Development Director Gladhill stated that the Council discussed the difference in impact between 12 and 14 lots for those adjacent to the development. He stated that additional units are not being added adjacent to existing residential, as those lots are more internal to the site. He stated that some of the Councilmembers were hesitant to support 14 lots but wanted to have additional input from the public. He stated that it would be reasonable to consider perhaps 13 lots, which would eliminate the need for a variance. He explained that the Council supported 14 lots for discussion and finding additional details. He stated that the Council was interested in the rational if 12 lots are supported, as the impact to the neighborhood would not be different.

Commissioner VanScoy asked if the potential access from Highway 10 made a difference.

City Planner McGuire Brigl explained that because that was able to be removed, the lot should be able to meet the 50-foot standard.

Commissioner Anderson stated that he does not like the idea of 14 lots as he believed that is too big for the neighborhood. He also did not think City money should be spent on the clean-up. He stated that he would like to see the cul-de-sac eliminated but recognized that there is no way to connect to another roadway. He did not believe that this project as proposed is suitable for the neighborhood.

Commissioner Woestehoff asked if there has been input as to whether this application would continue under R-1, if the rezoning to R-2 is denied.

Mr. Kveton replied that the project would not be financially feasible to develop under R-1. He explained that even with 14 lots, the bank would still not make its money back. He explained that the site needs to be cleaned up and he believed that this would be the best option with the existing neighborhood.

Commissioner VanScoy commented that in other situations where there is a transition from R-1 to industrial areas, the City has considered higher density residential as a transition and therefore he does not see this proposal as unacceptable. He understood the concerns of the residents but noted that there has been a significant attempt to work on that transition between R-1 and R-2. He stated that the contamination has to come out and is a significant concern. He stated that activity needs to be funded somehow and the community has a responsibility to public safety, not just for Ramsey but for the surrounding communities as well. He stated that he does not see a difference in 14 lots compared to 12. He noted that the issues he had previously (clear cutting, buffering, transitioning) have been addressed. He stated that he is concerned about the fact that the Mississippi Trail goes down an existing street but acknowledged that is not a part of this application. He stated that he would support the proposal.

Chairperson Bauer suggested that the Preliminary Plat be considered first, as the variances would not be applicable if the plat is not approved.

Motion by Commissioner VanScoy, seconded by Commissioner Johnson, to recommend that City Council adopt Resolution #19-098 Approving the Preliminary Plat and Comprehensive Plan Amendment.

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

Motion by Commissioner VanScoy, seconded by Commissioner Johnson, to recommend that City Council introduce Ordinance #19-10 Rezoning the Subject Property from R-1/E-1 to R-2 Detached Villas, Contingent Upon Successful Trail Relocation and Dedicated Outlot for the Trail.

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

Motion by Commissioner VanScoy, seconded by Commissioner Johnson, to approve Resolution #19-099 Approving Variances for Cul-de-sac Length and Bluffline Setbacks.

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

5.05: Public Hearing: Adopt Resolutions #19-100 and #19-122 Related to Site Plan Approval for M&G Trailer at 9349 Highway 10 NW (Project No. 19-116); Case of Stone Construction, Inc.

Public Hearing

Chairperson Bauer called the public hearing to order at 8:36 p.m.

Presentation

City Planner McGuire Brigl presented the staff report and recommended approval of Resolution #19-100 granting a variance for a private, commercial well and septic system on the subject property and also supported the Planning Commission recommending that the City Council adopt Resolution #19-122 granting a Conditional Use Permit and approving the Sketch Plan and Site Plan.

Commissioner Anderson asked if this is City property or privately-owned property.

City Planner McGuire Brigl replied that the property is privately owned.

Commissioner VanScoy noted that the septic area had been identified and asked where the applicant intends to put a well.

The Applicant stated that the well was south of the building on a parking island.

Commissioner VanScoy acknowledged the work being done to improve traffic on Highway 10. He asked if there is a desire to add an additional access onto the roadway.

Community Development Director Gladhill noted that the City would not have control over that element. He stated that it is not ideal but in the future access may be provided from the back of the parcel. He stated that there is not yet an approved plan for this section of the Highway 10 corridor.

Commissioner Anderson asked if there has been discussion on moving the weigh station.

Community Development Director Gladhill noted that has been a part of the Highway 10 planning effort but unfortunately MnDOT does not have plans or desires to relocate the weigh station or rest stop.

Citizen Input

Paul Stone, 2181 107th Lane in Blaine, stated that the well would be located on the south side of the building and identified the proposed location.

Eric Nathe, Riverside Farms in Elk River, stated that stretch of Highway 10 is horrible. He stated that he is one of three farmers that use Highway 10 every day. He stated that he has been on the highway when trailers are being unloaded and it is not simple. He stated that he has purchased a trailer from M&G and supports the business, he simply believed that there should be a better entrance to the business to allow sufficient space for trucks and semis accessing that site. He stated that he would prefer to have two accesses. He did not see the point of requiring a holding pond on the property.

Community Development Director Gladhill noted that the stormwater pond is required to treat the runoff from the impervious surface. He stated that the business has been informed not to park on the shoulder/right-of-way from the DOT.

Mr. Nathe stated that he does not have a problem with the request but believes that the trucks attempting to access the site will have problems. He stated that if the holding pond were moved to the back corner that would provide additional space for a second access.

Chairperson Bauer noted that the State controls Highway 10 access and it would be unlikely that DOT would support a second access.

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

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

Chairperson Bauer closed the public hearing closed at 8:50 p.m.

Commission Business

Commissioner Anderson asked if there would be a deceleration lane or right turn lane to access this site.

City Planner McGuire Brigl stated that the application has been submitted to MnDOT for review, but comments have not yet been received.

Commissioner Anderson stated that he would strongly recommend a turn lane for the access.

Commissioner Woestehoff asked if any recommendation would contingent upon the tree preservation plan.

Chairperson Bauer confirmed that the Conditional Use Permit would be contingent upon completion of that action.

Motion by Commissioner Anderson, seconded by Commissioner Peters, to recommend that City Council adopt Resolution #19-100 Granting a Variance from the Requirement for City Utilities on the Subject Property.

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

Motion by Commissioner Peters, seconded by Commissioner Johnson, to recommend that City Council adopt Resolution #19-122 Approving a Conditional Use Permit, Site Plan and Sketch Plan for M&G Trailer.

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

6. COMMISSION BUSINESS

6.01: Consider Site Plan for The Sapphire (Project No. 18-183); Case of PSD, LLC

Presentation

Community Development Director Gladhill presented the Staff Report and recommendation to approve of the site plan contingent upon compliance with Staff Review comments.

Commission Business

Commissioner VanScoy referenced the recommendation related to restoring the dog park, removing nine parking spots and asked for additional input.

Community Development Director Gladhill noted that was an advisory comment, not something that could be required, in attempt to increase greenspace and reduce impervious surface.

Commissioner Woestehoff asked if there would be plantings between the sidewalk and garages.

Community Development Director Gladhill noted that there would be landscaping in that area but noted that an additional comment could be added requesting additional plantings in that area. He stated that additional pedestrian seating could also be requested in return for allowing the garages.

Matt Kuker, PSD LLC, provided additional details on the proposed boiler system, noting that there would be thermostat controls in every apartment. He stated that this would be phase two, noting that the original intention was not to sell Parkview East. He stated that they did feel the need to change the model and materials to prevent two identical buildings with two different owners. He stated that there is an issue with the magic-paks for HVAC and that is why those are not proposed to be used. He explained that his HVAC consultant has stated that the boiler system is 18 to 20 percent more efficient than the magic-paks. He stated that he could look into painting the screens. He referenced the comment asking for a higher quality building but noted that Affinity was allowed to use block on the entire first level. He stated that he has used a lot of stone to enhance the appearance. He stated that Parkview remains full and he has never received complaints on the HVAC unit. He believed that the City should instead focus on the big picture and the $16,000,000 to $17,000,000 investment they are attempting to bring to Ramsey.

Chairperson Bauer referenced the back of the garages abutting the street and asked if the applicant would be open to tree plantings.

Mr. Kuker confirmed that there is an updated plan that includes those plantings.

Commissioner VanScoy stated that he would prefer having the garages internal to the site rather than along the street and asked the rational for the proposed placement.

Mr. Kuker stated that he would assume it is the best use of space for egress and access into the units.

Commissioner VanScoy asked the total number of units and parking spaces.

Mr. Kuker replied that there would be 118 units and 2.7 parking spaces per unit, which is a duplication of Parkview East. He explained that he often drives past the apartment complex after work to count the number of open stalls to determine if the facility was over parked or under parked. He stated that there were three times the previous year when only four or five stalls remained open and therefore it appears that calculation was a good fit.

Commissioner VanScoy stated that it appears to be a lot of parking. He noted that the proposed application appears to have more parking stalls.

Mr. Kuker replied that this would have the same parking ratio but would include more surface parking as there are less tuckunders.

Commissioner VanScoy stated that the desire is to keep this area pedestrian oriented. He asked if benches could be placed along the back of the garages.

Mr. Kuker confirmed that he would be open to pouring concrete bases off the sidewalk to allow for benches and trash receptacles.

Commissioner VanScoy stated that the plan looks great, his only concern would be the garages along a public street.

Mr. Kuker acknowledged the concern. He stated that although the garages will be along a street, it is not a major street. He stated that once the hotel is constructed, most people would not travel that road or notice the garages. He stated that it would be similar to the back of Parkview East.

Commissioner Gengler asked for clarification on the term SEER.

Mr. Kuker explained that is the seasonal energy efficiency rating, which is how cooling is rated.

Commissioner Gengler asked if the more traditional window units are more efficient than magic-paks.

Mr. Kuker stated that over the course of the year he would agree. He stated that he would like to see the issues with the magic-paks resolved.

Commissioner Gengler asked for options that could be used for screening the units.

Mr. Kuker stated that the cooling fence could not be blocked but perhaps the shield inside could be sprayed to match the building materials rather than remain silver.

Commissioner Anderson stated that he likes this look but also likes the ability to slip an air conditioner into a room. He stated that if the outside would look like the picture, he would support that. He noted that the grill on the outside is pleasing.

Community Development Director Gladhill noted that open to the same setup as Parkview East, but with a better job of blending the units with the surroundings.

Mr. Kuker stated that he did not think a through wall could go into the application.

Commissioner Anderson stated that he was not thrilled with the units hanging outside the building.

Commissioner Woestehoff stated that although he is also not thrilled with that aspect, he acknowledged how flexible and cooperative the applicant has been throughout this process. He stated that in his opinion he is comfortable with staff following up and cooperating with the applicant and approving the request contingent upon that cooperation.

Motion by Commissioner Anderson, seconded by Commissioner VanScoy, to recommend that City Council approve of the site plan contingent upon compliance with Staff Review comments, plantings behind the garages, benches or pedestrian sitting areas behind the garages, and for the developer to work with the City on the development of a pleasing air conditioning unit façade.

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

6.02: Consider Updated Sketch Plan for Rivenwick (Project #19-102); Case of Paxmar

Presentation

Planning Consultant Maass presented the Staff Report and recommendation to approve of the sketch plan contingent upon compliance with Staff Review, specifically that the multifamily residential property shown north of 139th Lane NW and south of Highway 10 be revised to show a second commercial pad.

Commission Business

Commissioner Anderson asked if this would only apply to the R-3 section or the entire plan.

Planning Consultant Maass noted that this would be the entire concept plan and the R-3 section specifically would come forward for formal review in the future.

Commissioner VanScoy stated that the staff recommendation changes the proposal and asked how that was received.

Allen Roessler, 2150 Cutters Grove in Anoka, stated that this is basically the same sketch that was previously presented with the only change swapping the R-2 and R-3 parcels. He noted that Suite Living would like to move forward now and that is the reason for the change, as there are not other users yet for the other two uses.

Commissioner VanScoy asked if the applicant is comfortable with the recommendations from the City.

Mr. Roessler stated that he was a bit confused as the previously approved concept included 80 percent residential and 20 percent commercial and they would like that percentage rate to remain.

Community Development Director Gladhill clarified that the previous concept had R-2 against R-2, whereas this concept has R-2 between Suite Living and the commercial. He noted that this concept would place Suite Living against the existing R-2.

Chairperson Bauer explained that typically you try to transition between zoning districts rather than placing low density between high density and commercial.

Mr. Roessler replied that Suite Living is not traditional high-density housing. He stated that if this does not fit, they would not find a buyer for the residential parcel. He stated that there have been a lot of residential developers interested in this layout.

Community Development Director Gladhill noted that the zoning decision does not need to be made at this time and Suite Living could move forward as proposed.

Mr. Roessler stated that although commercial development would be preferred, this layout is the most likely outcome based on the market.

Chairperson VanScoy stated that if the Commission were to say they would prefer commercial and there is a developer in the future that would like to create R-2, would there then be an issue that could not be resolved.

Community Development Director Gladhill noted that this is a sketch plan and therefore the Council will use this input as feedback. He stated that this would not provide a zoning or site plan approval. He noted that further review would be done if this moves forward in formal application.

Commissioner Anderson asked if Suite Living would be located in B-2 or R-3.

Mr. Roessler stated that Suite Living would be R-3 and commercial would be B-2, while the R-2 would most likely be townhomes. He stated that once a user or buyer is found, a more concrete plan would come forward. He stated that he does have multiple residential developers interested in this proposed layout.

Motion by Commissioner VanScoy, seconded by Commissioner Johnson, to recommend that City Council approve the sketch plan contingent upon compliance with Staff Review.

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

6.03: Consider Site Plan for Delta ModTech (Project #19-108); Case of Delta ModTech

Presentation

Planning Consultant Maass presented the Staff Report and the recommendation to approve the site plan contingent upon compliance with the 60-foot residential buffer yard setback either

through a revised site plan or through a variance as well as overall compliance with Staff Review comments.

Commission Business

Commissioner Woestehoff stated that a comment was made that the current design does not meet the 60-foot setback.

Planning Consultant Maass confirmed that the 60-foot buffer yard requirement is not met and noted that the current proposal has a distance of 40 feet.

Commissioner VanScoy asked if there is a graphic showing this plot inside of the larger plot.

Planning Consultant Maass displayed the larger aerial and identified the proposed location for the building.

Chairperson Bauer asked if the access would be provided off Bunker Lake Boulevard.

Planning Consultant Maass confirmed that the access would be off Bunker Lake Boulevard and would be shared with another future industrial user.

John Kinghorn, Kinghorn Construction, referenced the setback issue and noted that they are willing to work with the City but would be pursuing a variance to keep that 40-foot setback. He noted that screening and landscaping would be increased in that area.

Community Development Director Gladhill noted that staff is supportive of the variance. He noted that the likelihood is that in the future that residential property would be rezoned to the E-3 district. He stated that there was already one attempt to rezone that residential property. He did not want this project to be delayed because of an issue or delay with the adjacent property.

Motion by Commissioner Anderson, seconded by Commissioner Woestehoff, to recommend that City Council approve the site plan contingent upon compliance with the 60-foot residential buffer yard setback either through a revised site plan or through a variance as well as overall compliance with Staff review comments.

Further discussion

Commissioner VanScoy stated that he understands that staff believes the residential parcel will eventually be rezoned but noted that has not been done to this point and confirmed that a variance would be needed in the future. He stated that he did not like that concept.

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

Commissioner VanScoy stated that he believes that this is a great project but simply does not like the variance.

6.04: Consider Site Plan for Anderson Dahlen (Project #19-109); Case of Anderson Dahlen

Presentation

Planning Consultant Maass presented the Staff Report and the recommendation to approve of the site plan and associated approvals for Anderson Dahlen contingent upon compliance with Staff Review.

Commission Business

Motion by Commissioner Woestehoff, seconded by Commissioner Johnson, to recommend that City Council approve the site plan and associated approvals for Anderson Dahlen contingent upon compliance with Staff Review.

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

7. COMMISSION / STAFF INPUT

7.01: Receive Staff Update

The Staff Update was noted.

Chairperson Bauer stated that the July meeting will need to be rescheduled due to the July 4th meeting.

Community Development Director Gladhill noted that he will contact the Commissioners to determine the best date to reschedule.

7.02: Zoning Bulletins

Zoning Bulletins were noted.

8. ADJOURNMENT

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

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

The regular meeting of the Planning Commission adjourned at 9:50 p.m.

Respectfully submitted,

_____
Tim Gladhill
Community Development Director

ATTEST:

_____
JoAnn Shaw
Community Development Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

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

RESOLUTION #19-139

RESOLUTION APPROVING FINAL PLAT, SITE PLAN, AND DEVELOPMENT AGREEMENT FOR ANDERSON DAHLEN SOUTH ADDITION

WHEREAS, Knoll Properties LLC, hereafter referred to as "Developer", properly applied for Final Plat and Site Plan approval of the following described property located in the City of Ramsey:

Lot 1, Block 1, Bury and Carlson Addition, Anoka County, Minnesota

Or upon platting:

Lot 1, Block 1, Anderson Dahlen South Addition, Anoka County, Minnesota

(the 'Subject Property');

WHEREAS, the City has received an Application for Final Plat and Site Plan Approval for Anderson Dahlen South Addition on May 2, 2019; and

WHEREAS, the subject property is zoned E-2 Employment District and is approximately 19.88 acres in size and the Developer has requested to subdivide approximately 8.75 acres from the full 19.88 acres; and

WHEREAS, the Planning Commission reviewed the sketch plan and site plan on June 6, 2019; and

WHEREAS, the City Council reviewed the Final Plat, Site Plan, and Development Agreement on June 25, 2019; and

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

1. That the Ramsey City Council hereby grants final plat, site plan, and development agreement approval for Anderson Dahlen South Addition contingent upon the following conditions
    a. Conformance with Staff Review and approval of plans by the City Engineer.

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 25th day of June, 2019.

_____
Mayor

ATTEST:

_____
City Clerk

CITY OF RAMSEY
DEVELOPMENT AGREEMENT
FOR ANDERSON DAHLEN SOUTH 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 Anderson Dahlen, a Minnesota Corporation under the laws of Minnesota (the "**PERMITTEE**").

Recitals

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

B. The **PERMITTEE** has received approval from the **CITY** to subdivide the Subject Property and plat the same as **ANDERSON DAHLEN SOUTH ADDITION** (the "Plat").

Agreement

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

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

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

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

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

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

3. The Plans. The term "Plans" as used in this Agreement means the Final Plat Plans prepared by Hakanson Anderson, dated April 19, 2019. The Plans remain subject to: (a) **CITY** Staff's review and approval of the Plans to, among other things, confirm that the revisions requested in the **CITY** Staff's review letter have been made; and (b) such further revisions as the **PERMITTEE** may propose and the **CITY** approves. The Plans shall not be attached to this Agreement, but are in the **CITY'S** files.

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

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

(the "Stage I Improvements").

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

16. Requirements for Building and Occupancy Permits.

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

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

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

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

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

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

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

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

18. Maintenance Guarantee for Landscaping. It is herein agreed that the Developer shall provide a maintenance guarantee to ensure the survival of the plantings for Anderson Dahlen South Addition. Said maintenance guarantee shall consist of cash or a Letter of Credit, approved as to form by the City, in the amount of $15,480. [# tree plantings (100 trees) x cost/planting ($300/tree x 30% average non-survival rate] + [# shrub plantings (288 shrubs) x cost/planting ($75/shrub x 30% average non-survival rate)], which shall be in effect for a two-year period commencing on the date of the City's acceptance of said plantings as part of the Required Private Improvements.

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

19. Miscellaneous.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TO PERMITTEE:
Click or tap here to enter text.
Attn: Click or tap here to enter text.
Click or tap here to enter text.
Click or tap here to enter text.

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

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

THE PERMITTEE:

CLICK OR TAP HERE TO ENTER TEXT.

By:_____, Click or tap here to enter text.
Its: Click or tap here to enter text.

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, _____, by Click or tap here to enter text., Click or tap here to enter text. of Click or tap here to enter text., a Minnesota Corporation, under the laws of the State of Minnesota on behalf of the corporation.

_____
Notary Public

THE CITY:

CITY OF RAMSEY

By:_____
Its: Mayor

By:_____
Its: City Administrator

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

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

_____

Notary Public

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

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

EXHIBIT A

Legal Description of the Subject Property

Lot 1, Block 1, BURY AND CARLSON ADDITION, Anoka County, Minnesota.

Or Upon Recording

Lots 1, Block 1 Anderson Dahlen South Addition, Anoka County, Minnesota.

EXHIBIT B

Fees Payable to the City

Anderson Dahlen Development Fees

	Units	Unit Type	Unit Price	Total	Notes
Park Dedication and Trail Development					
Park Dedication Commercial / Assisted Living Facilities	8.75	per acre	*$5,100*	$25,300	
Trail Development	8.75	per acre	*$1,300*	$11,375	
Subtotal Park and Trail Development				***$36,675***	
Water and Sewer Fees					
Water Trunk (Connection)	8.75	per acre	*$6,601*	$57,759	
Sanitary Sewer Trunk (Connection)	8.75	per acre	*$7,941*	$69,484	
Subtotal Water and Sewer Fees				***$127,243***	
Stormwater Management Fees					
Stormwater Management	8.75	per acre	*$4,855*	$42,481	
Subtotal Stormwater Management				***$42,481***	
GRAND TOTAL FOR DEVELOPMENT FEES				**$206,399**	

CC Regular Session **4. 13.**

Meeting Date: 06/25/2019

By: Bruce Westby, Engineering/Public Works

Information

Title

Adopt Resolution #19-142 Approving Joint Powers Agreement for the Signalization of Nowthen Boulevard/CSAH 5 at 170th Avenue NW

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #19-142 approving the Joint Powers Agreement for the signalization of Nowthen Boulevard/CSAH 5 at 170th Avenue NW.

Background:

To safely accommodate the increased traffic associated with the new elementary school proposed to open this fall east of Nowthen Boulevard/CSAH 5 at 170th Avenue NW, improvements are needed at this intersection. These improvements include construction of left and right turn lanes on Nowthen Boulevard/CSAH 5, shoulder modifications, bituminous trail modifications, pedestrian curb ramps, pavement striping, and a new traffic control signal system.

Attached is a Joint Powers Agreement (JPA) that defines the responsibilities of the three parties impacted by the intersection improvements as related to construction and maintenance of the intersection improvements. These three parties include Anoka-Hennepin Independent School District No. 11, Anoka County, and the City of Ramsey. Per the JPA;

- Independent School District No. 11 (ISD #11) will be responsible for all costs required to construct the intersection improvements, including the signal system. These costs include engineering and traffic control. ISD #11 will also be responsible for maintaining their access to Nowthen Boulevard/CSAH 5, including striping.
- Anoka County will be responsible for providing specific materials to construct the signal system, which are estimated to cost $30,000. Anoka County will also be responsible for maintaining the new turn lanes, shoulders and striping on Nowthen Boulevard/CSAH 5.
- The City of Ramsey will be responsible for all costs required to power and maintain the new signal system in perpetuity, and for maintaining the trail, pedestrian curb ramps and striping improvements on the leg of 170th Avenue NW.

The City will pay to power and maintain the signal system in perpetuity using the same funding source as currently used to pay for powering and maintaining other signal systems in the City, which is the Traffic Engineering fund.

Most signal systems have separate maintenance agreements, though the City pays to power and maintain most signal systems within the City. City crews do not typically perform signal maintenance work. Instead, the City typically reimburses Anoka County or MnDOT on a quarterly basis for any maintenance work completed or directed by Anoka County or MnDOT.

Anoka County will own the new signal system upon completion of construction.

The new signal system will be constructed to accommodate flashing yellow arrows (FYA's), which are gaining momentum as an alternative to a simple green ball light for left-turning motorists. FYA's signal to the motorist that it is safe to turn left so long as they yield to oncoming vehicles, which have the right of way. These permitted left

turns are unlike protected left turns, where the left-turning motorist does not have to consider opposing traffic since those vehicles have a red light. Anoka County routinely waits to activate FYA's at new signal systems (for an unspecified period of time) until motorists are used to the new signal system. Activation of FYA's will be considered in the future.

Construction is anticipated to occur during July and August, 2019. During construction, access for local traffic will be maintained and Nowthen Boulevard/CSAH 5 will remain open to traffic per the conditions of the JPA.

The City Attorney reviewed and approved the attached JPA.

Action:

Adopt Resolution #19-142 approving Joint Powers Agreement for the signalization of Nowthen Boulevard/CSAH 5 at 170th Avenue NW.

Attachments

Resolution 19-142
JPA
Exhibit A

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	06/20/2019 02:34 PM
Form Started By: Bruce Westby		Started On: 06/18/2019 07:48 AM
Final Approval Date: 06/20/2019		

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

RESOLUTION #19-142

RESOLUTION APPROVING JOINT POWERS AGREEMENT FOR THE SIGNALIZATION OF NOWTHEN BOULEVARD/COUNTY STATE AID HIGHWAY 5 AT 170TH AVENUE NW

WHEREAS, Anoka-Hennepin Independent School District No. 11 is constructing a new elementary school east of the intersection of Nowthen Boulevard/CSAH 5, which is owned, operated and maintained by Anoka County, and 170th Avenue NW, which is owned, operated and maintained by the City of Ramsey; and

WHEREAS, certain improvements are proposed at the intersection of Nowthen Boulevard/CSAH 5 and 170th Avenue NW to safely accommodate projected traffic volumes at this intersection; and

WHEREAS, the proposed improvements include construction of left and right turn lanes on Nowthen Boulevard/CSAH 5, shoulder modifications, bituminous trail modifications, pedestrian curb ramps, pavement striping, and a new traffic control signal system; and

WHEREAS, a Joint Powers Agreement was prepared to define cost-sharing and other responsibilities of all parties involved with constructing, operating and maintaining the improvements; and

WHEREAS, the parties agree it is in the best interest of the traveling public to construct the improvements.

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

1) The Mayor and City Administrator are hereby authorized and directed to enter into a Joint Powers Agreement with Anoka County and Anoka-Hennepin Independent School District No. 11 for the construction, operation and maintenance of said intersection improvements in 2019 for and on behalf of the City of Ramsey.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember Johns, 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
Existing Vacancy

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 25th day of June, 2019.

_____
Mayor

ATTEST:

_____
City Clerk

JOINT POWERS AGREEMENT
FOR THE SIGNALIZATION OF COUNTY STATE AID HIGHWAY 5
AT 170th AVENUE NW
IN THE CITY OF RAMSEY, MN

THIS AGREEMENT is made and entered into this ___ day of _____, 2019 by and between the County of Anoka, a political subdivision of the State of Minnesota, 2100 Third Avenue, Anoka, Minnesota 55303, hereinafter referred to as "County", the City of Ramsey, 7550 Sunwood Drive, NW, Ramsey, MN 55303, hereinafter referred to as "City", and the Anoka-Hennepin Independent School District No. 11, 2727 N Ferry St, Anoka MN 55303, hereinafter referred to as "ISD 11".

WITNESSETH

WHEREAS, the parties to this agreement agree it is in the best interest of the traveling public to reconstruct County State Aid Highway (CSAH) 5 from 1,000 feet south of 170th Avenue NW to 1,000 feet north of 170th Avenue NW as well as construct a new traffic control signal system at the intersection of CSAH 5 and 170th Avenue NW, hereinafter referred to as "Project"; and,

WHEREAS, ISD 11 has prepared construction plans, specifications, and other necessary project documents for the Project; and,

WHEREAS, Anoka County has jurisdiction over CSAH 5 and the Project will take place within the city of Ramsey; and,

WHEREAS, Minn. Stat. § 471.59 authorizes political subdivisions of the state to enter into joint powers agreements for the joint exercise of powers common to each.

NOW, THEREFORE, IT IS MUTUALLY STIPULATED AND AGREED:

I. PURPOSE

The parties have joined together for the purpose of reconstructing a portion of CSAH 5, including roadway, drainage, and trail improvements, and the construction of a new traffic control signal system at 170th Avenue NW; as described in the Project plans. Said engineering plans are filed in the office of the Anoka County Highway Department and incorporated herein by reference.

The parties to this Joint Powers Agreement (JPA) agree that construction of the Project is in the best interest of the traveling public and that the Preliminary Layout as shown in Exhibit "A" defines the preliminary design of the Project.

It is agreed that the Exhibit "A" Layout dated 5/20/2019 has been reviewed and accepted by the parties and is suitable for preparation of final construction documents. Any significant changes made hereafter to the design as presented in the Exhibit "A" Layout will require approval by the parties as an amendment to this JPA.

II. METHOD

The ISD 11 shall undertake construction of the Project.

IMPROVEMENTS:

Improvements include but are not limited to: construction of a new traffic control signal system at the intersection of CSAH 5 / 170th Avenue NW, right and left turn lane construction on CSAH 5, shoulder modifications, bituminous trail modifications, and pedestrian curb ramps.

INTERSECTIONS**:**

As agreed by the parties, improvements to the following intersections have been incorporated in the Exhibit "A" Layout design:

CSAH 5 / 170th Avenue NW: Installation of a new traffic control signal system, ADA accommodations, left and right turn lane construction on CSAH 5, construction of new school access, and associated improvements/modifications to existing 170th Avenue NW.

RIGHT OF WAY**:**

No additional ROW acquisition is expected along CSAH 5.

TRAFFIC SIGNALS**:**

The parties agree that a new traffic control signal system will be constructed at the intersection of CSAH 5 and 170th Avenue NW with this project.

The following items will be furnished by the County to ISD 11, subject to reimbursement as addressed herein, for inclusion in the Project:

1. One (1) traffic signal cabinet complete with an actuated controller unit, all required signal control equipment, eight (8) sets of anchor rods, nuts and washers and one (1) 4-section rubber gasket set for mounting the new traffic signal cabinet.
2. Four (4) one-way EVP detectors, four (4) one-way LED EVP confirmation lights, and one (1) EVP controller cabinet phase selector card.

TRAFFIC CONTROL**:**

The parties understand and agree that CSAH 5 will not be closed to thru traffic during construction and access for local traffic will be maintained during construction. The parties agree and understand the cost for traffic control shall be the responsibility of ISD 11.

UTILITIES**:**

The parties agree that the Exhibit "A" Layout does not include specific proposed utility locations, as those will be determined during later stages of the design process. ISD 11 will be responsible for coordinating the relocation of any private utilities with the project area.

PERMITS:

The parties agree that ISD 11 will secure all necessary permits for this Project. ISD 11 agrees to coordinate with the County and City in securing the permits required by the Local WMO, city permits, as well as any other permits that may be required. The County and City shall inform the ISD 11 of any agency ordinances or regulations that affect construction known to the County or the City at the time of the signing of this JPA (e.g. setbacks, tree clearing ordinances, or any other city ordinances).

III. COSTS

Except as otherwise provided herein, construction and engineering costs for the Project are the sole responsibility of ISD 11.

The estimated cost of the materials furnished by the County to ISD 11 described in Part II (Traffic Signals) is $30,000. Actual costs will be determined once the County furnished cabinet is constructed and fully operational. An updated cost estimate shall be provided to ISD 11 at the time of billing. These costs shall be reimbursed to the County by ISD 11.

IV. TERM

This Agreement shall become effective immediately upon execution, and will remain in effect until the Project and all restoration activities are completed, *with exception* of the ownership and maintenance provisions within this Agreement which shall continue indefinitely.

V. DISBURSEMENT OF FUNDS

All funds disbursed by the County, City, or ISD 11 pursuant to this Agreement shall be disbursed by each entity pursuant to the method provided by law.

VI. CONTRACTS AND PURCHASES

All contracts let and purchases made pursuant to this Agreement shall be made by the ISD 11 in conformance to the State laws.

VII. STRICT ACCOUNTABILITY

A strict accounting shall be made of all funds and report of all receipts and shall be made upon request by any party. Prior to ISD 11 payment to the County, Anoka County shall provide the ISD 11 a copy of all invoices and cost documentation to assist the ISD 11 in their application for funding/reimbursement as necessary.

VIII. SIGNALIZATION POWER

The ISD 11 shall at their sole expense, install and cause the installation of an adequate electrical power source to the service cabinet for the previously mentioned CSAH 5 / 170th Avenue NW traffic control signal system including any necessary extension of power lines. To facilitate the new signal system electrical service installation/activation, the City shall assist ISD 11 with the new electrical service request. Upon completion of said traffic control signal installations, the ongoing cost of the electrical power to the signals shall be the sole cost and expense of the City.

IX. MAINTENANCE

A. Maintenance of the bituminous trail on the west side of CSAH 5 shall be the responsibility of the City. The City shall be responsible for general routine maintenance, such as sweeping, clearing, plowing, trash removal and other incidental items. The City shall be responsible for long-term maintenance, such as bituminous overlays, crack sealing and replacement. Trail signage will be provided by and maintained by the City.

B. Maintenance of crosswalk pavement markings shall be the responsibility of the City, the County, and ISD 11. The County will be responsible for the maintenance of the crosswalk pavement marking for the crossings on CSAH 5. The City will be responsible for all crosswalk pavement markings on 170th Avenue NW. ISD 11 will be responsible for all crosswalk pavement markings on their access east of 170th Avenue NW.

C. Maintenance of the completed traffic control signal and signal equipment at the intersection of CSAH 5 and 170th Avenue NW shall be performed by the County on a 100% reimbursable basis with the City billed quarterly for 100% of all incurred costs.

D. The County shall maintain the said traffic signal controllers, traffic signal and pedestrian indications, loop detectors and associated wiring of the said traffic control signals on a 100% reimbursable basis with the City billed quarterly for 100% of all incurred costs.

E. Maintenance of the galvanized coating on the traffic signal system poles and mast arms shall be the sole obligation of the City. Any variation of painting color standards will be billed to the City.

F. Timing of the completed traffic control signal shall be determined by the County.

G. Only the County shall have access to the controller cabinets.

H. The traffic control signals shall be the property of the County.

I. The City shall be responsible for maintenance of the luminaries, luminaire relamping, and luminaire painting.

J. All maintenance of the EVP System shall be completed by the County. The City shall be billed by the County on a quarterly basis for all incurred costs.

K. EVP Emitter Units may be installed on and used only by Emergency Vehicles responding to an emergency as defined in Minnesota Statutes §169.011, Subdivision 3, and §169.03. The City shall provide a list to the County Engineer, or the County's duly appointed representative, of all such vehicles with emitter units on an annual basis.

L. Malfunctions of the EVP System shall be immediately reported to the County.

M. All timing of said EVP System shall be determined by the County.

N. In the event said EVP System or components are, in the opinion of the County, being misused, or the conditions set forth are violated, and such misuse or violation continues after receipt by the City, written notice thereof from the County, the County shall remove the EVP System. Upon

removal of the EVP System pursuant to this paragraph, the field wiring, cabinet wiring, detector receiver, infrared detector heads and indicator lamps and all other components shall become the property of the County.

XI. NOTICE

For purposes of delivery of any notices herein, the notice shall be effective if delivered to the County Administrator of Anoka County, 2100 Third Avenue, Anoka, Minnesota 55303, on behalf of the County, the City Administrator of Ramsey, 7550 Sunwood Drive, NW, Ramsey, MN 55303, on behalf of the City, and the ISD 11 School Board Chair, 2727 N Ferry Street, Anoka, MN 55303, on behalf of ISD 11.

XII. INDEMNIFICATION

To the extent allowed by law, the City, ISD 11, and County mutually agree to indemnify and hold harmless each other from any claims, losses, costs, expenses or damages resulting from the acts or omissions of the respective officers, agents, or employees relating to activities conducted by any party under this Agreement.

XIII. ENTIRE AGREEMENT REQUIREMENT OF A WRITING

It is understood and agreed that the entire agreement of the parties is contained herein and that this Agreement supersedes all oral agreements and all negotiations between the parties relating to the subject matter thereof, as well as any previous agreement presently in effect between the parties to the subject matter thereof. Any alterations, variations, or modifications of the provisions of this Agreement shall be valid only when they have been reduced to writing and duly signed by the parties.

XXIII. COUNTERPARTS

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

IN WITNESS WHEREOF, the parties of this Agreement have hereunto set their hands on the dates written below:

COUNTY OF ANOKA

By: _____
Jerry Soma
County Administrator

Dated: _____

CITY OF RAMSEY

By: _____
John LeTourneau
Mayor

Dated: _____

By: _____
Kurt Ulrich
City Administrator

Dated: _____

RECOMMENDED FOR APPROVAL:

By: _____
Douglas Fischer, P.E.
County Engineer

Dated: _____

By: _____
Bruce Westby, P.E.
City Engineer

Dated: _____

APPROVED AS TO FORM AND EXECUTION:

By: _____
Christine Carney
Assistant County Attorney

Dated: _____

By: _____
Joseph J. Langel
City Attorney

Dated: _____

ANOKA-HENNEPIN INDEPENDENT SCHOOL DISTRICT NO. 11

By: _____
Tom Heidemann
School Board Chair

Dated: _____

By: _____
Jeff Simon
School Board Clerk

Dated: _____

EXHIBIT "A"

Layout

ANOKA - HENNEPIN SCHOOLS

ANOKA COUNTY, MINNESOTA

PLANS FOR: GRADING, PAVING AND TRAFFIC SIGNAL

NOWTHEN BOULEVARD IMPROVEMENTS

SCHOOL PROJECT NO. 19-135-001

PLAN SYMBOLS

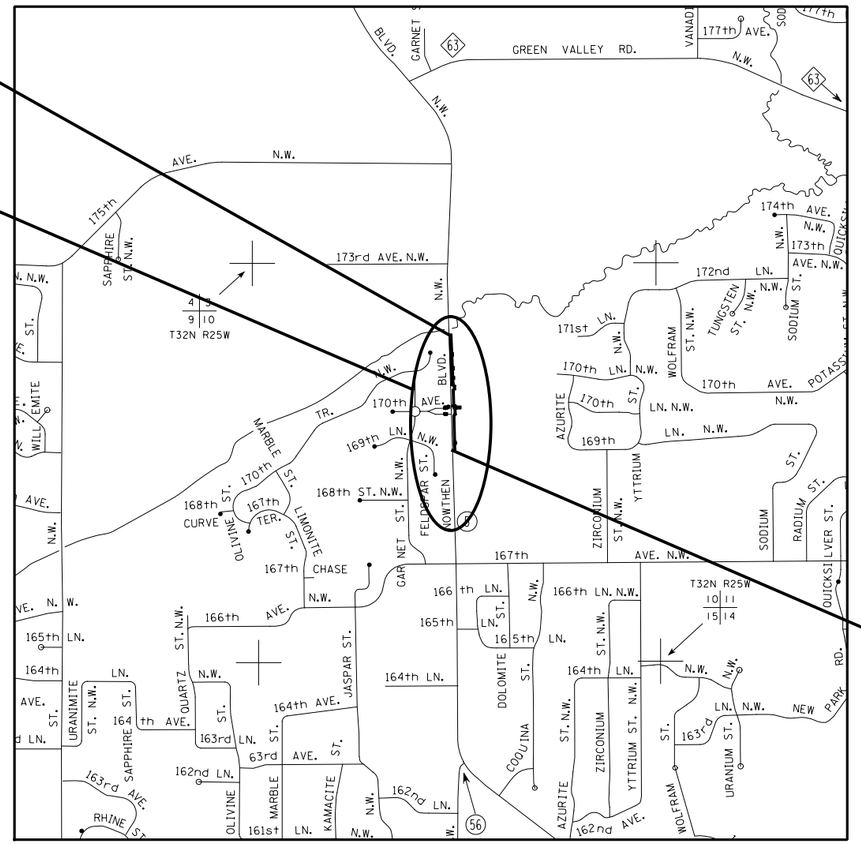
STATE LINE
COUNTY LINE
TOWNSHIP OR RANGE LINE
SECTION LINE
QUARTER LINE
SIXTEENTH LINE
RIGHT-OF-WAY LINE
PRESENT RIGHT-OF-WAY LINE
CONTROL OF ACCESS LINE
PROPERTY LINE (Except Land Lines)
VACATED PLATTED PROPERTY
CORPORATE OR CITY LIMITS
TRUNK HIGHWAY CENTER LINE
CONC. RETAINING WALL
RAILROAD
RAILROAD RIGHT-OF-WAY LINE
RIVER OR CREEK (NAME)
DRY RUN
DRAINAGE DITCH (SIZE)
DRAIN TILE
CULVERT
DROP INLET
GUARD RAIL
BARBED WIRE FENCE
WOVEN WIRE FENCE
CHAIN LINK FENCE
RAILROAD SNOW FENCE
STONE WALL OR FENCE
HEDGE
RAILROAD CROSSING SIGN
RAILROAD CROSSING BELL
ELECTRIC WARNING SIGN
CROSSING GATE
MEANDER CORNER
MAIL BOX (MB)
SPRINGS
MARSH
TIMBER / ORCHARD / BRUSH / NURSERY (TIMBER)
CATCH BASIN (C.B.)
FIRE HYDRANT
CATTLE GUARD
OVERPASS (Highway Over)
UNDERPASS (Highway Under)
BRIDGE
BUILDING (One Story Frame) (1-St 15')
F-FRAME C-CONCRETE
S-STONE T-TILE
B-BRICK ST-STUCCO
IRON PIPE OR ROD
MONUMENT (STONE, CONCRETE, OR METAL)
WOODEN HUB
GRAVEL PIT (G)
SAND PIT (S)
BORROW PIT (B)
ROCK QUARRY (Q)

UTILITY SYMBOLS

POWER POLE LINE
TELEPHONE OR TELEGRAPH POLE LINE
JOINT TELEPHONE AND POWER ON POWER POLES ON TELEPHONE POLES
ANCHOR
STEEL TOWER
STREET LIGHT
PEDESTAL (TELEPHONE CABLE TERMINAL,)
GAS MAIN (G)
WATER MAIN (I)
CONDUIT
TELEPHONE CABLE IN CONDUIT (T)
ELECTRIC CABLE IN CONDUIT (P)
TELEPHONE MANHOLE (T)
ELECTRIC MANHOLE (P)
BURIED TELEPHONE CABLE (T-BUR)
BURIED ELECTRIC CABLE (P-BUR)
AERIAL TELEPHONE CABLE
SEWER, (SANITARY)
SEWER, (STORM)
SEWER MANHOLE
HANDHOLE (HH)

END
℄ NOWTHEN BLVD
STA 31+77.05

PROJECT LOCATION



BEGIN
℄ NOWTHEN BLVD
STA 16+61.22

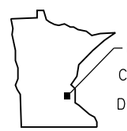
DESIGN DESIGNATION FOR: NOWTHEN BLVD

(DATA FROM SP 002-605-019)

R-VALUE	50
ADT (Current Year) 2019 =	8,056
ADT (Future Year) 2029 =	9,667
PAVEMENT DESIGN	10 TON
FUNCTIONAL CLASSIFICATION	A-MINOR ARTERIAL
NO. OF TRAFFIC LANES	2
NO. OF PARKING LANES	0
ESALS (20)	890,830 (20 YRS.)
Design Speed	55 MPH
Based on Sight Distance	STOPPING
Height of eye / Height of Object	3.5' / 2.0'
Design Speed not achieved at:	N/A

INDEX MAP — SCALE 1000'

PLAN REVISIONS		
DATE	SHEET NO.	APPROVED BY



PROJECT LOCATION
COUNTY : ANOKA
DISTRICT : METRO

GOVERNING SPECIFICATIONS

THE 2018 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN.

ALL TRAFFIC CONTROL DEVICES SHALL CONFORM AND BE PLACED IN ACCORDANCE TO THE "MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MN MUTCD) AND PART VI, "FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS".

ANOKA COUNTY STANDARDS WILL APPLY FOR STREET CONSTRUCTION.

INDEX

SHEET NO.	SHEET DESCRIPTION
1	TITLE SHEET
2	STATEMENT OF ESTIMATED QUANTITIES
3	SOILS NOTES/STANDARD PLATES
4 - 5	EXISTING UTILITY TABULATIONS
6	TYPICAL SECTIONS
7 - 13	STANDARD PLAN SHEETS
14 - 15	STAGING AND TRAFFIC CONTROL PLANS
16	TOPOGRAPHY, UTILITY AND REMOVALS PLANS
17	CONSTRUCTION PLANS
18 - 19	INTERSECTION AND PEDESTRIAN CURB RAMP DETAILS
20	EROSION CONTROL AND TURF ESTABLISHMENT PLANS
21 - 26	SIGNING AND STRIPING PLANS
27 - 38	TRAFFIC SIGNAL PLANS
39 - 48	CROSS SECTIONS

THIS PLAN CONTAINS 48 SHEETS

SRF

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.

SIGNATURE Steven J. Miller

DATE 05-20-19 LIC. NO. 41327 PRINT NAME STEVEN J. MILLER

RECOMMENDED FOR APPROVAL ..... 20 .....
CITY ENGINEER, CITY OF RAMSEY

RECOMMENDED FOR APPROVAL ..... 20 .....
ANOKA COUNTY ENGINEER

THIS PLAN AND/OR SPECIFICATION WAS PREPARED SPECIFICALLY FOR THIS PROJECT, AND ANY RE-USE OF DETAILS OR SPECIFICATIONS ON OTHER PROJECTS IS NOT INTENDED OR AUTHORIZED BY THE DESIGNER. LIABILITY FOR ANY RE-USE ON OTHER PROJECTS IS THE RESPONSIBILITY OF THE PERSON, AGENCY, OR CORPORATION USING PLAN OR SPECIFICATION DATA FROM THIS PROJECT.

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO GUIDELINES OF CI/ASCE 38-02. ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA".

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STATEMENT OF ESTIMATED QUANTITIES

NOTES	ITEM NO.	ITEM DESCRIPTION	UNIT	TOTAL ESTIMATED QUANTITY
	2104.502	SALVAGE SIGN TYPE C	EACH	2
7	2232.504	MILL BITUMINOUS SURFACE (2.0")	SY	180
	2503.502	INSTALL CONCRETE APRON	EACH	2
	2503.503	15" RC PIPE SEWER	LF	16
	2021.501	MOBILIZATION	LS	1
	2102.503	PAVEMENT MARKING REMOVAL	L F	13930
	2102.518	PAVEMENT MARKING REMOVAL	S F	100
	2104.502	REMOVE SIGN TYPE C	EACH	3
	2104.502	REMOVE MAIL BOX SUPPORT	EACH	2
	2104.502	SALVAGE CONCRETE APRON	EACH	2
	2104.503	SAWING BIT PAVEMENT (FULL DEPTH)	L F	1940
	2104.504	REMOVE BITUMINOUS PAVEMENT	S Y	3250
	2104.518	REMOVE CONCRETE WALK	S F	230
	2104.607	SALVAGE RANDOM RIPRAP	C Y	5
1	2105.507	COMMON EXCAVATION P	C Y	500
2	2105.507	SELECT GRANULAR BORROW (CV)	C Y	196
	2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	25
2	2211.507	AGGREGATE BASE (CV) CLASS 5	C Y	458
2	2221.507	SHOULDER BASE AGGREGATE (LV) CLASS 1	C Y	40
	2301.602	DRILL & GROUT DOWEL BAR (EPOXY COATED)	EACH	40
	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	160
3, 9	2360.509	TYPE SP 12.5 NON WEAR COURSE MIX (4;B)	TON	490
3, 9	2360.509	TYPE SP 12.5 WEARING COURSE MIX (4;F)	TON	500
	2511.507	RANDOM RIPRAP CLASS II	C Y	6
	2511.607	INSTALL RANDOM RIPRAP	C Y	5
	2521.518	6" CONCRETE WALK	S F	1280
	2521.518	2.5" BITUMINOUS WALK	S F	1050
	2531.503	CONCRETE CURB & GUTTER DESIGN B424	L F	290
	2531.618	TRUNCATED DOMES	S F	190
	2540.602	MAIL BOX SUPPORT	EACH	2
	2563.601	TRAFFIC CONTROL SUPERVISOR	LS	1
	2563.601	TRAFFIC CONTROL	LS	1
4	2563.602	RAISED PAVEMENT MARKER TEMPORARY	EACH	405
8	2563.613	PORTABLE CHANGEABLE MESSAGE SIGN	UDAY	60
	2564.502	INSTALL SIGN TYPE C	EACH	2
	2564.518	SIGN PANELS TYPE C	S F	98.75
	2565.501	EMERGENCY VEHICLE PREEMPTION SYSTEM	LS	1
5	2565.516	TRAFFIC CONTROL SIGNAL SYSTEM	SYS	1
6	2573.501	CULVERT END CONTROLS	LS	9
10	2575.523	RAPID STABILIZATION METHOD 3	MGAL	3
	2581.503	REMOVABLE PREFORM PAVEMENT MARKING TAPE	L F	7010
	2581.603	REMOVABLE PREFORMED PLASTIC MASK (BLACK)	L F	1130
	2581.618	REMOVABLE PREFORMED PLASTIC MASK (BLACK)	S F	30
	2582.503	4" SOLID LINE MULTI COMP	L F	2220
	2582.503	24" SOLID LINE MULTI COMP	L F	160
	2582.503	4" DBLE SOLID LINE MULTI COMP	L F	1730
	2582.503	24" SOLID LINE PREF THERMO GR IN	L F	120
	2582.518	PAVT MSSG PREF THERMO GR IN	S F	90
	2582.518	CROSSWALK PREF THERMO GR IN	S F	1300

P = Plan quantity

NOTES

1. Includes all topsoil strippng and stockpiling, lowering aggregrate beneath exisitng shoulder and respreading topsoil.
2. Paid per cross sectional area, compacted volume in-place.
3. Assumes 113 lbs/SY/inch.
4. 2 TRPM's, 4 inches side by side at 10 foot spacing for interim double yellow centerline.
5. TRAFFIC CONTROL SIGNAL SYSTEM pay item does NOT include the cost of school furnished signal pole and mast arm.
6. Pay item includes quantitiy and payment for 2 catch basin inlet protection.
7. 1 foot edge milling per typical sections.
8. No additional compensation will be made for an increase or decrease in quantity.
9. Item to be used for mainline paving and bituminous patching around new curb.
10. Exercise extreme care to control overspray on trails, sidewalks and pedestrian curb ramps.

NO	DATE	BY	CKD	APPR	REVISION

...\FinalPlan\12107_est01.dgn

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: STEVEN J. MILLER

Date 05-20-19 License # 41327

STATE AID PROJECT NO.	X
	X
STATE PROJECT NO.	X
COUNTY PROJECT NO.	X
CITY PROJECT NO.	X

DRAWN BY	S MARTINS
DESIGNED BY	S MILLER
CHECKED BY	S MILLER
COMM. NO.	0012107

SRF

ANOKA-HENNEPIN SCHOOL DISTRICT

STATEMENT OF ESTIMATED QUANTITIES

NOWTHEN BOULEVARD IMPROVEMENT

SHEET 2 OF 48

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CONSTRUCTION /SOILS NOTES

GRADING, BASE AND SURFACE

1. STRIP SOD AND TOPSOIL FROM AREAS TO BE DISTURBED BY CONSTRUCTION AND REUSE TOPSOIL. FOR ESTIMATING PURPOSES, THE DEPTH OF TOPSOIL AVAILABLE IS CONSIDERED TO BE 6".

2. COMPACTION OF THE GRADING AND AGGREGATE ITEMS ON BYPASSES AND OTHER TEMPORARY WORK SHALL BE BY THE "QUALITY COMPACTION" METHOD.

3. TEST ROLLING SHALL NOT BE REQUIRED ON THIS PROJECT.

4. WHERE CONNECTING TO THE INPLACE ROADWAYS AT THE TERMINI OF PROPOSED CONSTRUCTION, CUT VERTICALLY TO THE BOTTOM OF THE INPLACE SURFACING OR TO THE BOTTOM OF THE NEW SURFACING, WHICHEVER IS DEEPER, THEN 1V:2OH TO THE BOTTOM OF THE RECOMMENDED SUBGRADE EXCAVATION, UNLESS OTHERWISE NOTED.

5. PROVIDE 1V:2OH LONGITUDINAL TAPERS BETWEEN CHANGES IN SUBGRADE AND SUBCUT DEPTHS.

6. DITCH BOTTOMS, TOE OF FILL, CUT RUNOUTS AND THE TOP EDGE OF THE BACKSLOPES SHALL BE ROUNDED REGARDLESS OF THE SECTION USED ON THE CROSS SECTION SHEETS.

7. STABILIZING AGGREGATE SHALL BE INCORPORATED INTO THE SUBGRADE TO ACHIEVE SATISFACTORY SURFACE STABILITY AT LOCATIONS DEEMED NECESSARY BY THE ENGINEER, IN ACCORDANCE WITH THE PROVISIONS OF SPEC. 2105.2D. GRANULAR MATERIAL WHICH IS FURNISHED BY THE CONTRACTOR SHALL BE STABILIZED, IF NECESSARY, AT THE CONTRACTOR'S EXPENSE. WHERE STABILIZING AGGREGATE IS DEEMED NECESSARY, IT SHALL BE APPLIED AT A RATE OF APPROXIMATELY 200 LBS/SY.

REMOVALS

8. THE EXISTING PAVEMENT THICKNESSES ARE ASSUMED TO BE AS FOLLOWS:
   NOWTHEN BLVD
   THROUGH LANES - 4" BITUMINOUS PAVEMENT
   SHOULDERS - 2" BITUMINOUS PAVEMENT
   THE CONTRACTOR SHALL INVESTIGATE AND MAKE THEIR OWN DETERMINATION.

   (INFORMATION TAKEN FROM THE PROJECT SOIL BORINGS AND/OR RECORD DRAWINGS).

TURF ESTABLISHMENT

9. PLACE A MINIMUM OF 6 INCHES OF TOPSOIL ON ALL AREAS SCHEDULED FOR PERMANENT TURF ESTABLISHMENT.

10. SOD ALL AREAS ADJACENT TO RESIDENCES OR BUSINESSES AND AREAS OF HEAVY DRAINAGE RUNOFF, AS INDICATED IN THE TURF ESTABLISHMENT AND EROSION CONTROL PLANS AND DETAILS.

11. SEEDING REQUIREMENTS ON THIS PROJECT ARE AS FOLLOWS:

    ON PERMANENT SLOPES FLATTER THAN 1:3 USE SEED MIXTURE 25-141 @ 60 POUNDS PER ACRE, FERTILIZER TYPE 3 @ 350 POUNDS PER ACRE AND MULCH MATERIAL TYPE 1 @ 2 TONS PER ACRE, WITH DISK ANCHOR. SEE EROSION CONTROL AND TURF ESTABLISHMENT PLANS FOR SEED TYPE LOCATIONS.

MISCELLANEOUS

12. WHERE SEDIMENT DEPOSITS IN WATERS OF THE STATE THE MATERIAL MUST BE REMOVED IN 7 DAYS.

NO	DATE	BY	CKD	APPR	REVISION
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Print Name: STEVEN J. MILLER

Date 05-20-19 License # 41327

STATE AID PROJECT NO.	X
	X
STATE PROJECT NO.	X
COUNTY PROJECT NO.	X
CITY PROJECT NO.	X

DRAWN BY S MARTINS
DESIGNED BY S MILLER
CHECKED BY S MILLER
COMM. NO. 0012107

SRF

ANOKA-HENNEPIN SCHOOL DISTRICT

SOILS NOTES/STANDARD PLATES
NOWTHEN BOULEVARD IMPROVEMENT

SHEET 3 OF 48

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UTILITIES

THE FOLLOWING LIST SHOWS THE UTILITY COMPANIES INVOLVED ON THIS PROJECT.

ARVIG COMMUNICATIONS SYSTEMS
CENTERPOINT ENERGY
CENTURYLINK
CITY OF RAMSEY
CONNEXUS ENERGY

GENERAL NOTES:

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA".

THE "LEAVE AS IS" AND "RELOCATE" NOTES ARE BASED UPON THE BEST INFORMATION AVAILABLE AND MAY NOT REFLECT THE ACTUAL EFFECTS ON THE UTILITIES BY CONSTRUCTION. ACTUAL DETERMINATION WILL BE MADE IN THE FIELD DURING CONSTRUCTION.

UTILITY WORK SHOWN ON THESE SHEETS SHALL BE DONE BY OTHERS UNLESS OTHERWISE NOTED.

UTILITY WORK APPLIES TO THE CONSTRUCTION/EXCAVATION AREA LIMITS ONLY.

ALL POWER LINES ARE DISTRIBUTION UNLESS NOTED OTHERWISE.

THE CONTRACTOR IS HEREBY REMINDED OF HIS RESPONSIBILITY TO CONTACT ALL UTILITIES THAT MAY HAVE FACILITIES IN THE PROJECT AREA.

EXISTING UTILITIES (ARVIG)

ALIGNMENT	LOCATION		INPLACE ITEM	REMARKS			NOTES
	STATION	OFFSET		LEAVE AS IS	ADJUST	RELOCATE	
NOWTHEN BLVD	15+75 TO 27+22	40' RT TO 55' RT	BURIED TEL	X			
NOWTHEN BLVD	15+75 TO 20+21	54' RT TO 60' RT	BURIED TEL	X			
NOWTHEN BLVD	22+16 TO 22+19	194' RT TO 50' RT	BURIED TEL	X			
NOWTHEN BLVD	22+19	63' RT	TEL MH	X			
NOWTHEN BLVD	26+72	71' RT	TEL PED	X			
NOWTHEN BLVD	27+18	55' RT	TEL MH	X			

EXISTING UTILITIES (CENTURYLINK)

ALIGNMENT	LOCATION		INPLACE ITEM	REMARKS			NOTES
	STATION	OFFSET		LEAVE AS IS	ADJUST	RELOCATE	
NOWTHEN BLVD	15+75 TO 17+92	53' LT TO 52' LT	BURIED TEL	X			
NOWTHEN BLVD	15+75 TO 26+72	48' LT TO 45' LT	OVERHEAD TEL	X			
NOWTHEN BLVD	15+75 TO 26+72	44' LT TO 41' LT	BURIED FIBER	X			
NOWTHEN BLVD	17+92 TO 21+20	52' LT TO 65' LT	BURIED TEL	X			
NOWTHEN BLVD	19+81	59' LT	TEL PED	X			
NOWTHEN BLVD	21+20 TO 22+33	65' LT TO 63' LT	BURIED TEL	X			
NOWTHEN BLVD	21+30 TO 21+33	63' LT TO 200' LT	BURIED TEL	X			
NOWTHEN BLVD	22+28 TO 22+29	147' LT TO 200' LT	BURIED TEL	X			
NOWTHEN BLVD	22+33 TO 31+95	63' LT TO 46' LT	BURIED TEL	X			
NOWTHEN BLVD	22+82 TO 22+85	69' RT TO 62' LT	BURIED TEL	X			
NOWTHEN BLVD	26+63	55' LT	TEL PED	X			
NOWTHEN BLVD	26+72 TO 30+83	41' LT TO 35' LT	BURIED FIBER	X			
NOWTHEN BLVD	26+72 TO 28+47	45' LT TO 51' LT	OVERHEAD TEL	X			
NOWTHEN BLVD	28+47 TO 29+72	51' LT	OVERHEAD TEL	X			

EXISTING UTILITIES (CENTERPOINT)

ALIGNMENT	LOCATION		INPLACE ITEM	REMARKS			NOTES
	STATION	OFFSET		LEAVE AS IS	ADJUST	RELOCATE	
NOWTHEN BLVD	15+75 TO 17+97	48' LT	4" GAS	X			
NOWTHEN BLVD	17+97 TO 21+13	48' LT TO 58' LT	4" GAS	X			
NOWTHEN BLVD	21+13 TO 22+97	58' LT TO 54' LT	4" GAS	X			
NOWTHEN BLVD	21+27 TO 21+31	58' LT TO 200' LT	2" GAS	X			
NOWTHEN BLVD	22+27 TO 22+31	56' LT TO 200' LT	2" GAS	X			
NOWTHEN BLVD	22+91 TO 22+97	200' RT TO 54' LT	2" GAS	X			
NOWTHEN BLVD	22+97	50' LT	GAS VALVE	X			
NOWTHEN BLVD	22+97 TO 26+13	54' LT TO 51' LT	4" GAS	X			
NOWTHEN BLVD	26+02 TO 26+11	51' LT TO 200' RT	4" GAS	X			
NOWTHEN BLVD	26+13 TO 31+64	51' LT TO 38' LT	4" GAS	X			
NOWTHEN BLVD	29+16 TO 29+49	106' RT TO 43' LT	1" GAS	X			

EXISTING UTILITIES (CONNEXUS)

ALIGNMENT	LOCATION		INPLACE ITEM	REMARKS			NOTES
	STATION	OFFSET		LEAVE AS IS	ADJUST	RELOCATE	
NOWTHEN BLVD	15+75 TO 26+86	52' LT TO 48' LT	OH POWER	X			
NOWTHEN BLVD	16+80	50' LT	POWER POLE	X			
NOWTHEN BLVD	19+28	49' LT	POWER POLE	X			
NOWTHEN BLVD	20+49 TO 22+28	70' RT TO 73' RT	BURIED POWER	X			
NOWTHEN BLVD	20+94	49' LT	POWER POLE			X	
NOWTHEN BLVD	20+94 TO 21+33	49' LT TO 119' LT	BURIED POWER	X			
NOWTHEN BLVD	21+12	83' LT	TRANSFORMER	X			
NOWTHEN BLVD	22+21	65' LT	LIGHT POLE	X			
NOWTHEN BLVD	22+29 TO 22+56	84' LT TO 47' LT	BURIED POWER	X			
NOWTHEN BLVD	22+32 TO 26+82	142' RT TO 77' RT	BURIED POWER	X			
NOWTHEN BLVD	22+48	82' LT	TRANSFORMER	X			
NOWTHEN BLVD	22+56	48' LT	POWER POLE			X	
NOWTHEN BLVD	24+20	48' LT	POWER POLE	X			
NOWTHEN BLVD	26+72 TO 28+47	49' LT TO 55' LT	OH POWER	X			
NOWTHEN BLVD	26+72	47' LT	POWER POLE	X			
NOWTHEN BLVD	26+72 TO 28+47	47' LT TO 43' LT	OH POWER	X			
NOWTHEN BLVD	26+82 TO 28+46	77' RT TO 42' LT	BURIED POWER	X			
NOWTHEN BLVD	26+85	94' RT	TRANSFORMER	X			
NOWTHEN BLVD	28+47 TO 29+72	55' LT	OH POWER	X			
NOWTHEN BLVD	28+47	53' LT	POWER POLE	X			
NOWTHEN BLVD	28+47 TO 28+47	42' LT TO 43' LT	POWER POLE	X			
NOWTHEN BLVD	28+47 TO 29+72	42' LT	OH POWER	X			
NOWTHEN BLVD	29+72	53' LT	POWER POLE	X			
NOWTHEN BLVD	29+72 TO 30+15	53' LT TO 52' LT	GUY WIRE	X			
NOWTHEN BLVD	29+72 TO 29+92	53' LT TO 52' LT	GUY WIRE	X			
NOWTHEN BLVD	29+72 TO 30+03	53' LT TO 52' LT	GUY WIRE	X			
NOWTHEN BLVD	29+72	42' LT	POWER POLE	X			
NOWTHEN BLVD	29+72 TO 30+15	42' LT TO 41' LT	GUY WIRE	X			
NOWTHEN BLVD	29+72 TO 29+92	42' LT TO 41' LT	GUY WIRE	X			
NOWTHEN BLVD	29+72 TO 30+03	42' LT TO 41' LT	GUY WIRE	X			
NOWTHEN BLVD	31+12 TO 31+61	200' RT TO 162' LT	OH POWER	X			
NOWTHEN BLVD	31+46 TO 31+95	200' RT TO 149' LT	OH POWER	X			

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CHECKED BY S MILLER
COMM. NO. 0012107

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ANOKA-HENNEPIN SCHOOL DISTRICT

EXISTING UTILITY TABULATIONS
NOWTHEN BOULEVARD IMPROVEMENT

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EXISTING DRAINAGE ITEMS

ALIGNMENT	LOCATION		EXISTING ITEM	LEAVE AS IS	NOTES
	STATION	OFFSET			
NOWTHEN BLVD	17+33 TO 17+73	47' RT TO 49' RT	12" CSP	X	
NOWTHEN BLVD	19+86 TO 20+76	131' RT TO 81' RT	12" RCP	X	
NOWTHEN BLVD	20+77 TO 20+90	80' RT TO 52' RT	12" RCP	X	
NOWTHEN BLVD	20+77	80' RT	MANHOLE	X	
NOWTHEN BLVD	20+98 TO 22+57	46' RT TO 45' RT	12" RCP	X	
NOWTHEN BLVD	21+11 TO 21+41	143' RT TO 144' RT	12" RCP	X	
NOWTHEN BLVD	21+13 TO 22+40	51' LT TO 50' LT	15" RCP	X	
NOWTHEN BLVD	21+14 TO 21+44	165' LT TO 164' LT	15" RCP	X	
NOWTHEN BLVD	21+41	144' RT	CATCH BASIN	X	
NOWTHEN BLVD	21+41 TO 22+03	144' RT TO 145' RT	12" RCP	X	
NOWTHEN BLVD	21+42	92' LT	CATCH BASIN	X	
NOWTHEN BLVD	21+42 TO 22+14	92' LT	12" RCP	X	
NOWTHEN BLVD	21+44	164' LT	CATCH BASIN	X	
NOWTHEN BLVD	21+44 TO 22+16	164' LT TO 163' LT	15" RCP	X	
NOWTHEN BLVD	22+03	145' RT	CATCH BASIN	X	
NOWTHEN BLVD	22+14	92' LT	CATCH BASIN	X	
NOWTHEN BLVD	22+14 TO 22+16	92' LT TO 163' LT	15" RCP	X	
NOWTHEN BLVD	22+16	163' LT	CATCH BASIN	X	
NOWTHEN BLVD	22+16 TO 22+46	163' LT	15" RCP	X	
NOWTHEN BLVD	24+46 TO 25+33	48' RT TO 45' RT	12" RCP	X	
NOWTHEN BLVD	25+95 TO 26+31	43' RT TO 44' RT	12" CSP	X	
NOWTHEN BLVD	27+18 TO 27+54	40' RT TO 41' RT	12" CSP	X	
NOWTHEN BLVD	29+07 TO 29+43	35' RT	12" CSP	X	

EXISTING WATERMAIN

ALIGNMENT	LOCATION		EXISTING ITEM	LEAVE AS IS	NOTES
	STATION	OFFSET			
NOWTHEN BLVD	15+75 TO 29+04	43' RT TO 40' RT	16" DIP WM	X	
NOWTHEN BLVD	20+30 TO 20+30	42' RT TO 48' RT	6" DIP WM	X	
NOWTHEN BLVD	20+30	47' RT	WM VALVE	X	
NOWTHEN BLVD	20+30	48' RT	HYDRANT	X	
NOWTHEN BLVD	21+36	81' LT	HYDRANT	X	
NOWTHEN BLVD	21+38 TO 21+47	81' LT	6" DIP WM	X	
NOWTHEN BLVD	21+38	81' LT	WM VALVE	X	
NOWTHEN BLVD	21+47 TO 21+48	81' LT TO 140' LT	8" DIP WM	X	
NOWTHEN BLVD	21+48 TO 21+59	140' LT TO 200' LT	8" DIP WM	X	
NOWTHEN BLVD	22+30 TO 22+69	191' RT TO 156' RT	8" PVC WM	X	
NOWTHEN BLVD	22+69 TO 22+73	156' RT TO 42' RT	8" PVC WM	X	
NOWTHEN BLVD	22+73	45' RT	WM VALVE	X	
NOWTHEN BLVD	23+91 TO 23+96	200' RT TO 41' RT	8" PVC WM	X	
NOWTHEN BLVD	23+96	44' RT	WM VALVE	X	
NOWTHEN BLVD	24+02	44' RT	WM VALVE	X	
NOWTHEN BLVD	24+02	50' RT	HYDRANT	X	
NOWTHEN BLVD	24+02 TO 24+02	41' RT TO 50' RT	6" PVC WM	X	
NOWTHEN BLVD	26+63 TO 28+33	40' RT TO 200' LT	16" DIP WM	X	
NOWTHEN BLVD	26+65 TO 27+11	36' RT TO 29' LT	WM CASING	X	
NOWTHEN BLVD	27+10	27' LT	WM VALVE	X	
NOWTHEN BLVD	28+88	43' RT	WM VALVE	X	
NOWTHEN BLVD	28+88	47' RT	HYDRANT	X	
NOWTHEN BLVD	28+88 TO 28+88	40' RT TO 47' RT	6" PVC WM	X	
NOWTHEN BLVD	29+04 TO 29+23	40' RT TO 200' LT	16" DIP WM	X	
NOWTHEN BLVD	29+12 TO 29+20	63' LT TO 62' LT	6" DIP WM	X	
NOWTHEN BLVD	29+17	62' LT	WM VALVE	X	
NOWTHEN BLVD	29+20	62' LT	HYDRANT	X	

EXISTING SANITARY SEWER

ALIGNMENT	LOCATION		EXISTING ITEM	LEAVE AS IS	NOTES
	STATION	OFFSET			
NOWTHEN BLVD	15+75 TO 17+82	64' RT	8" PVC SAN	X	
NOWTHEN BLVD	17+82 TO 21+76	64' RT TO 63' RT	8" PVC SAN	X	
NOWTHEN BLVD	17+82	64' RT	SAN MH	X	
NOWTHEN BLVD	21+58 TO 21+69	138' LT TO 200' LT	8" PVC SAN	X	
NOWTHEN BLVD	21+58	138' LT	SAN MH	X	
NOWTHEN BLVD	21+76 TO 24+76	63' RT TO 62' RT	8" PVC SAN	X	
NOWTHEN BLVD	21+76	63' RT	SAN MH	X	
NOWTHEN BLVD	24+73 TO 24+74	184' RT TO 164' RT	6" PVC SAN	X	
NOWTHEN BLVD	24+74	164' RT	SAN MH	X	
NOWTHEN BLVD	24+74 TO 24+76	164' RT TO 62' RT	6" PVC SAN	X	
NOWTHEN BLVD	24+76 TO 26+35	62' RT	8" PVC SAN	X	
NOWTHEN BLVD	24+76	62' RT	SAN MH	X	
NOWTHEN BLVD	26+15 TO 26+35	55' RT TO 62' RT	6" PVC SAN	X	
NOWTHEN BLVD	26+31 TO 26+35	82' RT TO 62' RT	6" PVC SAN	X	
NOWTHEN BLVD	26+35 TO 28+92	62' RT TO 61' RT	8" PVC SAN	X	
NOWTHEN BLVD	26+35	62' RT	SAN MH	X	
NOWTHEN BLVD	26+35 TO 28+21	62' RT TO 200' LT	6" PVC SAN	X	
NOWTHEN BLVD	26+35 TO 26+47	62' RT TO 76' RT	6" PVC SAN	X	
NOWTHEN BLVD	26+45 TO 26+99	47' RT TO 29' LT	SAN SEWER CASING	X	
NOWTHEN BLVD	28+92 TO 29+13	61' RT TO 200' LT	8" PVC SAN	X	
NOWTHEN BLVD	28+92	61' RT	SAN MH	X	

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

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Date 05-20-19 License # 41327

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S MILLER

CHECKED BY
S MILLER

COMM. NO. 0012107

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ANOKA-HENNEPIN SCHOOL DISTRICT

EXISTING UTILITY TABULATIONS

NOWTHEN BOULEVARD IMPROVEMENT

SHEET 5 OF 48

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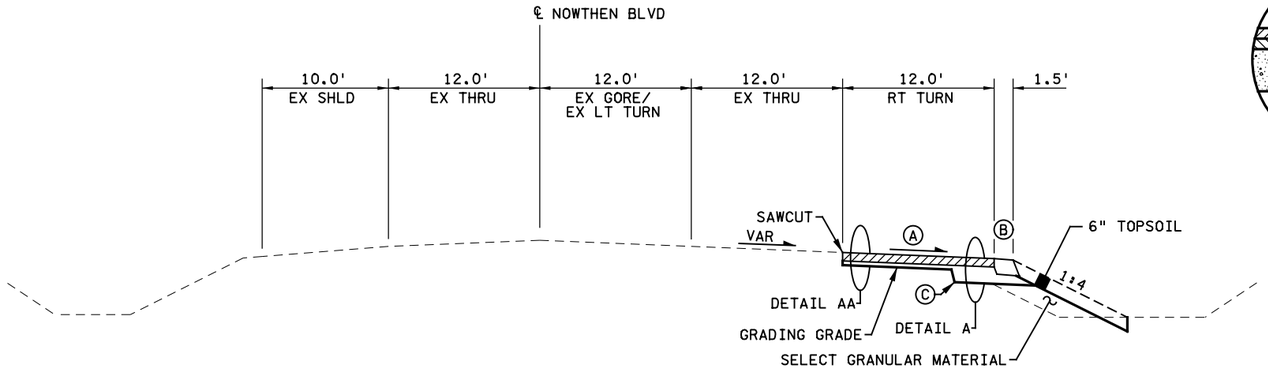
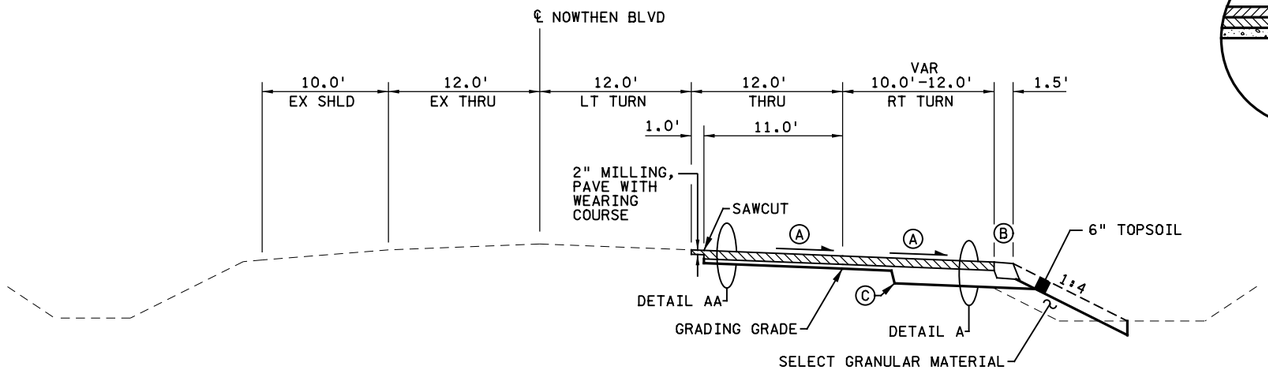


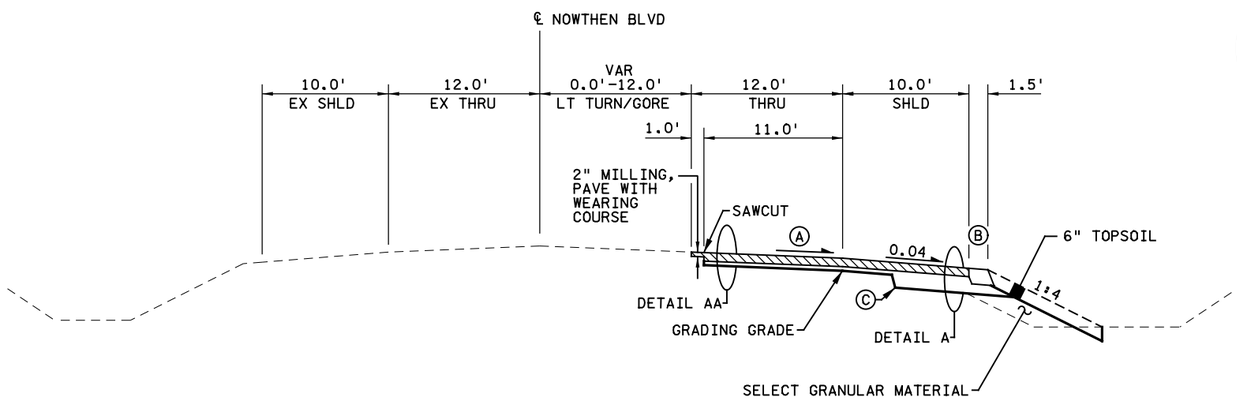
NOWTHEN BLVD

℄ NOWTHEN BLVD STA 16+61.2 TO STA 21+01.2



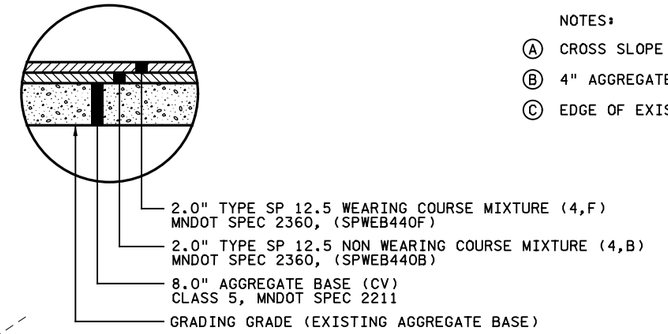
NOWTHEN BLVD

℄ NOWTHEN BLVD STA 21+01.2 TO STA 25+23.8



NOWTHEN BLVD

℄ NOWTHEN BLVD STA 25+23.8 TO STA 31+77.1



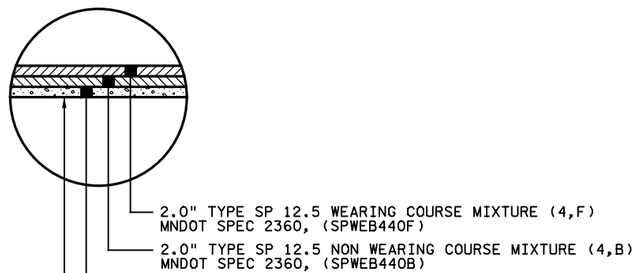
DETAIL A
NOWTHEN BLVD

NOTES:

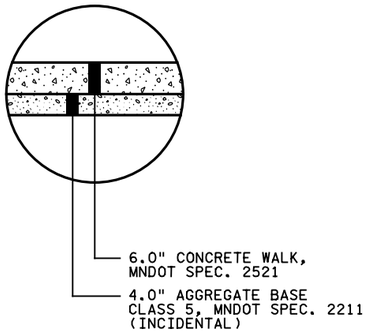
Ⓐ CROSS SLOPE TO MATCH ADJACENT PAVEMENT CROSS SLOPE

Ⓑ 4" AGGREGATE SURFACING CLASS 1

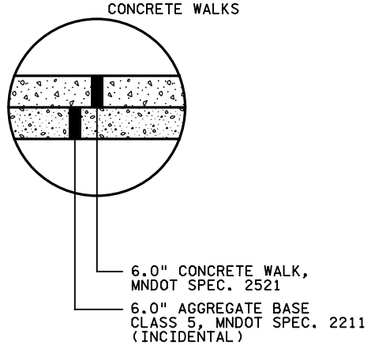
Ⓒ EDGE OF EXISTING PAVEMENT



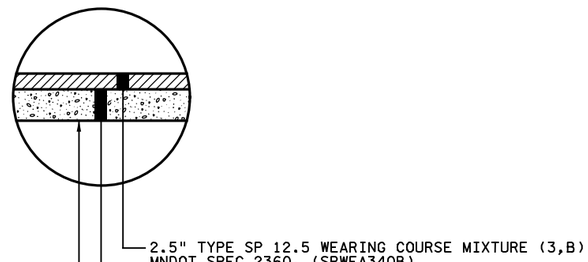
DETAIL AA
NOWTHEN BLVD



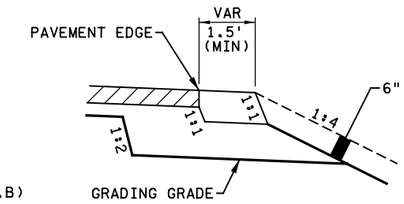
DETAIL B
CONCRETE WALKS



DETAIL C
PEDESTRIAN CURB RAMPS
CONCRETE DRIVEWAY



DETAIL D
BITUMINOUS TRAILS
(SEE CONSTRUCTION PLANS
FOR LOCATIONS)



AGGREGATE SHOULDER DETAIL

GENERAL NOTES:

CROSS SLOPES ARE FT/FT

ALL SLOPES LISTED AS X:X ARE IN THE RISE TO RUN FORMAT.

MAXIMUM SHOULDER SUPERELEVATION ROLLOVER SHALL BE 7%

SEE CONSTRUCTION PLANS FOR SUPERELEVATION TRANSITIONS.

SEE CONSTRUCTION/SOILS NOTES FOR ADDITIONAL INFORMATION.

SALVAGE ALL TOPSOIL FOR REUSE.

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COMM. NO.	0012107

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ANOKA-HENNEPIN SCHOOL DISTRICT

TYPICAL SECTIONS

NOWTHEN BOULEVARD IMPROVEMENT

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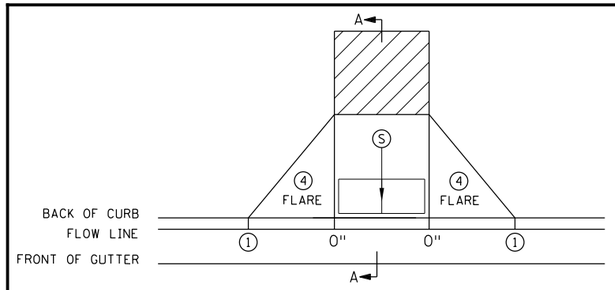
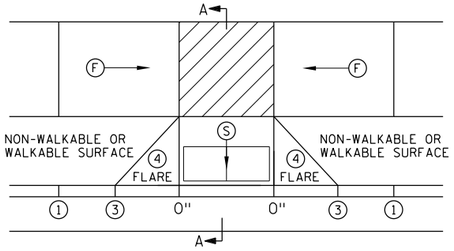
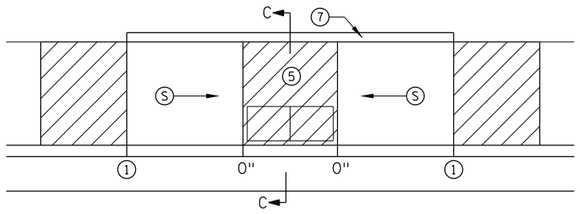


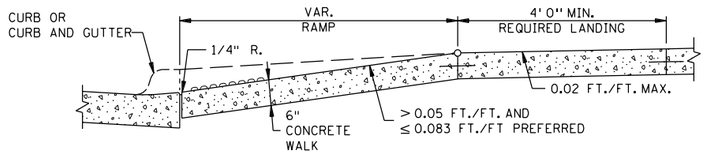
PERPENDICULAR



TIERED PERPENDICULAR

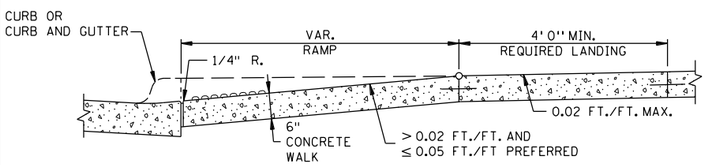


PARALLEL



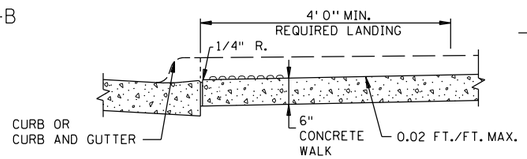
SECTION A-A

PERPENDICULAR/TIERED/DIAGONAL



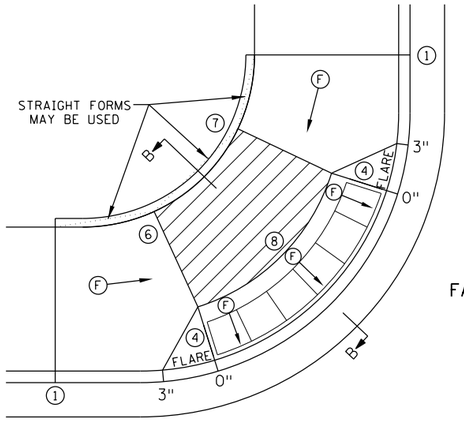
SECTION B-B

FAN

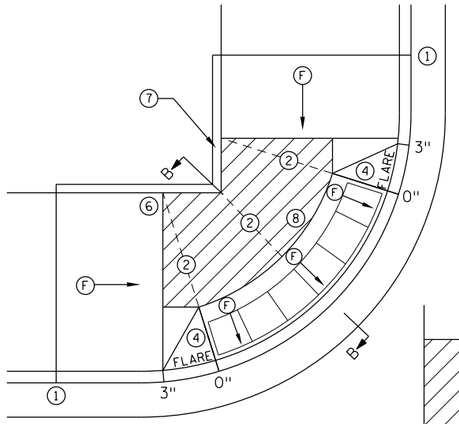


SECTION C-C

PARALLEL/DEPRESSED CORNER

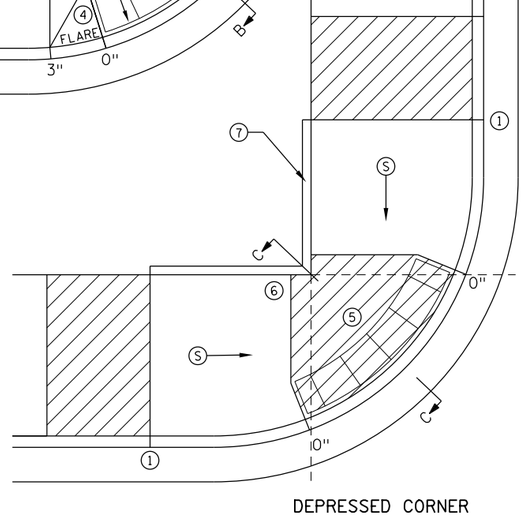


FAN⑩

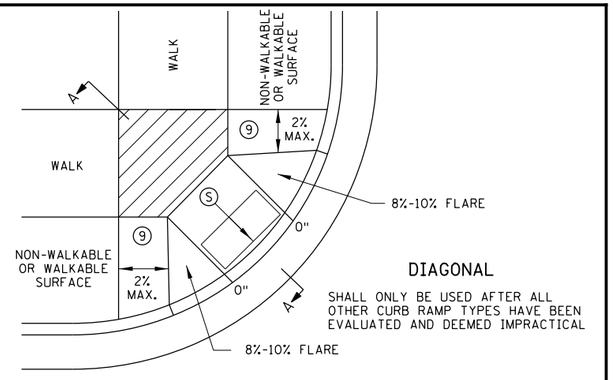


MODIFIED FAN ⑩

USED WHEN RIGHT-OF-WAY IS CONSTRAINED



DEPRESSED CORNER



DIAGONAL

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

NOTES:

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

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

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

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

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL. THUS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH. (EXCEPT AS STATED IN ⑥ BELOW.

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

TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

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

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

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

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

① MATCH FULL HEIGHT CURB.
② 4' MINIMUM DEPTH LANDING REQUIRED ACROSS TOP OF RAMP.
③ 3" 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%.

F — 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

MINNESOTA DEPARTMENT OF TRANSPORTATION

STATE DESIGN ENGINEER

STANDARD PLAN 5-297.250 | 1 OF 6

APPROVED: 1-23-2017
REVISED:

PEDESTRIAN CURB RAMP DETAILS

STATE PROJ. NO. (T.H.) SHEET NO. OF SHEETS

STATE AID PROJECT NO. X X	DRAWN BY	ANOKA-HENNEPIN SCHOOL DISTRICT	SHEET 7 OF 48
STATE PROJECT NO. X	DESIGNED BY	STANDARD PLANS	
COUNTY PROJECT NO. X	CHECKED BY	NOWTHEN BOULEVARD IMPROVEMENT	
CITY PROJECT NO. X	COMM. NO. 0012107		

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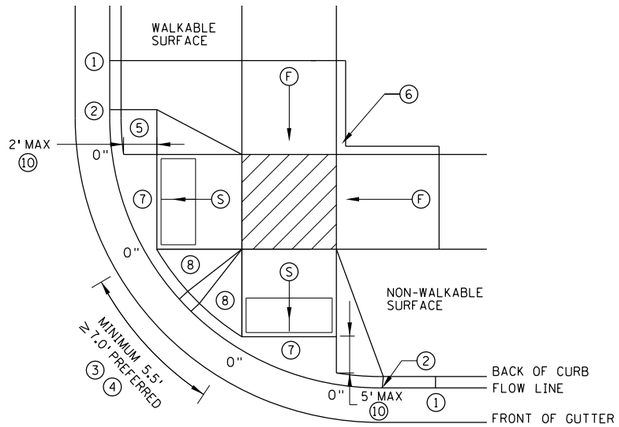
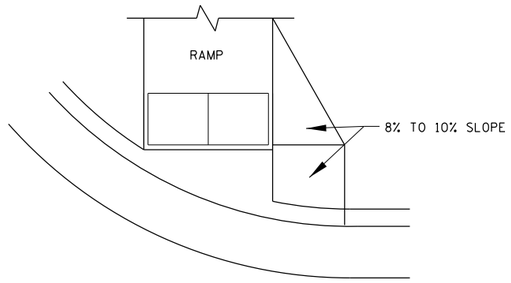
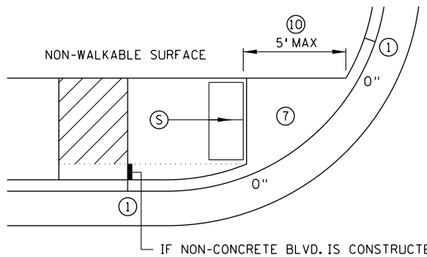


COMBINED DIRECTIONAL ⑨

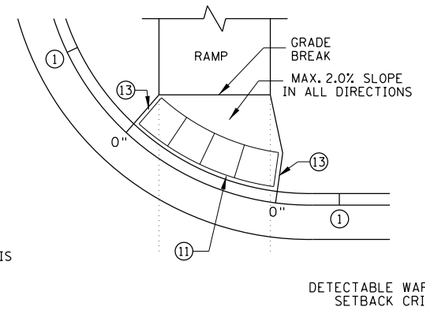


DIRECTIONAL RAMP WALKABLE FLARE



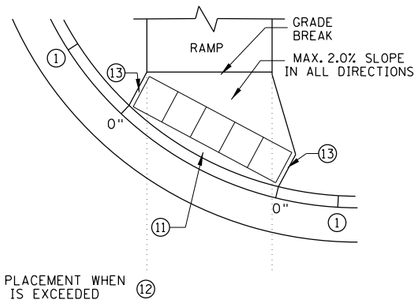
IF NON-CONCRETE BLVD. IS CONSTRUCTED AND IS LESS THAN 2' IN WIDTH AT TOP OF CURB TRANSITION, PAVE CONCRETE RAMP WIDTH TO ADJACENT BACK OF CURB.

STANDARD ONE-WAY DIRECTIONAL ⑨



DETECTABLE WARNING PLACEMENT WHEN SETBACK CRITERIA IS EXCEEDED ⑫

ONE-WAY DIRECTIONAL WITH DETECTABLE WARNING AT BACK OF CURB



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 ⑩ & 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.

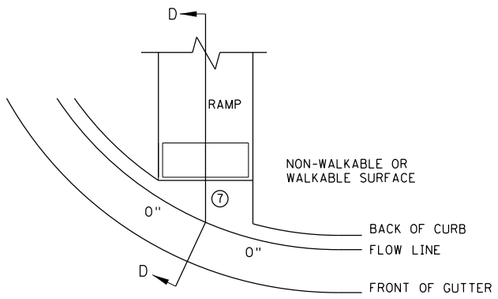
⑩ FRONT EDGE OF DETECTABLE WARNING SHALL BE SET BACK 2' MAXIMUM WHEN ADJACENT TO WALKABLE SURFACE, AND 5' MAXIMUM WHEN ADJACENT TO NON-WALKABLE SURFACE WITH ONE CORNER SET 3" FROM BACK OF CURB. A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD 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.

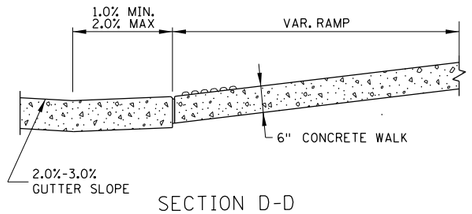
⑫ FOR DIRECTIONAL RAMPS WITH THE DETECTABLE WARNINGS PLACED AT THE BACK OF CURB, THE DETECTABLE WARNINGS SHALL COVER THE ENTIRE WIDTH OF THE WALK/PATH. THIS ENSURES A DETECTABLE EDGE AND HELPS ELIMINATE THE CURB TAPER OBSTRUCTING THE PATH OF PEDESTRIAN TRAVEL.

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.

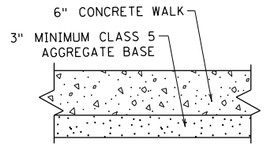
⑭ TO BE USED FOR ALL DIRECTIONAL RAMPS, EXCEPT WHERE DOMES ARE PLACED ALONG THE BACK OF CURB.



CURB FOR DIRECTIONAL RAMPS ⑭



SECTION D-D



TYPICAL SIDEWALK SECTION WITHIN INTERSECTION CORNER

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%.

(F) 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

MINNESOTA DEPARTMENT OF TRANSPORTATION

STANDARD PLAN 5-297.250 | 2 OF 6

APPROVED: 1-23-2017
REVISED:

STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

STATE PROJ. NO. | (T.H.) | SHEET NO. | OF | SHEETS

STATE AID PROJECT NO.	DRAWN BY
X	
X	DESIGNED BY
STATE PROJECT NO.	
X	CHECKED BY
COUNTY PROJECT NO.	
X	COMM. NO. 0012107
CITY PROJECT NO. X	

ANOKA-HENNEPIN SCHOOL DISTRICT

STANDARD PLANS

NOWTHEN BOULEVARD IMPROVEMENT

SHEET 8 OF 48

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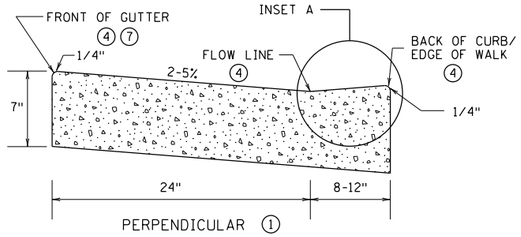
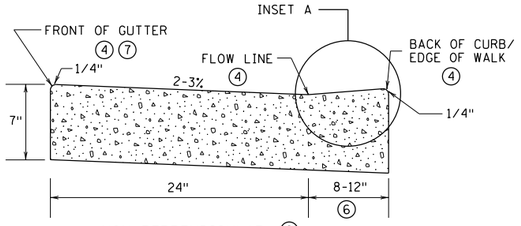
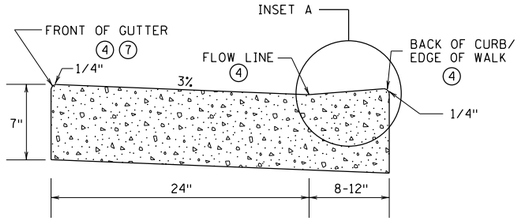


PERPENDICULAR ①

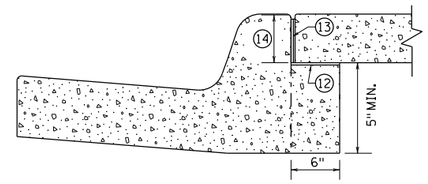


NON PERPENDICULAR ②

PEDESTRIAN ACCESS ROUTE CURB & GUTTER DETAIL

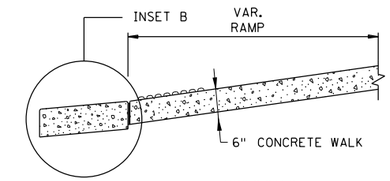


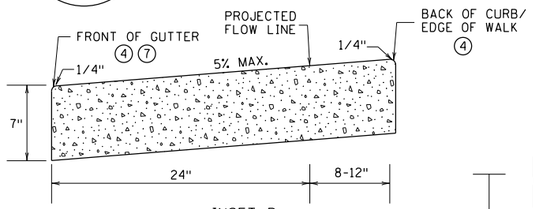
FOR CURB MACHINE PLACEMENT AROUND RADIUS ③
(REGARDLESS OF RAMP TYPE)



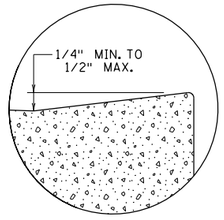
OPTIONAL SILL CURB WHEN SIDEWALK
IS AT BACK OF CURB

CONCRETE SILL TO BE USED ONLY WHEN
SPECIFIED IN THE PLAN.

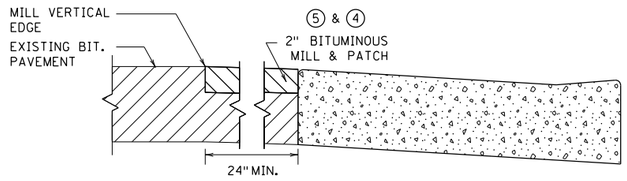


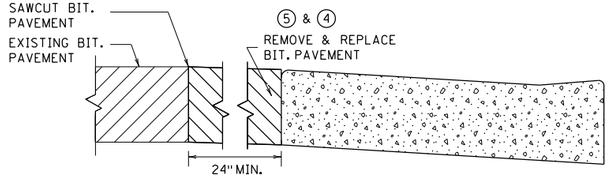


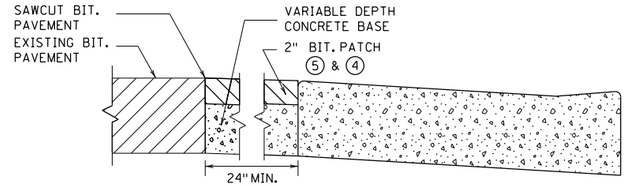
INSET B
OUTFLOW GUTTER ⑧



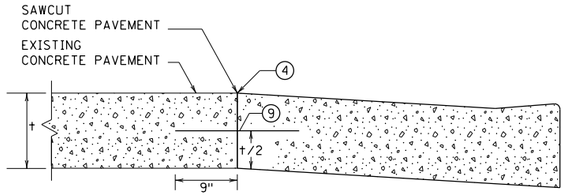
INSET A





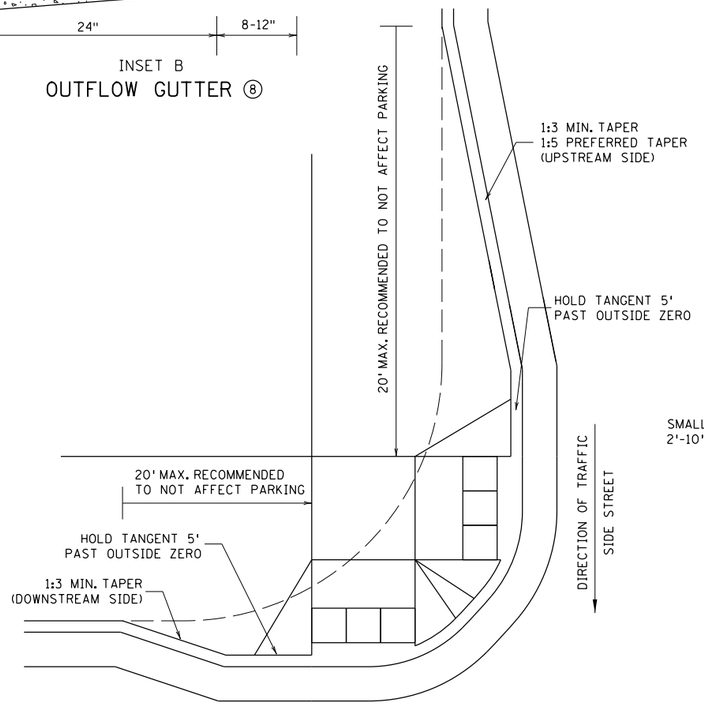


ONLY ALLOWED PER ENGINEER'S APPROVAL

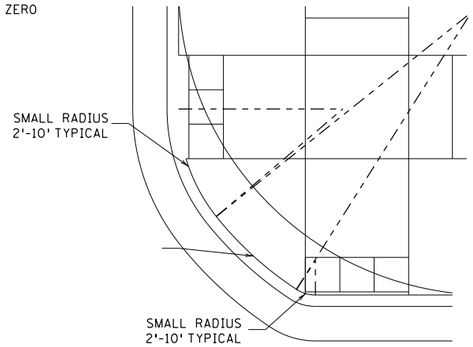


PAVEMENT TREATMENT OPTIONS IN FRONT OF CURB & GUTTER

FOR USE ON CURB RAMP RETROFITS



ADA CURB EXTENSION WITH COMPOUND RADIUS (BUMP OUT) ⑪



COMBINED DIRECTIONAL ⑩
(COMPOUND RADIUS)

NOTES:

POSITIVE FLOW LINE DRAINAGE SHALL BE MAINTAINED THROUGH THE PEDESTRIAN ACCESS ROUTE (PAR) AT A 2% MAXIMUM.

NO PONDING SHALL BE PRESENT IN THE PAR.

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. RAMP TYPES INCLUDE: PERPENDICULAR, TIERED PERPENDICULAR, PARALLEL, AND DIAGONAL RAMPS.

② FOR USE AT CURB RAMPS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED NON PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: FANS & DEPRESSED CORNERS.

③ BEGIN GUTTER SLOPE TRANSITION 10' OUTSIDE OF ALL CURB RAMPS.

④ THERE SHALL BE NO VERTICAL DISCONTINUITIES GREATER THAN 1/4".

⑤ ELEVATION CHANGE TAKES PLACE FROM THE EXISTING TO NEW FRONT OF GUTTER. PATCH IS USED TO MATCH THE NEW GUTTER FACE INTO THE EXISTING ROADWAY.

⑥ VARIABLE WIDTH FOR DIRECTIONAL CURB APPLICATIONS. SEE SHEET 2 FOR DIRECTIONAL CURB SLOPE REQUIREMENTS.

⑦ TOP FRONT OF GUTTER SHALL BE CONSTRUCTED FLUSH WITH PROPOSED ADJACENT PAVEMENT ELEVATION. TOP 1.5" OF THE GUTTER FACE MUST BE A FORMED EDGE. PAR GUTTER SHALL NOT BE OVERLAID.

⑧ SHOULD BE USED AT VERTICALLY CONSTRAINED AREAS WHEN AT A DRAINAGE HIGH POINT OR SUPER ELEVATED ROADWAY SEGMENTS.

⑨ DRILL AND GROUT NO. 4 EPOXY-COATED 18" LONG TIE BARS AT 30" CENTER TO CENTER INTO EXISTING CONCRETE PAVEMENT 1' MINIMUM FROM ALL JOINTS.

⑩ HELPS PROVIDE TWO SEPARATE RAMPS, REDUCES THE DOME SETBACK LENGTH AND MINIMIZES DIRECTIONAL CURB. THIS RADIUS DESIGN CLOSELY FOLLOWS THE TURNING VEHICLE PATH WHILE OPTIMIZING CURB RAMP LENGTH.

⑪ CURB EXTENSIONS SHOULD BE USED IN VERTICALLY CONSTRAINED AREAS, USUALLY IN DOWNTOWN ROADWAY SEGMENTS WHERE ON-STREET PARKING IS AVAILABLE. CURB EXTENSIONS SHOULD BE CONSIDERED FOR APS INTERSECTIONS WHERE SPACE IS LIMITED. PUSH BUTTONS MUST MEET APS CRITERIA AS DESCRIBED IN THE PUSH BUTTON LOCATION DETAIL SHEET.

⑫ PLACE BOND BREAKER BETWEEN WALK AND TOP OF SILL.

⑬ 1/2" PREFORMED JOINT FILLER PER MNDOT SPEC. 3702.

⑭ DIMENSION TO BE SAME AS SIDEWALK THICKNESS, 4" MIN.

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OPERATIONS ENGINEER

MINNESOTA DEPARTMENT OF TRANSPORTATION

STANDARD PLAN 5-297.250 | 3 OF 6

APPROVED: 1-23-2017
REVISED:

STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

STATE PROJ. NO. (T.H.) SHEET NO. OF SHEETS

STATE AID PROJECT NO. X X	DRAWN BY	ANOKA-HENNEPIN SCHOOL DISTRICT
STATE PROJECT NO. X	DESIGNED BY	STANDARD PLANS
COUNTY PROJECT NO. X	CHECKED BY	NOWTHEN BOULEVARD IMPROVEMENT
CITY PROJECT NO. X	COMM. NO. 0012107	SHEET 9 OF 48

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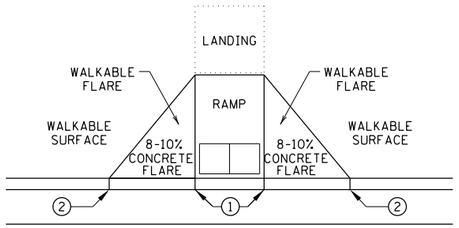
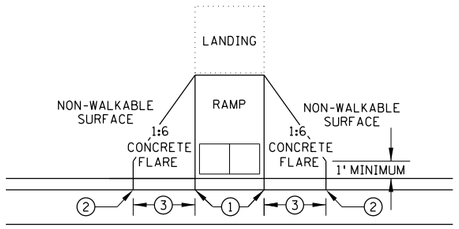
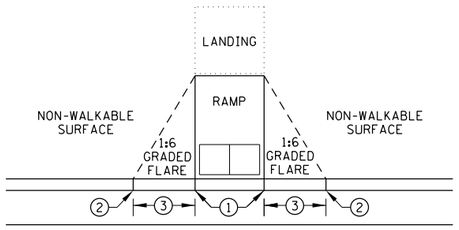


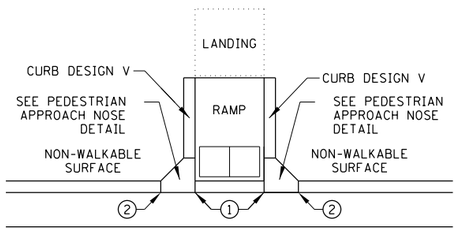
PAVED FLARES
ADJACENT TO WALKABLE SURFACE



PAVED FLARES
ADJACENT TO NON-WALKABLE SURFACE

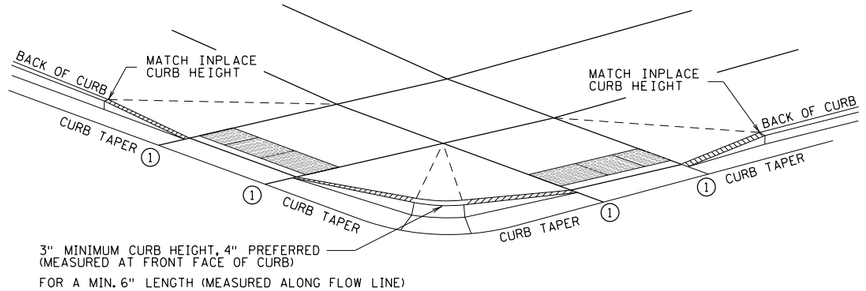


GRADED FLARES

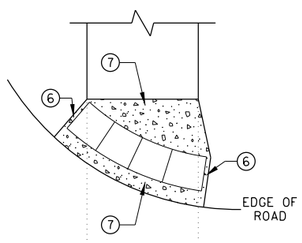


RETURNED CURB ⑤

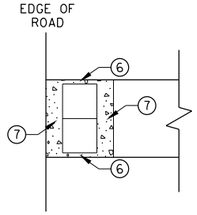
TYPICAL SIDE TREATMENT OPTIONS ④ ⑪



DETECTABLE EDGE WITH ⑧
CURB AND GUTTER

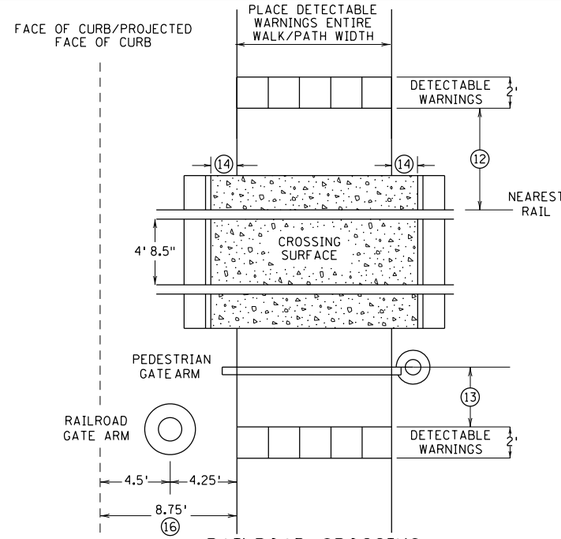


RADIAL DETECTABLE WARNING

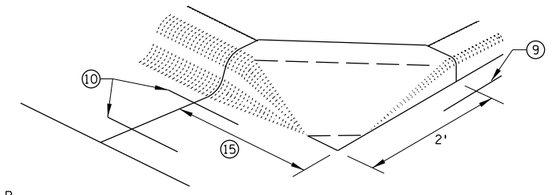


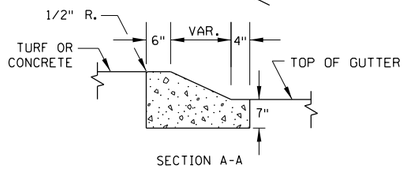
RECTANGULAR DETECTABLE WARNING

DETECTABLE EDGE WITHOUT CURB AND GUTTER

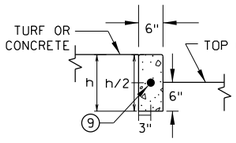


RAILROAD CROSSING
PLAN VIEW

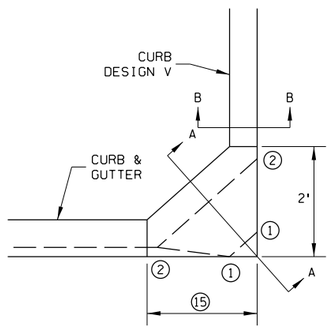




SECTION A-A



SECTION B-B



PEDESTRIAN APPROACH
NOSE DETAIL
(FOR RETURNED CURB
SIDE TREATMENT)

NOTES:

SEE STANDARD PLATE 7038 AND THIS SHEET FOR ADDITIONAL DETAILS ON DETECTABLE WARNING.

A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD MISTAKENLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.

CONCRETE FLARE LENGTHS ADJACENT TO NON-WALKABLE SURFACES SHOULD BE LESS THAN 8' LONG MEASURED ALONG THE RAMPS FROM THE BACK OF CURB.

① 0" CURB HEIGHT.

② FULL CURB HEIGHT.

③ 2' FOR 4" HIGH CURB AND 3' FOR 6" HIGH CURB.

④ SIDE TREATMENTS ARE APPLICABLE TO ALL RAMP TYPES AND SHOULD BE IMPLEMENTED AS NEEDED AS FIELD CONDITIONS DICTATE. THE ENGINEER SHALL DETERMINE THE RAMP SIDE TREATMENTS BASED ON MAINTENANCE OF BOTH ROADWAY AND SIDEWALK, ADJACENT PROPERTY CONSIDERATIONS, AND MITIGATING CONSTRUCTION IMPACTS.

⑤ TYPICALLY USED FOR MEDIANS AND ISLANDS.

⑥ WHEN NO CONCRETE FLARES ARE PROPOSED, THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE EDGE OF ROADWAY. MAINTAIN 3" MAX. BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.

⑦ IF NO CURB AND GUTTER IS PLACED IN RURAL SECTIONS, DETECTABLE WARNINGS SHALL BE PLACED 1' FROM THE EDGE OF BITUMINOUS ROADWAY AND/OR BITUMINOUS SHARED-USE PATH TO PROVIDE VISUAL CONTRAST.

⑧ ALL CONSTRUCTED CURBS MUST HAVE A CONTINUOUS DETECTABLE EDGE FOR THE VISUALLY IMPAIRED. THIS DETECTABLE EDGE REQUIRES DETECTABLE WARNINGS WHEREVER THERE IS ZERO-INCH HIGH CURB. CURB TAPERS ARE CONSIDERED A DETECTABLE EDGE WHEN THE TAPER STARTS WITHIN 3" OF THE EDGE OF THE DETECTABLE WARNINGS AND UNIFORMLY RISES TO A 3-INCH MINIMUM CURB HEIGHT. ANY CURB NOT PART OF A CURB TAPER AND LESS THAN 3 INCHES IN HEIGHT IS NOT CONSIDERED A DETECTABLE EDGE AND THEREFORE IS NOT COMPLIANT WITH ACCESSIBILITY STANDARDS.

⑨ DRILL AND GROUT 1 - NO. 4 12" LONG REINFORCEMENT BAR (EPOXY COATED) WITH 3" MIN. COVER. REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE V CURB.

⑩ DRILL AND GROUT 2 - NO. 4 12" LONG REINFORCEMENT BARS (EPOXY COATED) WITH 3" MIN. COVER. REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE CURB AND GUTTER.

⑪ SIDE TREATMENT EXAMPLES SHOWN ARE WHEN THE INITIAL LANDING IS APPROXIMATELY LEVEL WITH THE FULL HEIGHT CURB (I.E. 6' LONG RAMP FOR 6" HIGH CURB). WHEN THE INITIAL LANDING IS MORE THAN 1" BELOW FULL HEIGHT CURB REFER TO SHEETS 1 & 2 TO MODIFY THE CURB HEIGHT TAPERS AND MAINTAIN POSITIVE BOULEVARD DRAINAGE.

⑫ NEAREST EDGE OF DETECTABLE WARNING SURFACES SHALL BE PLACED 12' MINIMUM TO 15' MAXIMUM FROM THE NEAREST RAIL. FOR SKEWED RAILWAYS IN NO INSTANCE SHALL THE DETECTABLE WARNING BE CLOSER THAN 12' MEASURED PERPENDICULAR TO THE NEAREST RAIL.

⑬ WHEN PEDESTRIAN GATES ARE PROVIDED, DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE SIDE OF THE GATES OPPOSITE THE RAIL, 2' FROM THE APPROACHING SIDE OF THE GATE ARM. THIS CRITERIA GOVERNS OVER NOTE ⑫.

⑭ CROSSING SURFACE SHALL EXTEND 2' MINIMUM PAST THE OUTSIDE EDGE OF WALK OR SHARED-USE PATH.

⑮ 3' FOR MEDIANS AND SPLITTER ISLANDS. NOSE CAN BE REDUCED TO 2' ON FREE RIGHT ISLANDS.

⑯ SIDEWALK TO BE PLACED 8.75' MIN. FROM THE FACE OF CURB/PROJECTED FACE OF CURB. THIS ENSURES MIN. CLEARANCE BETWEEN THE SIDEWALK AND GATE ARM COUNTERWEIGHT SUPPORTS.

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STANDARD PLAN 5-297.250 | 4 OF 6

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STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

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CITY PROJECT NO. X	COMM. NO. 0012107	SHEET 10 OF 48

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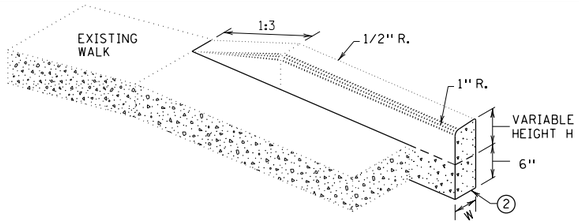
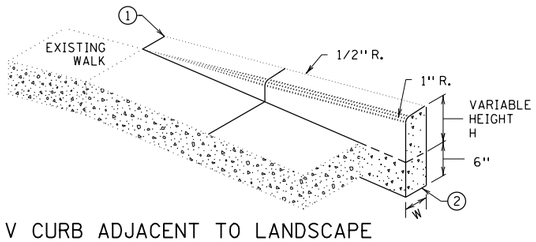


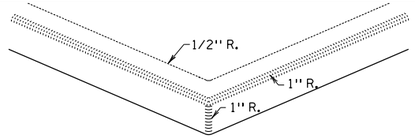
V CURB ADJACENT TO LANDSCAPE

CURB WITHIN SIDEWALK LIMITS

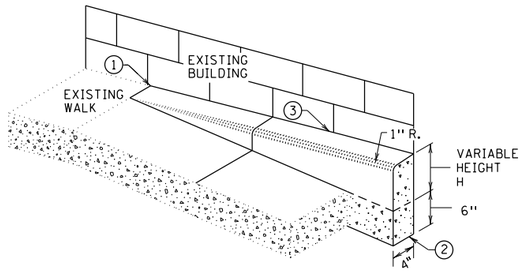


V CURB ADJACENT TO LANDSCAPE

CURB OUTSIDE SIDEWALK LIMITS

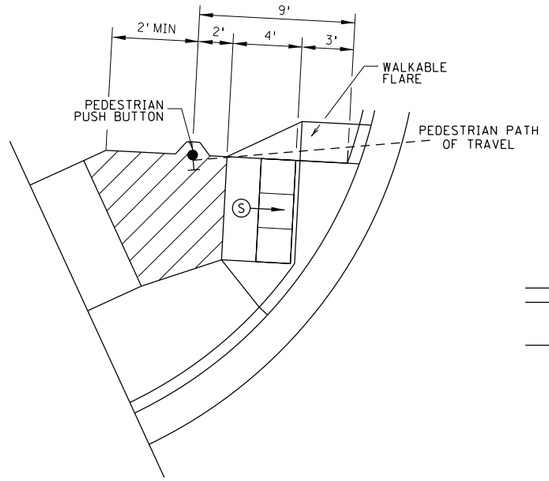


V CURB INTERSECTION



V CURB ADJACENT TO BUILDING OR BARRIER

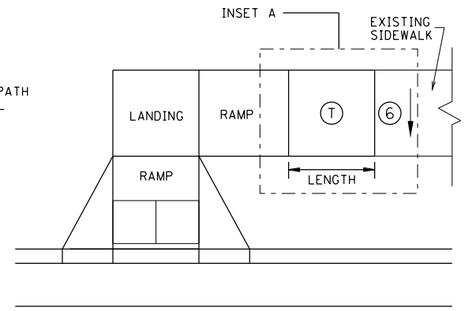
CONCRETE CURB DESIGN V	
CURB HEIGHT H	CURB WIDTH W
< 6"	4"
≥ 6"	6"

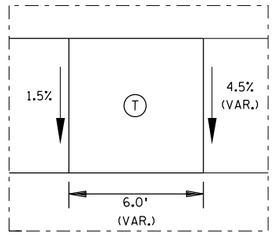


SEMI-DIRECTIONAL RAMP (3,4,9)

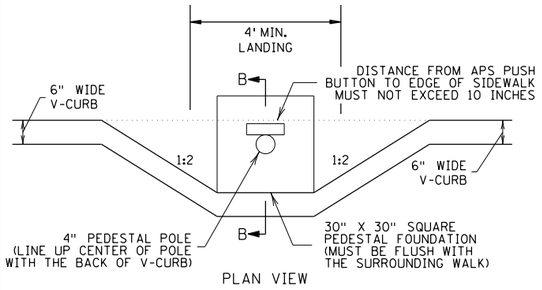
3' DOME SETBACK, 4' LONG RAMP AND PUSH BUTTON 9' FROM THE BACK OF CURB

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

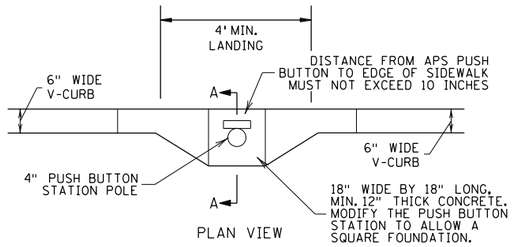




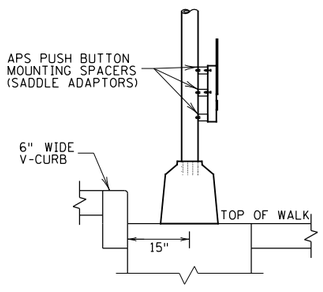
TRANSITION PANEL ④⑤



PLAN VIEW

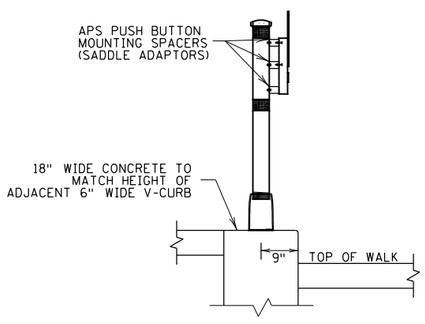


PLAN VIEW



SECTION B-B

SIGNAL PEDESTAL & PUSH BUTTON (V-CURB)



SECTION A-A

PUSH BUTTON STATION (V-CURB)

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.

Ⓢ 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.

Ⓣ 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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STANDARD PLAN 5-297.250 | 5 OF 6

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PEDESTRIAN CURB RAMP DETAILS

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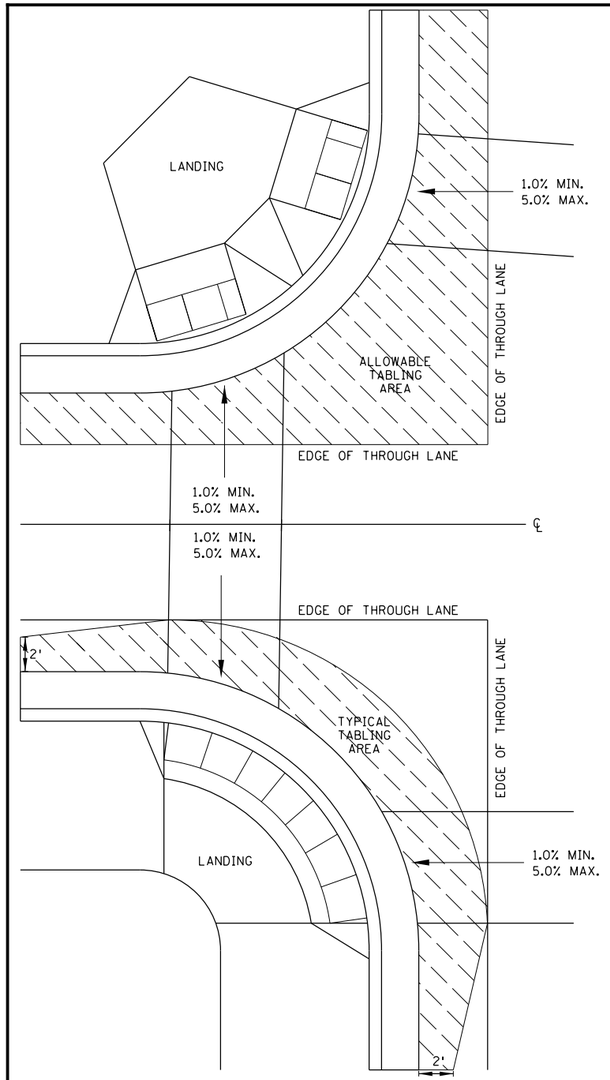
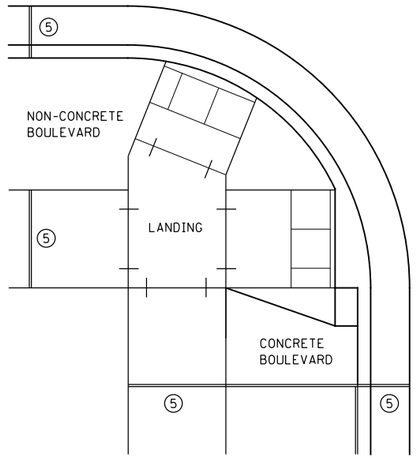
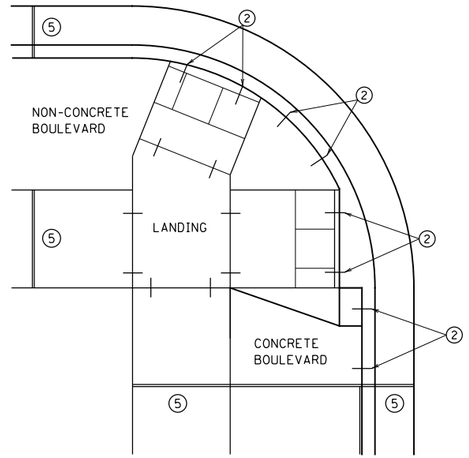


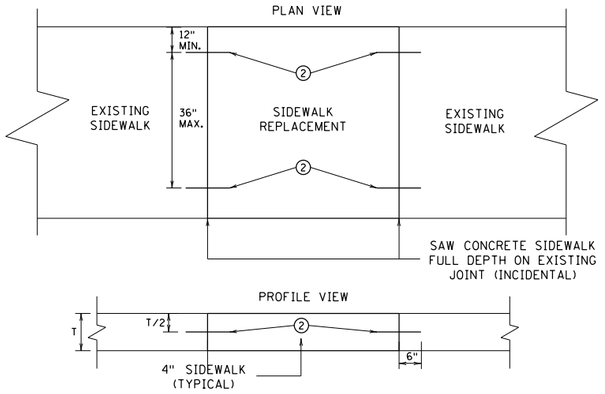
CURB LINE AND ROAD CROSSING ADJUSTMENTS



EXPANSION MATERIAL PLACEMENT FOR CONCRETE AND BITUMINOUS ROADWAYS

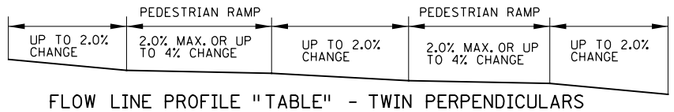


OPTIONAL CURB LINE REINFORCEMENT PLACEMENT ON BITUMINOUS ROADWAYS ④

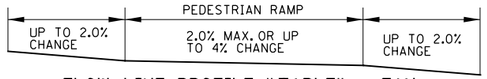


OPTIONAL SIDEWALK REINFORCEMENT

SIDEWALK REINFORCEMENT TO BE USED ONLY WHEN SPECIFIED IN THE PLAN.



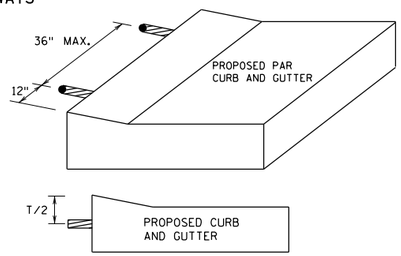
FLOW LINE PROFILE "TABLE" - TWIN PERPENDICULARS



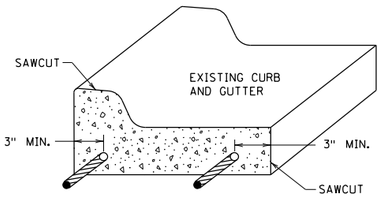
FLOW LINE PROFILE "TABLE" - FAN

FLOW LINE PROFILE RAISE - TWIN PERPENDICULARS

FLOW LINE PROFILE RAISE - FAN

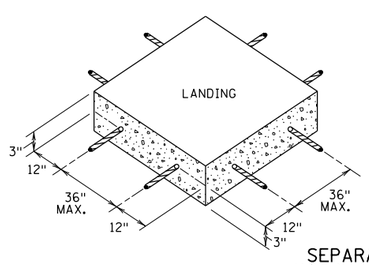


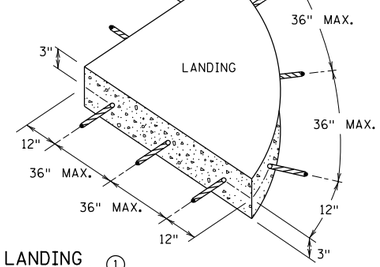
OPTIONAL CURB LINE REINFORCEMENT DETAILS ②④



FOR USE ON CURB RAMP RETROFITS

CURB AND GUTTER REINFORCEMENT ③





SEPARATE LANDING POUR REINFORCEMENT ①

"TABLING" OF CROSSWALKS MEANS MAINTAINING LESS THAN 2% CROSS SLOPE WITHIN A CROSSWALK, IS REQUIRED WHEN A ROADWAY IS IN A STOP OR YIELD CONDITION AND THE PROJECT SCOPE ALLOWS.

RECONSTRUCTION PROJECTS: ON FULL PAVEMENT REPLACEMENT PROJECTS "TABLING" OF ENTIRE CROSSWALK SHALL OCCUR WHEN FEASIBLE.

MILL & OVERLAY PROJECTS: "TABLING" OF FLOW LINES, IN FRONT OF THE PEDESTRIAN RAMP, IS REQUIRED WHEN THE EXISTING FLOW LINE IS GREATER THAN 2%. WARPING OF THE BITUMINOUS PAVEMENT CAN NOT EXTEND INTO THE THROUGH LANE. TABLE THE FLOW LINE TO 2% OR AS MUCH AS POSSIBLE WHILE ADHERING TO THE FOLLOWING CRITERIA;

1) 1.0% MIN. CROSS-SLOPE OF THE ROAD
2) 5.0% MAX. CROSS-SLOPE OF THE ROAD
3) "TABLE" FLOW LINE UP TO 4% CHANGE FROM EXISTING SLOPE IN FRONT OF PEDESTRIAN RAMP
4) UP TO 2% CHANGE IN FLOW LINE FROM EXISTING SLOPE BEYOND THE PEDESTRIAN CURB RAMP

STAND-ALONE ADA RETROFITS: FOLLOW MILL & OVERLAY CRITERIA ABOVE HOWEVER ALL PAVEMENT WARPING IS DONE WITH BITUMINOUS PATCHING ON BITUMINOUS ROADWAYS AND FULL-DEPTH APRON REPLACEMENT 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) 1.0% MIN. AND 5.0% MAXIMUM CROSS-SLOPE OF THE ROAD
2) 1.0% MIN. FLOW LINE (ON EITHER SIDE OF PEDESTRIAN RAMP) TO MAINTAIN POSITIVE DRAINAGE
3) 5.0% RECOMMENDED MAX. FLOW LINE
4) LONGITUDINAL THROUGH LANE ROADWAY TAPERS SHOULD BE 1" VERTICAL PER 15' HORIZONTAL

NOTES:

1. TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONSTRUCTED, ALL INITIAL LANDINGS AT A TOP OF A RAMPED SURFACE (RUNNING SLOPE GREATER THAN 2%) 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 NO. 4 12" LONG REINFORCEMENT BARS AT 36" MAXIMUM CENTER TO CENTER (EPOXY COATED). BARS TO BE ADJUSTED TO MATCH RAMP GRADE.
3. DRILL AND GROUT 2 - NO. 4 X 12" LONG REINFORCEMENT BARS (EPOXY COATED). REINFORCEMENT REQUIRED FOR ALL CONSTRUCTION JOINTS WITHIN RADIUS.
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.

REVISION:

APPROVED: JANUARY 23, 2017
OPERATIONS ENGINEER

MINNESOTA DEPARTMENT OF TRANSPORTATION

STANDARD PLAN 5-297.250 | 6 OF 6

APPROVED: 1-23-2017
REVISED:

STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

STATE PROJ. NO. (T.H.) SHEET NO. OF SHEETS

STATE AID PROJECT NO. X X	DRAWN BY
STATE PROJECT NO. X	DESIGNED BY
COUNTY PROJECT NO. X	CHECKED BY
CITY PROJECT NO. X	COMM. NO. 0012107

ANOKA-HENNEPIN SCHOOL DISTRICT

STANDARD PLANS

NOWTHEN BOULEVARD IMPROVEMENT

SHEET 12 OF 48

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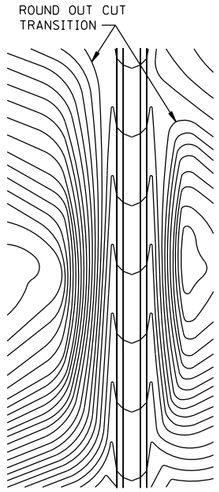
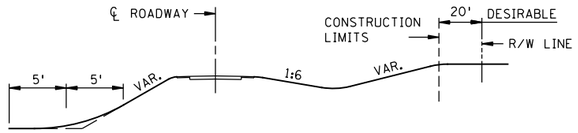
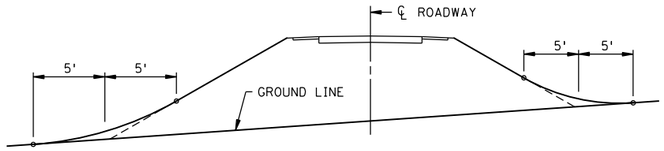


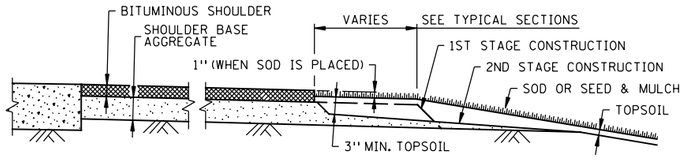
CONTOURING ROAD CUTS



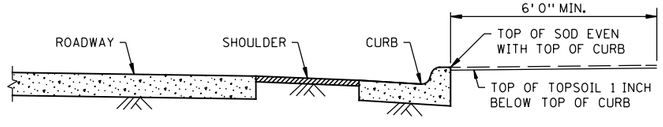
ROUNDING SHOULDERS AND BACKSLOPES



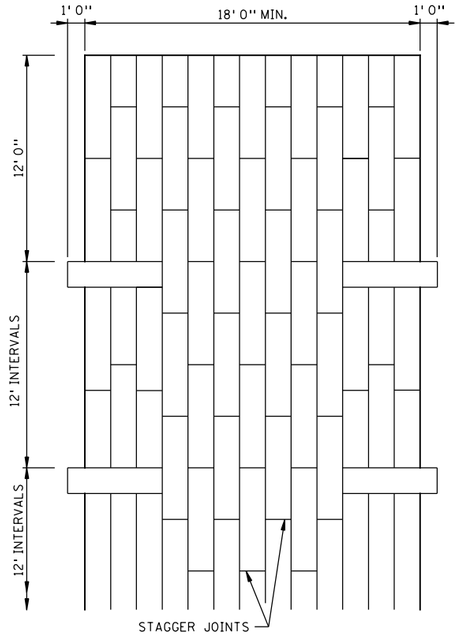
SHAPING FOR DRAINAGE ALONG THE TOE OF FILL SLOPES



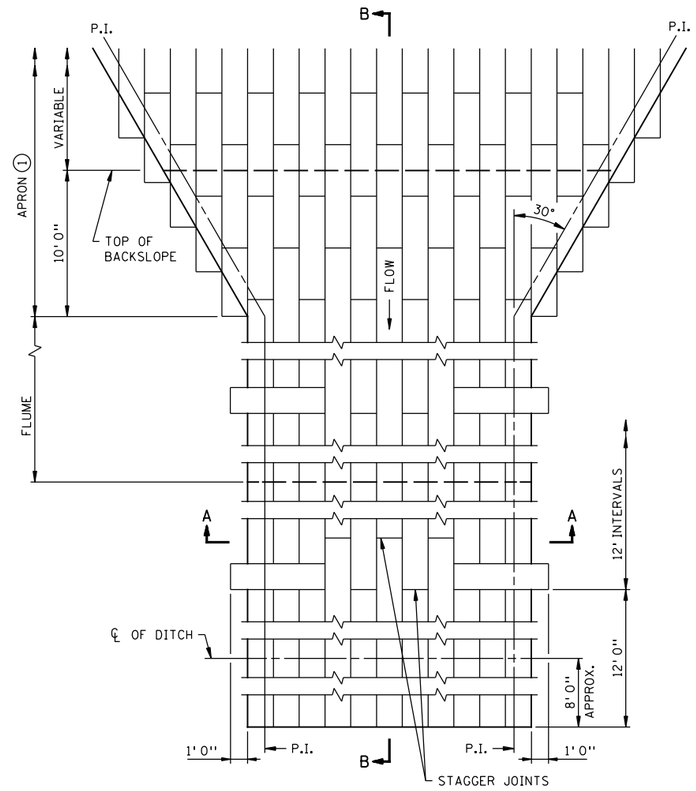
SHAPING AND TOPSOILING INSLOPES



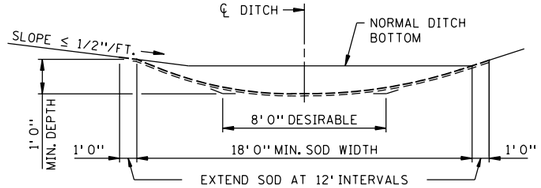
SHAPING ADJACENT TO CURBS WHEN SOD IS PLACED



PLAN VIEW

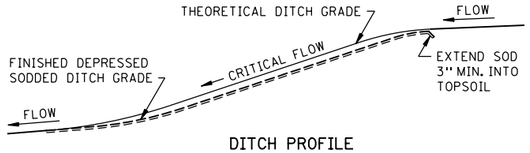


PLAN VIEW



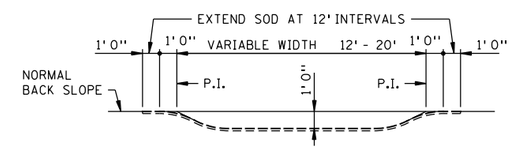
SODDED DITCH CROSS SECTION

WHERE FRONT OR BACK SLOPE IS FLAT (LESS THAN 1/2"/FT.), FIRST NOTCH DITCH AND THEN PROVIDE ROUNDING.

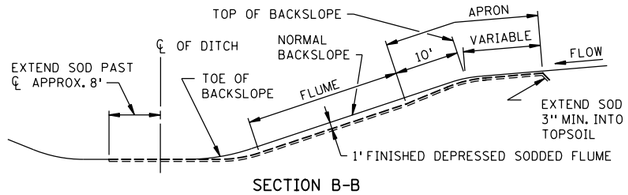


DITCH PROFILE

SODDED DITCH DETAILS



SECTION A-A



SECTION B-B

SODDED FLUME DETAILS

NOTES:

SEE SPEC. 2575.3 FOR ADDITIONAL INFORMATION.

(1) CONSTRUCT TAPER AS DIRECTED BY THE ENGINEER.

REVISION:

APPROVED: 2-28-2017

CHIEF ENVIRONMENTAL OFFICER

MINNESOTA DEPARTMENT OF TRANSPORTATION

STANDARD PLAN 5-297.404 | 1 OF 3

APPROVED: 2-28-2017

REVISED:

STATE DESIGN ENGINEER

PERMANENT EROSION CONTROL

ALONG ROADWAYS, DITCHES AND FLUMES

STATE PROJ. NO. (T.H.) SHEET NO. OF SHEETS

STATE AID PROJECT NO. X X	DRAWN BY	ANOKA-HENNEPIN SCHOOL DISTRICT	SHEET 13 OF 48
STATE PROJECT NO. X	DESIGNED BY	STANDARD PLANS	
COUNTY PROJECT NO. X	CHECKED BY	NOWTHEN BOULEVARD IMPROVEMENT	
CITY PROJECT NO. X	COMM. NO. 0012107		

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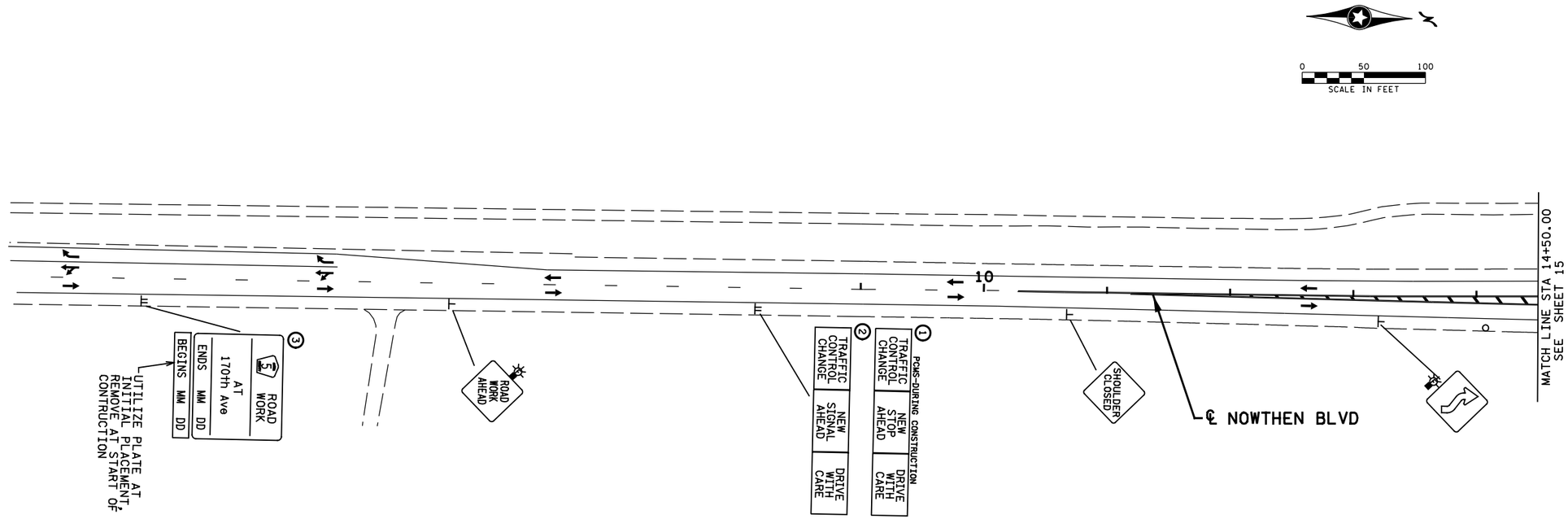

LEGEND

- PERMANENT CONSTRUCTION
- CONSTRUCTION UNDER TRAFFIC
- TRAFFIC LOCATION AND DIRECTION
- REFLECTORIZED PLASTIC DRUM
- TYPE A LOW INTENSITY WARNING FLASHER
- TYPE III BARRICADE
- STANDARD SIGN (POST OR STAND MOUNTED)
- REMOVABLE PREFORM PLASTIC MARKING

GENERAL NOTES:

CENTERLINE ALIGNMENT NOT SHOWN FOR CLARITY.

ACCESS TO RESIDENCES AND BUSINESSES SHALL BE MAINTAINED AT ALL TIMES THROUGHOUT THE CONTRACT.

CONTRACTOR SHALL CONTROL DUST WITH A PICKUP SWEEPER AND/OR WATERING TRUCK AS REQUIRED FOR THE PROJECT DURATION.

FIELD CONDITIONS MAY REQUIRE MODIFICATIONS TO THIS LAYOUT AS DEEMED NECESSARY BY THE ENGINEER.

COVER ALL CONFLICTING SIGNING AND PAVEMENT MARKINGS TO THE SATISFACTION OF THE FIELD ENGINEER.

NOTES:

1. PCMS TO BE PLACED FOR THE DURATION OF THE STOP CONTROL
2. PCMS TO BE PLACED AT TIME OF SIGNAL ACTIVATION AND LEFT IN SERVICE FOR 14 CALENDAR DAYS (MSSG: NEW SIGNAL AHEAD)
3. INSTALL AT LEAST 14 CALENDAR DAYS PRIOR TO CONSTRUCTION

NO	DATE	BY	CKD	APPR	REVISION

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

Print Name: NATHAN A. POOLE

Date 05-20-19 License # 56071

STATE AID PROJECT NO.	X
	X
STATE PROJECT NO.	X
COUNTY PROJECT NO.	X
CITY PROJECT NO.	X

DRAWN BY E. JARQUIN
DESIGNED BY E. JARQUIN
CHECKED BY N. POOLE
COMM. NO. 0012107

SRF

ANOKA-HENNEPIN SCHOOL DISTRICT

STAGING AND TRAFFIC CONTROL PLANS
NOWTHEN BOULEVARD IMPROVEMENT

SHEET 14 OF 48

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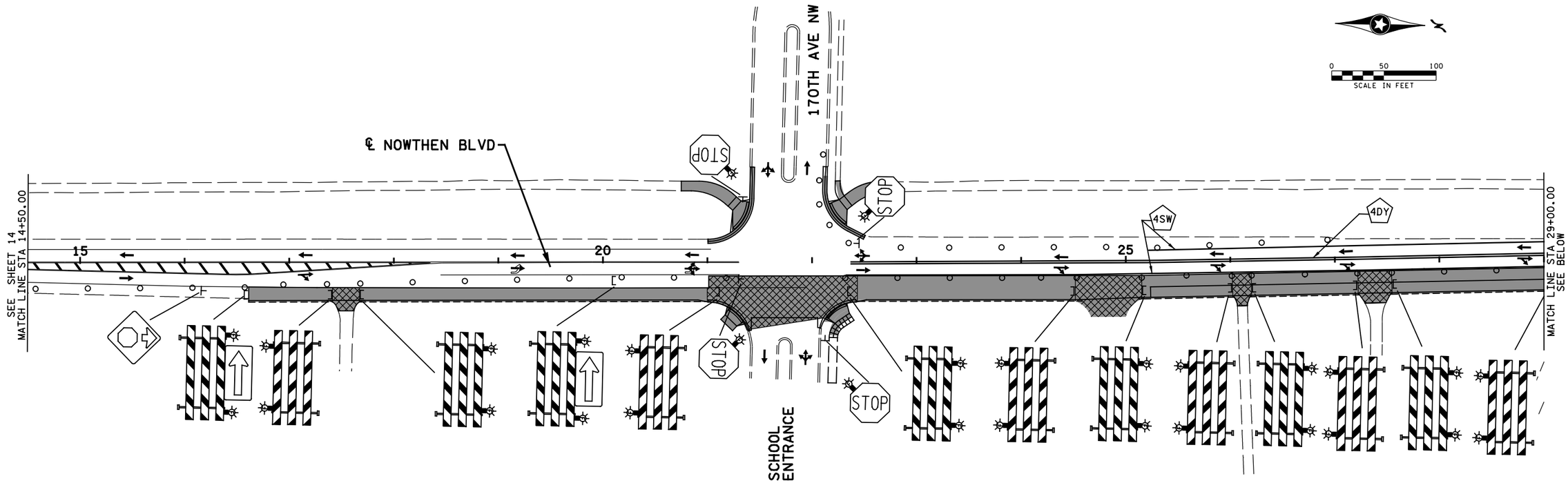

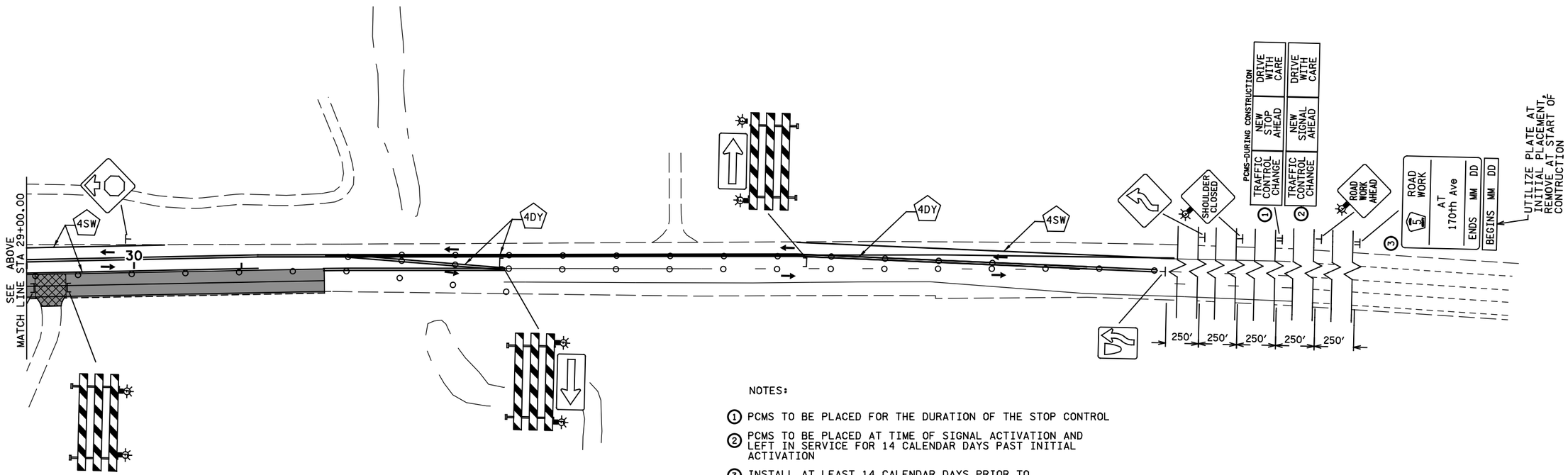

NOTES:

1. PCMS TO BE PLACED FOR THE DURATION OF THE STOP CONTROL
2. PCMS TO BE PLACED AT TIME OF SIGNAL ACTIVATION AND LEFT IN SERVICE FOR 14 CALENDAR DAYS PAST INITIAL ACTIVATION
3. INSTALL AT LEAST 14 CALENDAR DAYS PRIOR TO CONSTRUCTION

NO	DATE	BY	CKD	APPR	REVISION
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Print Name: NATHAN A. POOLE

Date 05-20-19 License # 56071

STATE AID PROJECT NO.	X
	X
STATE PROJECT NO.	X
COUNTY PROJECT NO.	X
CITY PROJECT NO.	X

DRAWN BY	E. JARQUIN
DESIGNED BY	E. JARQUIN
CHECKED BY	N. POOLE
COMM. NO.	0012107

SRF

ANOKA-HENNEPIN SCHOOL DISTRICT

STAGING AND TRAFFIC CONTROL PLANS

NOWTHEN BOULEVARD IMPROVEMENT

SHEET 15 OF 48

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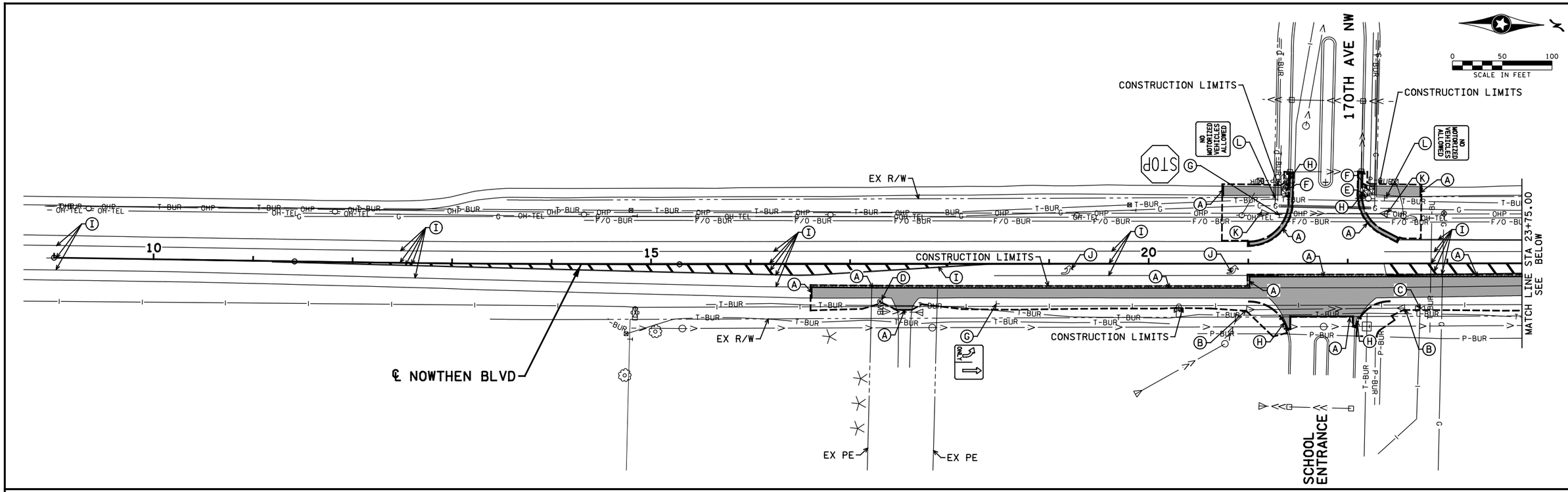

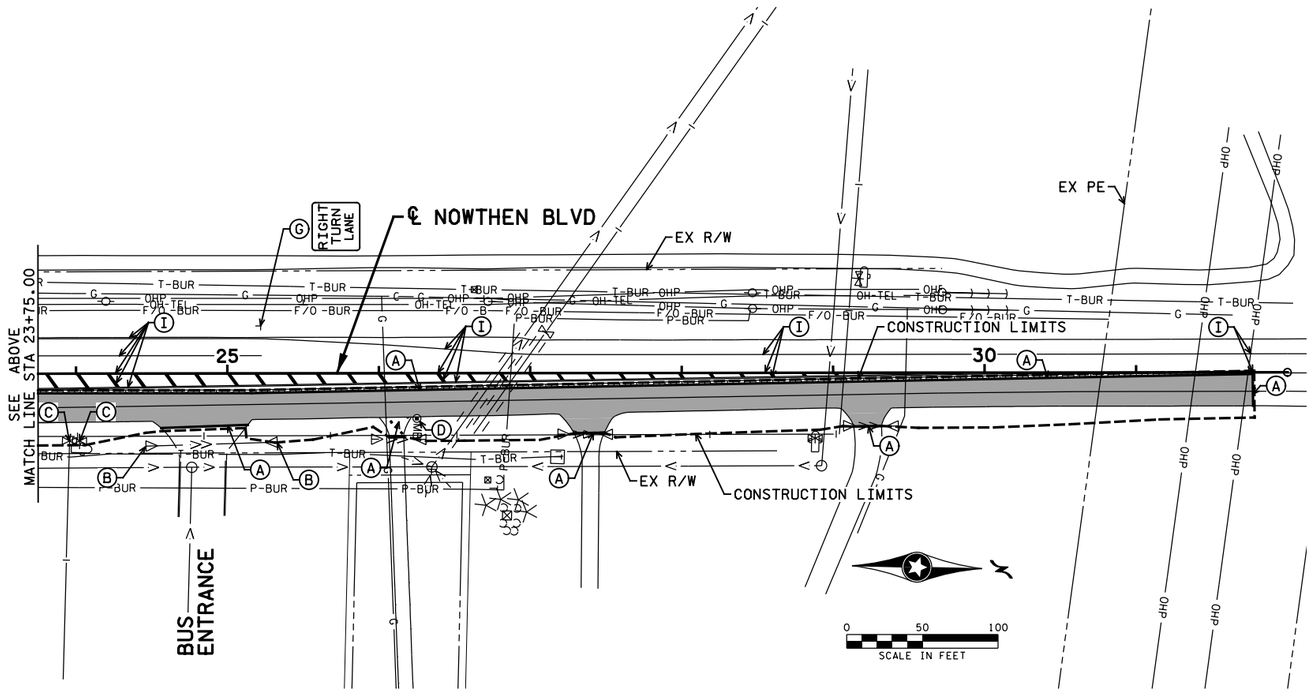

LEGEND

- REMOVE BITUMINOUS PAVEMENT
- REMOVE CONCRETE WALK
- MILL BITUMINOUS PAVEMENT (2") 1' WIDE
- REMOVE CURB & GUTTER
- P-BUR — BURIED POWER
- OHP — OVERHEAD POWER
- T-BUR — BURIED TELECOMMUNICATIONS
- OH-TEL — OVERHEAD TELECOMMUNICATIONS
- F/O -BUR — BURIED FIBER OPTIC
- G — GAS
- W — WATER MAIN
- SS — SANITARY SEWER
- SD — STORM SEWER/CULVERT
- UTILITY POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC TRANSFORMER
- TELECOMMUNICATIONS MANHOLE
- TELECOMMUNICATIONS PEDESTAL
- CATCH BASIN
- STORM APRON
- GATE VALVE
- HYDRANT
- STORM/SANITARY MANHOLE
- MB MAIL BOX

GENERAL NOTES:

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA".

SOME UTILITIES MAY BE RELOCATED PRIOR TO CONSTRUCTION.

THE RIGHT-OF-WAY SHOWN IN THIS PLAN GIVES A GRAPHICAL LOCATION WITH RESPECT TO THE GEOMETRIC DESIGN AND MAP DATA. THE EXACT RIGHT OF WAY AND BOUNDARY CORNERS ARE LOCATED BY REFERENCE TO THE RIGHT OF WAY PLATS AND ARE IDENTIFIED ON THE RIGHT OF WAY MAP.

IT IS THE CONTRACTORS RESPONSIBILITY TO IDENTIFY AND PROTECT EXISTING IRRIGATION SYSTEMS. ANY DISRUPTION OR MODIFICATION TO THESE SYSTEMS IS CONSIDERED INCIDENTAL. THE CONTRACTOR IS RESPONSIBLE FOR RESTORING IRRIGATION SYSTEMS TO WORKING CONDITION DEEMED ACCEPTABLE TO THE ENGINEER AND PROPERTY OWNER.

NOTES:

- (A) SAWCUT BITUMINOUS PAVEMENT (FULL DEPTH)
- (B) SALVAGE RIPRAP
- (C) ADJUST GAVE VALVE & BOX
- (D) REMOVE MAILBOX SUPPORT
- (E) REMOVE LIGHTING UNIT (BY OTHERS)
- (F) REMOVE CONCRETE WALK
- (G) REMOVE SIGN TYPE C
- (H) REMOVE CURB & GUTTER
- (I) REMOVE PAVEMENT STRIPING
- (J) REMOVE PAVEMENT MARKING
- (K) SALVAGE FES
- (L) SALVAGE SIGN TYPE C

NO	DATE	BY	CKD	APPR	REVISION

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

Print Name: STEVEN J. MILLER

Date 05-20-19 License # 41327

STATE AID PROJECT NO.	X
	X
STATE PROJECT NO.	X
COUNTY PROJECT NO.	X
CITY PROJECT NO.	X

DRAWN BY	S MARTINS
DESIGNED BY	S MILLER
CHECKED BY	S MILLER
COMM. NO.	0012107

SRF

ANOKA-HENNEPIN SCHOOL DISTRICT

TOPOGRAPHY, UTILITY AND REMOVAL PLANS

NOWTHEN BOULEVARD IMPROVEMENT

SHEET 16 OF 48

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NOTES:

Ⓐ BITUMINOUS DRIVEWAY, USE PAVEMENT SECTION IN DETAIL A ON SHEET 6

Ⓑ CONCRETE DRIVEWAY, USE PAVEMENT SECTION IN DETAIL C ON SHEET 6

Ⓒ PEDESTRIAN CURB RAMP, SEE INTERSECTION AND PEDESTRIAN CURB RAMP DETAILS

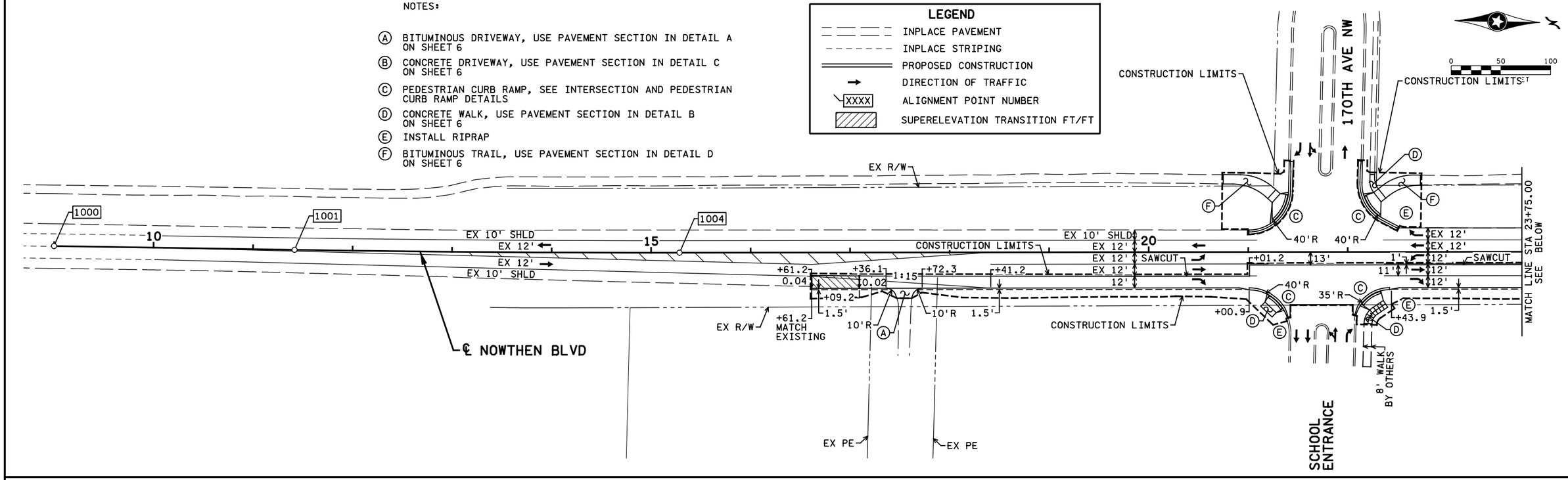
Ⓓ CONCRETE WALK, USE PAVEMENT SECTION IN DETAIL B ON SHEET 6

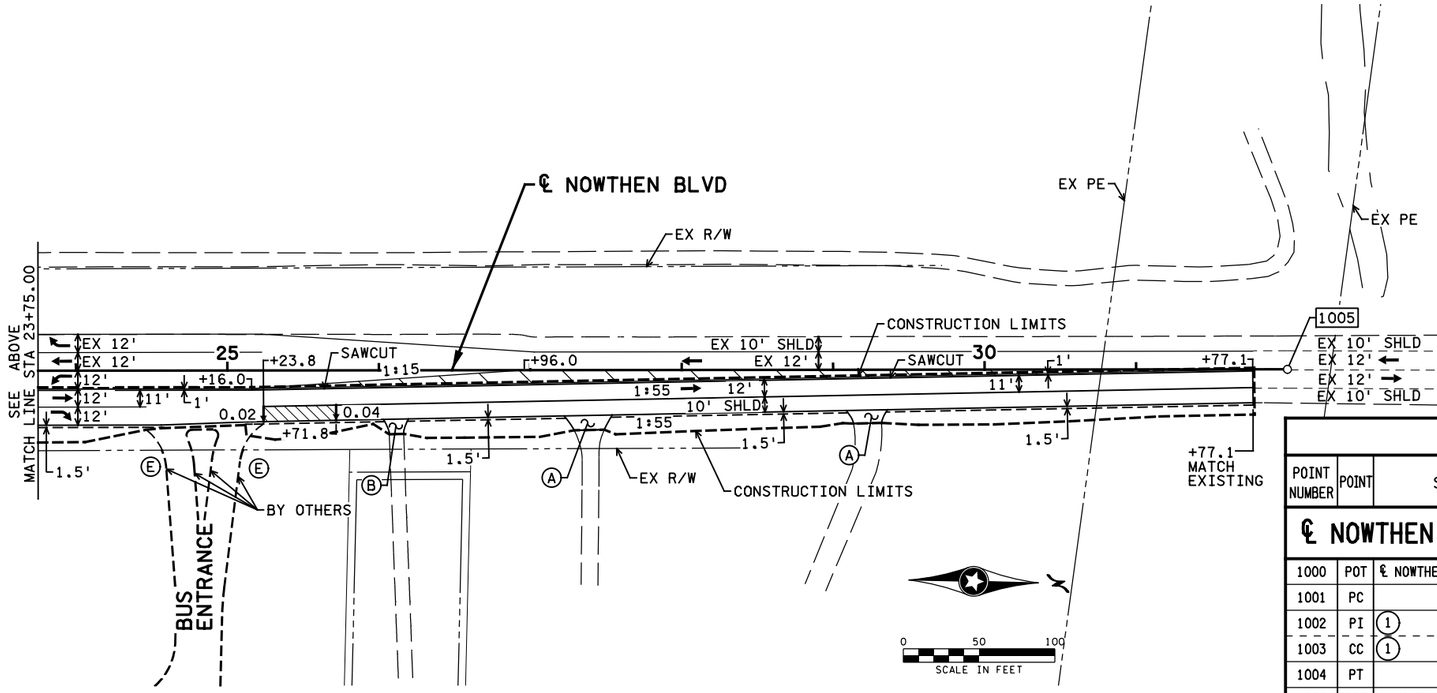
Ⓔ INSTALL RIPRAP

Ⓕ BITUMINOUS TRAIL, USE PAVEMENT SECTION IN DETAIL D ON SHEET 6

LEGEND

- INPLACE PAVEMENT
- INPLACE STRIPING
- PROPOSED CONSTRUCTION
- DIRECTION OF TRAFFIC
- XXXX — ALIGNMENT POINT NUMBER
- SUPERELEVATION TRANSITION FT/FT





GENERAL NOTES:

THE RIGHT-OF-WAY SHOWN IN THIS PLAN GIVES A GRAPHICAL LOCATION WITH RESPECT TO THE GEOMETRIC DESIGN AND MAP DATA. THE EXACT RIGHT OF WAY AND BOUNDARY CORNERS ARE LOCATED BY REFERENCE TO THE RIGHT OF WAY PLATS AND ARE IDENTIFIED ON THE RIGHT OF WAY MAP.

ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.

WHERE NEW SIDEWALK AND TRAIL IS CONSTRUCTED ADJACENT TO EXISTING PAVEMENT, MATCH EXISTING CROSS SLOPE AND PROVIDE GRADUAL TRANSITION AS NECESSARY.

SEE INTERSECTION AND PEDESTRIAN RAMP DETAILS FOR INFORMATION NOT SHOWN ON THE CONSTRUCTION PLANS.

SEE SIGNING AND STRIPING PLANS FOR LANE CONFIGURATIONS AND MARKINGS.

ALIGNMENT TABULATION NOTES:

(1) ALIGNMENT POINT IS NOT SHOWN ON ALIGNMENT PLAN VIEW.

<XXXX> INDICATES GEOPAK ALIGNMENT NAME.

ALIGNMENT TABULATION

POINT NUMBER	POINT	STATION	CIRCULAR CURVE DATA					COORDINATES		AZIMUTH
			DELTA	DEGREE	RADIUS	TANGENT	LENGTH	X	Y	
℄ NOWTHEN BLVD <NOWTHEN>										
1000	POT	℄ NOWTHEN BLVD 9+00.000						455,434.2711	187,726.2207	
1001	PC	11+41.723						455,432.7517	187,967.9393	359° 38' 23.47"
1002	PI	(1) 13+35.154	0° 58' 01.66" LT	0° 15' 00.00"	22,918.312'	193.430'	386.851'	455,431.5358	188,161.3656	PI
1003	CC	(1)						432,514.8924	187,823.8813	
1004	PT	15+28.575						455,427.0553	188,354.7439	358° 40' 21.81"
1005	POT	℄ NOWTHEN BLVD 32+00.000						455,388.3397	190,025.7209	

NO	DATE	BY	CKD	APPR	REVISION

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

Print Name: STEVEN J. MILLER

Date 05-20-19 License # 41327

STATE AID PROJECT NO.	X
	X
STATE PROJECT NO.	X
COUNTY PROJECT NO.	X
CITY PROJECT NO.	X

DRAWN BY	S MARTINS
DESIGNED BY	S MILLER
CHECKED BY	S MILLER
COMM. NO.	0012107

SRF

ANOKA-HENNEPIN SCHOOL DISTRICT

CONSTRUCTION PLANS

NOWTHEN BOULEVARD IMPROVEMENT

SHEET 17 OF 48

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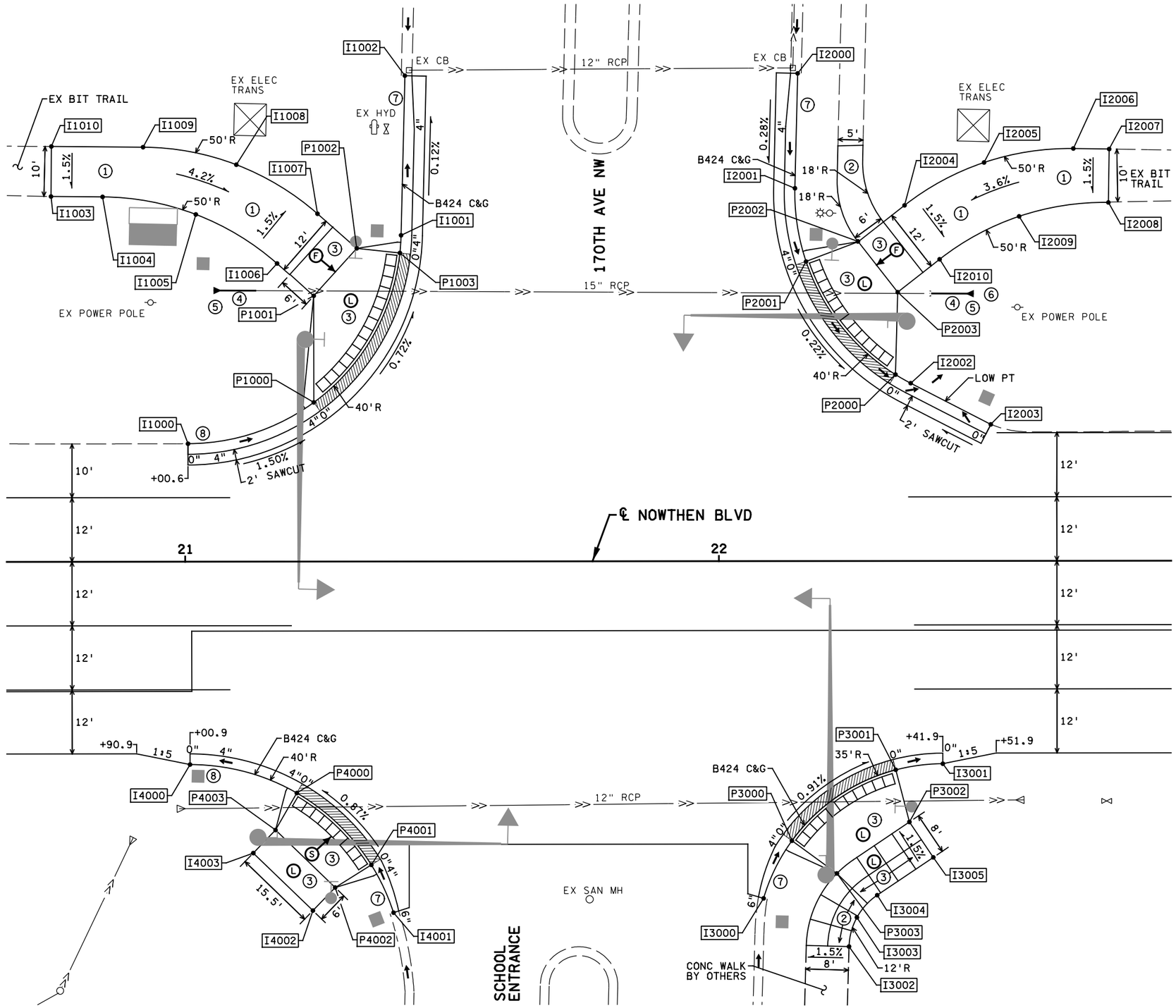

LEGEND

- PROPOSED SIGNAL POLE
- PEDESTRIAN PUSH BUTTON STATION
- PEDESTRIAN PUSH BUTTON
- PXXXX — PEDESTRIAN CURB RAMP CONTROL POINTS SEE SHEET 19
- IXXXX — CURB, WALK AND TRAIL POINTS SEE SHEET 19
- TRUNCATED DOMES (SEE STANDARD PLATE 7038)
- (L) — LANDING AREA – 4' X 4' MIN. DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS
- X" — CURB HEIGHT
- (S) — INDICATES PEDESTRIAN RAMP – SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%
- (F) — 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%
- GUTTER CROSS SLOPE SHALL NOT EXCEED 2.0%
- DRAINAGE FLOW

GENERAL NOTES:

APPROXIMATE SIDEWALK PLACEMENT LIMITS ARE SHOWN IN THE PLANS, ACTUAL LIMITS TO BE DETERMINED IN THE FIELD.

SEE STANDARD PLAN SHEETS FOR PEDESTRIAN CURB RAMP DETAILS.

SEE TRAFFIC SIGNAL PLANS AND DETAILS FOR HORIZONTAL COORDINATES OF SIGNAL POLES.

SEE TRAFFIC SIGNAL PLANS FOR LOCATIONS OF PUSH BUTTONS.

STATIONS, OFFSETS AND ELEVATIONS ARE TO FLOW LINE OF CURB AND GUTTER.

DIMENSIONS ARE NOMINAL.

NOTES:

1. BITUMINOUS TRAIL, SEE DETAIL DETAIL D ON SHEET 6
2. CONCRETE WALK, SEE DETAIL DETAIL B ON SHEET 6
3. CONCRETE WALK, SEE DETAIL DETAIL C ON SHEET 6
4. FURNISH AND INSTALL 8 LF-15" RCP
5. INSTALL 15" FES
6. FURNISH AND INSTALL 3 CY CLASS II RIPRAP PER MNDOT STD PLATE 3133D
7. 10' CURB TYPE TRANSITION
8. 5' CURB HEIGHT TRANSITION (0" TO 4")

SCALE IN FEET 0 10 20

NO	DATE	BY	CKD	APPR	REVISION
...\FinalPlan\12107_in01.dgn					

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: STEVEN J. MILLER
Date 05-20-19 License # 41327

STATE AID PROJECT NO.	X
	X
STATE PROJECT NO.	X
COUNTY PROJECT NO.	X
CITY PROJECT NO.	X
DRAWN BY	S MARTINS
DESIGNED BY	S MILLER
CHECKED BY	S MILLER
COMM. NO.	0012107

SRF

ANOKA-HENNEPIN SCHOOL DISTRICT

INTERSECTION AND PEDESTRIAN CURB RAMP DETAILS
NOWTHEN BOULEVARD IMPROVEMENT

SHEET 18 OF 48

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PEDESTRIAN CURB RAMP CONTROL POINTS						
POINT NO.	X COORD.	Y COORD.	ELEV. OR RADIUS	ALIGNMENT	STATION	OFFSET
P1000	455383.449	188949.453	EL. 885.39	NOWTHEN BLVD	21+24.13	29.82' LT.
P1001	455363.482	188949.002	EL. 885.46	NOWTHEN BLVD	21+24.15	49.79' LT.
P1002	455354.415	188956.865	EL. 885.28	NOWTHEN BLVD	21+32.22	58.67' LT.
P1003	455355.103	188964.959	EL. 885.15	NOWTHEN BLVD	21+40.29	57.80' LT.
P2000	455375.830	189058.281	EL. 884.98	NOWTHEN BLVD	22+33.11	34.92' LT.
P2001	455355.026	189041.060	EL. 885.04	NOWTHEN BLVD	22+16.38	56.11' LT.
P2002	455351.111	189050.739	EL. 885.19	NOWTHEN BLVD	22+26.14	59.80' LT.
P2003	455360.387	189058.351	EL. 885.01	NOWTHEN BLVD	22+33.54	50.35' LT.
P3000	455463.565	189040.803	EL. 885.37	NOWTHEN BLVD	22+13.60	52.39' RT.
P3001	455449.854	189059.967	EL. 885.15	NOWTHEN BLVD	22+33.08	39.13' RT.
P3002	455459.565	189062.735	EL. 885.30	NOWTHEN BLVD	22+35.62	48.90' RT.
P3003	455469.507	189049.370	EL. 885.52	NOWTHEN BLVD	22+22.03	58.53' RT.
P4000	455456.680	188947.888	EL. 885.33	NOWTHEN BLVD	21+20.87	43.36' RT.
P4001	455469.829	188962.142	EL. 885.50	NOWTHEN BLVD	21+34.82	56.83' RT.
P4002	455474.219	188955.454	EL. 885.90	NOWTHEN BLVD	21+28.03	61.07' RT.
P4003	455463.699	188944.051	EL. 885.73	NOWTHEN BLVD	21+16.87	50.28' RT.

CURB, WALK AND TRAIL POINTS					
POINT NO.	X COORD.	Y COORD.	ALIGNMENT	STATION	OFFSET
I1000	455391.703	188926.068	NOWTHEN BLVD	21+00.56	22.11' LT.
I1001	455351.790	188965.103	NOWTHEN BLVD	21+40.51	61.11' LT.
I1002	455321.876	188965.159	NOWTHEN BLVD	21+41.26	91.01' LT.
I1003	455345.973	188899.390	NOWTHEN BLVD	20+74.95	68.44' LT.
I1004	455345.831	188909.049	NOWTHEN BLVD	20+84.61	68.36' LT.
I1005	455348.731	188926.585	NOWTHEN BLVD	21+02.08	65.06' LT.
I1006	455357.583	188941.999	NOWTHEN BLVD	21+17.28	55.85' LT.
I1007	455348.105	188949.374	NOWTHEN BLVD	21+24.87	65.16' LT.
I1008	455339.253	188933.960	NOWTHEN BLVD	21+09.67	74.36' LT.
I1009	455336.353	188916.424	NOWTHEN BLVD	20+92.21	77.67' LT.
I1010	455336.607	188899.252	NOWTHEN BLVD	20+75.03	77.81' LT.
I2000	455319.821	189038.711	NOWTHEN BLVD	22+14.84	91.36' LT.
I2001	455341.352	189038.675	NOWTHEN BLVD	22+14.31	69.84' LT.
I2002	455377.381	189061.161	NOWTHEN BLVD	22+35.95	33.30' LT.
I2003	455384.769	189076.332	NOWTHEN BLVD	22+50.95	25.56' LT.
I2004	455344.104	189059.277	NOWTHEN BLVD	22+34.84	66.61' LT.
I2005	455335.737	189073.986	NOWTHEN BLVD	22+49.74	74.63' LT.
I2006	455332.756	189090.642	NOWTHEN BLVD	22+66.46	77.23' LT.
I2007	455332.709	189097.360	NOWTHEN BLVD	22+73.18	77.12' LT.
I2008	455342.708	189097.431	NOWTHEN BLVD	22+73.02	67.12' LT.
I2009	455345.690	189080.775	NOWTHEN BLVD	22+56.30	64.53' LT.
I2010	455354.056	189066.066	NOWTHEN BLVD	22+41.40	56.50' LT.
I3000	455474.482	189035.747	NOWTHEN BLVD	22+08.30	63.19' RT.
I3001	455448.522	189068.751	NOWTHEN BLVD	22+41.89	38.00' RT.
I3002	455483.149	189051.939	NOWTHEN BLVD	22+24.28	72.23' RT.
I3003	455477.666	189053.296	NOWTHEN BLVD	22+25.77	66.78' RT.
I3004	455473.412	189057.011	NOWTHEN BLVD	22+29.58	62.61' RT.
I3005	455466.097	189067.354	NOWTHEN BLVD	22+40.09	55.54' RT.
I4000	455451.789	188927.776	NOWTHEN BLVD	21+00.88	38.00' RT.
I4001	455478.688	188966.500	NOWTHEN BLVD	21+38.97	65.79' RT.
I4002	455478.629	188951.386	NOWTHEN BLVD	21+23.86	65.38' RT.
I4003	455468.109	188939.983	NOWTHEN BLVD	21+12.71	54.60' RT.

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NO	DATE	BY	CKD	APPR	REVISION
...\FinalPlan\12107_in02.dgn					

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: STEVEN J. MILLER

Date 05-20-19 License # 41327

STATE AID PROJECT NO.	X
	X
STATE PROJECT NO.	X
COUNTY PROJECT NO.	X
CITY PROJECT NO.	X

DRAWN BY	S MARTINS
DESIGNED BY	S MILLER
CHECKED BY	S MILLER
COMM. NO.	0012107

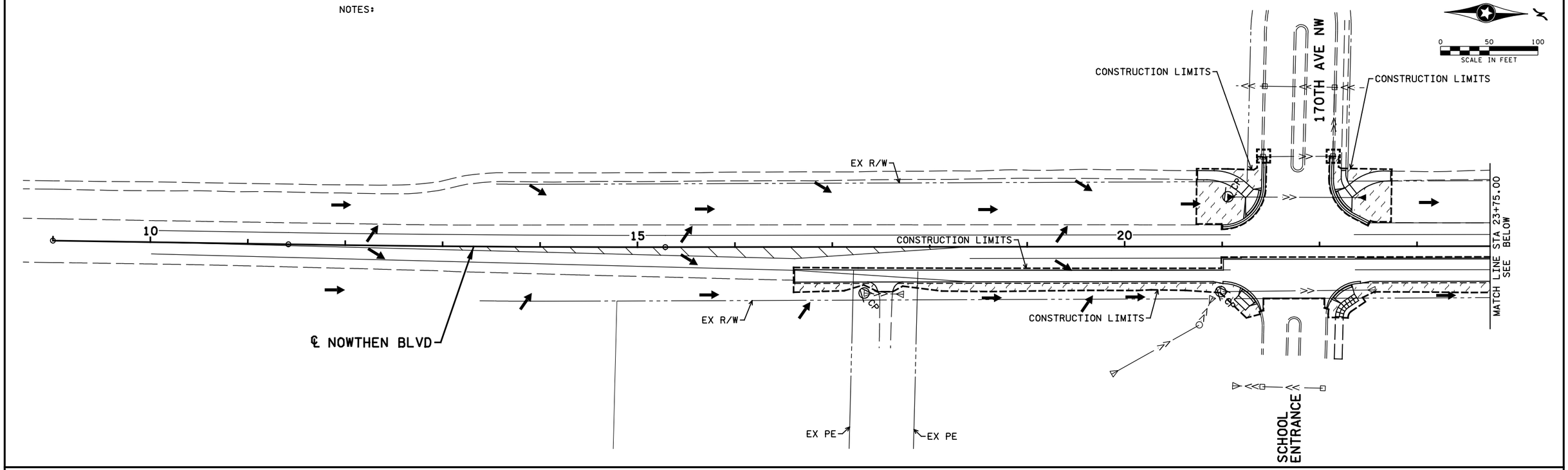
SRF

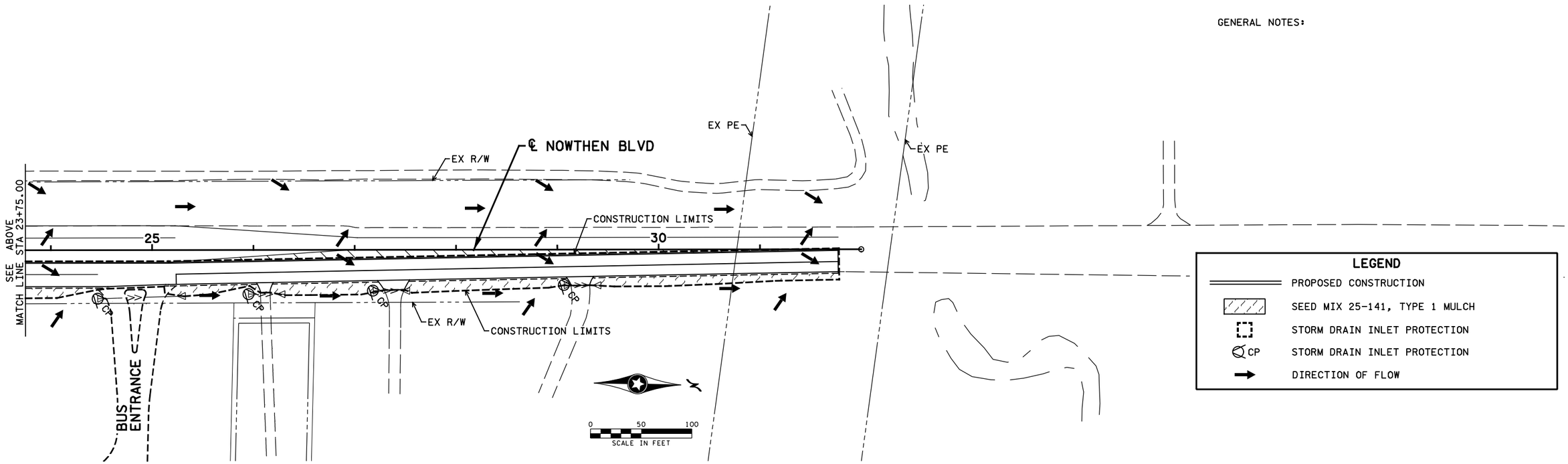
ANOKA-HENNEPIN SCHOOL DISTRICT

INTERSECTION AND PEDESTRIAN RAMP DETAILS
NOWTHEN BOULEVARD IMPROVEMENT

SHEET 19 OF 48

NOTES:





GENERAL NOTES:

LEGEND

- PROPOSED CONSTRUCTION
- SEED MIX 25-141, TYPE 1 MULCH
- STORM DRAIN INLET PROTECTION
- CP STORM DRAIN INLET PROTECTION
- DIRECTION OF FLOW

NO	DATE	BY	CKD	APPR	REVISION

...\FinalPlan\12107_ec01.dgn

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: STEVEN J. MILLER

Date 05-20-19 License # 41327

STATE AID PROJECT NO.	X
	X
STATE PROJECT NO.	X
COUNTY PROJECT NO.	X
CITY PROJECT NO.	X

DRAWN BY	S MARTINS
DESIGNED BY	S MILLER
CHECKED BY	S MILLER
COMM. NO.	0012107

SRF

ANOKA-HENNEPIN SCHOOL DISTRICT

EROSION CONTROL AND TURF ESTABLISHMENT PLANS
NOWTHEN BOULEVARD IMPROVEMENT

SHEET 20 OF 48

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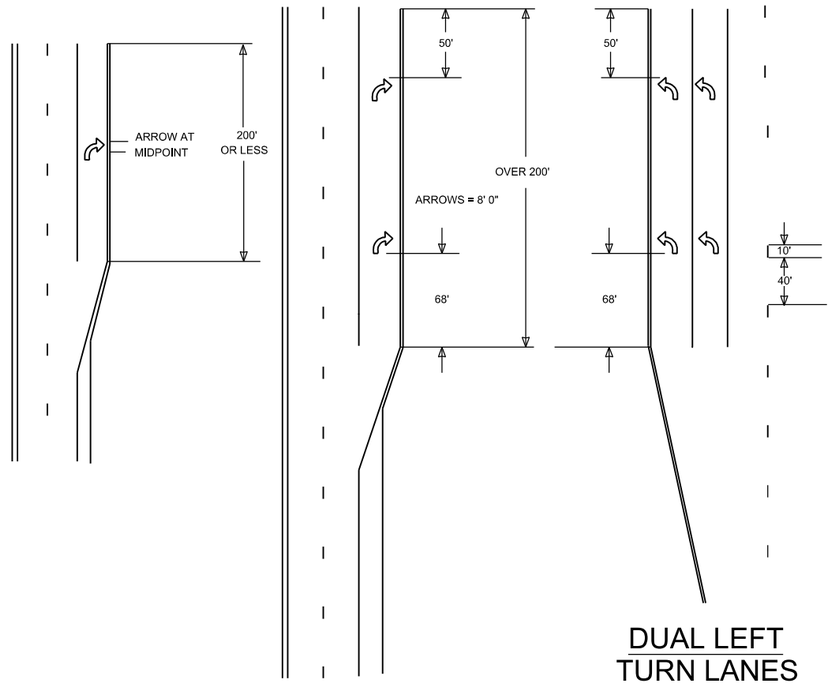
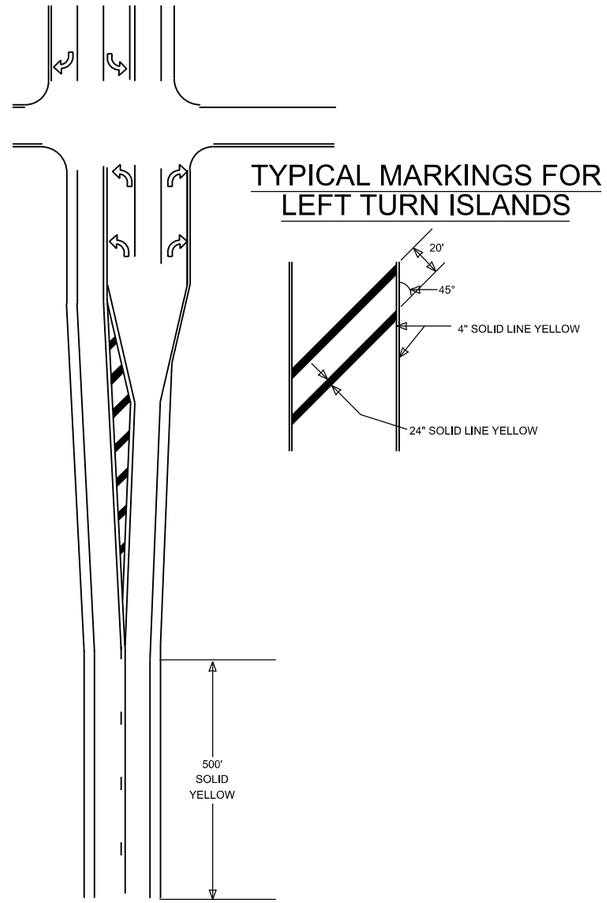
TYPICAL MESSAGE PLACEMENT FOR TURN LANES



DUAL LEFT TURN LANES

TYPICAL MARKINGS FOR LEFT TURN ISLANDS



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		STATE PROJECT NO. X	DESIGNED BY	PERMANENT PAVEMENT MARKING DETAILS NOWTHEN BOULEVARD IMPROVEMENT	
		COUNTY PROJECT NO. X	CHECKED BY		
		CITY PROJECT NO. X	COMM. NO. 0012107		

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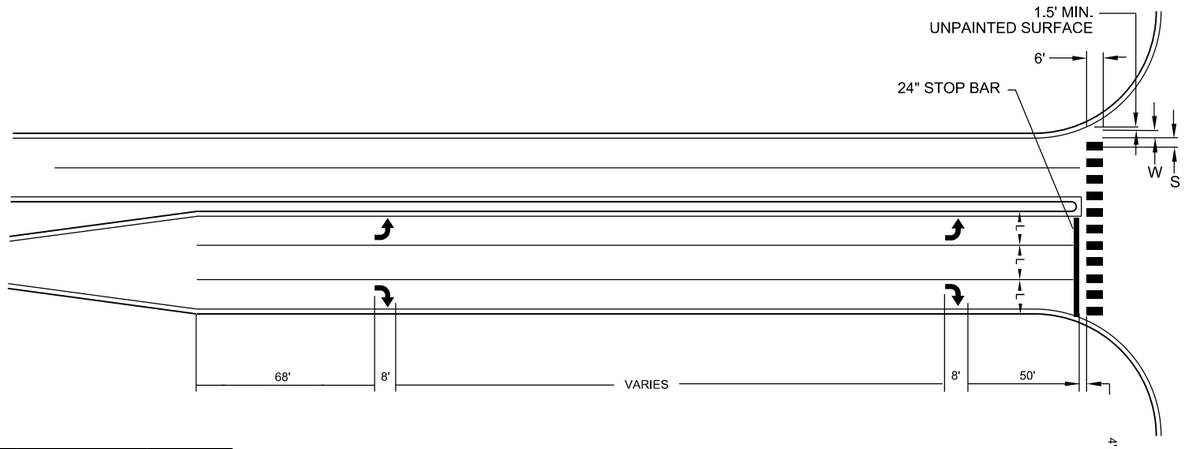
MARKINGS FOR PEDESTRIAN CROSSWALKS



(L)	(W)	(S)
WIDTH OF INSIDE LANE	WIDTH OF PAINTED AREAS	WIDTH OF SPACE
9'	2.0'	2.5'
10'	2.5'	2.5'
11'	2.5'	3.0'
12'	3.0'	3.0'
13'	3.0'	3.5'

NOTES: CROSSWALKS:

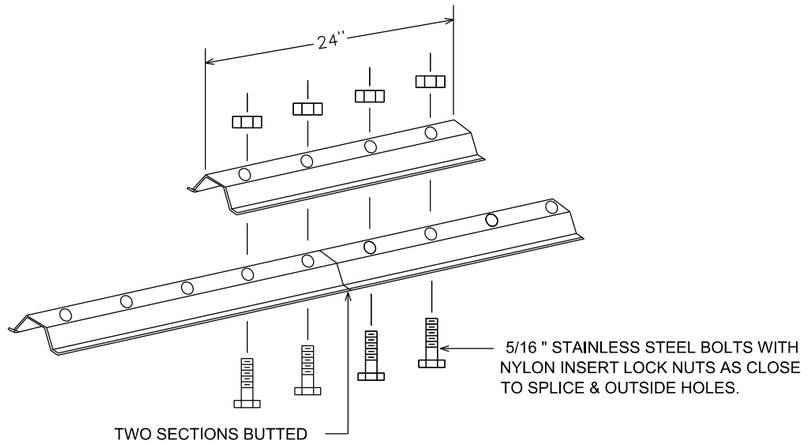
1.) PAINTED AREAS ARE TO BE CENTERED ON CENTER AND LANE LINES, EVEN IF INTERSECTION IS NOT ALIGNED.

2.) LOCATION OF ZEBRA CROSSWALKS AND STOP BARS, SIGNAL LOOPS AND PED RAMPS ARE APPROXIMATE. FINAL LOCATIONS ARE TO BE DETERMINED AND FIELD VERFIED DURING CONSTRUCTION BY THE FIELD ENGR.

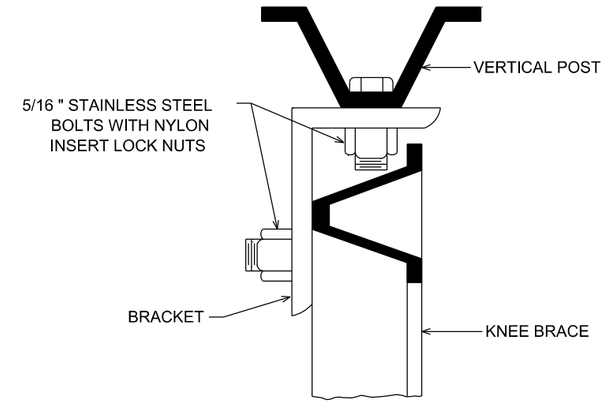
3.) ZEBRA CROSSWALKS ARE TO BE PARALLEL TO THE DRIVING LANE OR LANES. EVEN IF THE STREET IS ON AN ANGLE TO THE INTERSECTION.

4.) A MIN. OF 1.5' (450mm) CLEAR DISTANCE MUST BE LEFT ADJACENT TO THE CURB. IF LAST PAINTED AREA FALLS INTO THIS AREA, IT MUST BE OMITTED.

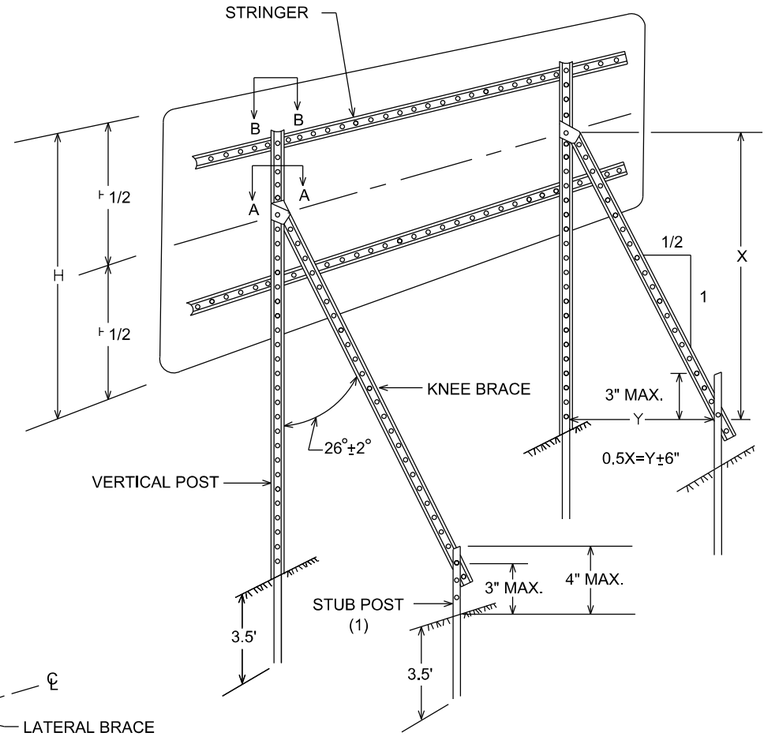
5.) ON TWO LANE STREETS, USE SPACING SHOWN FOR AN 11' (3.3mm) INSIDE LANE.



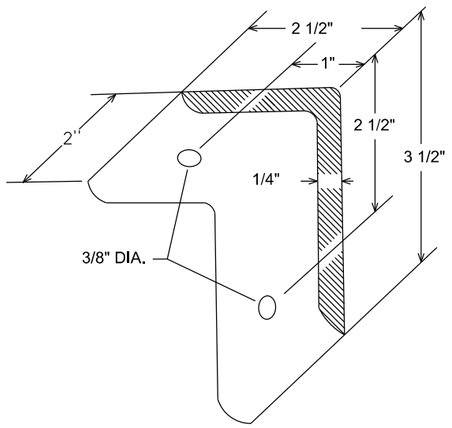
LATERAL BRACE OR STRINGER SPLICE DETAIL (EXPLODED VIEW)



SECTION A-A

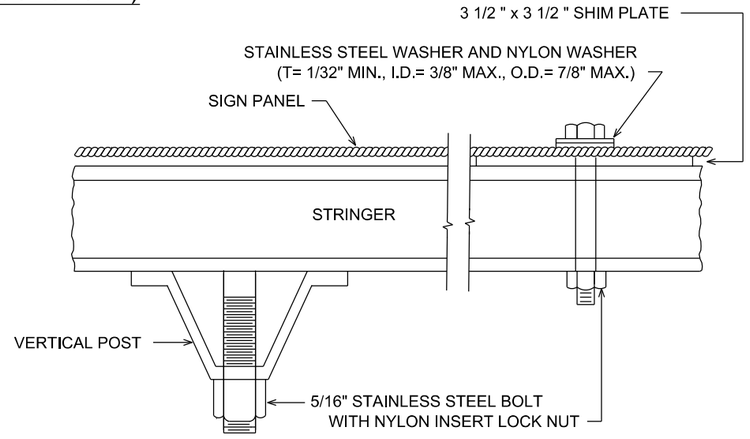


TYPICAL "A-FRAME" INSTALLATION TYPE "D" SIGNS

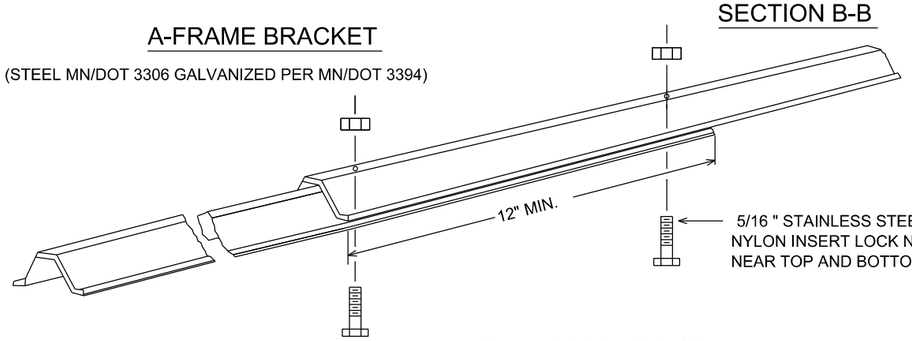


A-FRAME BRACKET

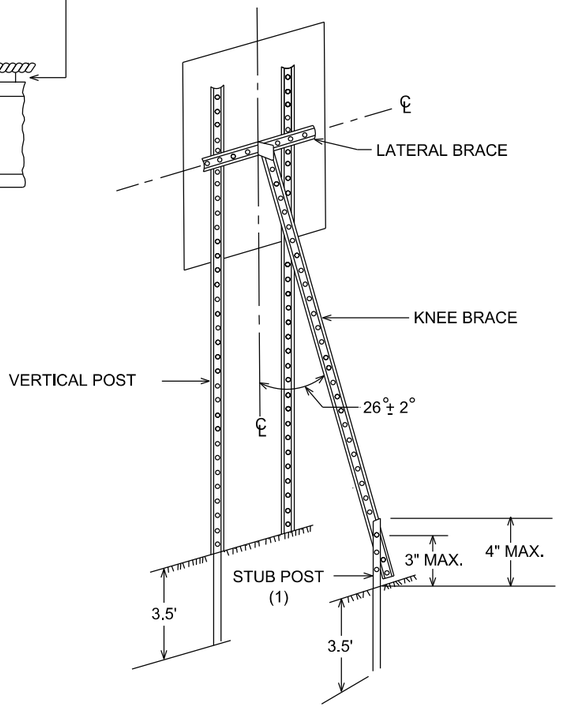
(STEEL MN/DOT 3306 GALVANIZED PER MN/DOT 3394)



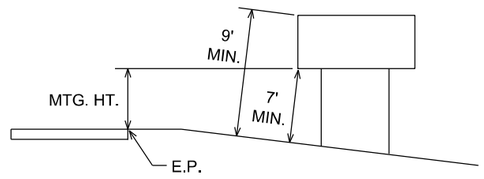
SECTION B-B



KNEE BRACE SPLICE



TYPICAL "A-FRAME" INSTALLATION TYPE "C" SIGNS



TYPICAL MOUNTING

(1) OFFSET STUB POST 1' TOWARD ROADWAY RELATIVE TO VERTICAL POST.

TYPE C & D SIGN STRUCTURAL DETAILS

	STATE AID PROJECT NO. X X	DRAWN BY	ANOKA-HENNEPIN SCHOOL DISTRICT	SHEET 23 OF 48
	STATE PROJECT NO. X	DESIGNED BY	SIGNING PLAN DETAILS	
	COUNTY PROJECT NO. X	CHECKED BY	NOWTHEN BOULEVARD IMPROVEMENT	
	CITY PROJECT NO. X	COMM. NO. 0012107		

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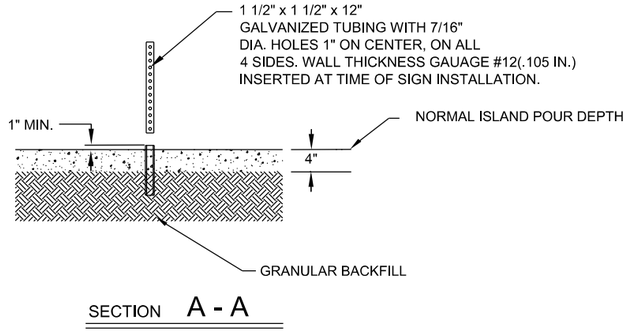
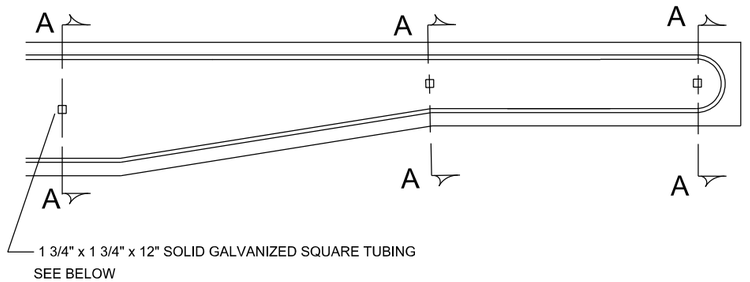
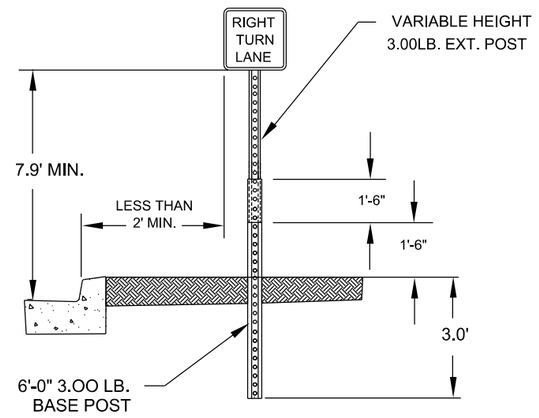


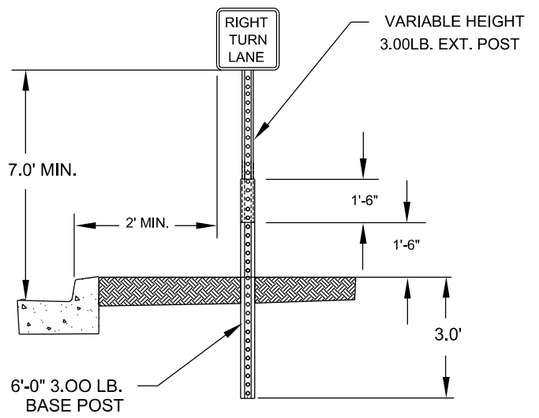
SECTION A - A



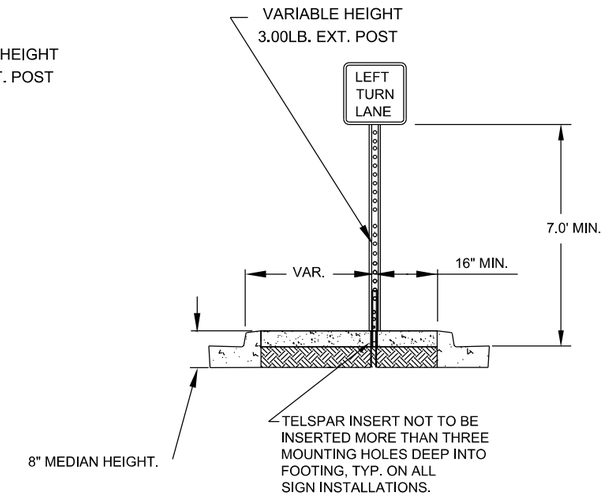
GROUND POST MOUNT SIGN
INSTALLATION TYPICAL
FOR AREAS LESS THAN THE 2' MIN



GROUND POST MOUNT SIGN
INSTALLATION TYPICAL



ISLAND MOUNT BREAK-AWAY SIGN
INSTALLATION TYPICAL



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STATE AID PROJECT NO. X X	DRAWN BY	SRF	ANOKA-HENNEPIN SCHOOL DISTRICT
STATE PROJECT NO. X	DESIGNED BY		SIGNING PLAN DETAILS
COUNTY PROJECT NO. X	CHECKED BY		NOWTHEN BOULEVARD IMPROVEMENT
CITY PROJECT NO. X	COMM. NO. 0012107		SHEET 24 OF 48

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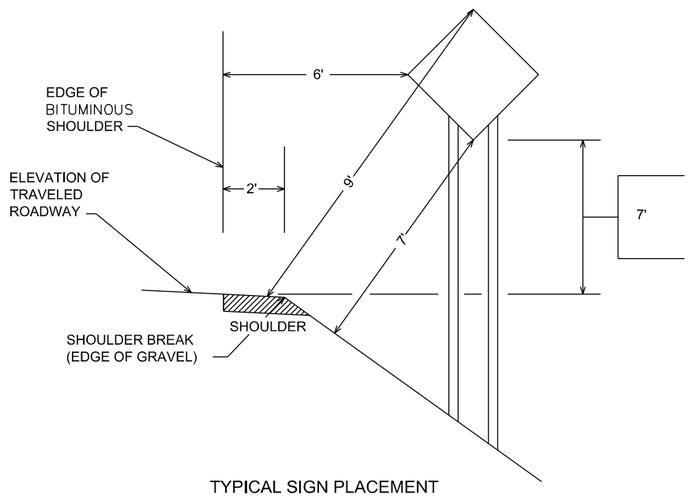
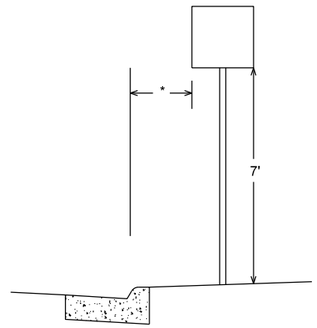
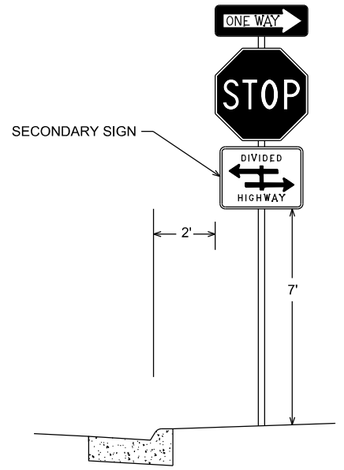


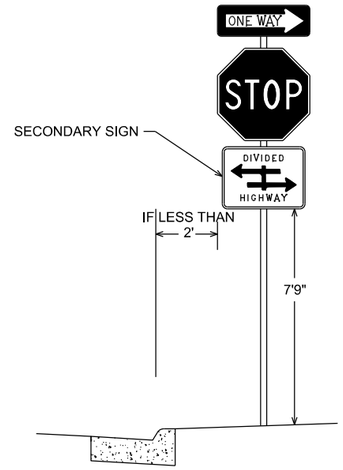
TYPICAL SIGN PLACEMENT

URBAN

* 2' - NARROW BOULEVARD (< 8' WIDE)
6' - WIDE BOULEVARD



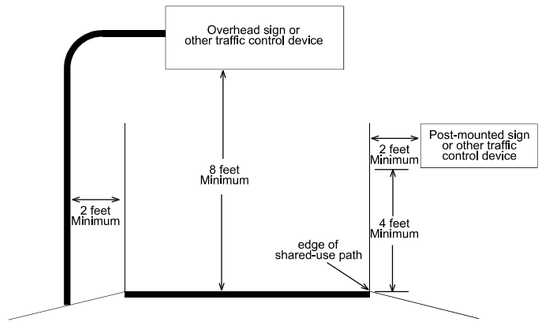




TYPICAL SIGN PLACEMENT

NOTE:

- ALL DIMENSIONS ARE MINIMUMS
- MAINTAIN 2' CLEAR FROM SIGNS TO BITUMINOUS TRAIL



TYPICAL SIGN PLACEMENT
SHARED-USE PATH

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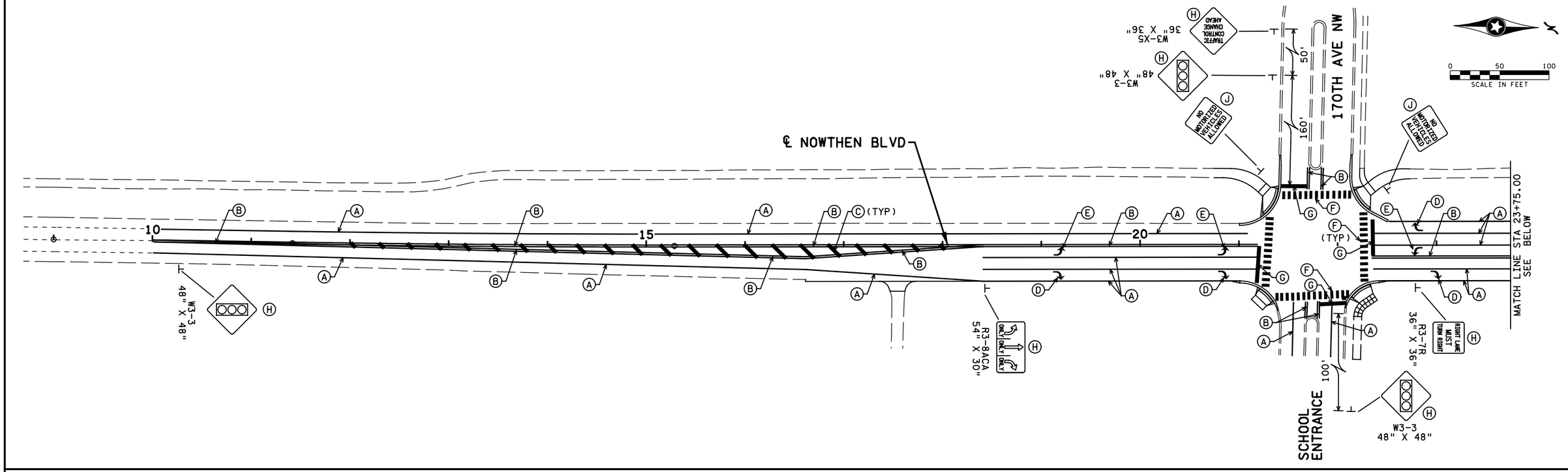
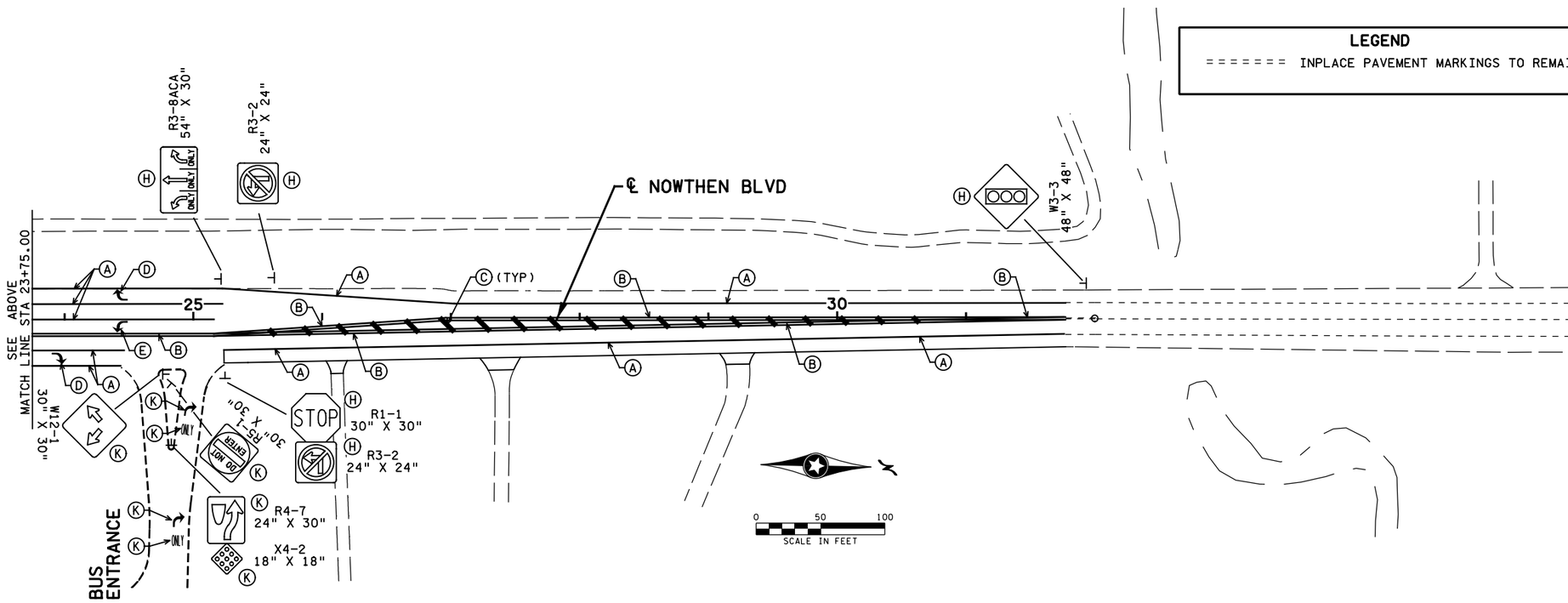
STATE AID PROJECT NO. X X X	DRAWN BY	SRF	ANOKA-HENNEPIN SCHOOL DISTRICT
STATE PROJECT NO. X	DESIGNED BY		SIGNING PLAN DETAILS
COUNTY PROJECT NO. X	CHECKED BY		NOWTHEN BOULEVARD IMPROVEMENT
CITY PROJECT NO. X	COMM. NO. 0012107		SHEET 25 OF 48





LEGEND

======= INPLACE PAVEMENT MARKINGS TO REMAIN

GENERAL NOTES:

ALL EPOXY & PREFORM PAVEMENT MARKINGS AND MESSAGES TO BE APPLIED AFTER PLACEMENT OF FINAL WEARING COURSE. QUANTITIES PROVIDED FOR RAISED PAVEMENT MARKER TEMPORARY FOR INTERIM. MULTIPLE MOBILIZATIONS MAY BE NECESSARY. (INCIDENTAL)

REMOVAL OF CONFLICTING PAVEMENT MARKINGS AND/OR MESSAGES FOR PERMANENT CONSTRUCTION IS INCIDENTAL.

FURNISH AND INSTALL ALL TYPE C SIGN, UNLESS NOTED OTHERWISE.

ALIGNMENT LINE NOT SHOWN TO IMPROVE PLAN CLARITY.

NOTES:

- (A) 4" SOLID LINE WHITE EPOXY
- (B) 4" DOUBLE YELLOW LINE YELLOW EPOXY
- (C) 24" SOLID LINE YELLOW EPOXY 20' O.C. @ 45°
- (D) PAVEMENT MESSAGE - RIGHT ARROW WHITE PREFORM THERMOPLASTIC
- (E) PAVEMENT MESSAGE - LEFT ARROW WHITE PREFORM THERMOPLASTIC
- (F) ZEBRA CROSSWALK WHITE PREFORM THERMOPLASTIC
- (G) 24" SOLID LINE WHITE PREFORM THERMOPLASTIC
- (H) F&I TYPE C SIGN
- (J) INSTALL SIGN TYPE C
- (K) WORK BY OTHERS

NO	DATE	BY	CKD	APPR	REVISION
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Print Name: STEVEN J. MILLER

Date 05-20-19 License # 41327

STATE AID PROJECT NO.	X
	X
STATE PROJECT NO.	X
COUNTY PROJECT NO.	X
CITY PROJECT NO.	X

DRAWN BY	S MARTINS
DESIGNED BY	S MILLER
CHECKED BY	S MILLER
COMM. NO.	0012107

SRF

ANOKA-HENNEPIN SCHOOL DISTRICT

SIGNING AND STRIPING PLANS

NOWTHEN BOULEVARD IMPROVEMENT

SHEET 26 OF 48

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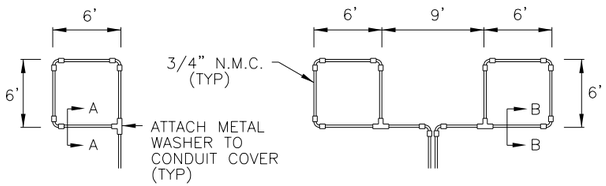
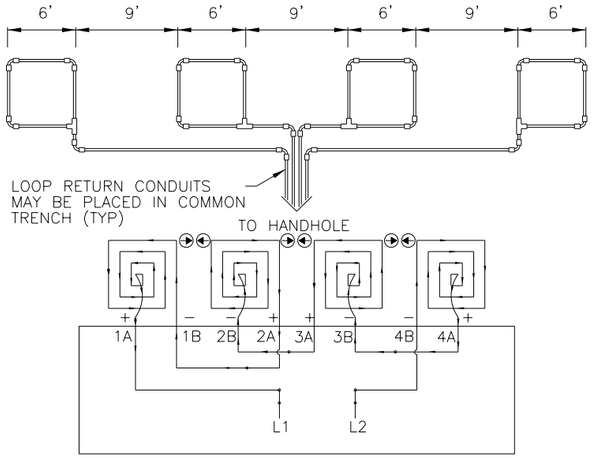
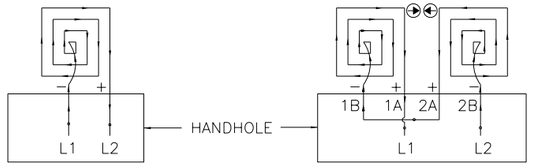






LOOP DETECTOR
DETAIL 'A'
(LOOP PHASING FOR
SINGLE CONNECTION)

LOOP CONNECTIONS SHALL BE LABELED AND SPLICED IN THE HANDHOLE AS FOLLOWS:

L1 TO 1A
1B TO 2A
2B TO L2

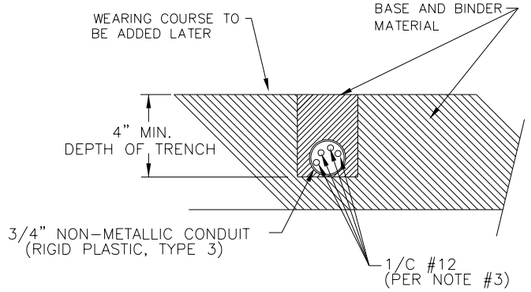
LOOP DETECTOR
DETAIL 'B'
(LOOP PHASING FOR
SERIES CONNECTION)

LOOP CONNECTIONS SHALL BE LABELED AND SPLICED IN THE HANDHOLE AS FOLLOWS:

L1 TO 1A	3B TO 4A
1B TO 2A	4B TO L2
2B TO 3A	

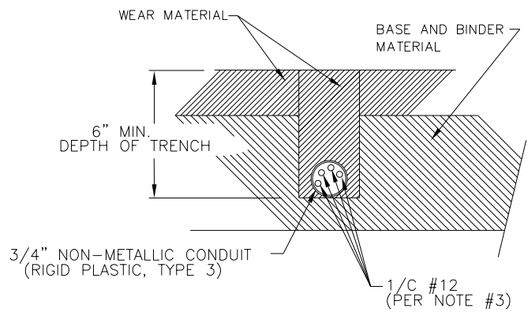
SPLICE CONTROL CABLE TO L1 & L2 IN HANDHOLE. ALL CONDUCTORS SHALL BE TAGGED IN HANDHOLE (1A, 1B, ECT)

LOOP DETECTOR
DETAIL 'C'
(LOOP PHASING FOR
SERIES CONNECTION)



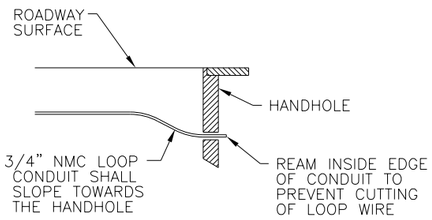
SECTION A–A

DETAIL FOR LOOP INSTALLATION
IN NEW ROADWAY



SECTION B–B

DETAIL FOR LOOP INSTALLATION
IN EXISTING ROADWAY



DRAINAGE DETAIL

LOOP DETECTOR WIRING

1) ALL CORNERS SHALL BE 90° CONDUIT BENDS.
2) CONNECT WIRES IN HANDHOLES USING SPLICE KIT METHOD DESCRIBED IN THE SPECIAL PROVISIONS.
3) LOOP DETECTOR WIRES SHALL BE #12 AWG CROSSED LINKED POLYETHYLENE (XLP). SEE SPECIAL PROVISIONS.
4) LOOP LEAD IN WIRES SHALL BE TWISTED A MIN. OF (5) TURNS PER FOOT THROUGH THE CONDUIT TO THE HANDHOLE.
5) NMC DESIGNATES NON-METALLIC CONDUIT (SPEC. 3803)
6) LOOPS 6' x 6' THRU 6' x 14' SHALL HAVE (4) TURNS.
7) LOOPS 6' x 15' AND LARGER SHALL HAVE (2) TURNS.

LEGEND OF SYMBOLS

CONTROLLER AND SERVICE EQUIP. NO's	(A)
SIGNAL BASE NO.	(1)
SIGNAL FACE NO.	(1-1)
LUMINAIRE NO.	1
CONTROLLER AND CABINET	
CONTROLLER AND CABINET – IN PLACE	
HANDHOLE	
HANDHOLE – IN PLACE	
RIGID STEEL CONDUIT (RSC)	
RIGID STEEL CONDUIT (RSC) – IN PLACE	
SIGNAL FACE WITH BACKGROUND SHIELD	
SIGNAL FACE W/O BACKGROUND SHIELD	
SIGNAL FACE – IN PLACE	
PEDESTRIAN INDICATORS	
PEDESTRIAN INDICATORS – IN PLACE	
PEDESTRIAN PUSH BUTTONS ON PEDESTAL OR POLE	
PEDESTRIAN PUSH BUTTON STATION	
TRAFFIC SIGNAL PEDESTAL	
TRAFFIC SIGNAL PEDESTAL – INPLACE	
TRAFFIC SIGNAL POLE AND MAST ARM	
TRAFFIC SIGNAL POLE AND MAST ARM – IN PLACE	
STREET LIGHT POLE AND LUMINAIRE	
STREET LIGHT POLE AND LUMINAIRE – IN PLACE	
MAST ARM AND LUMINAIRE	
MAST ARM AND LUMINAIRE – INPLACE	
WOOD POLE	
WOOD POLE – IN PLACE	
SOURCE OF POWER	
RAILROAD SIGNAL – IN PLACE	
RIGHT OF WAY LINE	
CENTERLINE	
EDGE OF ROADWAY	
SHOULDERLINE	
CURB LINE	
STOP BAR	
EMERGENCY VEHICLE PREEMPTION DETECTOR	

ABBREVIATIONS

3-1(EG)	SIGNAL HEAD PHASE "3" – NO "1"
BR. GR.	BARE GROUND
CH. SW.	CHECK SWITCH
CLR	CLEAR
D2-1(EG)	DETECTOR PHASE "2" – NO. "1"
DWK	DON'T WALK
EQG	EQUIPMENT GROUND
EVP	EMERGENCY VEHICLE PRE-EMPTION
F&I	FURNISH AND INSTALL
FL	FLASH/FLASHING
G	GREEN
GLTA	GREEN LEFT TURN ARROW
GRN	GREEN
GR. R	GROUND ROD
GRTA	GREEN RIGHT TURN ARROW
GTHA	GREEN THRU ARROW
HH	HANDHOLE
HPS	HIGH PRESSURE SODIUM
JB	JUNCTION BOX
LUM	LUMINAIRE
NEU	NEUTRAL
NMC	NONMETALLIC CONDUIT
P2-1(EG)	PED INDICATION PHASE "2" – NO. "1"
PB	PUSH BUTTON
PB2-1(EG)	PUSH BUTTON PHASE "2" – NO. "1"
PEC	PHOTOELECTRIC CELL
PED	PEDESTRIAN
R	RED
R&S	REMOVE AND SALVAGE
RLTA	RED LEFT TURN ARROW
RRTA	RED RIGHT TURN ARROW
RSC	RIGID STEEL CONDUIT
SOP	SOURCE OF POWER
SPR	SPARE
ST. LHT	STREET LIGHT
STA	STATION
SW	SWITCH
SWD	SWITCHED
S&R	SALVAGE AND REINSTALL
TDW	TELEPHONE DROP WIRE
WLK	WALK
YEL	YELLOW
YLTA	YELLOW LEFT TURN ARROW
YRTA	YELLOW RIGHT TURN ARROW
YTHA	YELLOW THRU ARROW

CONDUCTOR COLOR CODE

R	RED
O	ORANGE
BL	BLUE
WH	WHITE
R/BLK	RED WITH BLACK TRACER
O/BLK	ORANGE WITH BLACK TRACER
BL/BLK	BLUE WITH BLACK TRACER
WH/BLK	WHITE WITH BLACK TRACER
BLK	BLACK
BLK/WH	BLACK WITH WHITE TRACER
G/BLK	GREEN WITH BLACK TRACER
G	GREEN

TABULATION OF SIGNAL QUANTITIES

ITEM NO	ITEM	UNIT	TOTAL QUANTITY
2565	EMERGENCY VEHICLE PREEMPTION SYSTEM	LS	1
2565	TRAFFIC CONTROL SIGNAL SYSTEM	SYSTEM	1

NO	DATE	BY	CKD	APPR	REVISION

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

Print Name: NATHAN A. POOLE

Date 05-20-19 License # 56071

STATE AID PROJECT NO.	X X
STATE PROJECT NO.	X
COUNTY PROJECT NO.	X
CITY PROJECT NO.	X

DRAWN BY M. BRESSLER
DESIGNED BY M. BRESSLER
CHECKED BY N. POOLE
COMM. NO. 0012107

SRF

ANOKA-HENNEPIN SCHOOL DISTRICT

TRAFFIC SIGNAL PLANS

NOWTHEN BOULEVARD IMPROVEMENT

LEGENDS, ABBREVIATIONS AND LOOP DETAILS

SHEET 27 OF 48

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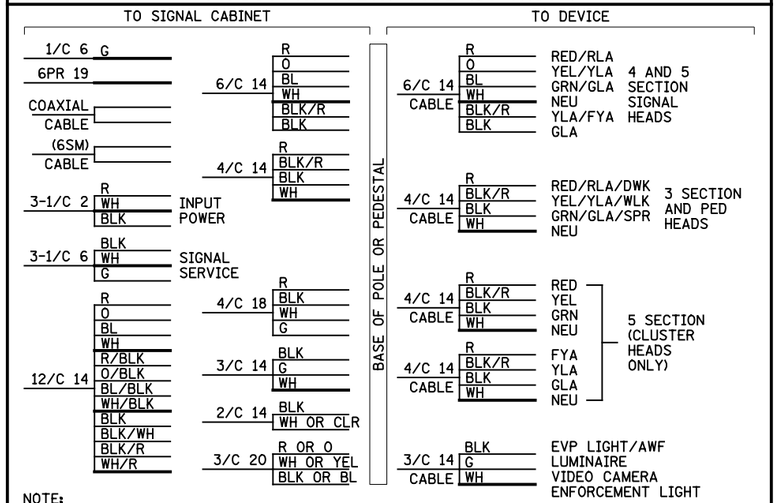
WIRE SPECIFICATION CHART

Type	Name	Specification Number
1/C 2	Power Conductors	3815.2B.1
1/C 6	Power Conductors	3815.2B.1
1/C 6 INS.GR.	Grounding Conductors	3815.2B.5
2/C 14	Loop Detector Lead-In Cable	3815.2C.4
3/C 14	Signal Control Cable	3815.2C.3
4/C 14	Signal Control Cable	3815.2C.3
6/C 14	Signal Control Cable	3815.2C.3
12/C 14	Signal Control Cable	3815.2C.3
6PR 19	Telephone Cables Outdoor	3815.2C.6.b
3/C 20	EVP Detector Cable	3815.2C.5

WIRE COLOR CODE KEY

R	Red
O	Orange
BL	Blue
WH	White
BLK	Black
BRN	Brown
CL	Clear
G	Green
R/BLK	Red with Black Stripe
O/BLK	Orange with Black Stripe
BL/BLK	Blue with Black Stripe
WH/BLK	White with Black Stripe
WH/R	White with Red Stripe
BLK/WH	Black with White Stripe
BLK/R	Black with Red Stripe

CONDUCTOR COLOR CODE (14 GAUGE)



NOTE:
ALL POLE CONNECTIONS SHALL BE ARRANGED AS SPECIFIED ABOVE.

NOTES:

1. LEAVE 24 INCHES OF SLACK ON EACH CABLE IN EACH POLE BASE/JUNCTION BOX.
2. STRIP 5 IN TO 6 IN OF THE OUTER JACKET OF EACH SIGNAL CABLE IN POLE BASES.
3. STRIP 1/4 IN OF INSULATION FROM EACH INDIVIDUAL CONDUCTOR IN EACH POLE BASE.
4. LABEL EACH CABLE WITH THE DEVICE DESIGNATION AS SHOWN ON THE WIRING DIAGRAM USING A PERMANENT BLACK MARKER.

NO	DATE	BY	CKD	APPR	REVISION
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Print Name: NATHAN A. POOLE

Date 05-20-19 License # 56071

STATE AID PROJECT NO.	X X
STATE PROJECT NO.	X
COUNTY PROJECT NO.	X
CITY PROJECT NO.	X
DRAWN BY	M. BRESSLER
DESIGNED BY	M. BRESSLER
CHECKED BY	N. POOLE
COMM. NO.	0012107

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ANOKA-HENNEPIN SCHOOL DISTRICT

TRAFFIC SIGNAL PLANS

NOWTHEN BOULEVARD IMPROVEMENT

TRAFFIC SIGNAL POLE WIRING

SHEET 28 OF 48

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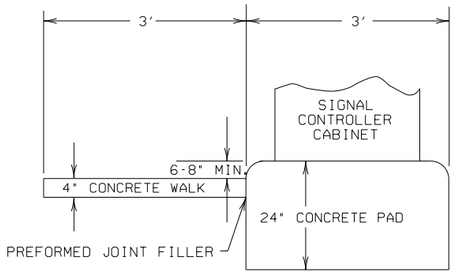
TYPICAL PAD WITH CONTROLLER CABINET AND SERVICE CABINET

SEE INTERSECTION LAYOUT FOR CABLE INFORMATION (NOT TO SCALE)

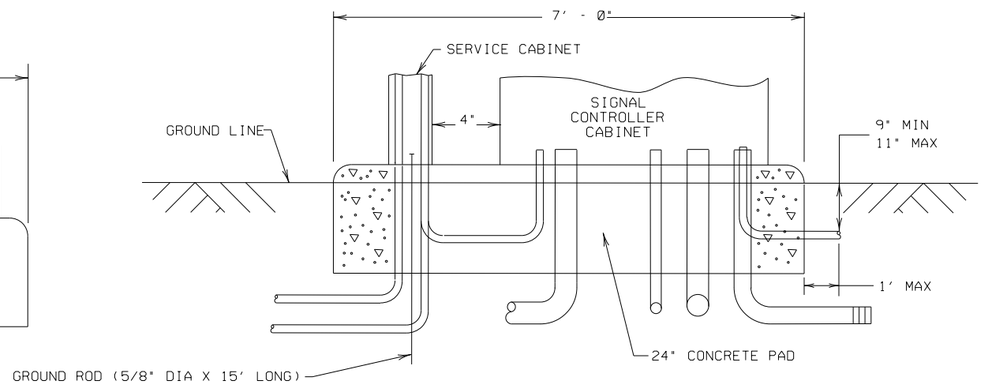
NOTES:

1. THE ANCHOR RODS, NUTS AND WASHERS FOR THE COUNTY FURNISHED CONTROLLER AND CABINET SHALL BE FURNISHED BY THE COUNTY AND INSTALLED BY THE CONTRACTOR.
2. THE UPPER PART OF THE NEW EQUIPMENT PAD SHALL BE BEVELLED OR CHAMFERED IN A NEAT MANNER AS DIRECTED BY THE ENGINEER.
3. THE TOP OF THE CONDUITS SHALL BE THREADED AND CAPPED AFTER INSTALLATION (UNTIL CABLES ARE INSTALLED).
4. CONDUIT SHALL PROJECT A MINIMUM OF 2" ABOVE CONCRETE AND SHALL BE LOCATED INSIDE OF THE CABINET WHERE DIRECTED BY THE ENGINEER, BUT SHALL NOT INTERFERE WITH THE CABINET FUNCTIONS (SUPPORTING MEMBERS, ETC.).
5. CONCRETE MIX 3F52 OR EQUAL SHALL BE USED FOR THE EQUIPMENT PAD AND SIDEWALK.
6. CONDUITS WITH BOTH ENDS TERMINATING WITHIN THE PAD SHALL NOT BE INSTALLED BELOW THE CONCRETE.
7. THE EXACT LOCATION OF CONDUITS WITHIN THE PAD SHALL BE DETERMINED BY THE ENGINEER IN THE FIELD.
8. ANCHOR RODS SHALL PROJECT A MINIMUM OF 3" ABOVE THE CONCRETE BUT SHALL NOT INTERFERE WITH THE CABINET FUNCTIONS (SUPPORTING MEMBERS, ETC.).
9. CONTRACTOR SHALL PROVIDE MINIMUM 4-INCH CLEARANCE BETWEEN CONTROLLER AND SERVICE CABINETS ON THE EQUIPMENT PAD FOUNDATION AS SHOWN.

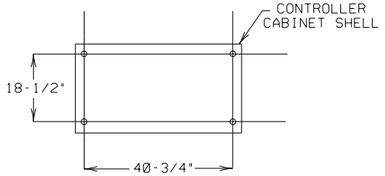
SIDE VIEW



FRONT VIEW



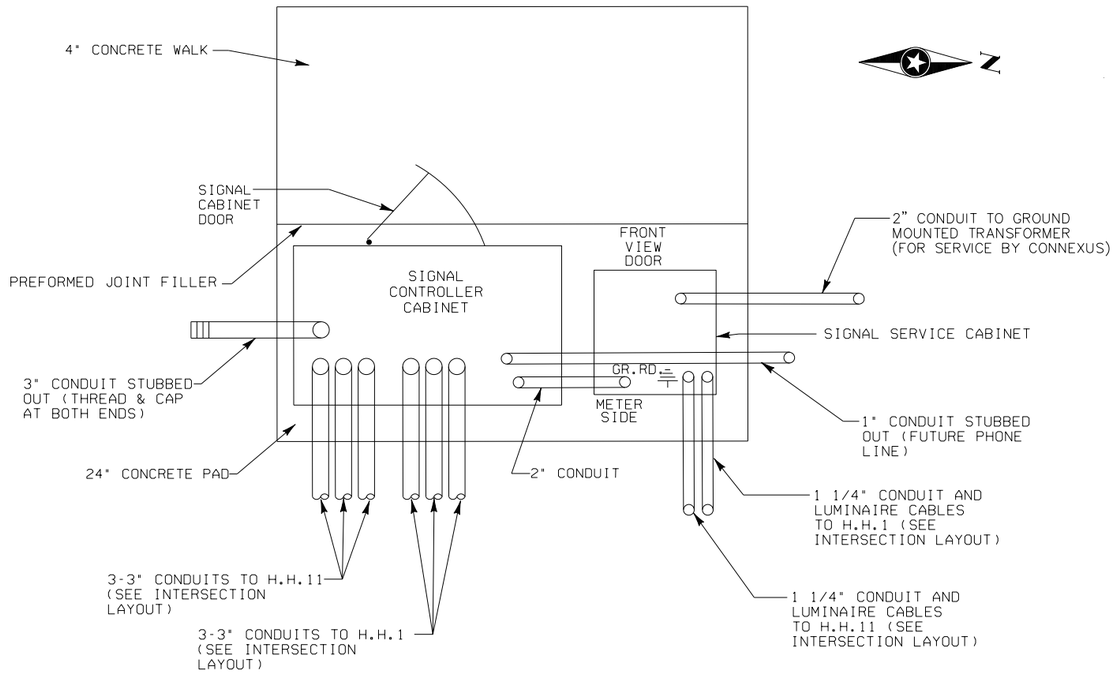
CONTROLLER CABINET TYPE "P" & "R" BOLT PATTERN



DIMENSION SHOWN ARE CENTER ROD TO CENTER ROD

PLAN VIEW

LOCATION



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Print Name: NATHAN A. POOLE

Date 05-20-19 License # 56071

STATE AID PROJECT NO.	X
	X
STATE PROJECT NO.	X
COUNTY PROJECT NO.	X
CITY PROJECT NO.	X

DRAWN BY M. BRESSLER
DESIGNED BY M. BRESSLER
CHECKED BY N. POOLE
COMM. NO. 0012107

SRF

ANOKA-HENNEPIN SCHOOL DISTRICT

TRAFFIC SIGNAL PLANS

NOWTHEN BOULEVARD IMPROVEMENT

EQUIPMENT PAD FOUNDATION

SHEET 29 OF 48

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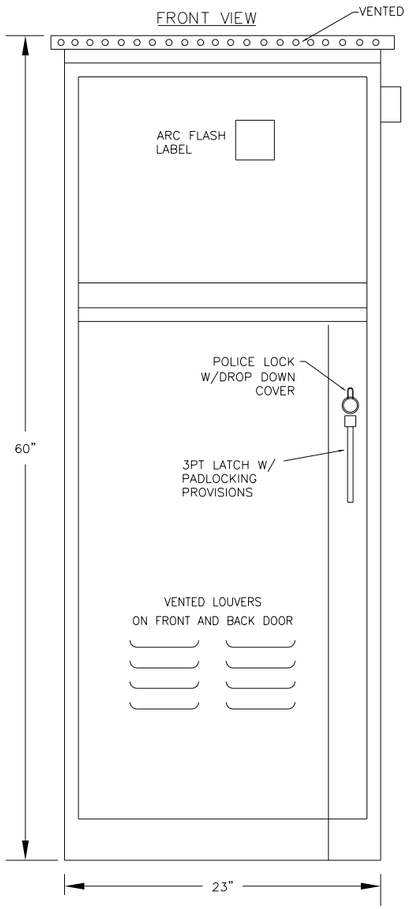
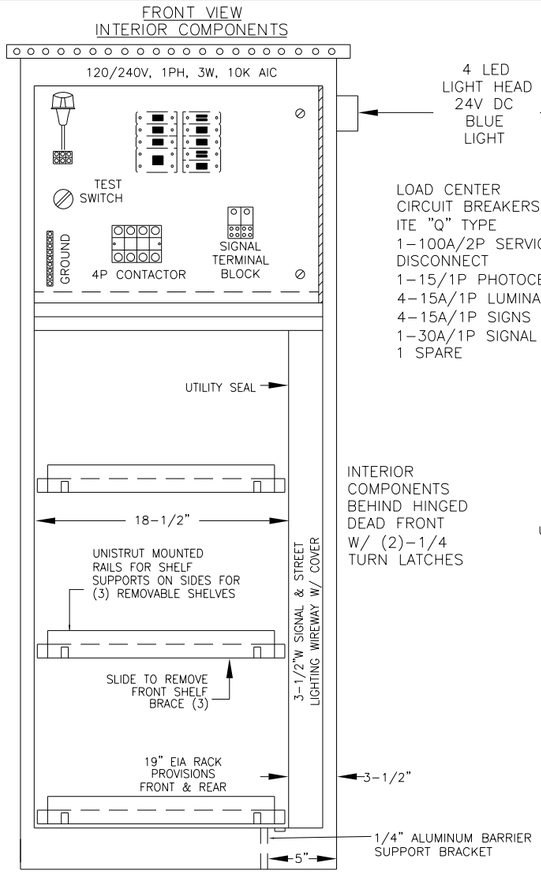
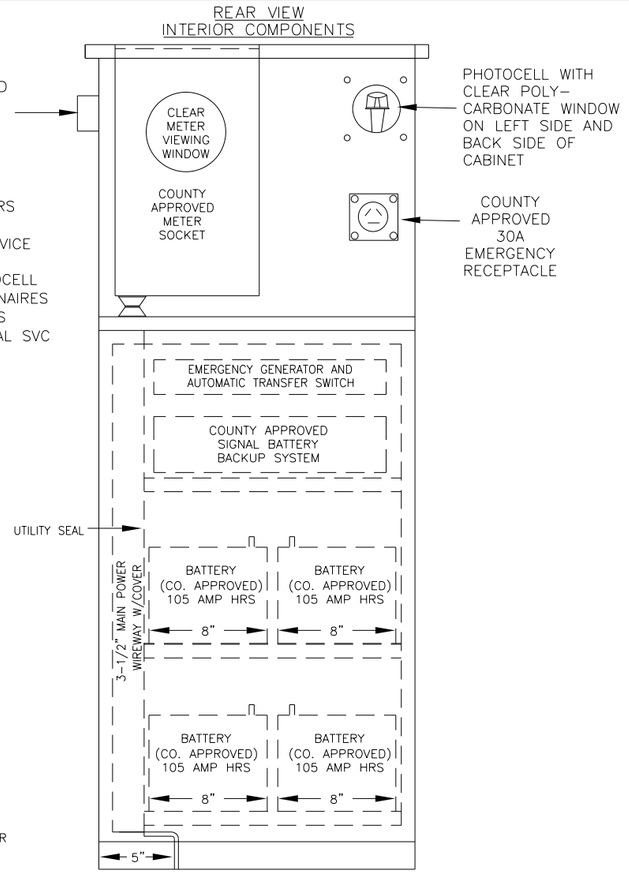


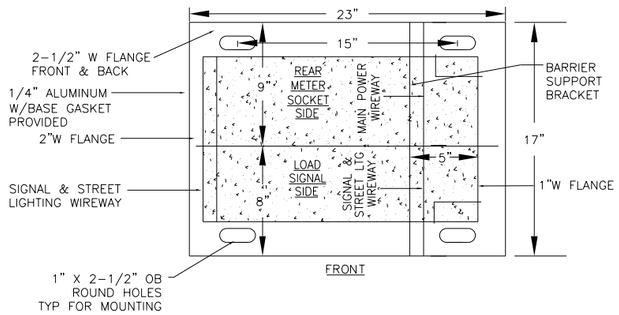


4 LED LIGHT HEAD 24V DC BLUE LIGHT

LOAD CENTER CIRCUIT BREAKERS
ITE "Q" TYPE
1-100A/2P SERVICE DISCONNECT
1-15/1P PHOTOCELL
4-15A/1P LUMINAIRES
4-15A/1P SIGNS
1-30A/1P SIGNAL SVC
1 SPARE

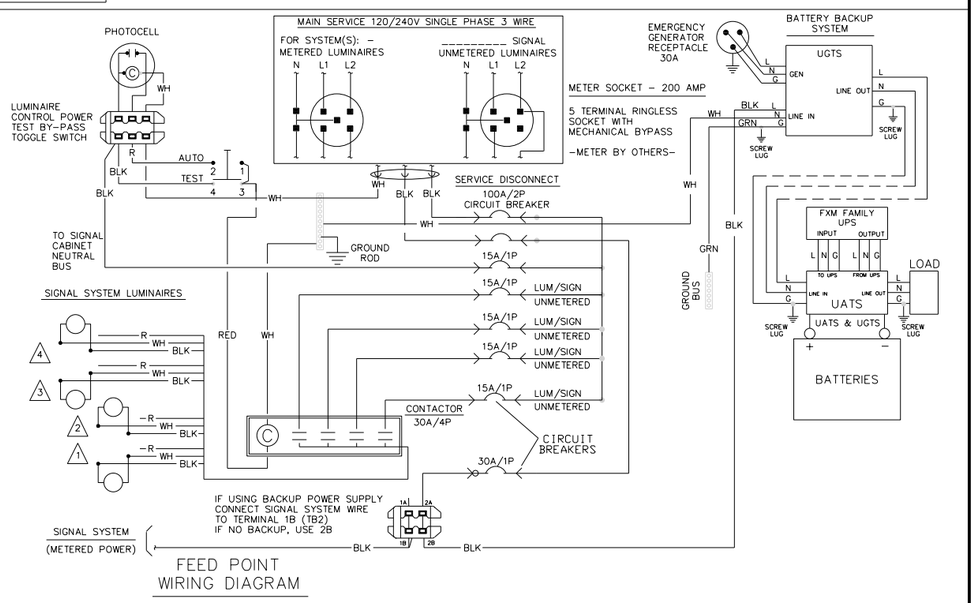
INTERIOR COMPONENTS BEHIND HINGED DEAD FRONT W/ (2)-1/4 TURN LATCHES





CABINET CONSTRUCTION

-NEMA 3R
-1/8" ALUMINUM 5052-H32
-ANODIZED 30 MINUTE CLEAR
-NEOPRENE GASKETED DOORS
-NON-CORRODING HARDWARE
-ETL LISTED IN ACCORDANCE W/UL508A



FEED POINT WIRING DIAGRAM

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Print Name: NATHAN A. POOLE

Date 05-20-19 License # 56071

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STATE PROJECT NO. X	DESIGNED BY M. BRESSLER
COUNTY PROJECT NO. X	CHECKED BY N. POOLE
CITY PROJECT NO. X	COMM. NO. 0012107

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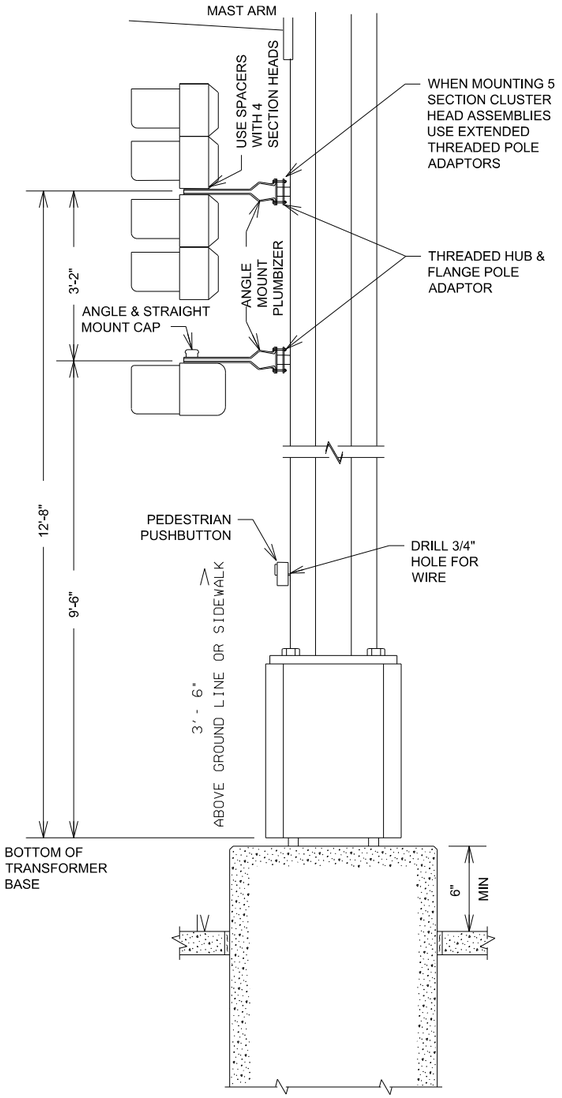
ANOKA-HENNEPIN SCHOOL DISTRICT

TRAFFIC SIGNAL PLANS

NOWTHEN BOULEVARD IMPROVEMENT

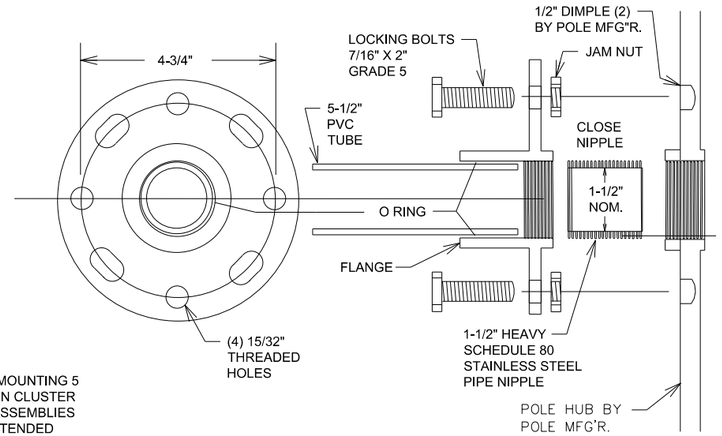
SERVICE CABINET DETAILS

SHEET 30 OF 48

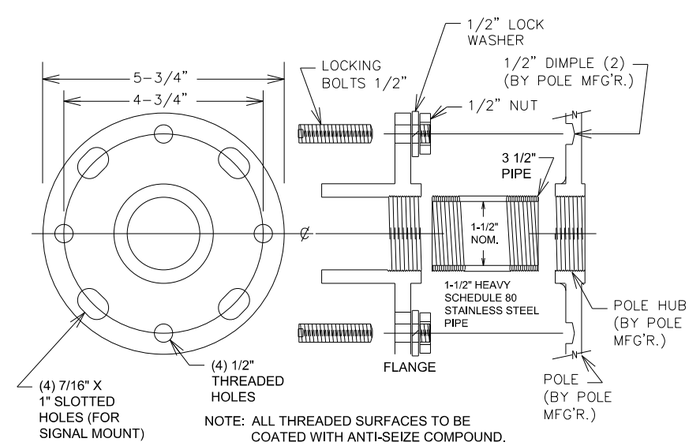


TYPICAL SIGNAL POLE MOUNTING

NOT TO SCALE



THREADED HUB AND FLANGE POLE ADAPTOR

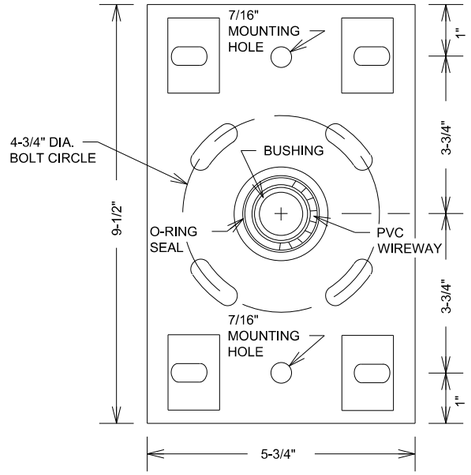


NOTE: ALL THREADED SURFACES TO BE COATED WITH ANTI-SEIZE COMPOUND.

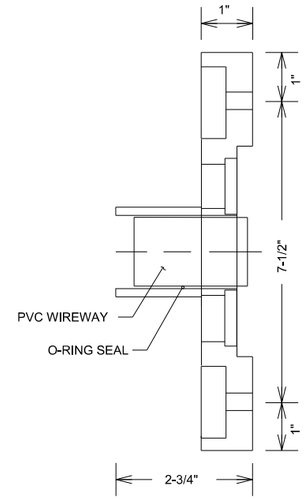
EXTENDED THREADED POLE ADAPTER

NOTES:

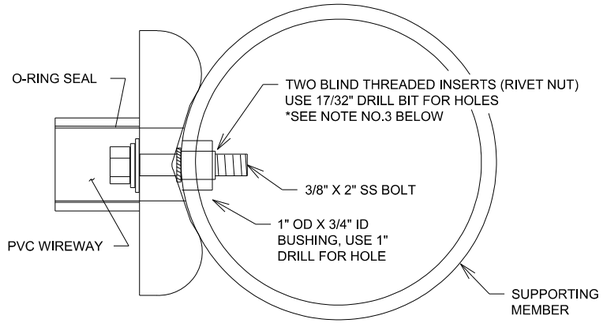
1. ALL THREADED SURFACES TO BE COATED WITH ANTI-SEIZE COMPOUND.
2. USE SIGNAL HEAD MOUNTED SPACERS FOR 4 SECTION POLY HEADS.
3. SEE STANDARD PLATE NUMBER 8123 FOR ADDITIONAL SIGNAL POLE DETAILS.
4. EXTENDED THREADED POLE ADAPTOR ONLY USED WITH 5 SECTION CLUSTER HEADS.



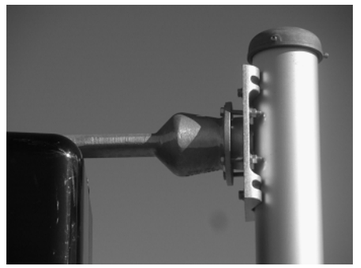
BOLT ON HUB & FLANGE



SIDE VIEW

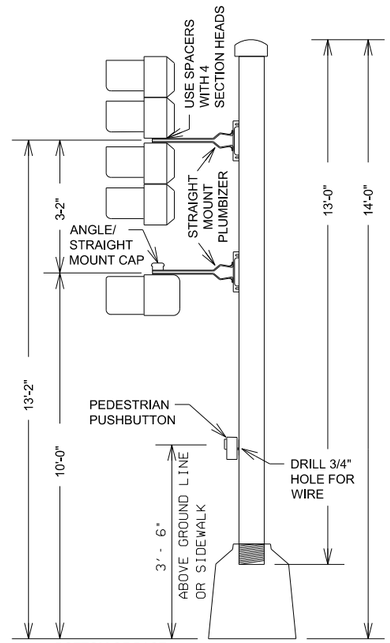


TOP VIEW



NOTES:

1. ALL THREADED SURFACES TO BE COATED WITH ANTI-SEIZE COMPOUND.
2. USE SIGNAL HEAD MOUNTED SPACERS FOR 4 SECTION POLY HEADS.
3. BLIND THREADED INSERTS (RIVET NUT) MUST BE INSERTED USING MANUFACTURERS SPECIFIC INSERTION TOOL. NO OTHER METHOD IS ACCEPTABLE.
4. SEE STANDARD PLATE NUMBER 8122 FOR ADDITIONAL PEDESTAL POLE DETAILS.



TYPICAL PEDESTAL MOUNTING

NOT TO SCALE

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Print Name: NATHAN A. POOLE

Date 05-20-19 License # 56071

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STATE PROJECT NO. X	DESIGNED BY M. BRESSLER
COUNTY PROJECT NO. X	CHECKED BY N. POOLE
CITY PROJECT NO. X	COMM. NO. 0012107

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ANOKA-HENNEPIN SCHOOL DISTRICT

TRAFFIC SIGNAL PLANS

NOWTHEN BOULEVARD IMPROVEMENT

POLE MOUNT DETAILS

SHEET 31 OF 48

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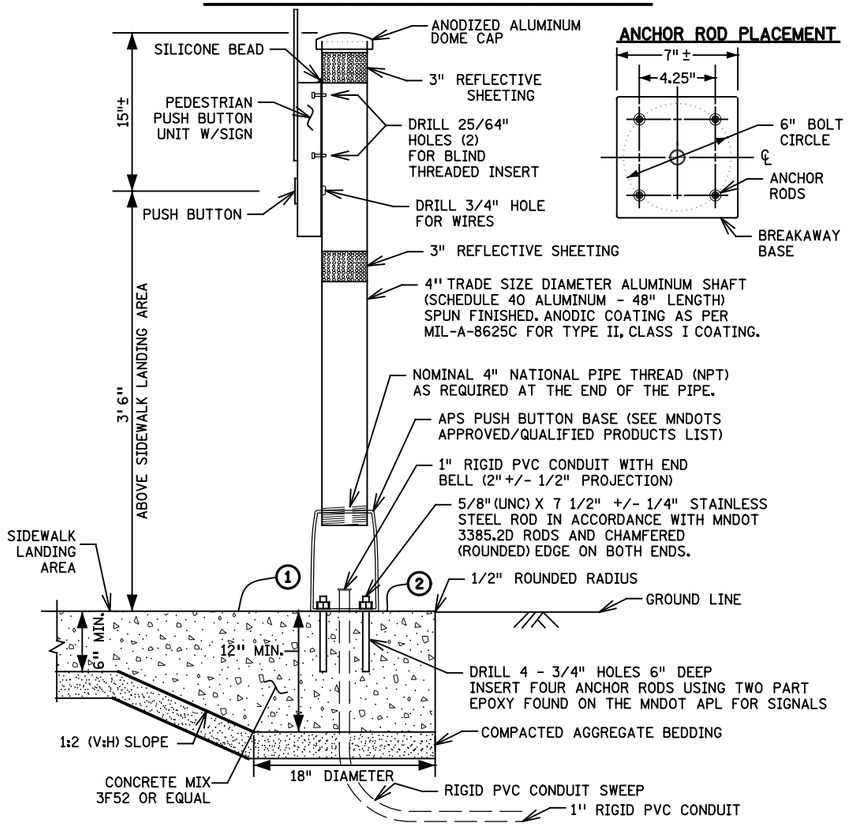
PEDESTRIAN PUSH BUTTON STATION



ANCHOR ROD PLACEMENT

NOTES:

PLACEMENT AND ORIENTATION OF THE PUSH BUTTON STATION IS CRITICAL. MOUNT THE BUTTON SO THAT THE FACE IS PARALLEL WITH THE ASSOCIATED CROSSWALK. SCREW IN SHAFT TO A TIGHTENED POSITION BEFORE MOUNTING ACCESSIBLE PEDESTRIAN PUSH BUTTON UNIT TO THE SHAFT.

ORIENT ACCESS OPENING ON THE BREAKAWAY PEDESTAL DIRECTLY BELOW THE APS BUTTON.

PLUMB THE PUSH BUTTON STATION WITH LEVELING SHIMS IN ACCORDANCE WITH STANDARD PLATE 8129.

INSTALL BLIND THREADED INSERTS USING MANUFACTURER'S SPECIFIC INSERTION TOOL.

USE ZINC PLATED STEEL 1/4 - 20 UNC BLIND THREADED INSERTS SUITABLE FOR MOUNTING ON SURFACE WALL THICKNESS OF .337. APPROVED BLIND INSERTS ARE LISTED ON MNDOT'S APPROVED/QUALITY PRODUCTS LIST WEBSITE FOR TRAFFIC SIGNALS.

USE APS 1/4 - 20 STAINLESS STEEL MOUNTING BOLTS. APPLY BRUSH ON ANTI SEIZE COMPOUND TO BOLTS PRIOR TO ASSEMBLY.

APPLY A BEAD OF 100% SILICONE SEALANT ALONG THE TOP OF THE PUSH BUTTON UNIT WHERE IT COMES IN CONTACT WITH THE 4" SHAFT.

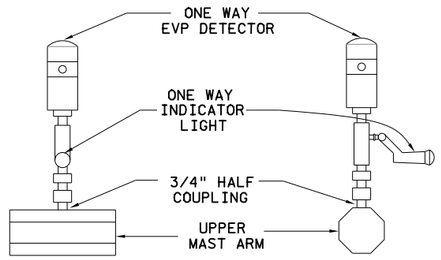
USE WHITE REFLECTIVE SHEETING AT INTERSECTION CORNERS AND YELLOW REFLECTIVE SHEETING IN CENTER MEDIANS. APPROVED TUBE DELINEATOR SHEETING IS LISTED ON MNDOT'S APPROVED/QUALIFIED PRODUCTS LIST WEBSITE FOR SIGNING.

AN 18" X 6" FIBER FORMING TUBE MAY BE USED FOR THE LOWER HALF OF THE FOUNDATION WHEN CONDITIONS DO NOT ALLOW FOR THE 18" X 6" HOLE TO STAND OPEN.

(1) THE PUSH BUTTON STATION FOUNDATION IS MONOLITHIC (POURED AT ONE TIME) WITH THE SIDEWALK. PROVIDE A 1:2 (V:H) SLOPE GRADE WHERE THE 6" MIN SIDEWALK DEPTH TRANSITIONS TO THE 12" MIN FOUNDATION DEPTH. MAINTAIN THE COMPACTED AGGREGATE BEDDING AND THICKNESS USED FOR THE SIDEWALK THROUGHOUT THE SLOPE AND FOUNDATION GRADING. PROVIDE 1:2 (V:H) SLOPE GRADING 360 DEGREES FOR THE TRANSITION FROM THE SIDEWALK TO THE FOUNDATION WHEN THE FOUNDATION IS NOT LOCATED NEAR EDGE OF SIDEWALK AND IS SURROUNDED BY CONCRETE WALK.

(2) ENSURE CONCRETE CONTROL JOINTS AND EDGE OF CONCRETE WALK ARE A MINIMUM 9" FROM THE CENTER OF THE PUSH BUTTON FOUNDATION.

EVP DETECTOR AND LIGHT MOUNTING DETAIL ON MAST ARM



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Date 05-20-19 License # 56071

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STATE PROJECT NO.	X
COUNTY PROJECT NO.	X
CITY PROJECT NO.	X

DRAWN BY	M. BRESSLER
DESIGNED BY	M. BRESSLER
CHECKED BY	N. POOLE
COMM. NO.	0012107

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ANOKA-HENNEPIN SCHOOL DISTRICT

TRAFFIC SIGNAL PLANS

NOWTHEN BOULEVARD IMPROVEMENT

MISCELLANEOUS DETAILS

SHEET 32 OF 48

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SIGNAL HEAD CHART

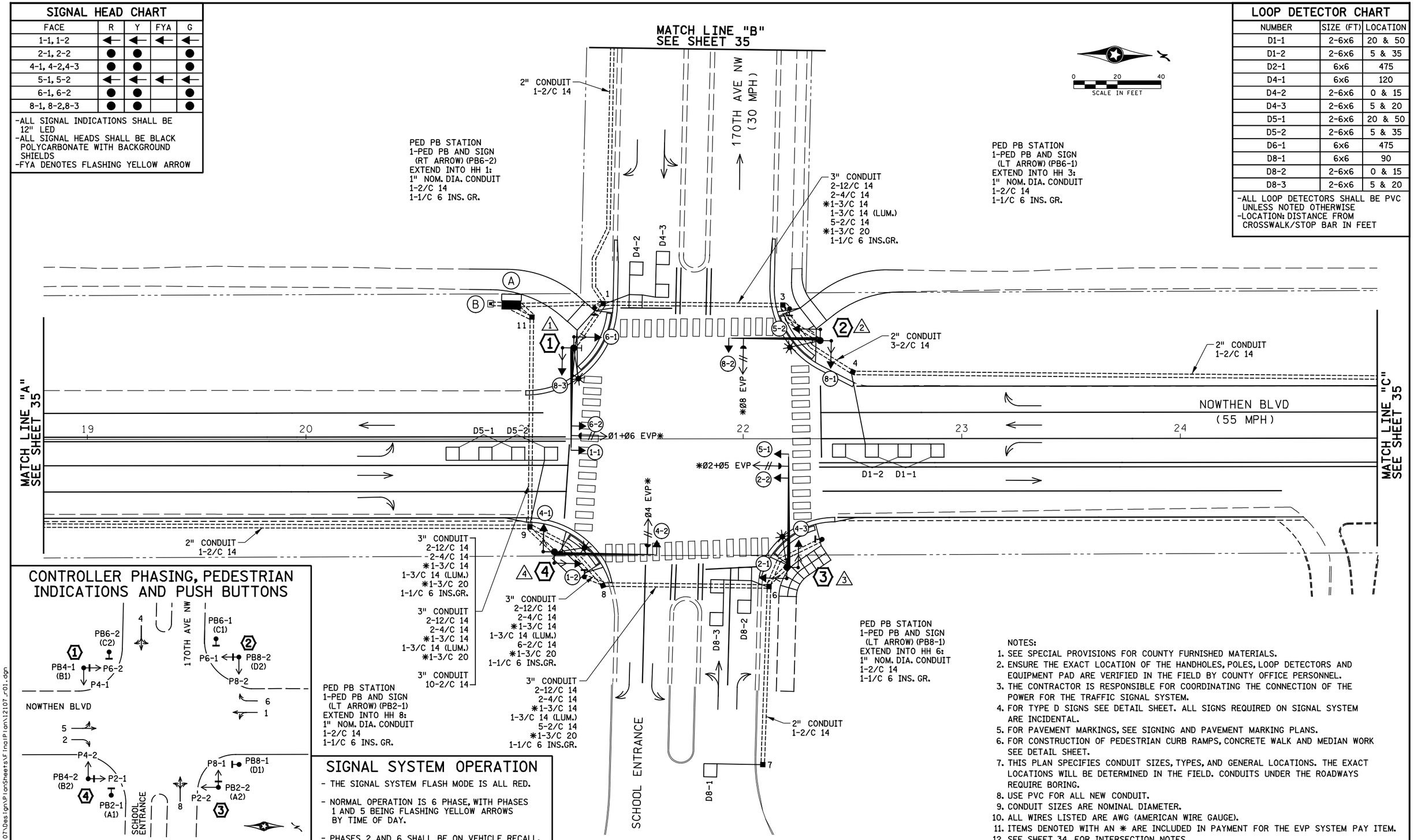
FACE	R	Y	FYA	G
1-1, 1-2	←	←	←	←
2-1, 2-2	●	●		●
4-1, 4-2,4-3	●	●		●
5-1, 5-2	←	←	←	←
6-1, 6-2	●	●		●
8-1, 8-2,8-3	●	●		●

-ALL SIGNAL INDICATIONS SHALL BE 12" LED
-ALL SIGNAL HEADS SHALL BE BLACK POLYCARBONATE WITH BACKGROUND SHIELDS
-FYA DENOTES FLASHING YELLOW ARROW

LOOP DETECTOR CHART

NUMBER	SIZE (FT)	LOCATION
D1-1	2-6x6	20 & 50
D1-2	2-6x6	5 & 35
D2-1	6x6	475
D4-1	6x6	120
D4-2	2-6x6	0 & 15
D4-3	2-6x6	5 & 20
D5-1	2-6x6	20 & 50
D5-2	2-6x6	5 & 35
D6-1	6x6	475
D8-1	6x6	90
D8-2	2-6x6	0 & 15
D8-3	2-6x6	5 & 20

-ALL LOOP DETECTORS SHALL BE PVC UNLESS NOTED OTHERWISE
-LOCATION: DISTANCE FROM CROSSWALK/STOP BAR IN FEET



CONTROLLER PHASING, PEDESTRIAN INDICATIONS AND PUSH BUTTONS

PEDESTRIAN PUSH BUTTONS SHALL BE LOCATED AS SHOWN ABOVE

SIGNAL SYSTEM OPERATION

- THE SIGNAL SYSTEM FLASH MODE IS ALL RED.
- NORMAL OPERATION IS 6 PHASE, WITH PHASES 1 AND 5 BEING FLASHING YELLOW ARROWS BY TIME OF DAY.
- PHASES 2 AND 6 SHALL BE ON VEHICLE RECALL.

NOTES:
1. SEE SPECIAL PROVISIONS FOR COUNTY FURNISHED MATERIALS.
2. ENSURE THE EXACT LOCATION OF THE HANDHOLES, POLES, LOOP DETECTORS AND EQUIPMENT PAD ARE VERIFIED IN THE FIELD BY COUNTY OFFICE PERSONNEL.
3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE CONNECTION OF THE POWER FOR THE TRAFFIC SIGNAL SYSTEM.
4. FOR TYPE D SIGNS SEE DETAIL SHEET. ALL SIGNS REQUIRED ON SIGNAL SYSTEM ARE INCIDENTAL.
5. FOR PAVEMENT MARKINGS, SEE SIGNING AND PAVEMENT MARKING PLANS.
6. FOR CONSTRUCTION OF PEDESTRIAN CURB RAMPS, CONCRETE WALK AND MEDIAN WORK SEE DETAIL SHEET.
7. THIS PLAN SPECIFIES CONDUIT SIZES, TYPES, AND GENERAL LOCATIONS. THE EXACT LOCATIONS WILL BE DETERMINED IN THE FIELD. CONDUITS UNDER THE ROADWAYS REQUIRE BORING.
8. USE PVC FOR ALL NEW CONDUIT.
9. CONDUIT SIZES ARE NOMINAL DIAMETER.
10. ALL WIRES LISTED ARE AWG (AMERICAN WIRE GAUGE).
11. ITEMS DENOTED WITH AN * ARE INCLUDED IN PAYMENT FOR THE EVP SYSTEM PAY ITEM.
12. SEE SHEET 34 FOR INTERSECTION NOTES.

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Print Name: NATHAN A. POOLE
Date 05-20-19 License # 56071

STATE AID PROJECT NO.	X X X
STATE PROJECT NO.	X
COUNTY PROJECT NO.	X
CITY PROJECT NO.	X
DRAWN BY	M. BRESSLER
DESIGNED BY	M. BRESSLER
CHECKED BY	N. POOLE
COMM. NO.	0012107

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ANOKA-HENNEPIN SCHOOL DISTRICT
TRAFFIC SIGNAL PLANS
NOWTHEN BOULEVARD IMPROVEMENT
INTERSECTION LAYOUT

SHEET 33 OF 48

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INTERSECTION NOTES

(1) PA100 POLE FOUNDATION
INSTALL–TYPE PA100-A-45-X25-9 (DAVIT AT 350 DEG)
(SCHOOL DISTRICT FURNISHED)
1-ANGLE MOUNT SIGNAL OVERHEAD AT 0'
1-STRAIGHT MOUNT SIGNAL OVERHEAD AT 10'
2-ANGLE MOUNT SIGNALS AT 90 AND 180 DEG
2-ANGLE MOUNT C.D.PED HEADS
AT 90 AND 180 DEG
✱ 1-ONE WAY EVP DETECTOR AND
CONFIRMATORY LIGHT (PHASES 1+6)
LUMINAIRE-LED (FOR 40' MOUNTING HEIGHT)
1-PED PB AND SIGN (LT ARROW) (PB4-1)
1-R10-X12 SIGN ADJACENT TO HEAD (1-1)
1-TYPE D SIGN (D-2) (SEE SIGN DETAILS)
3" CONDUIT TO HH 1:
2-12/C 14
2-4/C 14
✱ 1-3/C 14
1-3/C 14 (LUM)
1-2/C 14
✱ 1-3/C 20
1-1/C 6 INS. GR.

(2) PA100 POLE FOUNDATION
INSTALL–TYPE PA100-A-40-X25-9 (DAVIT AT 350 DEG)
(SCHOOL DISTRICT FURNISHED)
1-ANGLE MOUNT SIGNAL OVERHEAD AT 0'
2-ANGLE MOUNT SIGNALS AT 90 AND 180 DEG
2-ANGLE MOUNT C.D.PED HEADS
AT 90 AND 180 DEG
✱ 1-ONE WAY EVP DETECTOR AND
CONFIRMATORY LIGHT (PHASE 8)
LUMINAIRE-LED (FOR 40' MOUNTING HEIGHT)
1-PED PB AND SIGN (RT ARROW) (PB8-2)
1-TYPE D SIGN (D-1) (SEE SIGN DETAILS)
3" CONDUIT TO HH 3:
2-12/C 14
2-4/C 14
✱ 1-3/C 14
1-3/C 14 (LUM)
1-2/C 14
✱ 1-3/C 20
1-1/C 6 INS. GR.

(3) PA100 POLE FOUNDATION
INSTALL–TYPE PA100-A-50-D30-9 (DAVIT AT 350 DEG)
(SCHOOL DISTRICT FURNISHED)
1-ANGLE MOUNT SIGNAL OVERHEAD AT 0'
1-STRAIGHT MOUNT SIGNAL OVERHEAD AT 10'
2-ANGLE MOUNT SIGNALS AT 90 AND 180 DEG
2-ANGLE MOUNT C.D.PED HEADS
AT 90 AND 180 DEG
✱ 1-ONE WAY EVP DETECTOR AND
CONFIRMATORY LIGHT (PHASES 2+5)
LUMINAIRE-LED (FOR 40' MOUNTING HEIGHT)
1-PED PB AND SIGN (RT ARROW) (PB2-2)
1-R10-X12 SIGN ADJACENT TO HEAD (5-1)
1-TYPE D SIGN (D-2) (SEE SIGN DETAILS)
3" CONDUIT TO HH 6:
2-12/C 14
2-4/C 14
✱ 1-3/C 14
1-3/C 14 (LUM)
1-2/C 14
✱ 1-3/C 20
1-1/C 6 INS. GR.

(4) PA100 POLE FOUNDATION
INSTALL–TYPE PA100-A-45-D30-9 (DAVIT AT 350 DEG)
(SCHOOL DISTRICT FURNISHED)
1-ANGLE MOUNT SIGNAL OVERHEAD AT 0'
2-ANGLE MOUNT SIGNALS AT 90 AND 180 DEG
2-ANGLE MOUNT C.D.PED HEADS
AT 90 AND 180 DEG
✱ 1-ONE WAY EVP DETECTOR AND
CONFIRMATORY LIGHT (PHASE 4)
LUMINAIRE-LED (FOR 40' MOUNTING HEIGHT)
1-PED PB AND SIGN (RT ARROW) (PB4-2)
1-TYPE D SIGN (D-1) (SEE SIGN DETAILS)
3" CONDUIT TO HH 9:
2-12/C 14
2-4/C 14
✱ 1-3/C 14
1-3/C 14 (LUM)
1-2/C 14
✱ 1-3/C 20
1-1/C 6 INS. GR.

(A) EQUIPMENT PAD (SEE DETAIL SHEET)
SERVICE CABINET (SSB)
INSTALL–CONTROLLER AND CABINET (COUNTY FURNISHED)

3" CONDUIT TO HH 1:	3" CONDUIT TO HH 11:
2-12/C 14	2-12/C 14
2-4/C 14	2-4/C 14
✱ 1-3/C 14	✱ 1-3/C 14
✱ 1-3/C 20	✱ 1-3/C 20
3" CONDUIT TO HH 1:	3" CONDUIT TO HH 11:
2-12/C 14	2-12/C 14
2-4/C 14	2-4/C 14
✱ 1-3/C 14	✱ 1-3/C 14
✱ 1-3/C 20	✱ 1-3/C 20
1-1/C 6 INS. GR.	1-1/C 6 INS. GR.
3" CONDUIT TO HH 1:	3" CONDUIT TO HH 11:
10-2/C 14	10-2/C 14

GROUND WIRE AND GROUND ROD - MIN 8' OUT FROM PAD
2-3" AND 1-1" CONDUIT STUBBED OUT (CAPPED BOTH ENDS)
CONTROLLER CABINET TO SERVICE CABINET:
2" CONDUIT
3-1/C 6
CONTROLLER CABINET TO SERVICE CABINET (COMMS):
2" CONDUIT
1-6PR 19
SERVICE CABINET TO GROUND MOUNTED TRANSFORMER:
2" CONDUIT
3-1/C 2

SERVICE CABINET TO HH 1:
1 1/4" CONDUIT
2-3/C 14 (LUM)
SERVICE CABINET TO HH 11:
1 1/4" CONDUIT
2-3/C 14 (LUM)
SERVICE CABINET TO EXTERNAL GR. RD.:
1-1/C 6 INS. GR.
(SEE EQUIPMENT PAD LAYOUT)

(B) SOP-GROUND MOUNTED
TRANSFORMER
2" CONDUIT TO SERVICE CABINET:
3-1/C 2

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Date 05-20-19 License # 56071

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STATE PROJECT NO.	X
COUNTY PROJECT NO.	X
CITY PROJECT NO.	X
DRAWN BY	M. BRESSLER
DESIGNED BY	M. BRESSLER
CHECKED BY	N. POOLE
COMM. NO.	0012107

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ANOKA-HENNEPIN SCHOOL DISTRICT
TRAFFIC SIGNAL PLANS
NOWTHEN BOULEVARD IMPROVEMENT
INTERSECTION NOTES

SHEET 34 OF 48

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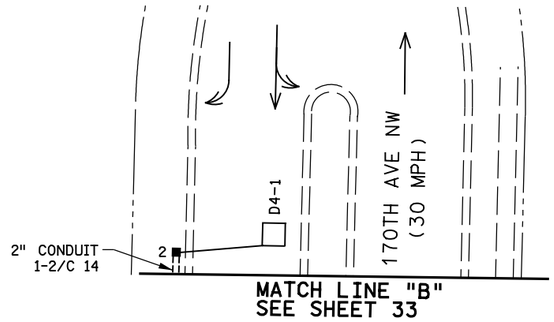

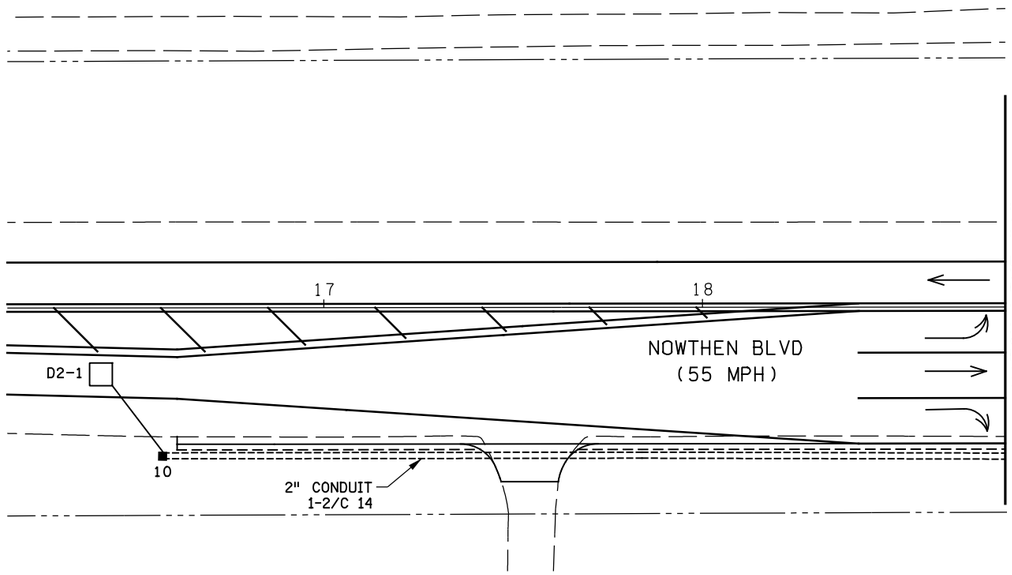

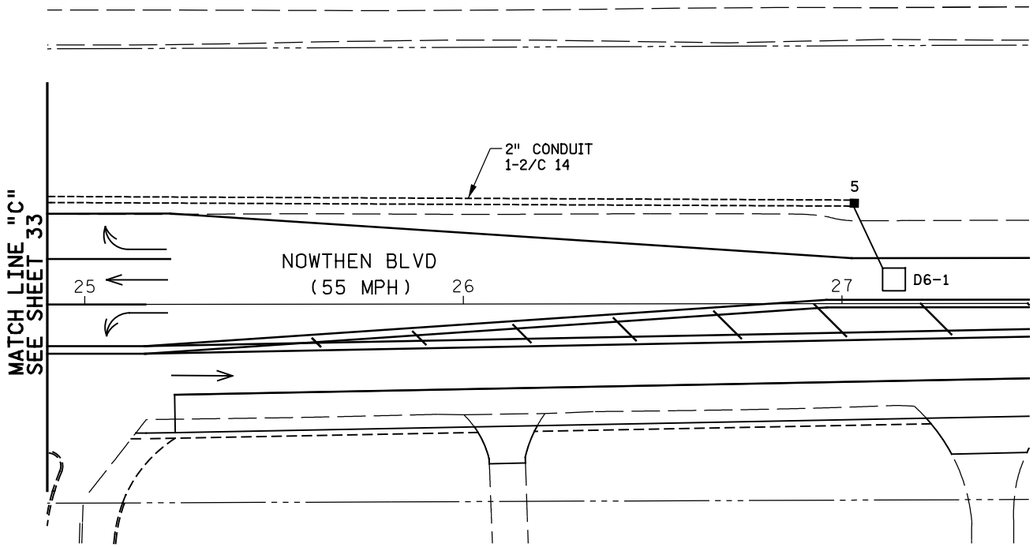

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STATE PROJECT NO.	X
COUNTY PROJECT NO.	X
CITY PROJECT NO.	X

DRAWN BY	M. BRESSLER
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CHECKED BY	N. POOLE
COMM. NO.	0012107

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ANOKA-HENNEPIN SCHOOL DISTRICT

TRAFFIC SIGNAL PLANS

NOWTHEN BOULEVARD IMPROVEMENT

MATCH LINE LAYOUT

SHEET 35 OF 48

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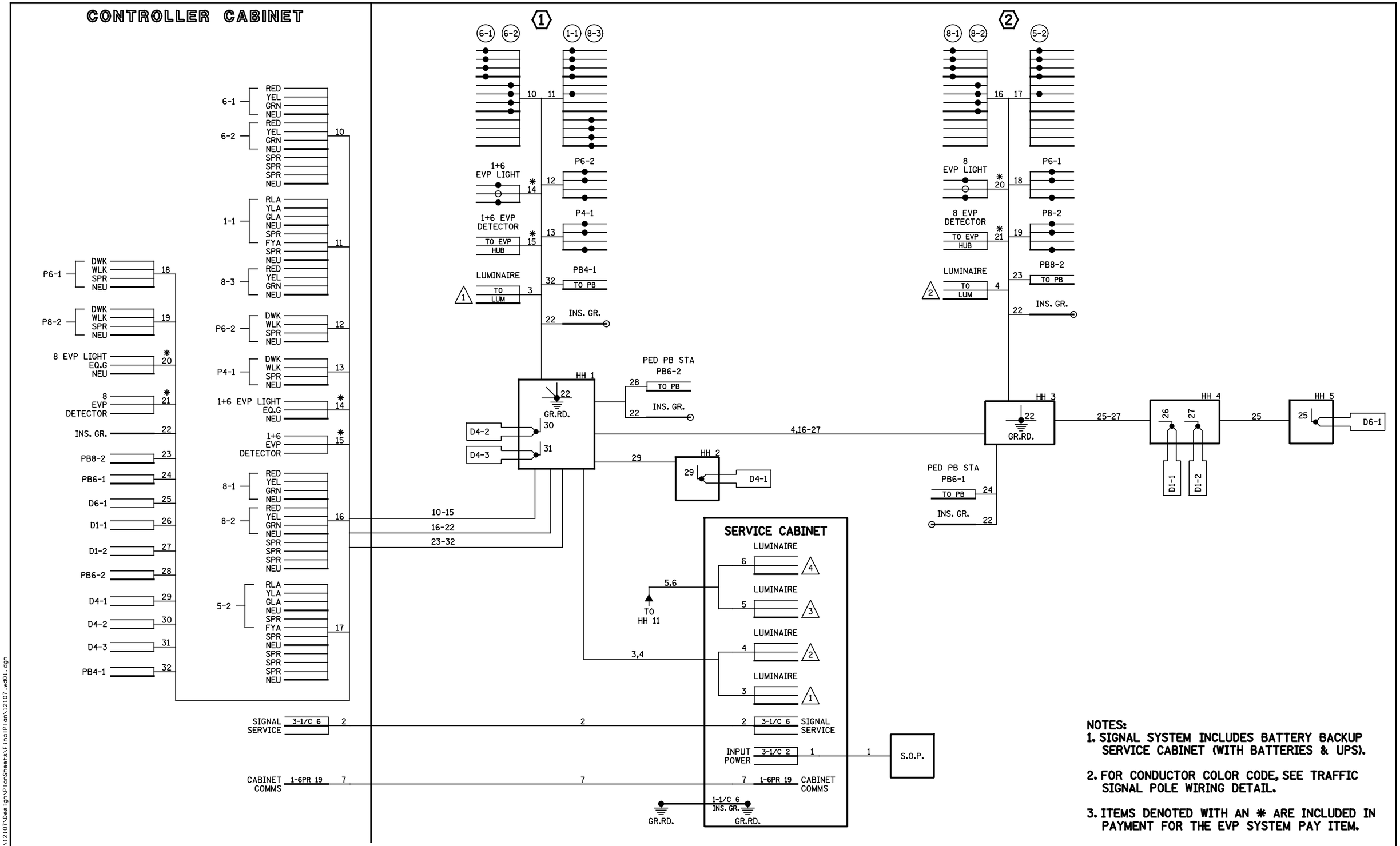

NOTES:

1. SIGNAL SYSTEM INCLUDES BATTERY BACKUP SERVICE CABINET (WITH BATTERIES & UPS).
2. FOR CONDUCTOR COLOR CODE, SEE TRAFFIC SIGNAL POLE WIRING DETAIL.
3. ITEMS DENOTED WITH AN ✱ ARE INCLUDED IN PAYMENT FOR THE EVP SYSTEM PAY ITEM.

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CITY PROJECT NO.	X

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CHECKED BY N. POOLE
COMM. NO. 0012107

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ANOKA-HENNEPIN SCHOOL DISTRICT
TRAFFIC SIGNAL PLANS
NOWTHEN BOULEVARD IMPROVEMENT
FIELD WIRING DIAGRAM

SHEET 36 OF 48

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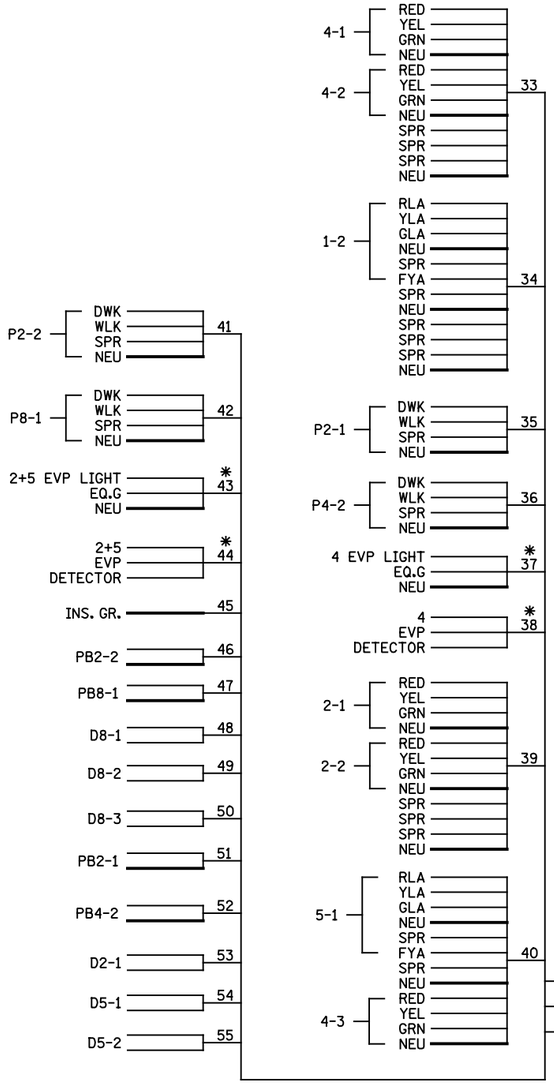
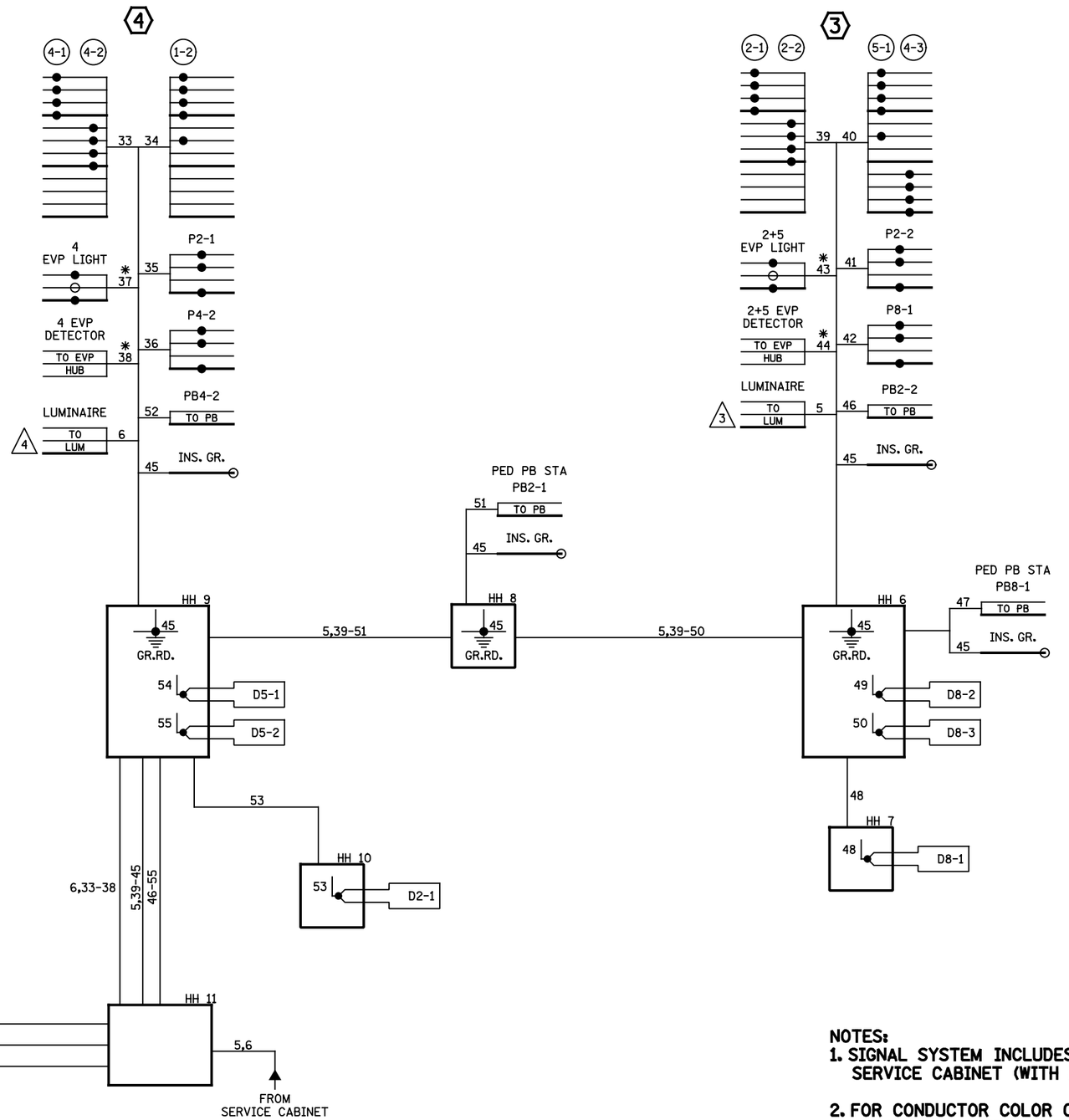
CONTROLLER CABINET





NOTES:

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2. FOR CONDUCTOR COLOR CODE, SEE TRAFFIC SIGNAL POLE WIRING DETAIL.
3. ITEMS DENOTED WITH AN * ARE INCLUDED IN PAYMENT FOR THE EVP SYSTEM PAY ITEM.

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CITY PROJECT NO.	X
DRAWN BY	M. BRESSLER
DESIGNED BY	M. BRESSLER
CHECKED BY	N. POOLE
COMM. NO.	0012107

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ANOKA-HENNEPIN SCHOOL DISTRICT

TRAFFIC SIGNAL PLANS

NOWTHEN BOULEVARD IMPROVEMENT

FIELD WIRING DIAGRAM

SHEET 37 OF 48

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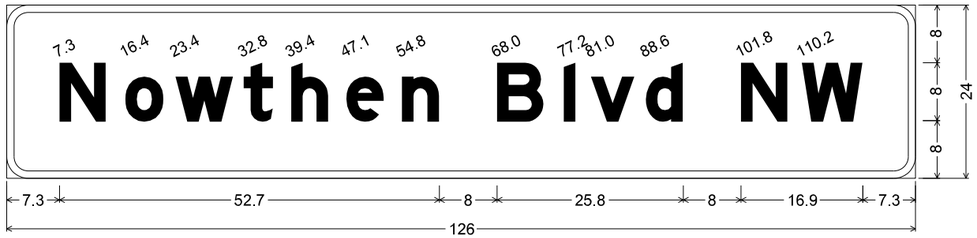
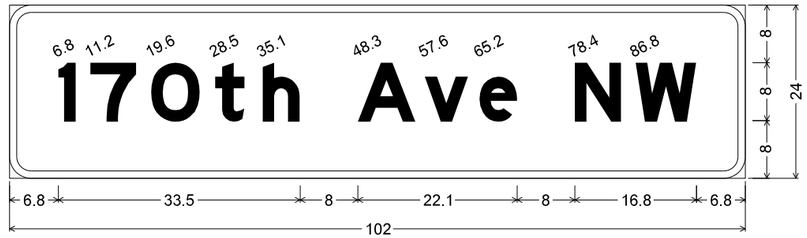
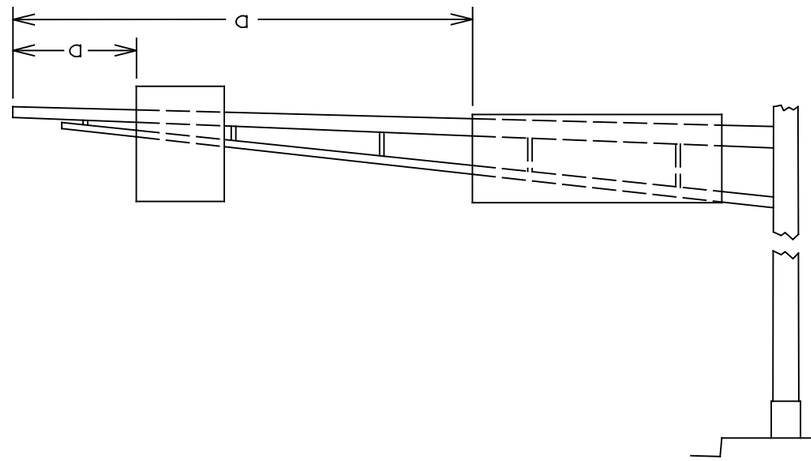


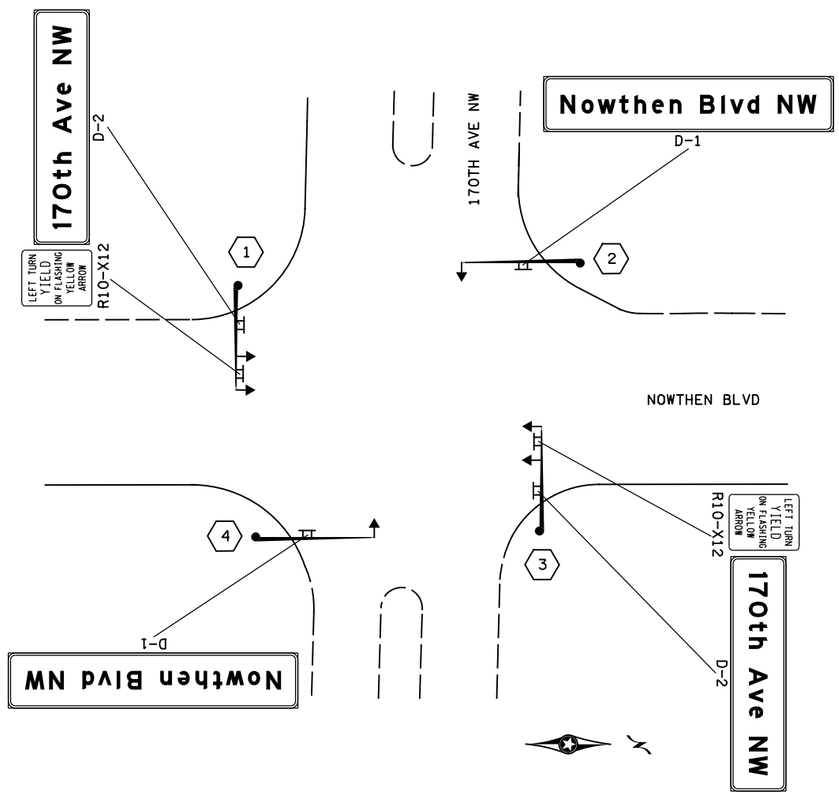
D-1; 3.0" Radius, 1.0" Border, White on Green;
[Nowthen Blvd NW] E Mod;



D-2; 3.0" Radius, 1.0" Border, White on Green;
[170th Ave NW] E Mod;

SIGN DETAILS





NOWTHEN BLVD AT 170TH AVE NW
SIGN LAYOUT

MAST ARM MOUNTED SIGNS

SIGN/CODE	PANEL LEGEND	QUANTITY	PANEL SIZE (INCH)	PANEL AREA (SQ FT)	PANEL TOTAL AREA (SQ FT)	MOUNTING STIFFENERS NUMBER	MOUNTING STIFFENERS SPACING (1)	POLE	a (FEET)
R10-X12	LEFT TURN YIELD ON FLASHING YELLOW ARROW	2	36 x 42	10.50	21.00	2	24	1	1
								3	1
D-1	NOWTHEN BLVD NW	2	126 x 24	21.00	42.00	5	30	2	18
								4	16
D-2	170TH AVE NW	2	102 x 24	17.00	34.00	4	30	1	20
								3	24

SPECIFIC NOTE:
(1) SPACING BETWEEN STIFFENERS SHALL NOT EXCEED 36 INCHES AND SHALL BE UNIFORMLY SPACED.
SEE MNDOT STANDARD SIGNS AND MARKINGS MANUAL, PAGE 105A FOR STIFFENER SPACING REQUIREMENTS.

GENERAL NOTES:
1. CORNERS OF STANDARD SIGN PANELS WITH MARGINS SHALL BE TRIMMED.
2. CORNERS OF TYPE D SIGN PANELS EXTENDING BEYOND THE BORDER SHALL NOT BE TRIMMED.
3. FOR STRUCTURAL DETAILS OF MAST ARM MOUNTED SIGNS SEE MNDOT STANDARD SIGNS AND MARKINGS MANUAL, PAGE 105A.
4. FOR TYPE D STRINGER AND PANEL JOINT DETAILS SEE MNDOT STANDARD SIGNS AND MARKINGS MANUAL, PAGE 105.
5. THE MAST ARM MOUNTED SIGNS ARE INCLUDED IN THE TRAFFIC CONTROL SIGNAL SYSTEM PAY ITEM.
6. ALL NEW TYPE C AND D SIGN PANELS SHALL BE FABRICATED USING HP SHEETING. SEE SPECIAL PROVISIONS.

NO	DATE	BY	CKD	APPR	REVISION
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Print Name: NATHAN A. POOLE
Date 05-20-19 License # 56071

STATE AID PROJECT NO.	X
	X
STATE PROJECT NO.	X
COUNTY PROJECT NO.	X
CITY PROJECT NO.	X

DRAWN BY	M. BRESSLER
DESIGNED BY	M. BRESSLER
CHECKED BY	N. POOLE
COMM. NO.	0012107

SRF

ANOKA-HENNEPIN SCHOOL DISTRICT
TRAFFIC SIGNAL PLANS
NOWTHEN BOULEVARD IMPROVEMENT
TRAFFIC SIGNAL POLE WIRING

SHEET 38 OF 48

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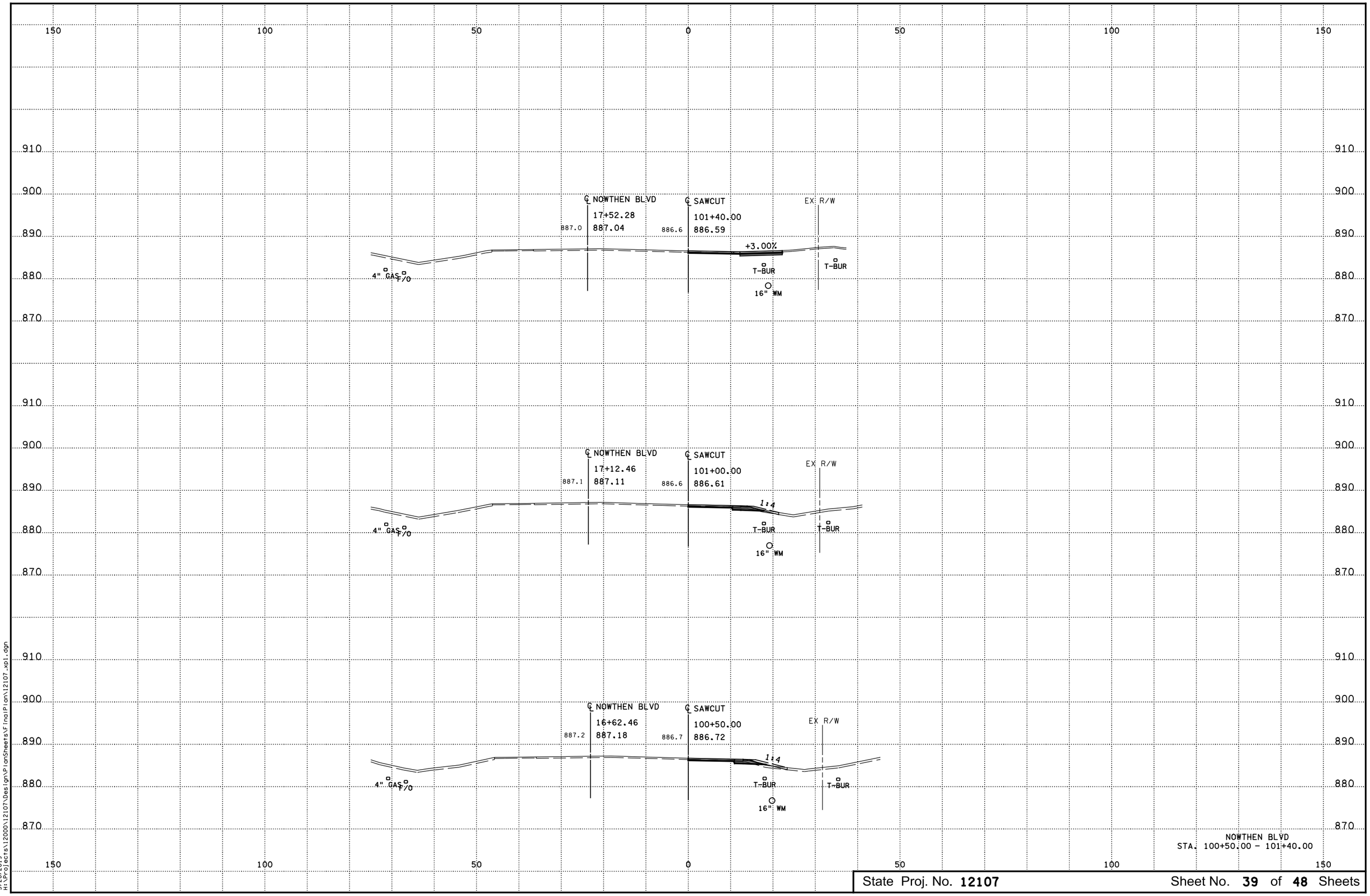

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State Proj. No. **12107** Sheet No. **39** of **48** Sheets

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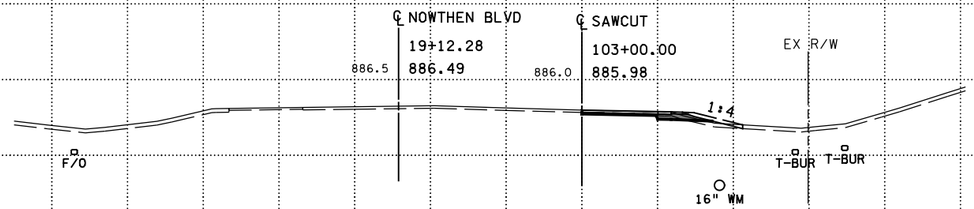

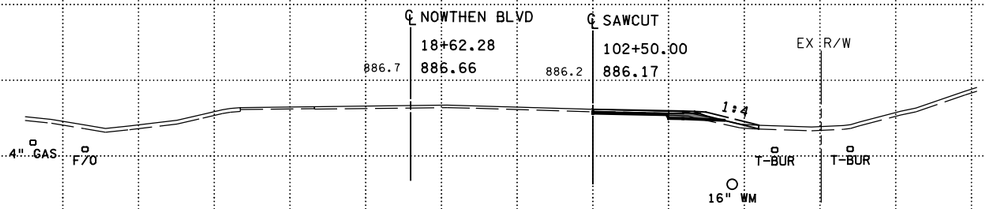

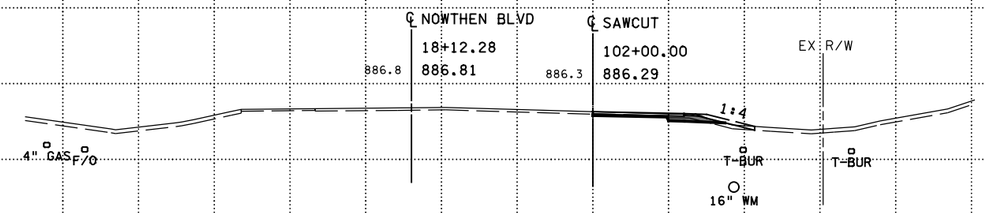

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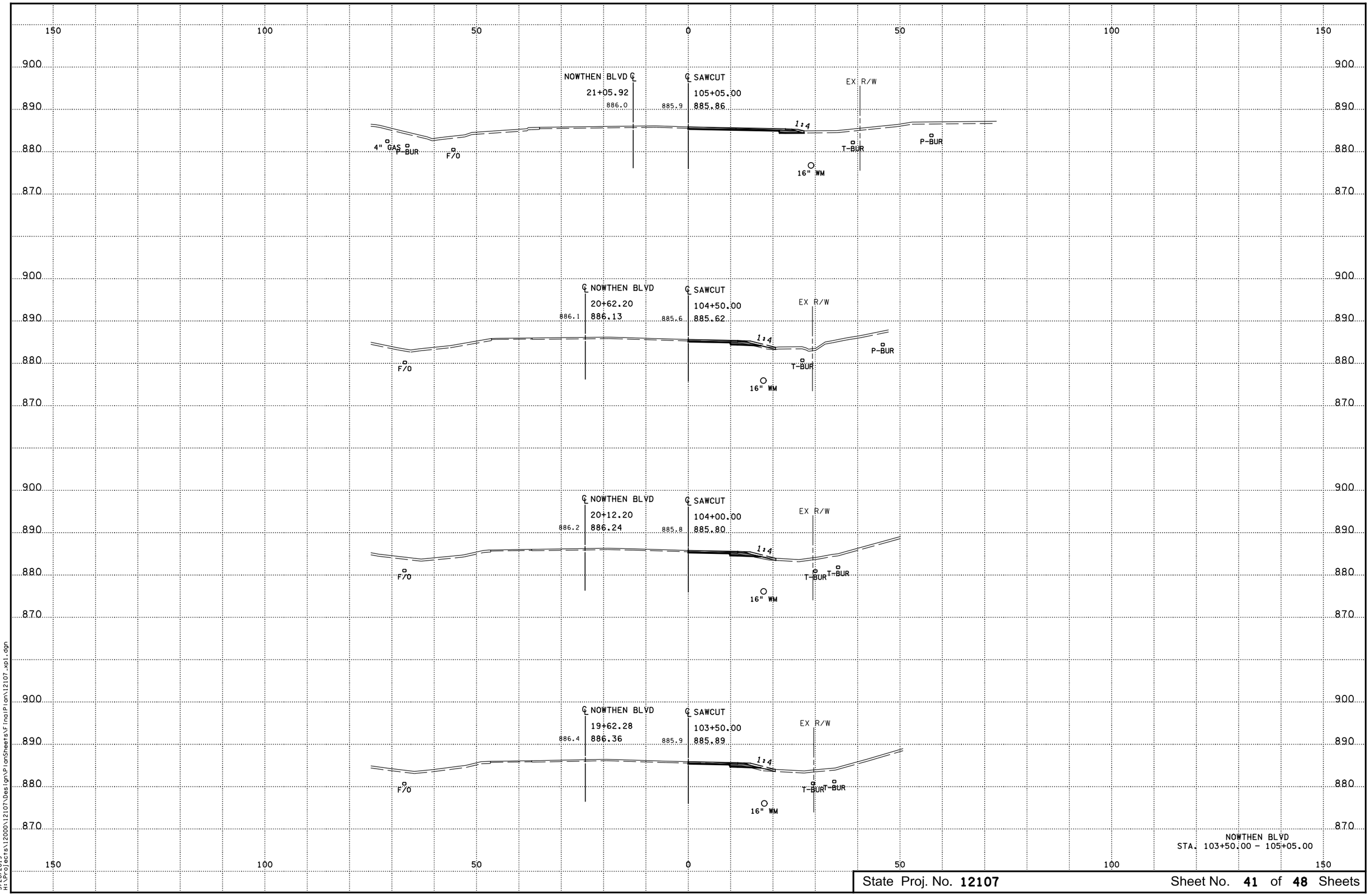

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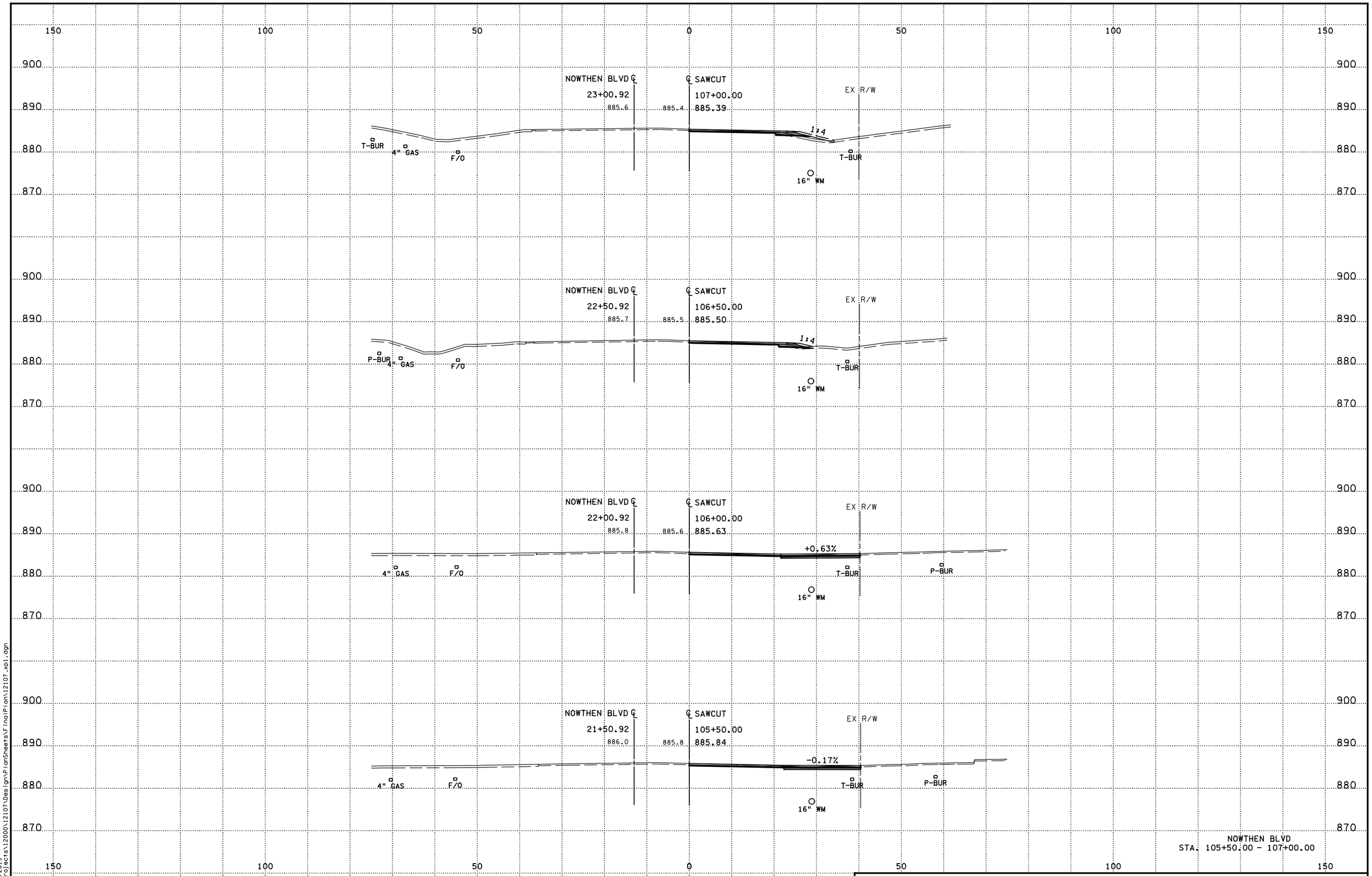

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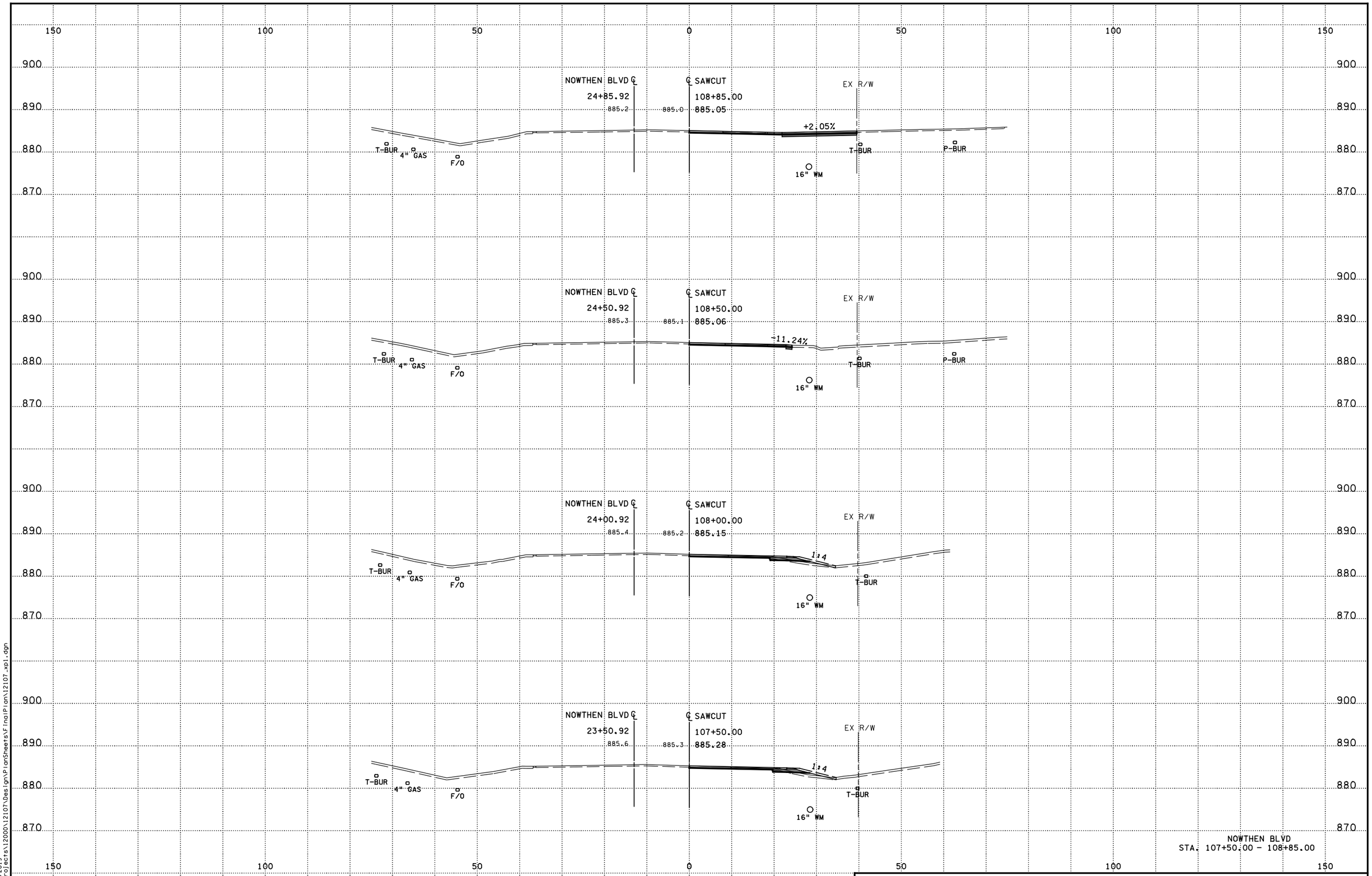
State Proj. No. **12107**

Sheet No. **42** of **48** Sheets



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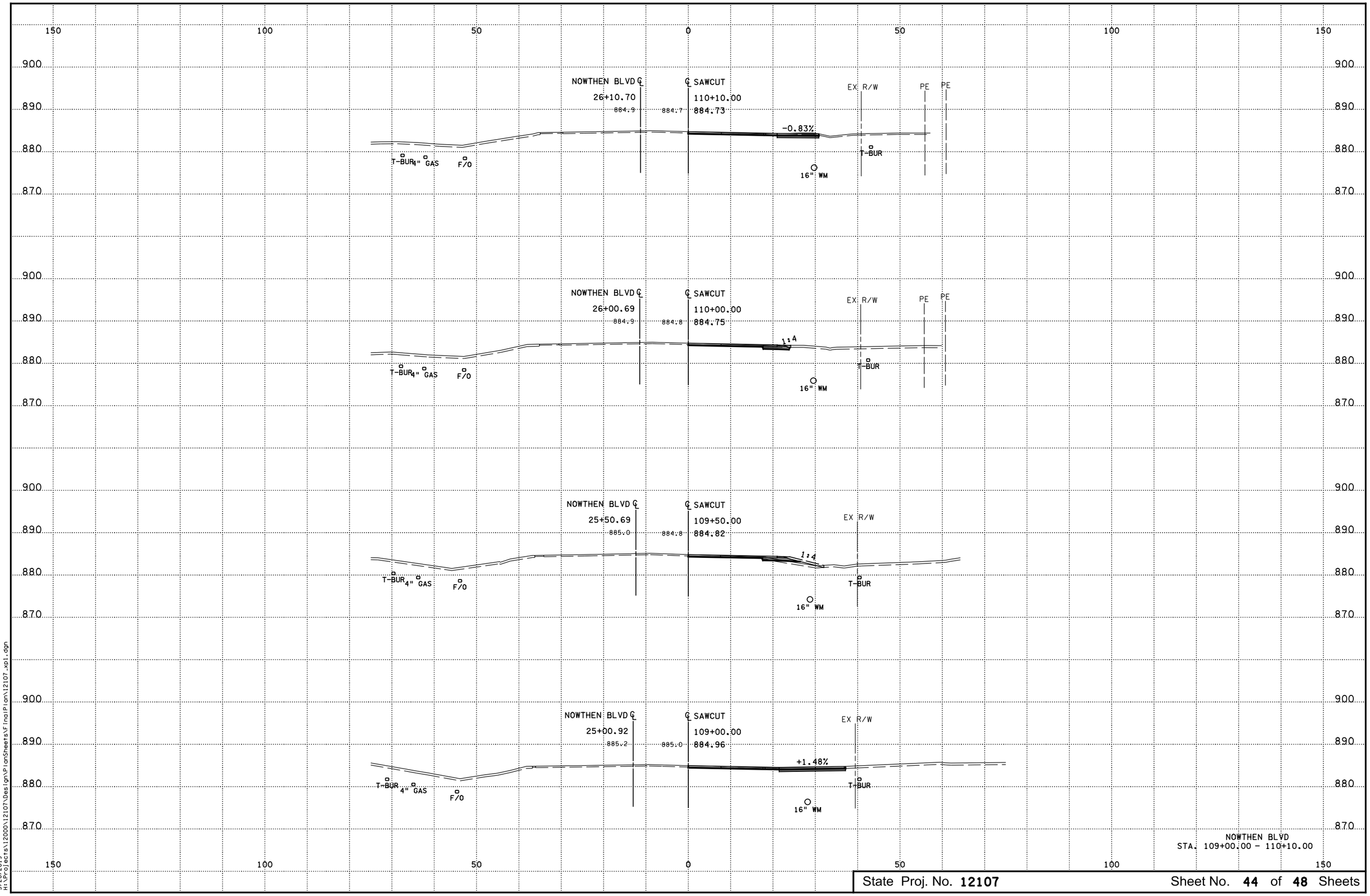

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884.2 884.1 884.08

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T-BUR 4" GAS F/O P-BUR 16" WM 16" WM

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NOWTHEN BLVD ℄ ℄ SAWCUT EX R/W

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T-BUR 4" GAS F/O P-BUR T-BUR

16" WM 16" WM

860

900 890 880 870

NOWTHEN BLVD ℄ ℄ SAWCUT EX R/W PE PE

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T-BUR 4" GAS F/O T-BUR

16" WM

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State Proj. No. **12107** Sheet No. **45** of **48** Sheets

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NOWTHEN BLVD ℄ ℄ SAWCUT EX R/W

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T-BUR 4" GAS F/O 16" WM

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NOWTHEN BLVD ℄ ℄ SAWCUT EX R/W

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T-BUR 4" GAS F/O P-BUR 16" WM

900 890 880 870

NOWTHEN BLVD ℄ ℄ SAWCUT EX R/W

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T-BUR 4" GAS F/O P-BUR 16" WM

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EX R/W

NOWTHEN BLVD ℄ ℄ SAWCUT

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880.7 880.62

T-BUR 4" GAS F/O

1:4

900 890 880 870

EX R/W

NOWTHEN BLVD ℄ ℄ SAWCUT

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+6.16%

6" WM

T-BUR 4" GAS F/O

900 890 880 870

EX R/W

NOWTHEN BLVD ℄ ℄ SAWCUT

29+00.74 113+00.00

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T-BUR 4" GAS F/O

16" WM

860

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State Proj. No. **12107** Sheet No. **47** of **48** Sheets

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114+50.00 878.12
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T-BUR
4" GAS F/O

NOWTHEN BLVD ℄ ℄ SAWCUT
30+00.76 879.5
114+00.00 879.39
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CC Regular Session **4. 14.**

Meeting Date: 06/25/2019

By: Chloe McGuire Brigl, Community Development

Information

Title

Adopt Resolution #19-146 Acknowledging Update on Code Enforcement Case at 14760 Bowers Drive NW and Granting Extension to Required Dwelling Repairs (Case of Sandra Dickson)

Purpose/Background:

The purpose of this case is to receive a brief update on the open code enforcement case for numerous violations at 14760 Bowers Drive NW. Staff had an open code enforcement case last year that was halted over the winter due to extreme temperatures, Staff has since restarted work on the case as the extension ended May 31, 2019. This is the most recent case on this property, with 41 violations since 2008.

Recent code enforcement actions to date:

- November 8, 2018 - First Letter
- November 26, 2018 - Follow Up with Resident
- November 29, 2018 - Second Letter
- December 6, 2018 - Inspection from Street
- December 17, 2018 - In-Person Discussion
- December 20, 2018 - Inspection of Property (Full)
- December 27, 2018 - Follow up Letter
- January 3, 2019 - Fourth Letter
- February 5, 2019 - Formal Extension (Fifth Letter)
- April 25, 2019 - Courtesy Reminder Letter (Indicating Nearing End of Extension)
- June 5, 2019 - Formal Letter Requesting Inspection
- June 13, 2019 - Inspection of Property
- June 14, 2019 - Follow Up Letter/Notice of Abatement (Attached)

Staff has seen progress onsite with the nuisance items and outside storage; however, there are several items that still need to be addressed. For these items, Staff has scheduled an abatement (removal) for the week of July 1, 2019.

The Dwelling/Structure itself is in violation of the City's Property Maintenance Code. For these items, Staff needs information from the homeowner on their timeline for an MHFA loan - which would be used for siding, window repair, roof repair, etc.

Staff would like to note the gazebo in the front yard that has been wrapped with plastic and enclosed. This was a portion of a previous code enforcement case and Staff would like to see it removed - it is not an allowable structure type, nor is it safe. The plastic was wet when Staff inspected and the homeowner mentioned there was a mattress stored inside for her niece when she visits. Staff would like to see this removed as soon as possible, though this is not able to be abated, so Staff would need to bring this to a court setting to have addressed.

Staff has tentatively scheduled an abatement for the week of July 1, 2019 for the items that can be abated, and is waiting to hear back from the resident on the potential MHFA loan to repair the home.

Notification:

Notification is not required. The Owner is aware of this case.

Observations/Alternatives:
See above.

Funding Source:
Staff handles Code Enforcement as part of normal duties.

Recommendation:
Adopt Resolution #19-146 Establishing Amended Timeframe for Code Enforcement at 14760 Bowers Drive NW.

Action:
Adopt Resolution #19-146 Establishing Amended Timeframe for Code Enforcement at 14760 Bowers Drive NW.

Attachments

Adopted Resolution #19-051
Notice 6.14.19
Resolution #19-146

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	06/20/2019 08:24 AM
Tim Gladhill	Tim Gladhill	06/20/2019 01:18 PM
Kurt Ulrich	Kurt Ulrich	06/20/2019 02:36 PM
Form Started By: Chloe McGuire Brigl		Started On: 06/17/2019 03:46 PM
Final Approval Date: 06/20/2019		

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

RESOLUTION #19-051

A RESOLUTION APPROVING THE EXTENSION OF CODE ENFORCEMENT ACTIONS AT THE PROPERTY GENERALLY KNOWN AS 14760 BOWERS DRIVE NORTHWEST

WHEREAS, Sandra Dickson, hereby referred to as a the "homeowner," has an open code enforcement case for multiple violations at the property generally known as 14760 Bowers Dr NW and legally described as follows:

> THAT PRT OF GOV LOT 1 SEC 30 TWP 32 RGE 25 DESC AS FOL: COM AT NE COR OF LOT 5 BOWERS MISSISSIPPI ACRES TH N 0 DEG 00 MIN 00 SEC E ASD BRG ALG W LINE OF BOWERS DR NW 155.3 FT, TH N 65 DEG 14 MIN W165.55 FT, TH N 78 DEG 04 MIN W TO ELY SHORE LINE OF MISSISSIPPI RIVER, TH SLY ALG SD SHORE LINE TO NW COR OF SD LOT 5 TH ELY ALG N LINE OF SD LOT TO POB, EX THAT PRT OF SD GOV LOT 1 COM AT NE COR OFSD LOT 5, TH ON ASSD BRG N 0 DEG 0O MIN 00 SEC E 3.5 FT, TH N 65 DEG 14 MIN W 9.7 FT, TH S 49 DEG 20 MIN 46 SEC E 11.61 FT TO POB, EX RD SUBJ TO EASE OF REC, Anoka County, Minnesota
>
> (the "Subject Property") (PID: 30-32-25-11-0010)

WHEREAS, the violations on the Subject Property include the following:

a. Violations of City Code Chapter 105, Rule 1309 and the International Property Maintenance Code

b. Violations of City Code Chapter 30, Public Nuisances

c. Violations of City Code Chapter 117, Off-Street Parking Regulations

WHEREAS, on December 20, 2018, Staff performed an inspection of the Subject Property; and

WHEREAS, the City of Ramsey sent notices on November 8, 2018, November 29, 2018, and January 4, 2019; and

WHEREAS, it does not appear the homeowner has made progress on the code violations since December 20, 2018, but the City of Ramsey has had a significant freeze and negative temperatures; and

WHEREAS, Staff feels it is reasonable to grant an extension through May 31, 2019 due to the recent cold weather and deep freeze; and

WHEREAS, there have been at least 41 code enforcement cases on the Subject Property since 2008; and

WHEREAS, the City Council approved the extension this 12th of February, 2019.

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

1) That the Ramsey City Council approves the following related to the code enforcement case:

    a. That the City of Ramsey is granting an extension to code enforcement actions at the Subject Property until May 31, 2019 in order to allow the homeowner time to clean up, fix, and address the code enforcement items onsite.

    b. That the homeowner understands any subsequent violation within 12 months of this date will include an administrative citation, starting at $250.

    c. That the homeowner must address the items noted in Exhibit A, a notice of violation dated and sent on February 5, 2019, including, but not limited to:

        i. Removing any junk or garbage onsite
        ii. Removing tarp and items stored inside gazebo
        iii. Removing landing off rear of home
        iv. Removing pile of lumber, furniture, items hidden by tarp in rear yard
        v. Removing addition to white shed
        vi. Ensuring windows and structures meet building code requirements
        vii. Receiving necessary permits for work being taken

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 12th day of February, 2019.

_____
Mayor

ATTEST:

_____
City Clerk

EXHIBIT A

STATE OF MINNESOTA
COUNTY OF ANOKA

CITY OF RAMSEY
Code Enforcement Unit

February 5, 2019

Sandra Dickson
Or Current Property Owner
14760 Bowers Dr NW
Ramsey, MN 55303

----Third Notice of Violation and Extension---

RE: 14760 Bowers Dr NW, Ramsey, MN 55303; Anoka County PID: 30-32-25-11-0010

Dear Property Owner:

Due to recent weather conditions, including extreme negative temperatures and subsequent snow events, City Staff feels it is reasonable to grant you an extension until May 31, 2019 to address the open code enforcement violations on the property 14760 Bowers Drive NW in Ramsey, MN. The City will begin the abatement process after that date and formally requests an inspection for June 3, 2019. The City Council will formally discuss the extension topic on February 12, 2019.

Summary of Past Actions

- You received previous (second) notice dated January 4, 2019 with a $75 citation for the repeat offense. City Staff gave you a deadline date of January 21, 2019 to make the necessary improvements on the property including those outlined in the next few pages of this notice.
- Thank you for allowing City Staff to perform a voluntary inspection on December 20, 2018. During this inspection, City Staff was able to get a more clear understanding of the property.
- You received previous notices you received on November 8, 2018 and November 29, 2018 (consolidated into notice on January 4, 2019)

Please note that permits are required for siding, window, door, landing, and building improvements. Please stop all work until you receive a permit. You can apply at https://epermits2.logis.org/home.aspx?city=ra or in person at City Hall. There was a Stop Work Order issued for the siding because of the lack of permit.

The Following Pages Outline

- Next steps - specific items to be removed or improved
- Summary of violations - Please note the number in brackets [#] relates to the Summary of Violations starting on the next page
- Process of requesting a hearing on this notice and administrative next steps
- Contact information
- Attachment of photos - Each photo has items circled which need to be addressed as outlined on the next page; the photos are not exhaustive of all of the items onsite.

STATE OF MINNESOTA
COUNTY OF ANOKA

CITY OF RAMSEY
Code Enforcement Unit

Summary of Next Steps

Remove	**Improve**
• Any garbage or refuse inside or outside the home, any garbage or refuse stored in vehicles – Photos on page 6 and 7 [5] • Remove large pile in rear yard near river – Photos on page 8 [5] • Remove all lumber stored on ground near fence – Photos on page 9 [5] • Remove piles of items in front yard (e.g. wood chair, table, buckets, etc.) [5] • Remove furniture stored outside that is not outdoor furniture (e.g. wooden end table) [5] • Stacked landscape block near landing [5] • Plastic sign in front yard draped over lawnmower – Photo on page 7 [5] • Pile of items, refuse on landing and near landing – Photo on page 6 [5] • Tarps cannot be used to hide items – includes trailers in front yard, shed walls, and large pile in rear yard – Page 6, 7, 8 [5]	• Landing must be removed and a permit must be applied if you wish to replace landing with allowed materials (per code requirements below) – Photo on page 6 [1] [4] • Sheds onsite – tarps cannot be used as doors or walls – Photos on page 10 [2] [4] • Windows, walls, and exterior siding to meet property maintenance standards and Chapter 105 requirements – permit needed – Photos on page 11 [3] [5] • You are limited to 6 total items of outdoor storage including boats, trailers, and automobiles. You are currently at 8 items; reduce number onsite to 6 [6] • Remove wrap from gazebo and any items stored inside [2] [5] • Remove any shed under construction [2]
Items listed above can be abated (removed) if not fixed within the time frame listed above	Items listed above will not be abated (removed); instead, the City takes these types of items to Civil Prosecution (court) if not remedied within the time frame listed above

***** Please note the number in brackets [#] relates to the Summary of Violations starting on the next page.

STATE OF MINNESOTA
COUNTY OF ANOKA

CITY OF RAMSEY
Code Enforcement Unit

Summary of Violations

Violations of City Code Chapter 105

[1] **Exterior landing at rear door.**

Mn Rules 1309 section R311. Exterior landings shall be constructed of material that is naturally decay resistant or approved pressure preservative treated wood. Landings shall be a minimum of 3-foot by 3-foot.

Mn Rules 1309 section R312. Guards shall be located along open sides landings that are thirty (30") inches above floor or grade below. The guard shall be a minimum of 36" high. Guards shall not have openings, which allow passage of a sphere 4 inches in diameter.

Violations of City Code Chapter 105, International Property Maintenance Violations

The City of Ramsey has adopted ordinances that are designed to keep the community safe, healthy and attractive by the elimination of public nuisances. City Code Article V. Section 105-142 adopts the 2006 International Property Maintenance Code. You are presently in violation of Section 304.2.

[2] **Accessory Structure**

302.7 Accessory Structures. All accessory structures shall be maintained structurally sound and in good repair.

[3] **Exterior walls and overhangs.**

304 Exterior Structure. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety, or welfare.

304.6 Exterior walls. All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

304.9 Overhang extensions. All exposed surfaces of metal or wood shall be protected from the elements and against decay and rust by application of weather coating materials, such as paint or similar surface treatment.

[3] **Windows.**

304.13 Windows and doorframes. Every window and doorframe shall be kept in sound condition, good repair and weather tight.

[4] **Section 304.2**: **Protective Treatment**. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

Building permits are required for the installation of new siding, new windows, and the exterior landing. Stop all work until permits are obtained.

Violations of Chapter 30

[5] **City Code Section 30-3 Property Conditions Constituting a Public Nuisance**:
(6) The storage or accumulation of waste, refuse, or garbage that is not contained in a closed container designed or reasonably adapted for such purpose, except for 30 days preceding pick-up by a hauler. This includes any accumulation of appliances, plumbing fixtures, furniture, equipment, remnants of wood (decayed or weathered) unused construction materials, stockpiles of rocks or dirt, or any items that could not be put to use in the manner that they are intended.

Violations of Chapter 117, Off-Street Parking Regulations

[6] **City Code Section 117-355 Residential Development Off Street Parking**
Under (b) (1) you are allowed 6 total items for outdoor storage – including vehicles and trailers, campers, boats, recreational equipment, and similar items. On December 20, 2018, staff observed two personal automobiles, two trailers, two canoes, and the two trailers (at least one with a boat) in the driveway. You are above the limit for these items.

STATE OF MINNESOTA
COUNTY OF ANOKA

CITY OF RAMSEY
Code Enforcement Unit

Administration and Optional Hearing Instructions

You may request a hearing before a Hearing Examiner regarding these violations. Your request must be filed in writing addressed to the Chief of Police within fourteen (14) days from the date you receive his notice and your request MUST identify with specificity the basis for your objection to the interpretation of the Code and the Notice of Violation for requesting the hearing. A $250 filing fee must also accompany your hearing request. The Police Chief's name and address is as follows:

Jeff Katers, Chief of Police
Ramsey Police Department
7550 Sunwood Drive NW
Ramsey, MN 55303

If you fail to correct the violations and come into compliance with the City Code or request a hearing within the fourteen (14) day period, you may be subject to an administrative fine AND the City will come on to the Property and correct (abate) the violations, and assess the costs with any penalties and interest incurred to the Property. Those costs will be certified to the county auditor and will be collected along with current taxes the following year or in annual installments not exceeding ten as the City Council may determine. The assessments will remain a perpetual lien on the Property until paid in full.

You are further notified that any item removed from the Property by the City will be held for 15 days prior to disposal. Within said 15 days you may reclaim the items held by the City after paying all fees incurred by the City associated with the abatement. If you do not contact the City within 15 days to reclaim the items, all items will be disposed of and sold. Any abated items that are reclaimed and returned to the Property owner that are found to be in violation of the City Code's nuisance provisions shall be abated immediately by the City.

If you have questions concerning this Notice, please contact me at (763) 433-9821. If you have any troubles reaching me, please contact the Community Development Department at 763-433-9824.

Sincerely,

Chloe McGuire, City Planner
City of Ramsey Community Development Department

STATE OF MINNESOTA
COUNTY OF ANOKA

CITY OF RAMSEY
Code Enforcement Unit

Attachments

Remove items hidden by tarps; remove tarps (items circled)

Remove garbage from inside car (items circled)

Remove items from top of landing & block at bottom (circled), remove landing, (optional) obtain permit to reconstruct landing using approved materials

Remove garbage and outdoor storage (items circled)

Fix: remove wrap from gazebo and any items inside; ensure gazebo meets property maintenance standards (gazebo is circled)

Remove items from inside trellis/ remove makeshift shed and tarp (items circled)

Remove sign, bucket, pile of items (see circled items)

Remove all blighted items outdoors that are not being put to intended purpose (in circled areas)

STATE OF MINNESOTA
COUNTY OF ANOKA

CITY OF RAMSEY
Code Enforcement Unit

Remove all lumber, items under tarp, furniture, refuse, junk, etc. The only item that can be stacked and stored outdoors seen here is firewood which needs to be in an orderly manner. Tarps may not be used to hide outdoor storage of items. (items circled)

Remove lumber stored on ground; refuse (see circled items)

STATE OF MINNESOTA
COUNTY OF ANOKA

CITY OF RAMSEY
Code Enforcement Unit

STATE OF MINNESOTA
COUNTY OF ANOKA

CITY OF RAMSEY
Code Enforcement Unit

Sheds: White shed addition needs to be removed, tarps can't be used as walls, ceilings, or doors

- Note: New sheds must receive zoning permit
- Note: Sheds must meet property maintenance standards – which includes maintenance of the sheds (e.g. fix flooring on white shed, remove unpermitted addition on white shed, tarps cannot be used as walls on brown shed) (see circled items)

Windows and Siding:

STATE OF MINNESOTA
COUNTY OF ANOKA

CITY OF RAMSEY
Code Enforcement Unit

https://www.hellofresh.com?c=CHLOEPLAN&utm_source=raf-share&utm_medium=referral&utm_campaign=clipboardJune 14, 2019

Sandra Dickson
Or Current Property Owner
14760 Bowers Dr NW
Ramsey, MN 55303

----Follow Up Notice---

RE: 14760 Bowers Dr NW, Ramsey, MN 55303; Anoka County PID: 30-32-25-11-0010

Dear Property Owner:

Thank you for allowing staff to inspect the property on June 13, 2019. Staff acknowledges that there has been cleanup onsite and thanks you for your progress. There are still a few items to be addressed onsite and Staff is looking from the following information from you:

- Timeline for MHFA loan to repair siding and windows

Items to be addressed are outlined in attached photo exhibits.

We have tentatively scheduled an abatement (removal) of the items for the week of July 1, 2019. We will bring to the City Council for an update on June 25, 2019. If you have questions concerning this Notice, please contact me at (763) 433-9821. If you have any troubles reaching me, please contact the Community Development Department at 763-433-9824.

Sincerely,

Chloe McGuire, City Planner
City of Ramsey Community Development Department

STATE OF MINNESOTA
COUNTY OF ANOKA

CITY OF RAMSEY
Code Enforcement Unit

These items will be removed (abated) the week of July 1, 2019 if not removed. These are all violations of Chapter 30 of the City Code.

Hot tub to be removed*

Items in trailer in front yard needs to be removed*

Box next to shed*

Poles in rear back

Pile of items in rear yard*

Including: chairs, shelving, wood, pallets, tan box, 2 x 4s, garbage bag, plastic bags, junk items

You are allowed to have neatly stacked firewood. Please separate out what is not firewood and remove from the site.

Two black doors in front yard*

STATE OF MINNESOTA
COUNTY OF ANOKA

CITY OF RAMSEY
Code Enforcement Unit

STATE OF MINNESOTA
COUNTY OF ANOKA

CITY OF RAMSEY
Code Enforcement Unit

Structural items to be addressed – please update Staff on timeline of MHFA loan. Staff needs to see these items addressed ASAP.
Remove tarping from gazebo. This is not an allowed structure type or material per Section 117-349.

STATE OF MINNESOTA
COUNTY OF ANOKA

CITY OF RAMSEY
Code Enforcement Unit

Siding needs to be repaired
Windows need to be fixed/replaced – all need sashes

Door needs to be blocked appropriately or deck /stand removed.

STATE OF MINNESOTA
COUNTY OF ANOKA

CITY OF RAMSEY
Code Enforcement Unit

Siding needs to be put on near front door (see wrap below)
Gazebo/covering near front door – need to remove the tarp and plywood wrapping.

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

RESOLUTION #19-146

A RESOLUTION APPROVING THE EXTENSION OF CODE ENFORCEMENT ACTIONS AT THE PROPERTY GENERALLY KNOWN AS 14760 BOWERS DRIVE NORTHWEST

WHEREAS, Sandra Dickson, hereby referred to as a the "homeowner," has an open code enforcement case for multiple violations at the property generally known as 14760 Bowers Dr NW and legally described as follows:

> THAT PRT OF GOV LOT 1 SEC 30 TWP 32 RGE 25 DESC AS FOL: COM AT NE COR OF LOT 5 BOWERS MISSISSIPPI ACRES TH N 0 DEG 00 MIN 00 SEC E ASD BRG ALG W LINE OF BOWERS DR NW 155.3 FT, TH N 65 DEG 14 MIN W165.55 FT, TH N 78 DEG 04 MIN W TO ELY SHORE LINE OF MISSISSIPPI RIVER, TH SLY ALG SD SHORE LINE TO NW COR OF SD LOT 5 TH ELY ALG N LINE OF SD LOT TO POB, EX THAT PRT OF SD GOV LOT 1 COM AT NE COR OFSD LOT 5, TH ON ASSD BRG N 0 DEG 0O MIN 00 SEC E 3.5 FT, TH N 65 DEG 14 MIN W 9.7 FT, TH S 49 DEG 20 MIN 46 SEC E 11.61 FT TO POB, EX RD SUBJ TO EASE OF REC, Anoka County, Minnesota
>
> (the "Subject Property") (PID: 30-32-25-11-0010)

WHEREAS, the violations on the Subject Property include the following:

a. Violations of City Code Chapter 105, Rule 1309 and the International Property Maintenance Code

b. Violations of City Code Chapter 30, Public Nuisances

c. Violations of City Code Chapter 117, Off-Street Parking Regulations

WHEREAS, on December 20, 2018, Staff performed an inspection of the Subject Property; and

WHEREAS, the City of Ramsey sent notices on November 8, 2018, November 29, 2018, and January 4, 2019; and

WHEREAS, the City Council approved Resolution 19-051 on February 12, 2019 allowing an extension for cleanup through May 31, 2019 due to extreme winter weather conditions; and

WHEREAS, there have been at least 41 code enforcement cases on the Subject Property since 2008; and

WHEREAS, the City reinspected the property on June 13, 2019 and found there had been cleanup onsite but there were still unresolved violations onsite; and

WHEREAS, the City sent a notice of violation and an abatement notice on June 14, 2019 with an abatement for a few specific items the week of July 1, 2019; and

WHEREAS, the homeowner has stated they are working with the Minnesota Housing Finance Agency for a loan to complete work on the outside of the home.

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

1) That the Ramsey City Council approves the following related to the code enforcement case:

    a. That the City of Ramsey hereby approves an abatement of the specific items noted in the June 14, 2019 notice of violation/abatement for the week of July 1, 2019.

    b. That the City of Ramsey is granting a 60 day extension to improve the outside of the home from the date of this meeting; that the case may return for additional extension based upon MHFA timelines.

    c. That the homeowner understands any subsequent violation within 12 months of this date will include an administrative citation, starting at $250.

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 25 day of June, 2019.

_____
Mayor

ATTEST:

_____

City Clerk

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

CC Regular Session **4. 15.**

Meeting Date: 06/25/2019

By: Tim Gladhill, Community Development

Information

Title:

Adopt Resolution #19-147 Approving Metes and Bounds Subdivision for COR Infiltration Pond

Purpose/Background:

As part of the process to acquire land necessary for The COR Infiltration Basin, property lines must be adjusted to match the Purchase Agreement with PSD, LLC in order to officially acquire said land. This case simply approves the legal description so that Staff may execute the necessary Deeds for transfer of real property. This is being done in lieu of a plat/subdivision, as any developable land will need to be replatted in the future anyway.

Notification:

Notification is not required.

Observations/Alternatives:

See above.

Funding Source:

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

Recommendation:

Staff recommends adopting the resolution approving legal descriptions.

Action:

Motion to adopt Resolution #19-147 approving legal descriptions of transfer of real property related to The COR Infiltration Basis.

Attachments

Resolution #19-147

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	06/20/2019 02:28 PM
Form Started By: Tim Gladhill		Started On: 06/18/2019 04:32 PM
Final Approval Date: 06/20/2019		

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

RESOLUTION #19-147

RESOLUTION TO APPROVE LEGAL DESCRIPTION OF REAL PROPERTY TO BE ACQUIRED FOR THE COR INFILTRATION BASIN

WHEREAS, the City and PSD, LLC have executed a purchase agreement for the City to acquire real property necessary to construct The COR Infiltration Basis; and

WHEREAS, the existing parcel needs to be split so the City is only acquiring land necessary for the project, and not the entire parcel; and

WHEREAS, the City is allowing this property to be split via metes and bounds description due to the fact that any developable area will need to be platted per City Code Chapter 117 in the future.

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

1) The legal description stated in Exhibit A hereto is hereby approved.
2) The City Clerk is authorized to execute the necessary Deed Stamp of approval without conditions.

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
Existing Vacancy

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 25th day of June, 2019.

_____
Mayor

ATTEST:

_____

City Clerk

Exhibit A
Legal Description

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.

CC Regular Session **4. 16.**

Meeting Date: 06/25/2019

By: Tim Gladhill, Community Development

Information

Title

Adopt Resolution #19-148 Declaring Participation in State Performance Measurement Program

Purpose/Background:

Purpose of Case:

Adopt a resolution declaring the City's participation in the State Council on Local Results and Innovation Performance Measurement Program (often referenced as CPM - City Performance Measurement)

NOTE: the City participated in this annual program in 2012, 2013, 2014, 2015 and 2017.

Background:

In 2010, the State legislature created the Council on Local Results and Innovation. In 2011, the Innovation Council developed and released a standard of performance measurements for Cities and Counties; with the goal of aiding residents, taxpayers, and state and local elected officials in determining the efficacy of Counties and Cities in providing services, and measure residents' opinions of those services.

Cities that elect to participate in the standard measures program must officially adopt [by resolution] and implement a minimum of TEN standard performance measures. Participating entities must report their results to the State Auditor and make them available to all interested parties by publishing them on the Auditor's web site [by July 1 annually]. Lastly, results must be provided to local residents through publication, direct mailing, posting on a web site or through a public hearing [by December 31 annually]

Cities benefit from participating from the standard measures program by receiving a reimbursement from the State in the amount of 14 cents per capita (about $3,500 Ramsey). More importantly, Cities benefit by developing an annual performance measurement baseline; which can be utilized by elected officials and tax payers to make educated decisions. Lastly, cities have the ability to view other organizations' program results; which provides the City with comparable performance measurement data.

Notification:

NA

Observations/Alternatives:

Attached to this case is the resolution required for adoption to participate in the Council on Local Results and Innovation Performance Measurement Program along with previous results.

This program works in parallel with the City's initiative to conduct a biannual resident survey. Both the performance measurement program and the biannual resident survey are utilized during the City's budgeting and strategic planning processes.

Funding Source:

NA. State allocation of funding to the City for participating (about $3,500).

Recommendation:

Motion to adopt Resolution #19-148 Declaring the City of Ramsey's Participation in the State Council on Local Results and Innovation -- Performance Measurement Program

Action:

Motion to adopt Resolution #19-148 Declaring the City of Ramsey's Participation in the State Council on Local Results and Innovation -- Performance Measurement Program

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Attachments

Standard Measures Report

2018 Citizen Survey Results

Resolution #19-148

Background from State Auditor

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	06/20/2019 02:26 PM
Form Started By: Tim Gladhill		Started On: 06/20/2019 12:16 PM
Final Approval Date: 06/20/2019		

Ramsey: Standard Measures 2018

Category		Measure	2012	2013	2014	2015	2016	2017	2018
General	1	Rating of the overall quality of services provided by your city	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*
	2	Percent change in the taxable property market value	-7.82%	-0.74%	12.76%	4.50%	5.07%	6.18%	10.10%
	3	Citizens' rating of the overall appearance of the city	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*
	4	Nuisance code enforcement cases per 1,000 population	6.31	9.72	14.40	15.48	15.09	30.55	41.74
	5	Number of library visits per 1,000 population	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*	*NA*
	6	Bond rating	AA+	AA+	AA+	AA+	AA+	AA+	AA+
	7	Citizens' rating of city recreational programs and facilities	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*
	8	Accuracy of post election audit (% of ballots counted accurately)	100%	100%	100%	100%	100%	100%	100%
Police	9	P I and II Crime Rates (per 1000)	22.20/26.30	17.3/25.43	*15.01 / 27.16*	*14.53/25.53*	*13.47/24.21*	*16.25/23.75*	*1 year lag*
	10	Part I and II Crime Clearance Rates (per 1000)	41%	51%	46%	*62%*	*52%*	*46%*	*1 year lag*
	11	Citizens' rating of safety in their community (survey)	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*
	12	Average police response time (emergency calls)	8:36	No Data	No Data	4:33	3:23	4:25	5:42
Fire & EMS	13	Insurance industry rating of fire services	ISO 5/7	ISO 5/7	ISO 5/7	ISO 5/7	ISO 5/7	ISO 5/7	ISO 4/7
	14	Citizens' rating of the quality of fire protection services	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*
	15	Average fire response time	8:05	8:24	8:12	8:27	8:26	8:23	8:16
	16	Fire calls per 1,000 population	13.20	10.98	16.50	12.46	11.70	14.46	16.70
	17	Number of fires with loss resulting in investigation	29.00	34.00	27.00	16.00	15.00	13.00	12.00
	18	EMS calls per 1,000	2.50	4.56	4.70	5.55	7.60	13.00	14.85
	19	Emergency Medical Services average response time	0.34	0.26	6:85	6:35	6:51	6:50	6:46
Streets	20	Average city street pavement condition rating Paser Scale (1-10)	7.50	7.25	7.40	7.50	7.35	7.20	6.77
	21	Citizens' rating of the road conditions in their City	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*
	22	Expenditures for road rehabilitation per paved lane mile rehab. Does not include minor upkeed (pot holes, patching, etc.)	$1,941	$1,350	$10,628	$41,700	$58,690	$46,009	$52,009
	23	Percentage of all jurisdiction lane miles rehabilitated in the yr	12%	8%	12%	9%	12%	8%	16%
	24	Average hours to complete road system during snow event	8.00	8.90	7.61	8.20	8.16	6.48	8.66
	25	Citizens' rating of the quality of snowplowing on city streets	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*
Water	26	Citizens' rating of water dependability and quality (survey)	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*
	27	Operating cost per 1,000,000 gallons of water pumped/produced	$895	$1,080	$1,011	$992	$746	$1,017	$1,244
Sanitary Sewer	28	Citizens' rating of the dependability and quality of city sanitary sewer	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*	*Survey*
	29	Number of sewer blockages on city system per 100 connections	0	0	0	0	0	0	0

THE NCS™

The National Citizen Survey™

Ramsey, MN

Community Livability Report

2018

NRC
National Research Center Inc

2955 Valmont Road Suite 300
Boulder, Colorado 80301
n-r-c.com • 303-444-7863

ICMA
Leaders at the Core of Better Communities

777 North Capitol Street NE Suite 500
Washington, DC 20002
icma.org • 800-745-8780

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Charter Members
AAPOR Transparency Initiative
AMERICAN ASSOCIATION FOR PUBLIC OPINION RESEARCH

The National Citizen Survey™
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The NCS™ is presented by NRC in collaboration with ICMA.

NRC is a charter member of the AAPOR Transparency Initiative, providing clear disclosure of our sound and ethical survey research practices.

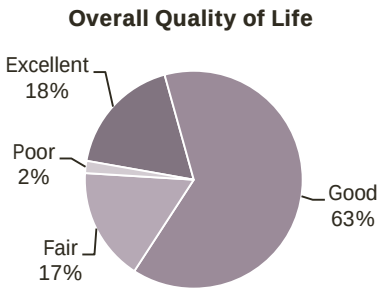
About

The National Citizen Survey™ (The NCS) report is about the "livability" of Ramsey. The phrase "livable community" is used here to evoke a place that is not simply habitable, but that is desirable. It is not only where people do live, but where they want to live.

Great communities are partnerships of the government, private sector, community-based organizations and residents, all geographically connected. The NCS captures residents' opinions within the three pillars of a community (Community Characteristics, Governance and Participation) across eight central facets of community (Safety, Mobility, Natural Environment, Built Environment, Economy, Recreation and Wellness, Education and Enrichment and Community Engagement).

The Community Livability Report provides the opinions of a representative sample of 465 residents of the City of Ramsey. The margin of error around any reported percentage is 5% for all respondents. The full description of methods used to garner these opinions can be found in the *Technical Appendices* provided under separate cover.

Quality of Life in Ramsey

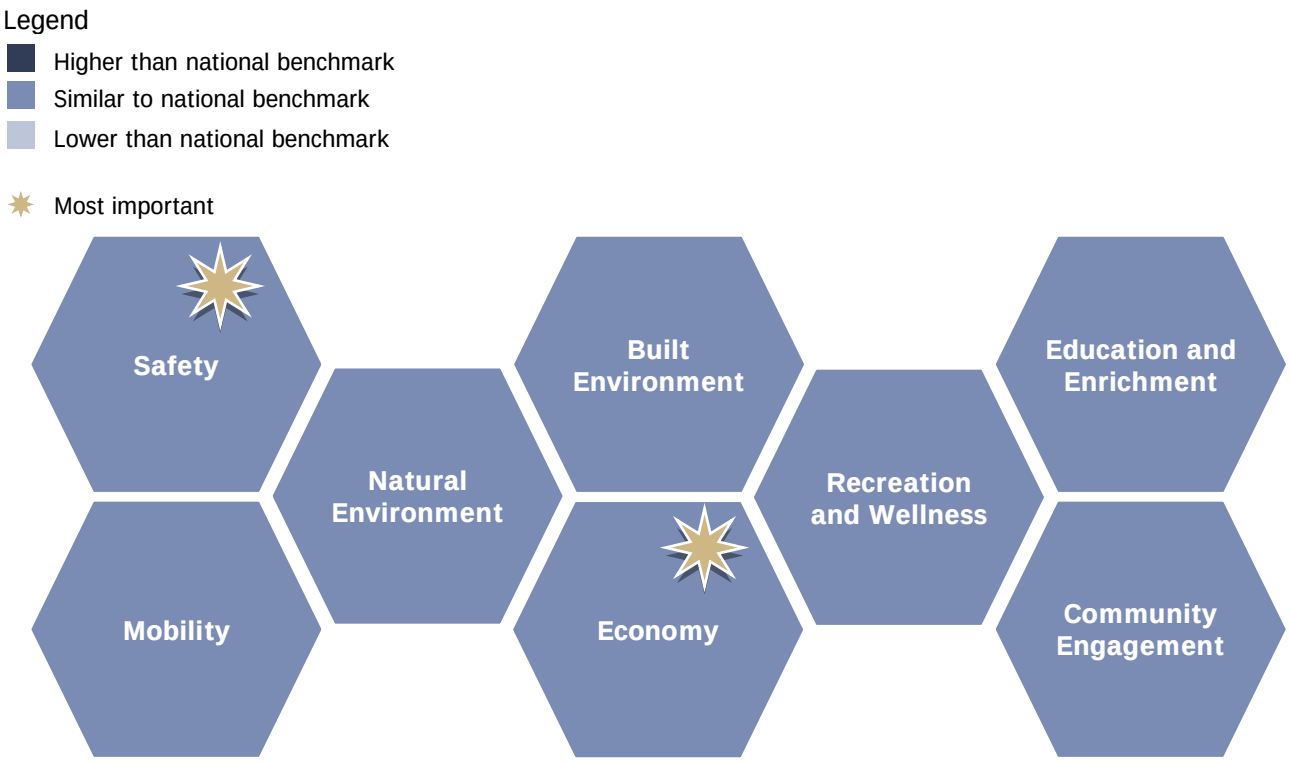


About 8 in 10 residents rated the quality of life in Ramsey as excellent or good. This was similar to ratings given in other communities across the nation (see Appendix B of the *Technical Appendices* provided under separate cover).

Shown below are the eight facets of community. The color of each community facet summarizes how residents rated it across the three sections of the survey that represent the pillars of a community – Community Characteristics, Governance and Participation. When most ratings across the three pillars were higher than the benchmark, the color for that facet is the darkest shade; when most ratings were lower than the benchmark, the color is the lightest shade. A mix of ratings (higher and lower than the benchmark) results in a color between the extremes.

In addition to a summary of ratings, the image below includes one or more stars to indicate which community facets were the most important focus areas for the community. As in 2016, residents identified Safety and Economy as priorities for the Ramsey community in the coming two years. All facets of community livability were rated positively and similar to the national benchmark. This overview of the key aspects of community quality provides a quick summary of where residents see exceptionally strong performance and where performance offers the greatest opportunity for improvement. Linking quality to importance offers community members and leaders a view into the characteristics of the community that matter most and that seem to be working best.

Details that support these findings are contained in the remainder of this Livability Report, starting with the ratings for Community Characteristics, Governance and Participation and ending with results for Ramsey's unique questions.



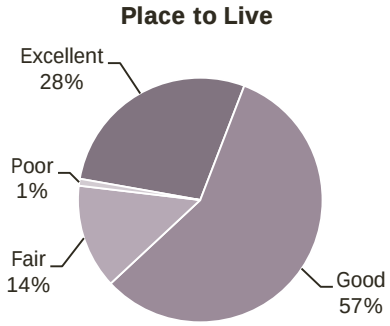
Community Characteristics

What makes a community livable, attractive and a place where people want to be?

Overall quality of community life represents the natural ambience, services and amenities that make for an attractive community. How residents rate their overall quality of life is an indicator of the overall health of a community. In the case of Ramsey, 85% rated the city as an excellent or good place to live. Respondents' ratings of Ramsey as a place to live were similar to ratings in other communities across the nation.

In addition to rating the city as a place to live, respondents rated several aspects of community quality including Ramsey as a place to raise children and to retire, their neighborhood as a place to live, the overall image or reputation of Ramsey and its overall appearance. While ratings for these aspects ranged from 55% to 87% excellent or good, all community quality ratings were similar to those given elsewhere.

Delving deeper into Community Characteristics, survey respondents rated over 40 features of the community within the eight facets of Community Livability. Resident evaluations within the facets of Safety, Mobility and Natural Environment were positive and similar to the benchmark. In Built Environment, the rating for affordable quality housing was more positive than seen in other communities, while the rating for public places where people want to spend time was perceived as less positive. Other aspects that received ratings lower than the benchmark were recreational, education/enrichment and volunteer opportunities as well as several aspects within the facet of Economy.



When compared to 2016, residents were more likely in 2018 to positively rate Ramsey as a place to retire, as well as employment and fitness opportunities and cultural/arts/music activities (for more information see the *Trends over Time* report under separate cover).

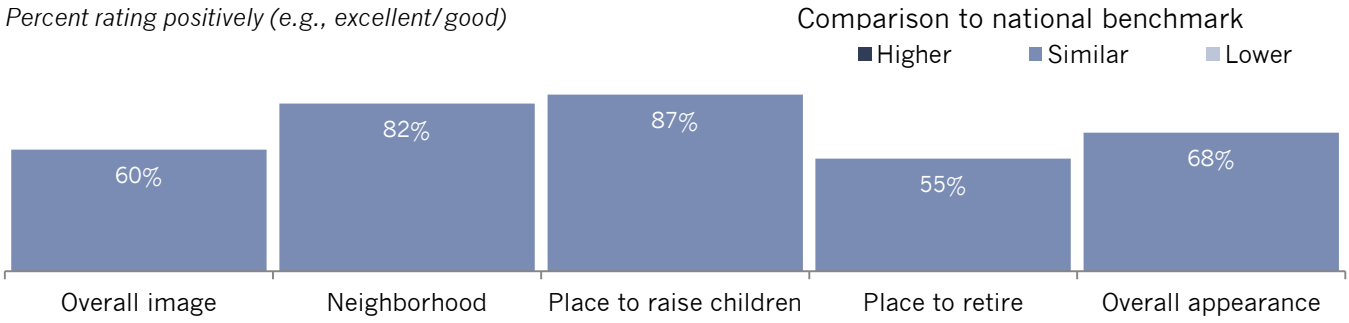
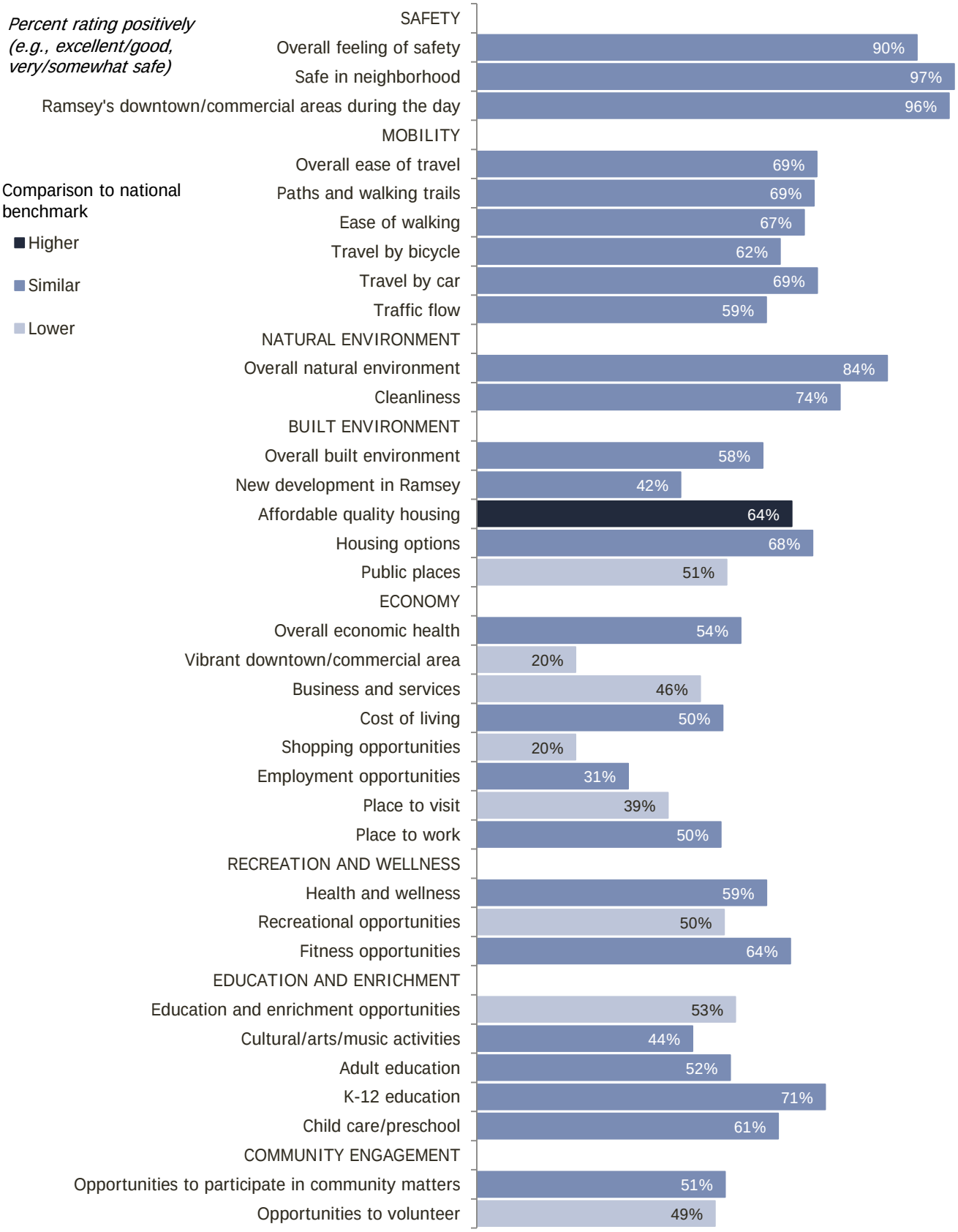


Figure 1: Aspects of Community Characteristics



Governance

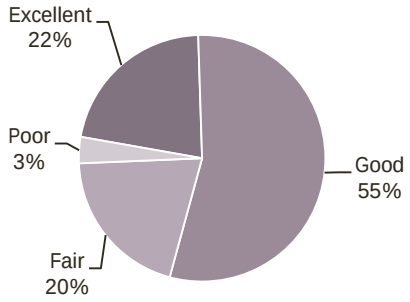
How well does the government of Ramsey meet the needs and expectations of its residents?

The overall quality of the services provided by Ramsey as well as the manner in which these services are provided is a key component of how residents rate their quality of life. About three-quarters of residents gave positive reviews to the overall quality of City services while about 4 in 10 favorably rated the services provided by the Federal Government; both of these evaluations were similar to those observed elsewhere across the country.

Survey respondents also rated various aspects of Ramsey's leadership and governance. About 8 in 10 residents gave favorable marks to the customer service provided by the City, and roughly half were pleased with the remaining aspects of government performance. These ratings were all similar to the national benchmark and several trended up since 2016 (welcoming citizen involvement, confidence in City government, acting in the best interest of Ramsey and being honest).

Respondents evaluated over 30 individual services and amenities available in Ramsey. Most services were rated positively by a majority of respondents and were similar to ratings given in other communities. Several service evaluations improved from 2016 to 2018, including those for traffic signal timing, economic development and most aspects of Built Environment.

Overall Quality of City Services



Percent rating positively (e.g., excellent/good)

Comparison to national benchmark

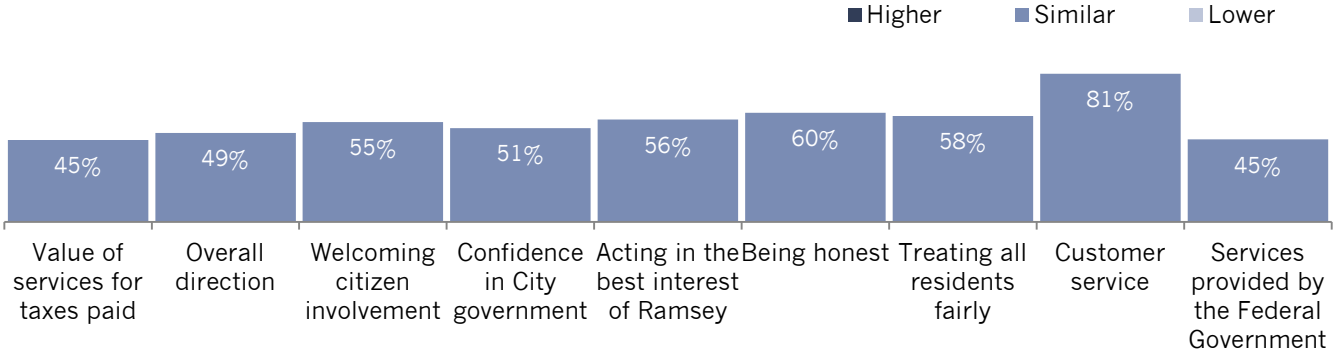
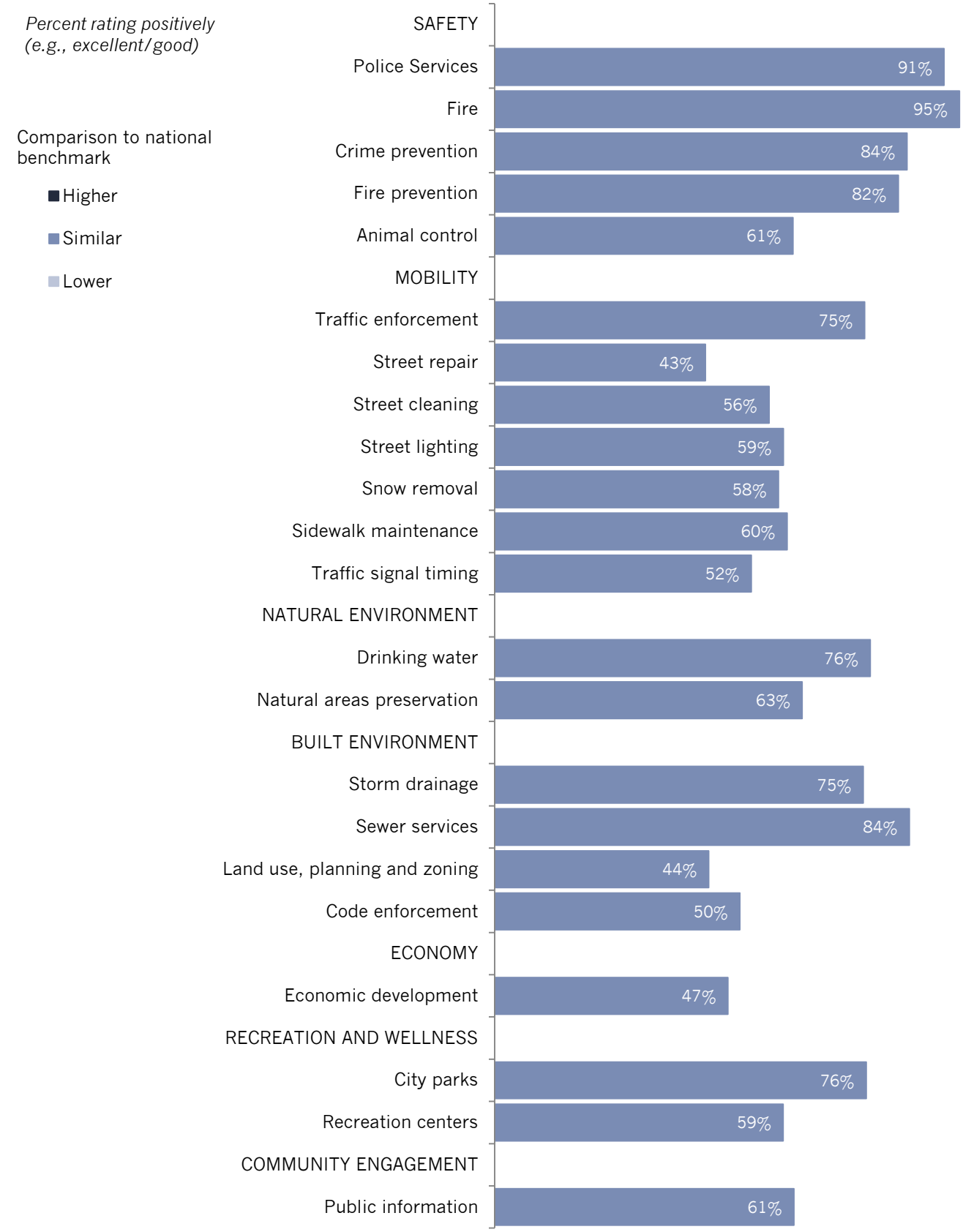


Figure 2: Aspects of Governance

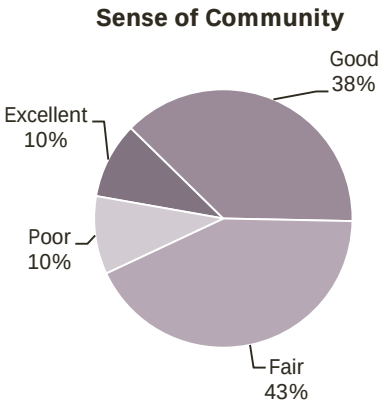


Participation

Are the residents of Ramsey connected to the community and each other?

An engaged community harnesses its most valuable resource, its residents. The connections and trust among residents, government, businesses and other organizations help to create a sense of community, a shared sense of membership, belonging and history. About half of residents gave excellent or good marks to the sense of community in Ramsey, which was similar to ratings seen in other communities. More than 8 in 10 residents would recommend living in Ramsey to someone who asked and planned to remain there for the next five years; these ratings were also similar to the national benchmark.

The survey included over 30 activities and behaviors for which respondents indicated how often they participated in or performed each, if at all. Levels of participation tended to vary widely across the different facets, making the comparison to the benchmark (and to Ramsey's ratings over time) helpful for interpreting the results. Participation rates tended to be similar to the national benchmark for most items. However, Ramsey residents were more likely than those who lived in other communities to have recycled at home and to not feel they were under housing cost stress, but less likely to work in Ramsey, to have campaigned for an issue, cause or candidate or to have volunteered. Further, survey respondents were more likely in 2018 than in 2016 to believe the economy would positively impact their income and or to have attended a City-sponsored event.



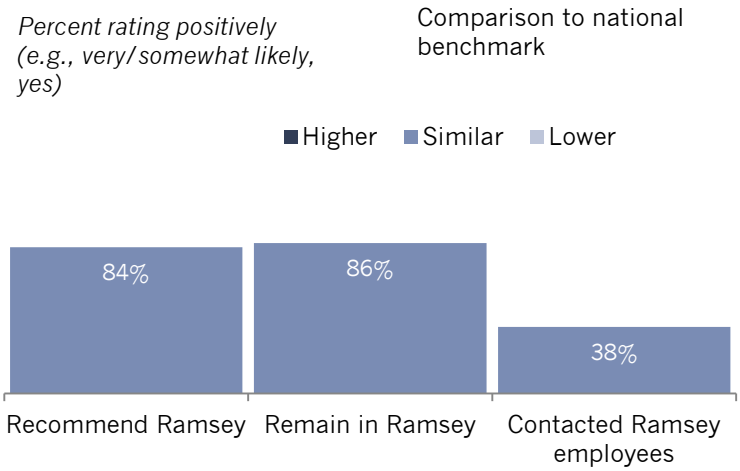
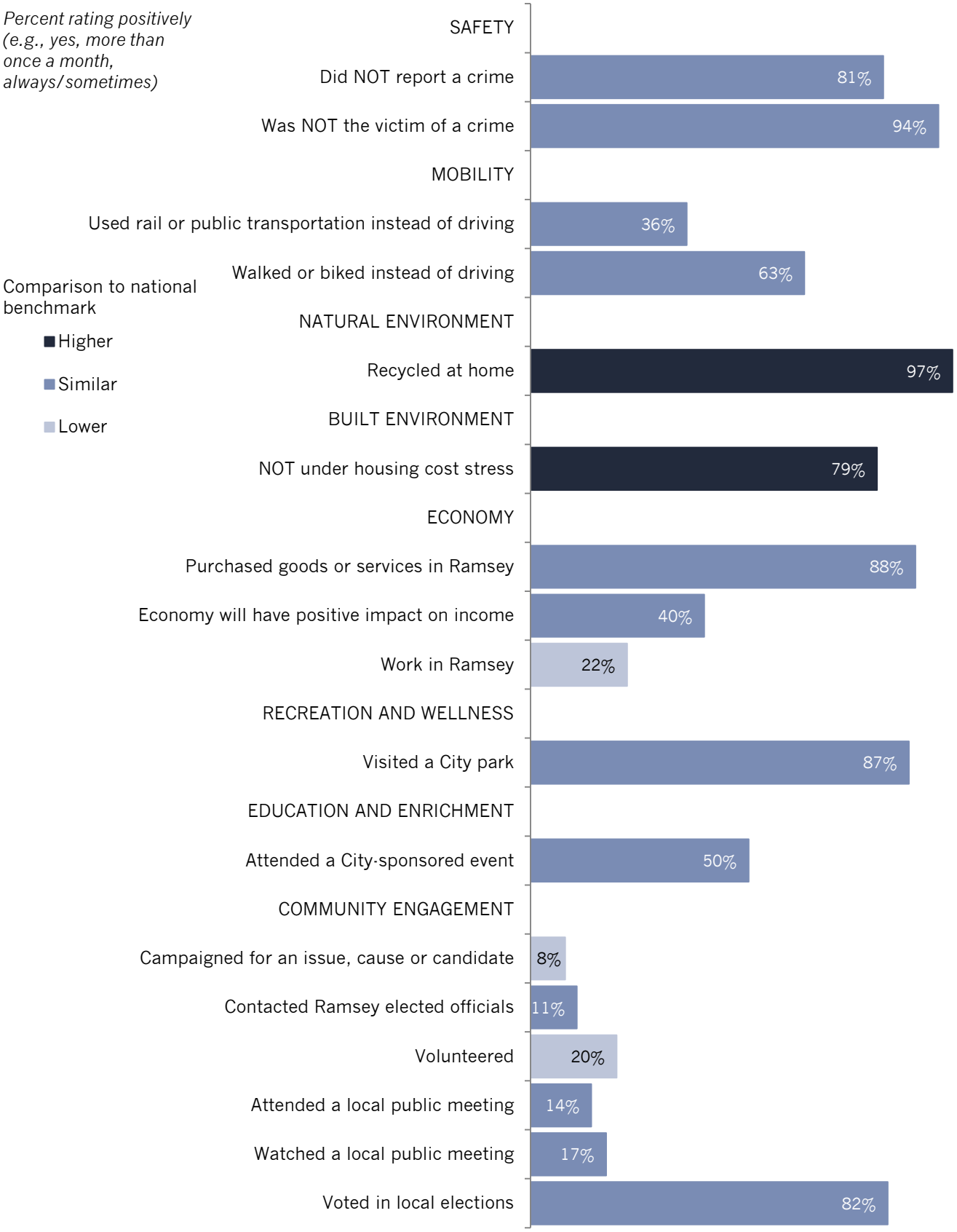


Figure 3: Aspects of Participation

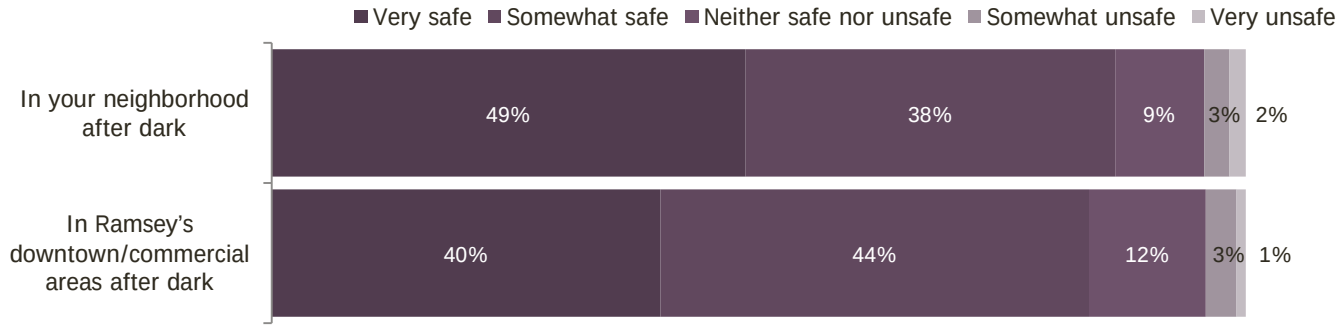


Special Topics

The City of Ramsey included six questions of special interest on The NCS as well as several line additions to standard questions. Topic areas included sources of City information, changes to new or existing amenities, City priorities and funding options for street maintenance, among others.

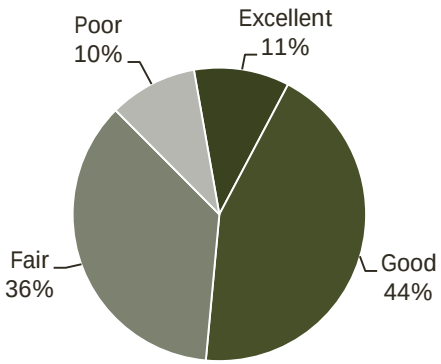
Thinking about their feelings of safety after dark, roughly 9 in 10 residents indicated that they felt safe in their neighborhoods or in Ramsey's downtown/commercial areas after dark; very few residents felt unsafe in these areas.

Figure 4: Line Additions to Question 4
Please rate how safe or unsafe you feel:



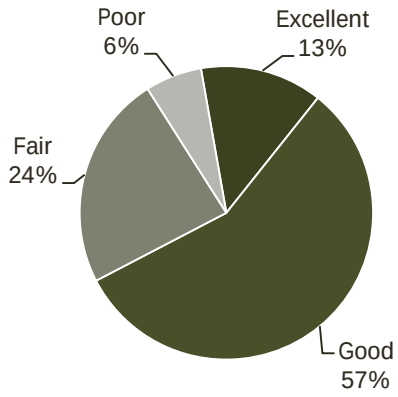
Slightly more than half of residents rated the overall condition of City maintained streets as excellent or good; about one-third thought the roads were in fair condition and 1 in 10 rated them as poor.

Figure 5: Line Addition to Question 5
Please rate the overall condition of City maintained streets:



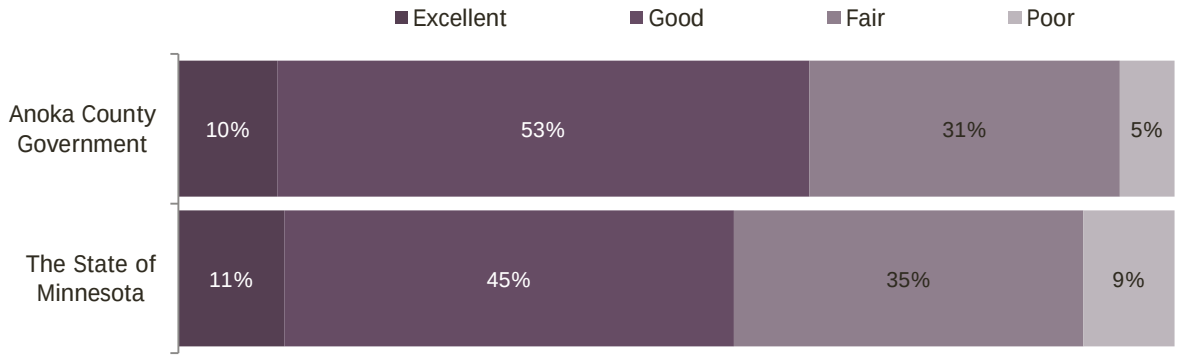
About 7 in 10 residents assessed the quality of Ramsey trail maintenance as excellent or good. About one-quarter rated the quality of the trails as fair and less than 1 in 10 thought it was poor.

Figure 6: Line Addition to Question 10
Please rate the quality of trail maintenance in Ramsey:



Residents' sentiments toward the County and State governments were similar: about 6 in 10 thought each was excellent or good, 3 in 10 thought each was fair and 1 in 10 rated the governments as poor.

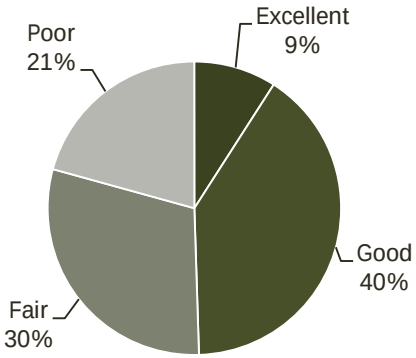
Figure 7: Line Additions to Question 11
Overall, how would you rate the quality of the services provided by each of the following?



When asked about the development and success of a Ramsey strategic plan, about half of residents thought that the Ramsey government had done an excellent or good job. Approximately 3 in 10 residents thought Ramsey had done a fair job on the plan and 2 in 10 rated it poorly.

Figure 8: Line Addition to Question 12

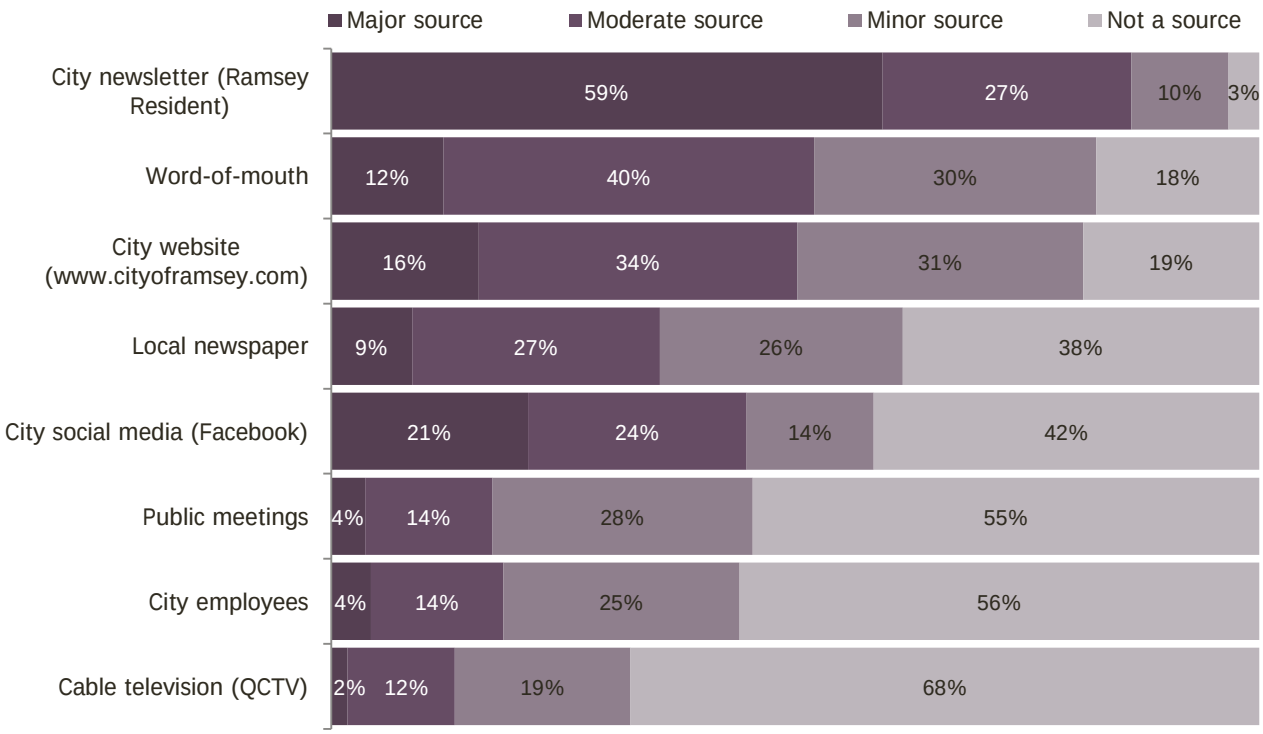
Please rate the following categories of Ramsey government performance: Development and success of a strategic action plan



Residents evaluated a list of sources of City information and indicated whether they considered each to be a major, moderate, minor or not a source of information. About 8 in 10 residents used the City newsletter as a major or moderate information source and another 1 in 10 considered it a minor source. About half of residents used word-of-mouth or the City website as major or moderate sources of information and another 3 in 10 used each of these as a minor source. The least-utilized sources of City information were public meetings, City employees and cable television; less than half of residents used any of these modes as an information source.

Figure 9: Sources of City Information

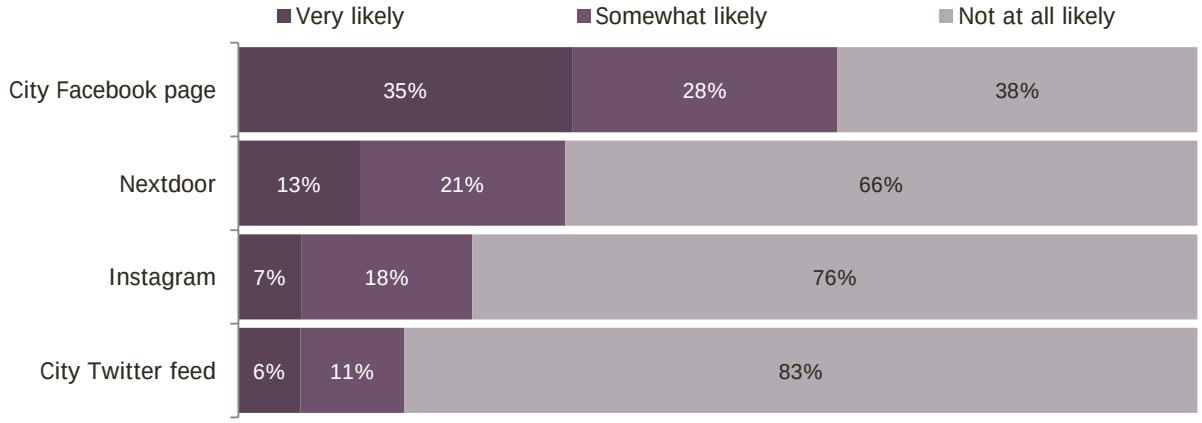
To what extent are each of the following a source of information for you about Ramsey city government and its activities?



When prompted about social media outlets, residents indicated they would be most likely to engage with the City in the future on Facebook (62% very or somewhat likely). In addition, about 4 in 10 would engage with the City on Nextdoor, one-quarter on Instagram and about 2 in 10 residents would be interested in engaging on the City Twitter feed.

Figure 10: Likelihood of Social Media Engagement

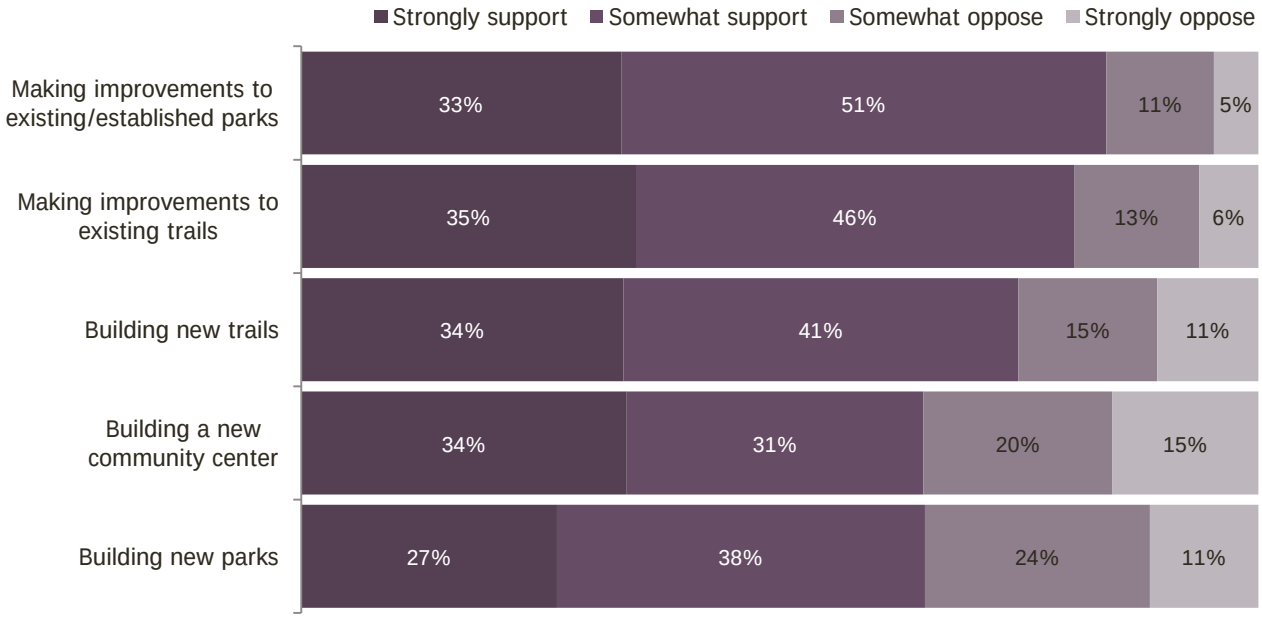
Please indicate how likely you would be, if at all, to engage with the City on the following social media platforms in the future:



Residents considered a list of City amenities and indicated the extent to which they would support or oppose the City investigating changes to each. Even though they were informed that changes to amenities could result in a tax increase, a strong majority of residents strongly or somewhat supported the City investigating each of the potential changes. Support was strongest for making improvements to existing/established parks and to existing trails as well as building new trails.

Figure 11: Support for Changes to City Amenities

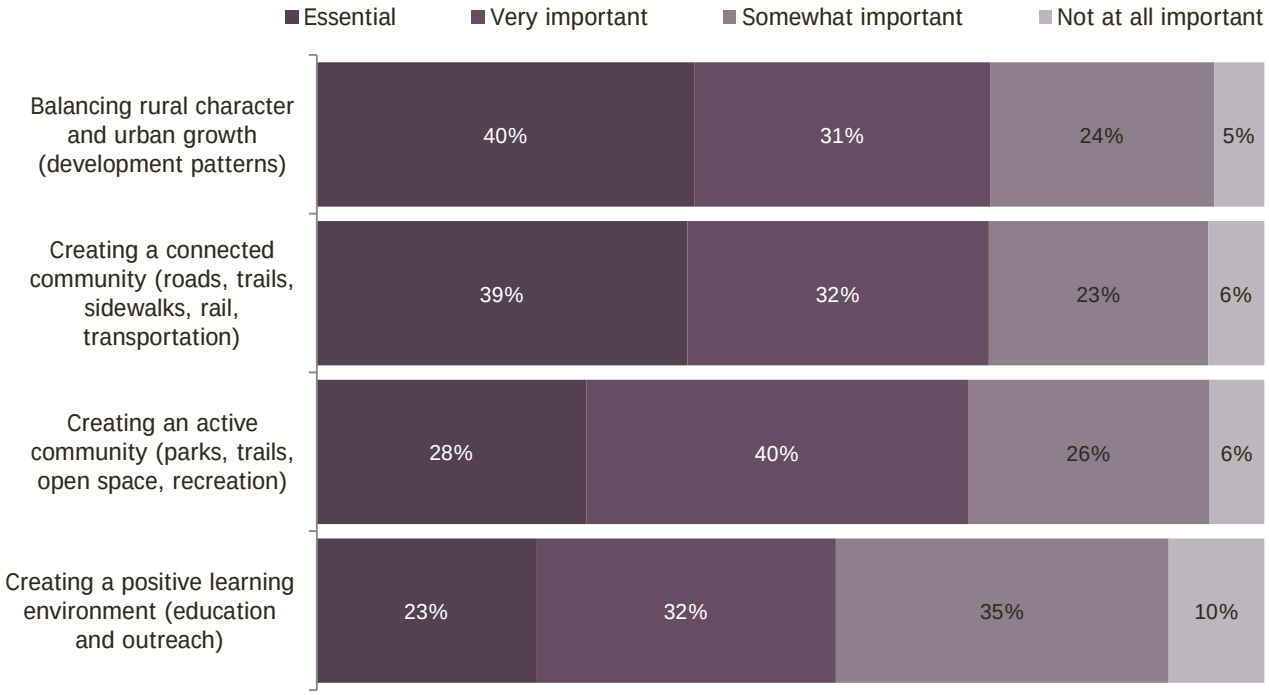
Please indicate to what extent you support or oppose the city investigating the following changes to new or existing amenities, each of which could accordingly result in an increase to the tax levy:



Thinking about the importance of four City priorities, about 7 in 10 residents thought that balancing rural character and urban growth, creating a connected community and creating an active community were each essential or very important. Creating a positive learning environment was rated as at least very important by a majority of Ramsey residents

Figure 12: Importance of City Priorities

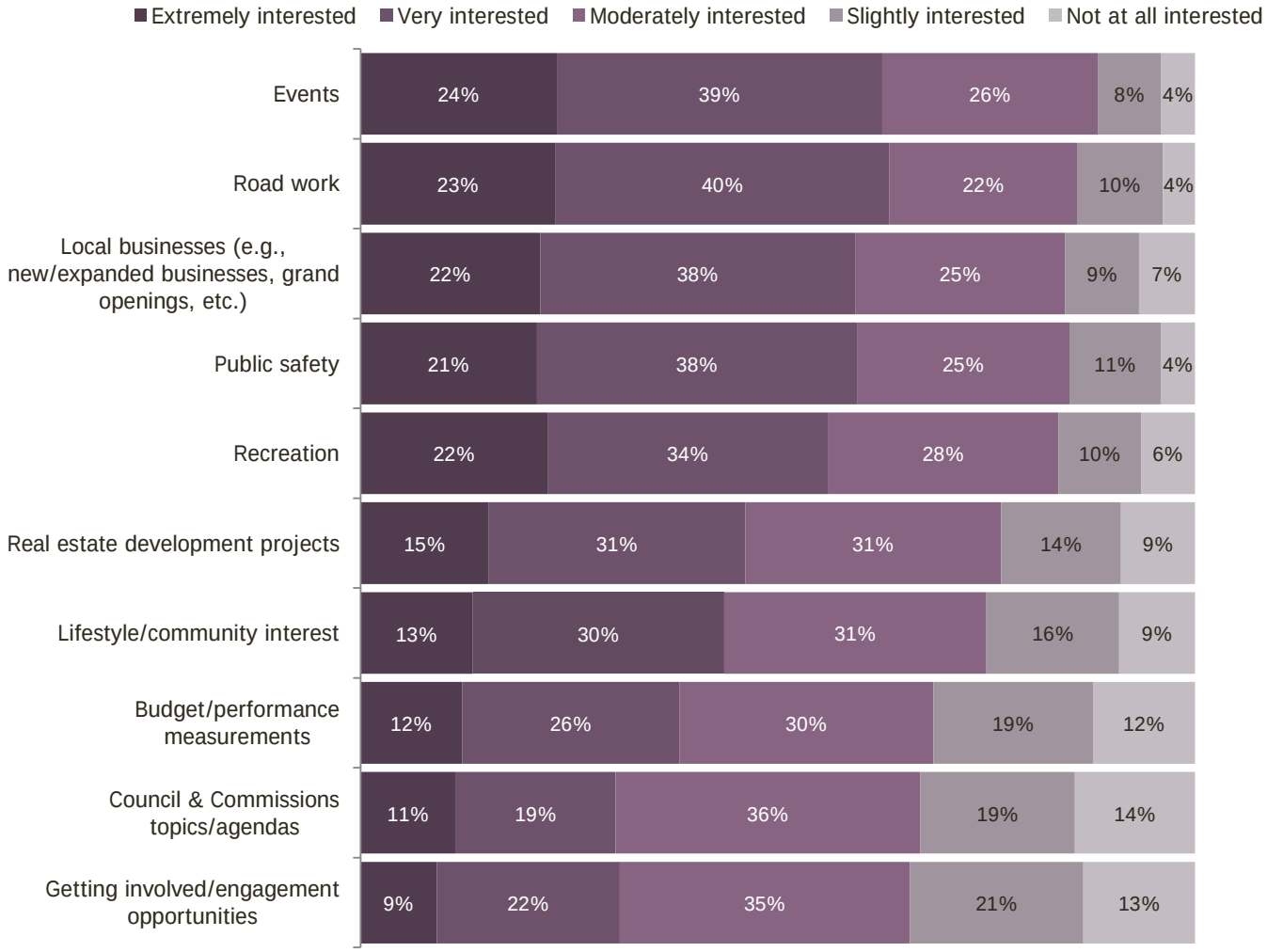
Please rate how important, if at all, you think each of the following priorities are for the City to focus on in the next five years:



Residents considered a list of news topics and indicated how interested they were in receiving information about each. About 8 in 10 residents were at least moderately interested in receiving information about events, road work, local business, public safety and recreation. Respondents were least interested in receiving information about Council and Commissions topics/agendas and getting involved/engagement opportunities; however, about 7 in 10 residents still expressed at least moderate interest in these topics.

Figure 13: Interest in City Information

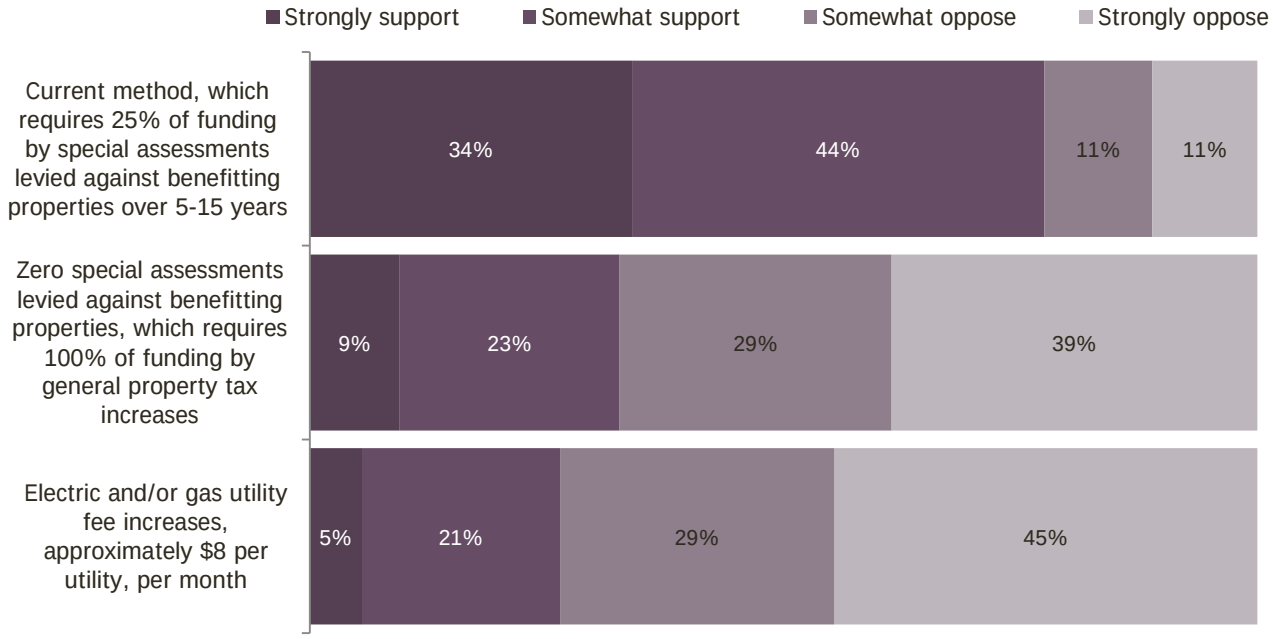
How interested are you, if at all, in receiving information from the City about each of the following topics?



For the final special interest question on the survey, residents indicated their level of support for three different funding options for City street maintenance. About 8 in 10 residents strongly or somewhat supported the current method of funding which requires 25% of funding by special assessments of benefitting properties. Residents indicated stronger opposition to the other two types of funding described (general property tax increases or utility fee increases).

Figure 14: Sources of Funding for City Street Maintenance

The City employs a long-term maintenance program to cost-effectively maintain all 175-plus miles of City streets. Currently, street reconstruction projects are funded 25% by special assessments levied against benefitting properties, and 75% by street reconstruction bonds, which are paid back using general property taxes. The City periodically evaluates funding sources for this on-going program. Please indicate the extent to which you would support or oppose the following funding sources:



Conclusions

Resident satisfaction with City services and government performance is on the upswing.

When presented with a series of questions about leadership and governance in Ramsey, about 8 in 10 residents gave favorable marks to the customer service provided by the City, and roughly half were pleased with items related to local government performance, including the value of services for taxes paid, the overall direction of the City and the job Ramsey government does at welcoming citizen involvement. These ratings were all similar to the national benchmark. Most notably, ratings for welcoming citizen involvement, overall confidence in City government, government acting in the best interest of Ramsey and being honest improved since 2016, demonstrating a positive increase in public trust. Further, ratings for select City services, such as traffic signal timing, land use, planning and zoning, and code enforcement also increased since the last survey iteration, and no services declined in ratings during that time.

The Economy continues to be a priority for residents.

As in 2016, residents indicated that the facet of Economy would be an important focus area for the City to address in the next two years. About half of residents gave favorable marks to the overall economic health of Ramsey, cost of living, the city as a place to work and economic development and these ratings were all similar to those given elsewhere. Further, resident sentiment toward employment opportunities and economic development improved since 2016, and more residents in 2018 believed that the economy would have a positive impact on their income in the next six months. Also, about 8 in 10 residents were quite interested in receiving information from the City about local business (e.g., new/expanded businesses, grand openings, etc.).

However, ratings for vibrant downtown area, overall quality of business and service establishments, shopping opportunities and Ramsey as a place to visit were lower than those seen in other communities across the country. While these ratings might be indicative of community support for greater economic development, it is important to note that balancing rural character and urban growth was identified as a key priority for the City in the upcoming five years.

Residents support improvements to Mobility.

About 6 in 10 residents or more gave positive ratings to most aspects of Mobility, including overall ease of travel, ease of travel by car, availability of paths and walking trails and traffic enforcement; these ratings were all similar to those given in other communities across the nation.

Road maintenance was important to residents with nearly 85% of respondents reporting they were interested in receiving information from the City about road work; the only type of information of greater interest related to community events. When asked about street maintenance funding, about 8 in 10 residents supported the current method of funding for City street maintenance, which requires 25% of funding by special assessments of benefitting properties.

Finally, connectivity is a priority for Ramsey residents. Seven in 10 residents thought that creating a connected community (roads, trails, sidewalks, rail, and transportation) was essential or very important to the future of the community. Further, when asked to consider a number of community enhancements (with a potential for a tax increase), a strong majority of residents supported the City making improvements to existing trails as well as building new trails.

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #19-148

RESOLUTION DECLARING THE CITY OR RAMSEY'S PARTICIPATION IN THE STATE COUNCIL ON LOCAL RESULTS AND INNOVATION – PERFORMANCE MEASUREMENT PROGRAM

WHEREAS, In 2010, the Minnesota Legislature created the Council on Local Results and Innovation; and

WHEREAS, The Council on Local Results and Innovation developed a standard set of performance measures that will aid residents, taxpayers, and state and local elected officials in determining the efficacy of counties in providing services and measure residents' opinion of those services; and

WHEREAS, Benefits to the City are outlined in MS 6.91 and include eligibility for a reimbursement as set by State statute; and

WHEREAS, Any City participating in the comprehensive performance measurement program is also exempt from levy limits for taxes, if levy limits are in effect; and

WHEREAS, The City of Ramsey has adopted and implemented at least 10 of the performance measures, as developed by the Council on Local Results and Innovation, and a system to use this information to help plan, budget, manage and evaluate programs and processes for optimal future outcomes.

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 will continue to report the results of the performance measures to its citizenry by the end of the year through publication, direct mailing, posting on the city's/county's website, or through a public hearing at which the budget and levy will be discussed and public input allowed.

2) The City Council of Ramsey will submit to the Office of the State Auditor the actual results of the performance measures adopted by the city/county.

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 25th day of June, 2019.

Mayor

ATTEST:

City Clerk

The Program

In 2010, the Legislature created the Council on Local Results and Innovation. In February 2011, the Council released a standard set of ten performance measures for counties and ten performance measures for cities that will aid residents, taxpayers, and state and local elected officials in determining the efficacy of counties and cities in providing services and measure residents' opinions of those services. In February of 2012, the Council created a comprehensive performance measurement system for cities and counties to implement. In 2013, the Council revised the performance measures and clarified the system requirements to increase participation in the program.

Participation by Cities and Counties

Participation in the standard measures program by a city or a county is voluntary. Counties and cities that choose to participate in the standard measures program must officially adopt and implement the ten minimum performance measures and system developed by the Council.

Benefits

A county or city that elects to participate in the standard measures/performance measurement program is eligible for a reimbursement of $0.14 per capita, not to exceed $25,000 and is also exempt from levy limits under sections 275.70 to 275.74 for taxes payable in the following calendar year, if levy limits are in effect. However, participation in the standard measures/performance measurement program does not exempt a county or city from the new 2013 property tax levy limits, which are found in a different section of law.

Reporting Requirements

In order to receive the per capita reimbursement and levy limit exemption, counties and cities must:

File a report with the Office of the State Auditor by **July 1**. This report will consist of:

1) A **resolution** approved by the city council or county board declaring that:

- The city/county has adopted and implemented the minimum 10 performance measures from each applicable service category and the system developed by the Council on Local Results and Innovation (PDF format).
- The city/county will report the results of the measures to its residents before the end of the calendar year through publication, direct mailing, posting on the entity's website, or through a public hearing at which the budget and levy will be discussed and public input allowed (PDF format).

2) A **document** showing the actual results of the performance measures adopted by the city/county (PDF format).

E-mail the resolution and document as attachments in PDF format to performancemeasures@osa.state.mn.us.

Performance Measurement System Documents

- Sample Resolution For Cities/Counties Participating For The First Time (MS Word document, 41k)
- Sample Resolution For Cities/Counties In The Second Year Of Program Or After (MS Word document, 41k)
- Performance Measures for Cities (pdf, 95k)
- Performance Measures for Counties (pdf, 91k)
- Performance Measurement System Requirements (pdf, 80k)

Performance Measurement Program

Further Questions

If you have any questions regarding the program or the reporting requirements, see our FAQs page or send an e-mail to performancemeasures@osa.state.mn.us.

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

CC Regular Session **4. 17.**

Meeting Date: 06/25/2019

By: Tim Gladhill, Community Development

Information

Title:

Adopt Resolution #19-149 Approving Amendment No. 1 to Community Development Block Grant and HOME Investment Partnerships Program Cooperation Agreement.

Purpose/Background:

The purpose of this case is to consider reauthorization to participate in Anoka County's CDBG and HOME funding cycle and process. The City is not obligated to participate through Anoka County. Participation does not award any funding awards. Participation allows the City to utilize Anoka County's agreements and plan with the Department of Housing and Urban Development (HUD). The City could request to become an entitlement community, meaning having a direct agreement with HUD. However, given the relatively small number of times the City has accessed these funds, the administrative overhead of participating directly would not be a cost-effective approach. There is not financial implication to participating; simply leveraging Anoka County's participation.

Community Development Block Grants (CDBG) and HOME Investment Partnership Program (HOME) are federal programs/grants that can assist local communities. More information is attached to this case.

Notification:

Notification is not required.

Observations/Alternatives:

See above and attached.

Funding Source:

This case is being handled as part of normal Staff duties. There is no financial contribution nor policy implications.

Recommendation:

Staff recommends approval of the amended agreement.

Action:

Motion to adopt Resolution #19-149 approving Amendment No. 1 to Community Development Block Grant and HOME Investment Partnerships Program Cooperation Agreement.

Attachments

Request

Amendment 1 to Cooperation Agreement

Resolution #19-149

Anoka County Background - CDBG and HOME

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	06/20/2019 01:31 PM
Form Started By: Tim Gladhill		Started On: 06/10/2019 04:38 PM
Final Approval Date: 06/20/2019		

From:	Kurt Ulrich
To:	Colleen Lasher
Cc:	Kathy Schmitz; Tim Gladhill
Subject:	FW: 2020-2022 CDBG/HOME Urban Requalification Request for City of Ramsey
Date:	Monday, June 10, 2019 3:59:20 PM
Attachments:	Ramsey - Amendment No.1 to CA - 2019.docx image002.png

Please put this on the June 25 Consent agenda for action.

Tim,
Do you see any issues with this?

Thanks,

Kurt

From: Linda Hedstrom <Linda.Hedstrom@co.anoka.mn.us>
Sent: Friday, June 07, 2019 2:43 PM
To: Kurt Ulrich <kulrich@ci.ramsey.mn.us>
Subject: 2020-2022 CDBG/HOME Urban Requalification Request for City of Ramsey

Good Afternoon,

As part of the 2020-2022 CDBG/HOME Urban Requalification process, we have another request that needs your response. HUD has updated several regulations since our last requalification, and we need to incorporate those changes into the *Cooperation Agreement* previously signed by the city and county.

Attached is *Amendment No. 1 to Community Development Block Grant and HOME Investment*

Partnerships Program Cooperation Agreement. The *Amendment* details (in items 1 and 2) the updated language that is being added. No other terms of the Agreement are being changed or amended.

We ask that after reviewing the *Amendment*, you and the mayor sign and date the second page where indicated. Once the city has signed, please mail the original-signature *Amendment* to my attention and county representatives will sign their portion. A copy of the fully executed document will be sent to you for your records. We will also be providing HUD's Minneapolis office with this information.

As there is a deadline for getting this information to HUD, **we'd appreciate receiving your response by no later than July 1, 2019.** If you have any questions, please contact me. Thank you.

Linda Hedstrom, CD Prog. Asst.

Anoka County
COUNTY ADMINISTRATION
Community & Governmental Relations

West Courthouse, Suite W250
2100 3rd Avenue
Anoka, MN 55303
DD: 763-324-4601
FAX: 763-324-4610

NOTICE: Unless restricted by law, email correspondence to and from Anoka County government offices may be public data subject to the Minnesota Data Practices Act and/or may be disclosed to third parties.

AMENDMENT NO. 1
TO COMMUNITY DEVELOPMENT BLOCK GRANT and
HOME INVESTMENT PARTNERSHIPS PROGRAM
COOPERATION AGREEMENT

THIS AMENDMENT is made and entered into this _____ day of _____, 2019 ("Effective Date"), by and between the County of Anoka, a political subdivision of the State of Minnesota, 2100 Third Avenue, Anoka, Minnesota, 55303 ("County"), and the City of Ramsey, a municipal corporation under the laws of the State of Minnesota, 7550 Sunwood Drive NW, Ramsey, MN 55303 ("Cooperating Community").

WITNESSETH:

WHEREAS, the Cooperating Community and the County have determined that it is desirable and in the interests of its citizens that the County qualifies as an urban county within the provisions of the Housing and Community Development Act of 1974, Title I, of Public Law 93-383, as amended (42 USC 5301 et seq) (the "Act").

WHEREAS, the Cooperating Community and the County previously entered into an auto-renewable Cooperation Agreement ("Agreement") which authorizes the County to participate with the Cooperating Community in undertaking, or to assist in undertaking, essential community development and housing assistance activities pursuant to the CDBG Entitlement Program and the HOME Investment Partnerships Program; and

WHEREAS, the parties' Cooperation Agreement provides that, from time to time, as federal laws and regulations change, updates to the Agreement may be required to bring the terms into compliance with federal HUD regulations; and

WHEREAS, the County intends that identical amendments to cooperation agreements will be executed between the County and other cities and townships within the County, thus enabling the County to continue to qualify under the Act and remain in compliance with HUD guidance, CPD 19-04 issued on March 8, 2019.

NOW, THEREFORE, in consideration of the mutual covenants hereinafter stated and those contained in the original Cooperation Agreement, the parties agree to amend the Agreement as follows:

1. Section V. entitled "Special Provisions," paragraph C. is amended to add the following language at the end of the provision:

   "If either party refuses to adopt an amendment incorporating changes necessary to meet requirements for cooperation agreements set for in an Urban County Qualification Notice applicable for a subsequent three-year county qualification period, such failure to comply will void the automatic renewal for such qualification period."

2. Section V. entitled “Special Provisions,” paragraph G. is amended to add the following language at the end of the provision:

“A unit of general local government may not sell, trade, or otherwise transfer all or any portion of such funds to another such metropolitan city, urban county, unit of general local government, or Indian tribe, or insular area that directly or indirectly received CDBG funds in exchange for any other funds, credits or non-Federal considerations, but must use such funds for activities eligible under title I of the Act.”

3. This Amendment is hereby made a part of and shall be amended to the Cooperation Agreement of the parties.

4. All other terms and conditions of the original Cooperation Agreement, not modified by this Amendment, shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have set their hands on the dates indicated.

COUNTY OF ANOKA

By: _____
Scott Schulte, Chair
County Board of Commissioners

Dated: _____

ATTEST

By: _____
Rhonda Sivarajah
County Administrator

Dated: _____

APPROVED AS TO FORM

By: _____
Christine Carney
Assistant County Attorney

Dated: _____

CITY OF RAMSEY

By: _____
John LeTourneau
Its: Mayor

Dated: _____

ATTEST

By: _____
Kurt Ulrich
Its: Administrator

Dated: _____

APPROVED AS TO FORM

By: _____

Dated: _____

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

RESOLUTION #19-149

RESOLUTION APPROVING AMENDMENT NO. 1 TO COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME INVESTMENT PARTNERSHIPS PROGRAM COOPERATION AGREEMENT

WHEREAS, CDBG and HOME are federal grants that can aid communities in revitalization efforts; and

WHEREAS, for a number of years, the City has had access to these grants through Anoka County; and

WHEREAS, recent changes to federal law require that the City approve an amendment to the existing Cooperation Agreement..

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

1) The City Council approves Amendment 1 to the Cooperation Agreement.
2) The Mayor and City Administrator are authorized to sign on behalf of the City.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Existing Vacancy
Existing Vacancy

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 25th day of June, 2019.

_____
Mayor

ATTEST:

_____

City Clerk

CDBG & HOME Investment Partnerships Program

Community Development Block Grant (CDBG)

The Community Development Block Grant (CDBG) program is the federal government's primary program for promoting community revitalization. CDBG provides annual grants on a formula basis to Anoka County.

CDBG program has three national objectives:

- Benefit low and moderate income persons
- Aid in the prevention or elimination of slums or blight
- Meet community needs that present a serious or immediate threat to the health or welfare of the community

HOME Investment Partnerships Program (HOME)

The HOME Investment Partnerships Program (HOME) provides formula grants to localities to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people. HOME is the largest Federal block grant to state and local governments designed exclusively to create affordable housing for low-income households.

HOME program funds are awarded annually as formula grants to participating jurisdictions. The program's flexibility allows local governments to use HOME funds for grants, direct loans or loan guarantees.

The program was designed to reinforce several important values and principles of community development:

- HOME's flexibility empowers people and communities to design and implement strategies tailored to their own needs and priorities.
- HOME's emphasis on consolidated planning expands and strengthens partnerships among all levels of government and the private sector in the development of affordable housing.
- HOME's technical assistance activities and set-aside for qualified community-based nonprofit housing groups builds the capacity of these partners.
-

HOME's requirement that participating jurisdictions match 25 cents of every dollar in program funds mobilizes community resources in support of affordable housing.

Davis Bacon / Prevailing Wage Requirements

The Davis-Bacon Act requires the payment of prevailing wage rates (which are determined by the U.S. Department of Labor) to all laborers and mechanics on construction projects in excess of $2,000 receiving federal funds. Construction includes alteration and/or repair, including painting and decorating.

Related Documents

Davis Bacon & Prevailing Wage Forms

- Contractor Subcontractor Certification (PDF)
- Payroll Form (PDF)
- Davis-Bacon Prevailing Wage Checklist
- Davis Bacon Information
- Davis Bacon Job Site Poster

CDBG/HOME Program Forms

- Typical Calendar Year for Community Development Department (PDF)
- CDBG Public Services Disbursement Request 2018
- CDBG Project Disbursement Request 2018
- HOME Resale-Recapture Policy
- HOME Disbursement Request

Center

Anoka County, Minnesota
2100 3rd Avenue
Anoka, MN 55303
Ph: 763-324-4000

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CC Regular Session **4. 18.**

Meeting Date: 06/25/2019

By: Colleen Lasher, Administrative Services

Information

Title

Adopt Resolution #19-141 to Hire a Part-time Community Service Officer Back-filling a Vacant Position

Purpose/Background:

The purpose of this case is to request the City Council to hire a part-time Community Service Officer, back-filling the current vacancy.

The City employs two part-time Community Service Officers (CSO). The positions are needed to support the City's basic daily work and the Strategic Plan. Specifically, it works to maintain a highly functional staff by employing a dedicated/cost effective person to handle somewhat routine police and community tasks. Community Service Officers are responsible for handling animal control duties, some code enforcement activities, support services to patrol officers, administrative errands, vehicle maintenance and repairs, receiving and investigating ordinance complaints and documenting findings, as well as assisting with crime prevention issues.

The City conducted a recruitment previously in 2019 to fill an earlier CSO vacancy. Mr. Grant Olson was part of that recruitment. Staff reached out to Mr. Olson and advanced him in this hiring process. Mr. Olson successfully passed the City's background investigations and pre-employment testing. If hired, Mr. Olson will be subject to a 6-month probationary period, the City's Personnel Policy and AFSCME union contract.

Funding Source:

The funding required for this position is well within the 2019 budget and represents a savings when compared to the original amount budgeted.

Recommendation:

Staff recommends adopting the attached resolution.

Action:

Motion to adopt resolution #19-141 hiring Mr. Grant Olson as a part-time Community Service Officer working an average of 25 hours per week, effective on or near July 1, 2019 at $19.93 per hour, which is step 1 of the 2019 wage scale.

Attachments

Job Description
Resolution 19-141

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	06/20/2019 02:10 PM
Form Started By: Colleen Lasher		Started On: 06/17/2019 12:04 PM
Final Approval Date: 06/20/2019		

CITY OF RAMSEY JOB DESCRIPTION / POSITION ANALYSIS

POSITION TITLE: Community Service Officer

DEPARTMENT: Police

POSITION TITLE OF IMMEDIATE SUPERVISOR: Sergeant

SUBJECT TO RANDOM D.O.T DRUG AND ALCOHOL TESTING: Yes

FLSA STATUS: Non-Exempt

PRIMARY OBJECTIVE OF POSITION:

Perform support duties to police operations and the community. Perform regularly scheduled community service work for public protection and crime prevention. Primary service goals include providing cost-effective public safety and superior customer service.

This is a uniformed, non-sworn position with the City of Ramsey Police Department.

RESPONSIBILITIES:

A. Perform animal control duties
B. Perform code enforcement activities
C. Provide support services to patrol officers as needed
D. Perform administrative errands as needed
E. Assist with vehicle maintenance and repairs
F. Receive and investigate ordinance complaints and document findings
G. Assist with crime prevention issues
H. Perform other duties as assigned by the Supervisor

TASKS RELATED TO RESPONSIBILITIES:

A. Perform animal control duties
    1. Respond to complaints of barking dogs and other nuisances created by pets or wild animals
    2. Enforce animal control ordinances
    3. Impound loose, abandoned, vicious, or rabid animals
    4. Dispose of dead animal carcasses
    5. Investigate animal bite cases and prepare animal bite reports and properly quarantine animals as needed

B. Perform code enforcement activities
   1. Receive and investigate code enforcement complaints and violations of municipal ordinances including, but not limited to, junk cars, burning violations, trash violations, parking violations, or others
   2. Follow City Code and/or City policies for issuing verbal and/or written citations
   3. Work with Community Development Department as needed
   4. Coordinate abatement procedures and maintain necessary documents

C. Provide support services to patrol officers as needed
   1. Assist with motor vehicle traffic control
   2. Assist motorists and respond to vehicle lock-outs
   3. Perform other duties as needed
   4. Render first-aid as appropriate
   5. Perform vehicle lock-outs

D. Perform administrative errands as needed
   1. Pick-up or deliver equipment or operational supplies
   2. Make various deliveries

E. Assist with vehicle maintenance and repairs
   1. Set-up maintenance schedules
   2. Maintain vehicle maintenance and equipment repair records
   3. Assist in squad car set-up
   4. Conduct minor repairs and/or coordinate servicing of police department equipment

F. Receive and investigate ordinance complaints and document findings
   1. Take calls from dispatch
   2. Take calls when assigned by office personnel
   3. Complete all necessary paperwork
   4. Maintain records of complaints, violations, abatement, and other activity

G. Assist with crime prevention issues
   1. Assist the Crime Prevention Specialist in various programs as needed
   2. Maintain and foster excellent community relations
   3. Participate in emergency preparedness activities

H. Performs other duties as assigned at the verbal or written direction of a supervisor

KNOWLEDGE, SKILLS, AND ABILITIES:

- Ability to effectively communicate in English, both orally and in written form
- Ability to maintain effective working relationships with all levels of staff, residents, and personnel from other agencies
- Ability to cope with situations firmly, courteously, tactfully, and with respect to citizens' rights – even under stressful conditions

- Ability to maintain confidentiality, prioritize duties, and work independently with limited supervision
- Ability to act in a decisive manner, using good judgment
- Ability to prepare accurate and thorough reports
- Ability to maintain certification as a First Responder or in First Aid
- Knowledge of principles, procedures, techniques, and equipment of law enforcement
- Knowledge of animal restraint and care techniques
- Knowledge and ability to use computers including word processing and spreadsheets
- Demonstrate consistent, regular attendance at work
- Ability to work outdoors in all weather conditions

TRAINING AND EXPERIENCE:

Minimum Requirements

- High school degree or equivalent
- Must be a minimum of 18 years old
- Must possess a valid class D Driver's License with a good driving record
- Must have been certified in First Aid or C.P.R. or able to acquire an equivalent level of certification within six months of hire (Dept. Paid)
- Must pass job-related physical examination, drug screen, and extensive background investigation
- Computer experience including word processing and the use of spreadsheet software

Desirable Training and Experience

- Current status as a law enforcement student
- Formal training in traffic and pedestrian control
- Experience/training in observation and recollection of events
- Experience/training in law enforcement or security
- Experience/training in dealing with animals
- Experience/training as a fire fighter
- One year or more of public contact or customer service experience

This Job Description is not intended to be all-inclusive. It is within the City of Ramsey's discretion to assign additional duties and responsibilities or remove duties and responsibilities at any time. This Job Description does not constitute a Contract of Employment.

Updated: January 2014
Updated: March 2015
Updated: June 2019

JOB ACTIVITY REQUIREMENTS
Community Service Officer

	Job activity requirements				
	Physical Activities	**Very Important**	**Important**	**Slightly Important**	**Not Important**
1	Standing	x			
2	Sitting	x			
3	Walking	x			
4	Lifting	x			
5	Pushing / Pulling	x			
6	Carrying	x			
7	Climbing			x	
8	Kneeling		x		
9	Crawling			x	
10	Crouching	x			
11	Bending at waist	x			
12	Reaching	x			
13	Handling Objects	x			
14	Repetitive Hand Motion	x			
15	Use of Arm Muscles over Extended Periods		x		
16	Use of Leg Muscles over Extended Periods		x		
17	Overhead Work			x	
18	Stationary desk or bench work	x			

This job requires employees to be able to lift and carry up to 50 pounds without assistance.

	Job working conditions		
		Yes	**No**
1	Working Outdoors	x	
2	Working Indoors	x	
3	Operating forklifts or dangerous equipment		x
4	Operating motor vehicles	x	
5	Providing work direction to other employees		x
6	Working with chemicals		x
7	Working near fumes and vapors	x	
8	Driving a City vehicle or personal vehicle	x	
9	Driving is an essential function of this job	x	
10	Subject to random DOT drug and alcohol testing		x

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #19-141

RESOLUTION TO HIRE A PART-TIME COMMUNITY SERVICE OFFICER

WHEREAS, there is a Community Service Officer vacancy; and

WHEREAS, an internal recruitment process was conducted; and

WHEREAS, Mr. Grant Olson has been selected as the top candidate for the position averaging 25 hours per week; and

WHEREAS, staff has completed the necessary background checks and is recommending that Mr. Grant Olson be hired as a part-time Community Service Officer at $19.93 per hour effective on or near Monday, July 1, 2019; and

WHEREAS, Mr. Grant Olson will be subject to a 6-month probationary period, the City's Personnel Policy and AFSCME union contract.

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

1) Motion to adopt resolution #19-141 hiring Mr. Grant Olson as a part-time Community Service Officer working an average of 25 hours per week, effective on or near July 1, 2019 at $19.93 per hour, which is step 1 of the 2019 wage scale.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 25th day of June 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: 06/25/2019

By: Chloe McGuire Brigl, Community Development

Information

Title:

PUBLIC HEARING: Adopt Resolution #19-122 Related to Site Plan Approval for M&G Trailer at 9349 Highway 10 NW (Project No. 19-116); Case of Stone Construction Inc.

Purpose/Background:

The purpose of this case is to review a proposed site plan, and associated plan, conditional use permit (CUP) and variance request from M&G Trailer (the "Applicant") at 9349 Highway 10 (the "Subject Property") for a service center and outdoor storage of trailers. M&G Trailer is currently located in Ramsey at 7575 Highway 10 NW near the COR and is also leasing land from the City on the adjacent property to the east. The Applicant has a business selling and repairing trailers. They need a larger location and wish to stay in Ramsey in proximity to Highway 10 NW.

The items incorporated into this review include:

1. Site Plan Review
2. Conditional Use Permit (CUP) Request
3. Plat

The Planning Commission met and held a public hearing on June 6, 2019 and passed a variance to allow private utilities onsite instead of a connection to City utilities, contingent upon the site plan and plat being approved. There is also a condition in the development agreement that will require connection to City utilities within two (2) years of availability to the site. Currently utilities are over one mile away.

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. A notice was published in the Anoka Union Herald, the City's official newspaper. A public hearing was held on June 6, 2019 at the Planning Commission meeting for the variance, plat, and site plan request. This meeting's public hearing is for the Conditional Use Permit request.

Observations/Alternatives:

Summary

The site is approximately 7 acres in size and is on the western side of Ramsey, directly off Highway 10. The Subject Property is currently zoned B-2 Highway Business and is within the MUSA, though utilities are not near the Subject Property. The site is currently platted as Outlot D of Northfork, and will require platting into a buildable lot in order to build onsite. The site plan does seem to meet all the requirements of the B-2 Highway Business District, including setbacks, building size, building location, and parking; though the architectural details will need to be updated and reviewed by Staff before recording the final plat.

Conditional Use

The Applicant is proposing trailer sales and repair with significant outdoor storage of trailers. This use is a Conditional Use in the B-2 District, and there is a public hearing tonight for said request. The Applicant has proposed paving the entire site and striped the outside of the parking lanes to ensure adequate space for public safety (e.g. firetrucks) onsite if needed.

Parking
In order to ensure that the site meets the requirements of the City Code, the parking spaces for the trailers be paved and there must be concrete curb and gutter onsite. The Applicant has proposed light duty pavement on the storage spaces and heavy duty pavement on the areas near the service bays, employee parking, and customer parking. Staff does believe this meets the intent of the ordinance. Additionally, in order to keep safe drive aisles for public safety and fire, Staff has recommended that the parking areas are clearly striped and designated from the driving aisles at all times.

Access
The site has direct access onto Highway 10 NW, and there will not be any staging or loading/unloading allowed on Highway 10 NW at any time. Staff has reached out to the MnDOT for comment, who noted required MnDOT permits. MnDOT will need to approve the entrance to the site before final plat approval. The typical threshold for requiring a turn lane is 100 cars per day, according to the MnDOT. MnDOT is currently reviewing the entrance to ensure there is enough space for semi slow-down and turning onsite. The Applicant will need to update plan sheets with any conditions the MnDOT imposes.

Architecture
A proposed architectural rendering is attached to this case; this was not available until the week of June 16, 2019, so the Planning Commission wasn't able to review or comment. Based upon previous industrial buildings in the City (e.g. Bunker Lake Industrial Park), Staff believes there should be additional accents and colors. The Applicant is proposing precast concrete painted tan. There is a blue accent over the door, staff believes this should be extended throughout the building. The north and west elevations have little architectural details.

Planning Commission Meeting
The Planning Commission met on June 6, 2019 and discussed the project. They were generally supportive of the project and passed a variance to allow private utilities onsite. One neighboring business attended and was concerned about the possibility for loading and staging on the shoulder, and stated that the current site poses a hazard with significant use of the shoulder. Staff noted that this would not be allowed at the new location, and isn't allowed at the current location. Staff will be terminating the lease with the property owner for a portion of the current site when they move to the new location. Minutes from the Planning Commission meeting are incorporated for reference.

Funding Source:

The Applicant is responsible for all costs associated with this request. The Applicant does currently rent land from the City of Ramsey for their current location, the lease for which will be terminated upon a successful move to the new property and restoration of that site to its previous condition.

Recommendation:

The Planning Commission recommended approval of the project.

Action:

Motion to Adopt Resolution #19-122 Approving Site Plan, Conditional Use Permit, and Final Plat for M&G Trailer at 9349 Highway 10 NW.

Attachments

Application
Site Location Map

June 6, 2019 DRAFT Planning Commission Minutes
Planning Report 5.29.19
Landscape Report 5.13.19
Plan Set
Proposed Color Elevations
Staff Review (ProjectDox)
Sample Development Agreement
Final Plat Sheet
Resolution #19-122

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	06/20/2019 08:55 AM
Kurt Ulrich	Kurt Ulrich	06/20/2019 02:04 PM
Form Started By: Chloe McGuire Brigl		Started On: 06/14/2019 10:56 AM
Final Approval Date: 06/20/2019		

City of RAMSEY

RECEIVED
MAY 02 2019
BY:

Land Use Application

19-116

☐ 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:	Paul Stone		
Street Address:	2181 107th LN NE		
City, State, ZIP:	Blaine, MN 55449		
Home Phone:		Work Phone:	763-784-1950
Email:	paul.s@stoneconstructioninc.com	Fax Number:	763-784-9707
Name of Business (if applicable):	Stone Construction Inc.		
Business Address (if applicable)	2181 107th LN NE		
Business City, State, ZIP	Blaine, MN 55449		
Business Phone:	763-784-1950	Business Fax:	

Subject Property Information

(Location of Application)

Address	9349 Hwy 10 NW
PIN	19-32-25-24-0002
Legal Description	Outlot D Northfork, Anoka County
Zoning District	B-2

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:	RALPH LLC		
Street Address:	7575 Hwy 10 NW		
City, State, ZIP:	Ramsey, MN 55303		
Home Phone:		Work Phone:	763-506-0930
Email:	steve@mgtrailer.com	Fax Number:	

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

New Building for M&G Trailer Sales and Service

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		Co-Applicant Signature	
Printed Name	Paul Stone	Printed Name	
Title	V President	Title	
Date	5/1/19	Date	

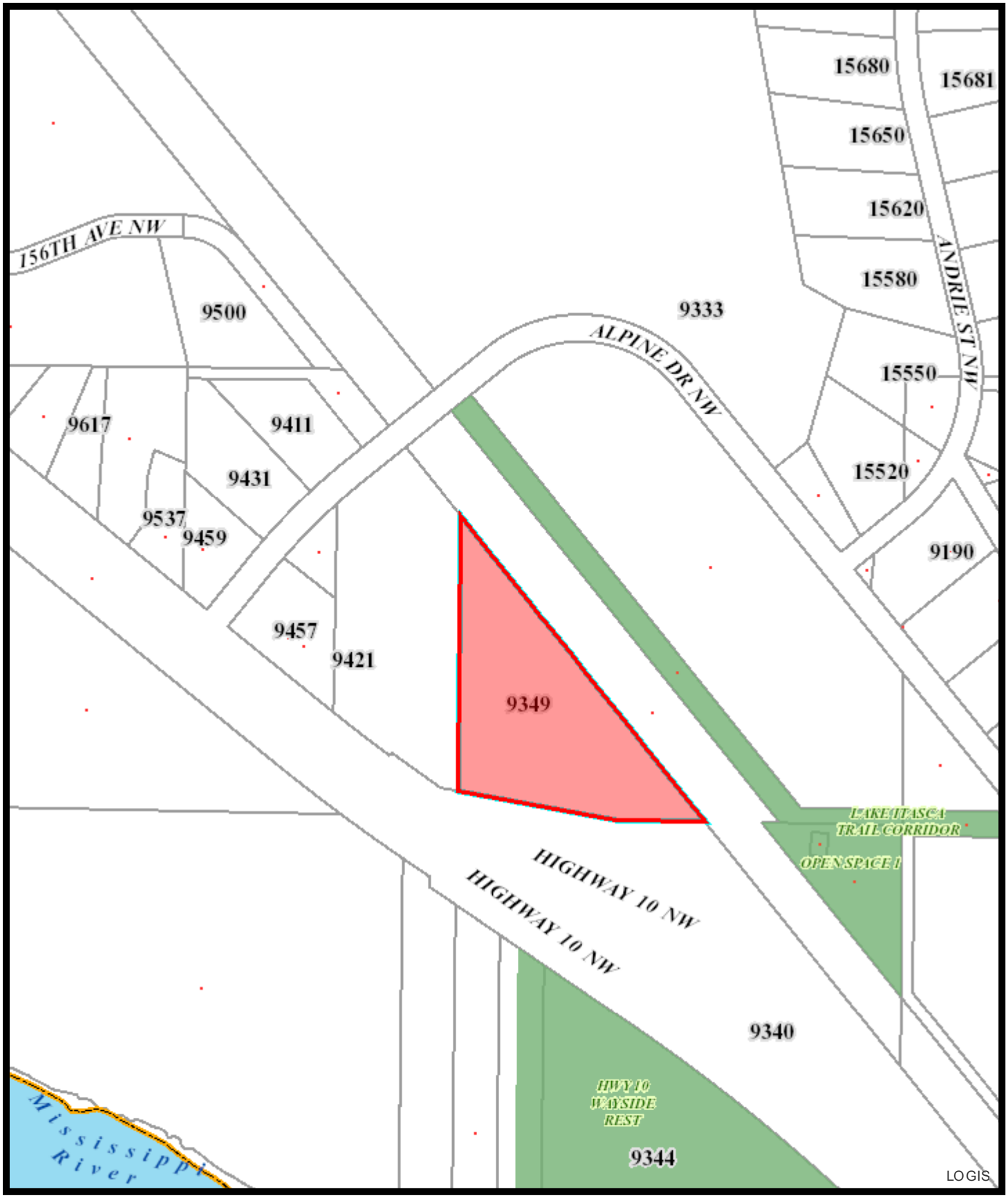
I understand that the application fee is non-refundable. All costs associated with the processing of this application are the responsibility of the applicant whether this application is approved or denied. Any excess of escrow account deposits over expenditures will be refunded at the time of account 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	Steve Jung	Printed Name	
Title	Owner	Title	
Date	5-1-19	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.

19-32-25-24-0002
9349 HIGHWAY 10 NW

Site Location Map



Feet
0 100200 400 600 800

Print Date: May 3, 2019

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, June 6, 2019, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Randy Bauer Commissioner Bruce Anderson Commissioner Cheri Gengler Commissioner Torrey Johnson Commissioner Eric Peters Commissioner Gary VanScoy Commissioner Matt Woestehoff
Members Absent:	None
Also Present:	Community Development Director Timothy Gladhill City Planner Chris Anderson City Planner Chloe McGuire Brigl Planning Consultant Eric Maass

[sections deleted]

5.05: Public Hearing: Adopt Resolutions #19-100 and #19-122 Related to Site Plan Approval for M&G Trailer at 9349 Highway 10 NW (Project No. 19-116); Case of Stone Construction, Inc.

Public Hearing

Chairperson Bauer called the public hearing to order at 8:36 p.m.

Presentation

City Planner McGuire Brigl presented the staff report and recommended approval of Resolution #19-100 granting a variance for a private, commercial well and septic system on the subject property and also supported the Planning Commission recommending that the City Council adopt Resolution #19-122 granting a Conditional Use Permit and approving the Sketch Plan and Site Plan.

Commissioner Anderson asked if this is City property or privately-owned property.

City Planner McGuire Brigl replied that the property is privately owned.

Commissioner VanScoy noted that the septic area had been identified and asked where the applicant intends to put a well.

The Applicant stated that the well was south of the building on a parking island.

Commissioner VanScoy acknowledged the work being done to improve traffic on Highway 10. He asked if there is a desire to add an additional access onto the roadway.

Community Development Director Gladhill noted that the City would not have control over that element. He stated that it is not ideal but in the future access may be provided from the back of the parcel. He stated that there is not yet an approved plan for this section of the Highway 10 corridor.

Commissioner Anderson asked if there has been discussion on moving the weigh station.

Community Development Director Gladhill noted that has been a part of the Highway 10 planning effort but unfortunately MnDOT does not have plans or desires to relocate the weigh station or rest stop.

Citizen Input

Paul Stone, 2181 107th Lane in Blaine, stated that the well would be located on the south side of the building and identified the proposed location.

Eric Nathe, Riverside Farms in Elk River, stated that stretch of Highway 10 is horrible. He stated that he is one of three farmers that use Highway 10 every day. He stated that he has been on the highway when trailers are being unloaded and it is not simple. He stated that he has purchased a trailer from M&G and supports the business, he simply believed that there should be a better entrance to the business to allow sufficient space for trucks and semis accessing that site. He stated that he would prefer to have two accesses. He did not see the point of requiring a holding pond on the property.

Community Development Director Gladhill noted that the stormwater pond is required to treat the runoff from the impervious surface. He stated that the business has been informed not to park on the shoulder/right-of-way from the DOT.

Mr. Nathe stated that he does not have a problem with the request but believes that the trucks attempting to access the site will have problems. He stated that if the holding pond were moved to the back corner that would provide additional space for a second access.

Chairperson Bauer noted that the State controls Highway 10 access and it would be unlikely that DOT would support a second access.

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

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

Chairperson Bauer closed the public hearing closed at 8:50 p.m.

Commission Business

Commissioner Anderson asked if there would be a deceleration lane or right turn lane to access this site.

City Planner McGuire Brigl stated that the application has been submitted to MnDOT for review, but comments have not yet been received.

Commissioner Anderson stated that he would strongly recommend a turn lane for the access.

Commissioner Woestehoff asked if any recommendation would contingent upon the tree preservation plan.

Chairperson Bauer confirmed that the Conditional Use Permit would be contingent upon completion of that action.

Motion by Commissioner Anderson, seconded by Commissioner Peters, to recommend that City Council adopt Resolution #19-100 Granting a Variance from the Requirement for City Utilities on the Subject Property.

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

Motion by Commissioner Peters, seconded by Commissioner Johnson, to recommend that City Council adopt Resolution #19-122 Approving a Conditional Use Permit, Site Plan and Sketch Plan for M&G Trailer.

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

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

Date	5/29/19	Project Site	9349 Highway 10 NW PID 19-32-25-24-0002 Outlot D Northfork
Project Title	M&G Trailer Sales Technical Review		
Escrow #	116923		
Department:	Community Development: Planning Division (Zoning Code)		
Technical Reviewer:	Name: Chloe McGuire, City Planner Phone: (763) 433-9821 Email: CMcGuire@ci.ramsey.mn.us		

Site Plan Review

Summary of items required for project:

- Conditional Use Permit – to allow for motor vehicle, implement, sales and service and outdoor storage
- Variance – to allow a commercial private well and septic system within MUSA Boundary
- Sketch Plan – create a 9-acre commercial/retail lot [needs to be replatted because it's an outlot]
- Site Plan Review – 20,000 square foot office, showroom, and service center

General: The site is currently platted as Outlot D Northfork and needs to be re-platted as part of this process in order to create a buildable lot.

Zoning: The site is currently zoned B-2 Business District and is within the MUSA boundary.

B-2: Intent. The purpose of the B-2 Highway Business District is to provide for and limit the establishment of motor vehicle oriented or dependent and convenience type, high intensity commercial and service activities characteristically located along major traffic carriers.

B-2 Standards		
	Required	**Proposed**
Building Setbacks		
Front Yard	35 feet	145 feet (south)
Side Yard	10 feet	10 feet (west)
Side Yard	10 feet	220 feet (east)
Rear Yard	35 feet	337 feet (north)
Setback from major and minor arterials and county and state roadways	60 feet from centerline of road right-of-way plus local applicable setback	120+ feet
Parking and pavement (includes maneuvering areas) setback from street right-of-way	20 feet	

Maximum Coverage for All Principal and Accessory Buildings	35%	6.6%
Maximum Building Height	35 feet	25 feet

Use:

- Conditional use: Under Section 117-115 B-2 Highway Business District, Motor Vehicle, implement, and recreation equipment sales and service is considered a Conditional Use
    - Required: Conditional use permit
- Accessory use: Open and outdoor storage as an accessory use not to exceed 30% of the property provided that
    - Storage area may only be located in the side or rear yard. The storage area may not be located in the front yard.
    - Storage area is surfaced with concrete or bituminous with continuous B6/12 concrete curb and gutter if located in the side yard.
    - Items stored outdoors shall comply with Chapter 30 of the Ramsey City Code entitled Public Nuisances.

  Note: The outdoor storage onsite does exceed the 30% allowed but Staff can include the overage as part of the site plan review and Conditional Use Permit application.

Variances: As proposed, the site plan requires a variance for a commercial well and septic system onsite instead of connecting to City utilities.

1. **Variance for private commercial well and septic system:**
    a. Reasonable? Yes, a commercial use is a reasonable use of the property and that requires utilities of some sort. Due to the distance required to extend public utilities – it does seem reasonable to request a variance.
    b. Unique? Yes, the site is oddly situated and though in the MUSA, there are not utilities nearby.
    c. Character? Will the character of the locality be effected? No. There are numerous systems in Ramsey.
    d. Practical difficulty? Yes, the developer would connect to City utilities if they were nearby, but the cost of extension is excessive due to the distance.

Architectural Standards:

1. **Summary:** The applicant is proposing a 6 bay indstruail building with a service bay on the front of the building. The building is a pre-cast tan building with red metal accents. The proposed building is approximately 20,336 square feet (with a 2,725 square foot mezzanine)

Requirement	Proposed
All exterior wall finishes on any building shall be: Face brick; Stucco; Glass; Natural stone; Specifically designed pre-cast concrete units whose surfaces have been integrally treated with an applied decorative material or texture; Factory fabricated panel materials if the panel material is to be of those noted in subsections a through e of this section; and other material as may be approved by the planning and zoning commission and council. Combinations of such materials shall be permitted.	Pre-cast concrete with metal accents
35 foot maximum height	25 feet

Landscaping: *See landscape and environmental resources for specific comments about landscaping and tree removal*. Please note the application was deemed incomplete due to the lack of a tree survey. It does appear that tree clearing began onsite prior to the tree survey, which will need to be taken into account when official tree survey is received. There are significant, older trees onsite which the EPB recommended attempt to be saved; however, the applicant is proposing to clearcut the property.

Streets and Access: The site plan includes access off Highway 10. M&G Trailers is currently located on Highway 10 near the COR, and Staff has witnessed loading and unloading of trailers on the shoulder of Highway 10 at their current location, though not allowed. **All loading and unloading of trailers needs to take place onsite. There may never be any loading or unloading off-site, on the shoulder of Highway 10, or in any location other than those designated for loading/unloading.**

Lighting: The applicant provided a photometric plan that appears to meet the requirements of the City Code. All lights must be hooded, there may be no direct lights onto Highway 10 or onto nearby residential properties. The applicant must ensure lighting is maintained in this manner.

Utilities and Municipal Services: Though in the MUSA, the applicant is proposing private utilities due to the length of connection required. The closest utilities are in the Riverstone subdivision. If at any time utilities are adjacent to the property, the site will need to connect to City utilities and pay all applicable connection fees.

Parks and Trails: The applicant will be required to pay park and trail fees.

Development Fees: Development Fees will be due with the Plat including, but not limited to, Park Dedication, Trail Development, Storm Water Management, Trunk Water and Trunk Sanitary Sewer, and Lateral Benefit Charges for Sewer and Water. These fees are collected at the time the Final Plat is recorded and at the rate in effect when the final plat is recorded.

Development Agreement: An executed Development Agreement will be required prior to releasing the plat for recording. Part of this Development Agreement shall include the future connection to City utilities and prohibiting loading/unloading on Highway 10 NW.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	MAY 13, 2019	**PROJECT ADDRESS**	TBD
PROJECT. TITLE	M & G TRAILERS		
ESCROW #	116923		
DEPARTMENT:	Planning Division (Landscape Plan & Environmental Resources)		
TECHNICAL REVIEWER:	Name: Chris Anderson Phone: 763-433-9817 Email: canderson@cityoframsey.com		

We offer the following comments regarding the civil engineering plans prepared by Hakanson Anderson, dated April 29, 2019, and by Stone Construction, dated April 22, 2019:

Sheet 2

- Add detail for Tree Save Fencing.

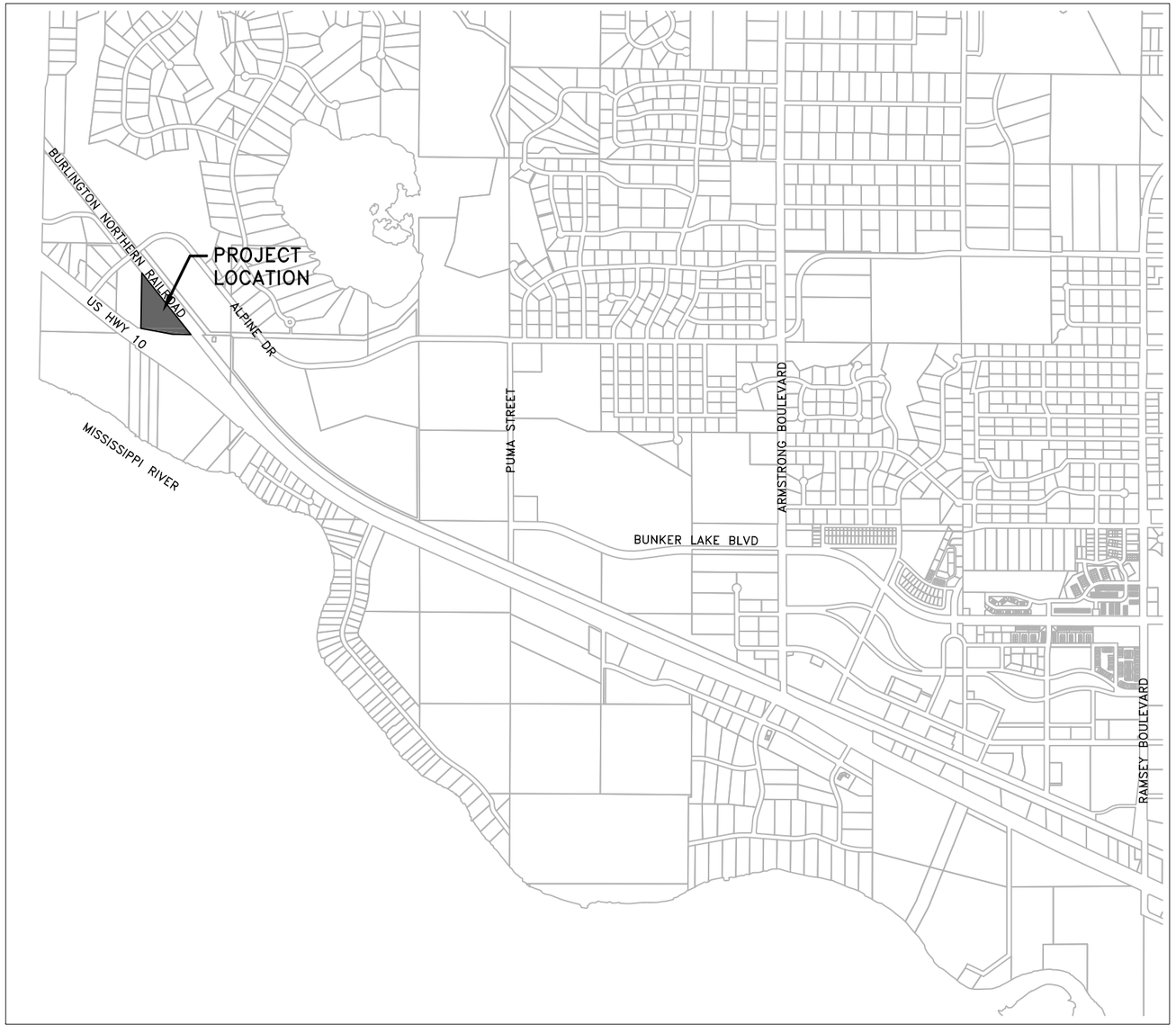
Sheet 4

- A Tree Inventory and Preservation Plan is a required submittal item that was not provided. This sheet shall include all oaks and evergreens with a Diameter at Breast Height (DBH) of four (4) inches or greater and all other deciduous trees with a DBH of eight (8) inches or greater and shall identify which trees will be saved and removed.
- At least thirty percent (30%) of existing trees shall be preserved. If not, for each one (1) inch of removal beyond this threshold, 1.25 DBH inches shall be replanted. Those must then be shown on the Landscape Plan.
- The table shall include a column to identify purpose of removal (e.g. storm water pond, general grading, invasive species, etc.). Credit is given for removal of certain types of trees (e.g. invasive species) and/or for certain removal purposes.

Sheet L1

- Under minimum quantities, update reference to ninety (90) trees required to ninety (90) shrubs required.
- For every ten (10) parking spaces provided, one (1) additional tree is required. Forty-five (45) parking stalls are proposed; thus, there needs to be at least five (5) additional trees added to the Landscape Plan. These trees shall either be planted in islands within the parking lot or directly adjacent to the parking areas to provide shade and visual relief.
- Update Planting Schedule to specify that shrub size at time of installation shall be at least twenty-four (24) inches in height.
- Provide details on all proposed fencing.
- Any proposed signage is subject to separate application and review. However, it may be beneficial to include at least conceptual plans to verify the proposed signage complies with City Code.
- Irrigation system shall be equipped with both a rain sensor as well as some form of water efficient technology, such as a soil moisture sensor, smart controller, etc.

M & G TRAILER SALES
CIVIL SITE CONSTRUCTION PLANS
RAMSEY, MINNESOTA



OWNER/DEVELOPER
M&G TRAILER SALES
CONTACT: STEVE JUNG
7575 US HWY 10
RAMSEY, MN 55303

ENGINEER/SURVEYOR
HAKANSON ANDERSON
3601 THURSTON AVENUE
ANOKA, MN 55303
SHANE M. NELSON, P.E.
shanen@haa-inc.com
BRIAN PERSON, P.L.S.
brian@haa-inc.com
763-427-5860

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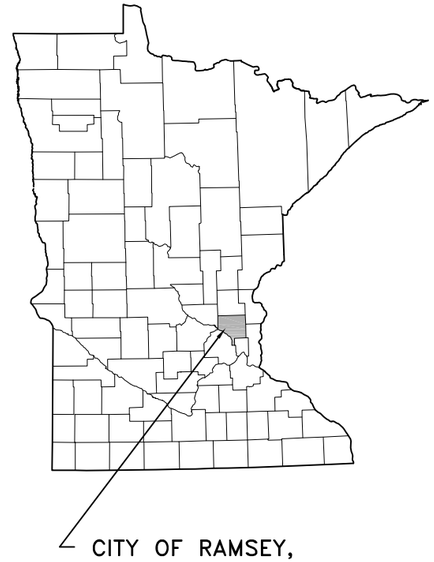

CITY OF RAMSEY,
ANOKA COUNTY,
MINNESOTA

GOVERNING SPECIFICATIONS

THE 2018 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" 2013 EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATIONS SHALL APPLY.

ALL FEDERAL, STATE AND LOCAL LAWS, REGULATIONS, AND ORDINANCES SHALL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.

ALL TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM TO THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE LATEST FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

SHEET INDEX
THIS PLAN CONTAINS SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2-3	DETAILS
4	EXISTING CONDITIONS & REMOVALS PLAN
5	PAVING PLAN
6	GRADING & DRAINAGE PLAN
7	EROSION CONTROL PLAN
8	UTILITY PLAN
9	STORM WATER POLLUTION PREVENTION PLAN

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.

SHANE M. NELSON, P.E.
HAKANSON ANDERSON
DESIGN ENGINEER

43381
LIC. NO.

DATE 4/29/19

DATE	REVISION

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-2, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520

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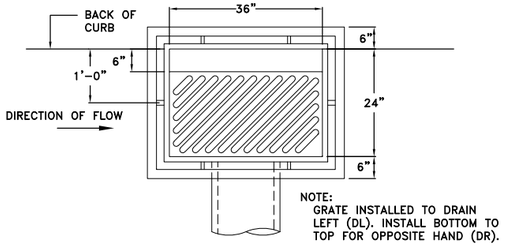
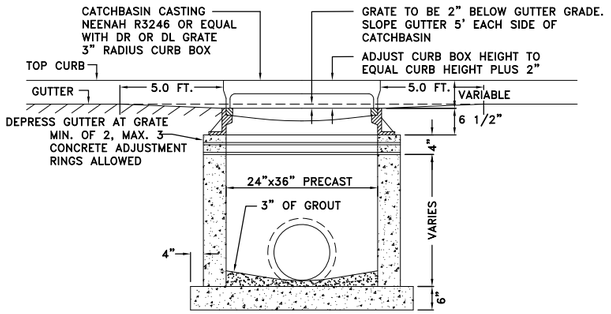
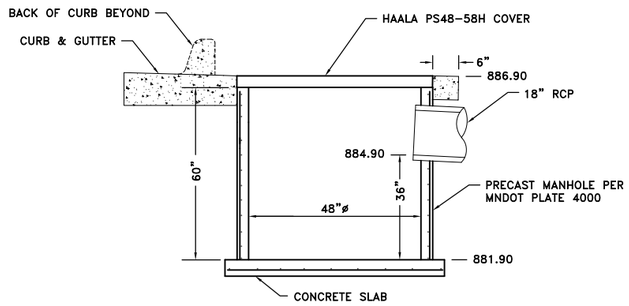


PLAN

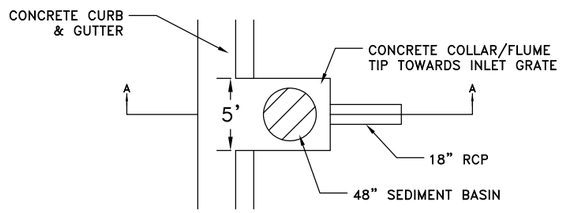


SECTION

1/2 STANDARD CATCH BASIN
NO SCALE

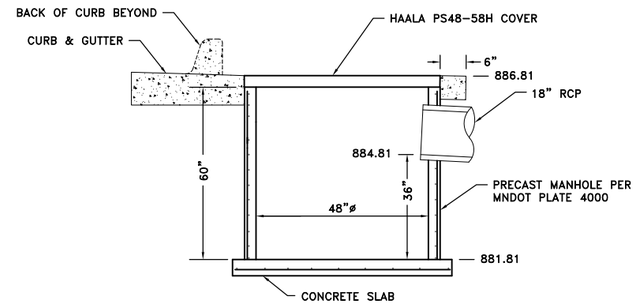


SECTION A-A

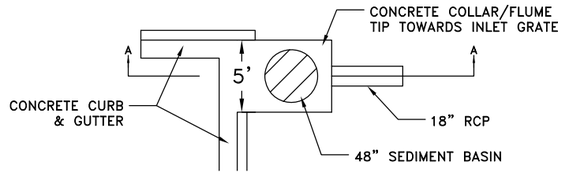


NOTE: COLLAR AND CURB SHALL BE POURED INTEGRAL

2/2 CB-2 (SEDIMENT BASIN)
NO SCALE

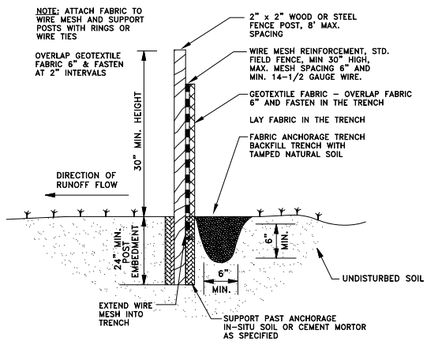


SECTION A-A

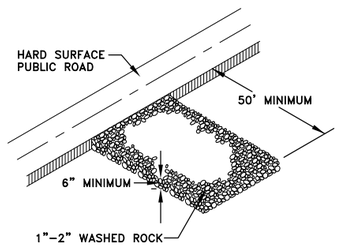


NOTE: COLLAR AND CURB SHALL BE POURED INTEGRAL

3/2 CB-3 (SEDIMENT BASIN)
NO SCALE



4/2 SILT FENCE DETAIL
NO SCALE



5/2 ROCK CONSTRUCTION ENTRANCE
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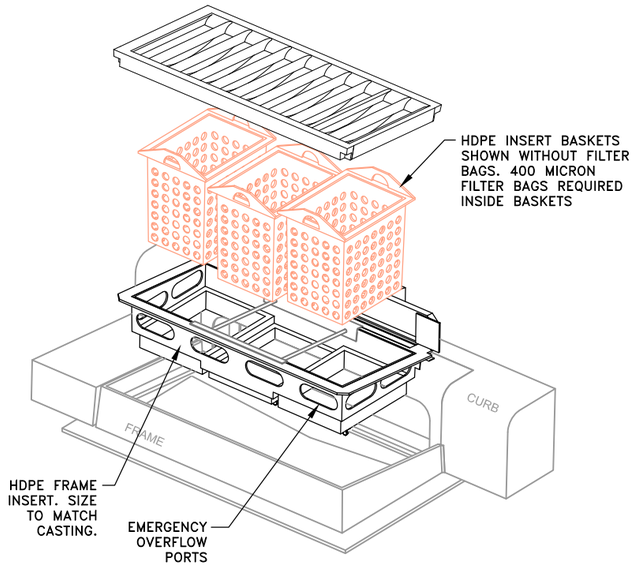

6/2 INLET PROTECTION
NO SCALE

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Date 4/29/19 Lic. No. 43381

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DRAWN BY: AMT
CHECKED BY: SMN

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DETAILS

RAMSEY, MINNESOTA

SHEET 2 OF 9 SHEETS

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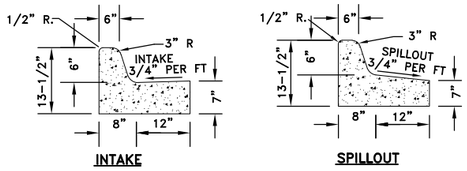
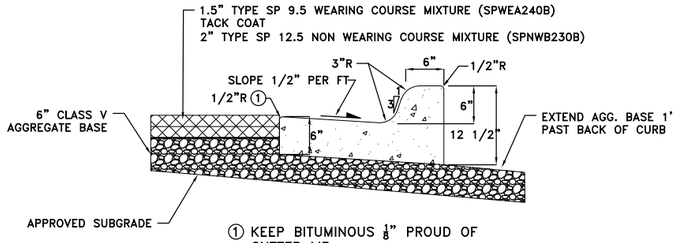


INTAKE SPILLOUT

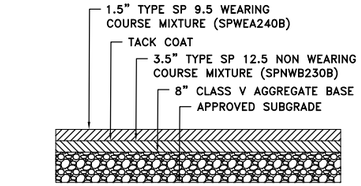
NOTE: ALL PARKING LOT TO HAVE B612 CONCRETE CURB & GUTTER DRAINAGE ARROWS INDICATE SPILLOUT AND INTAKE CONFIGURATION

1/3 B612 CONCRETE CURB & GUTTER



(1) KEEP BITUMINOUS 1/8" PROUD OF GUTTER LIP

2/3 TYPICAL PAVEMENT/CURB SECTION
NO SCALE



3/3 HEAVY-DUTY PAVEMENT SECTION
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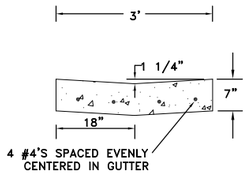
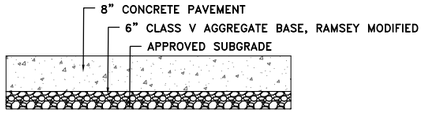
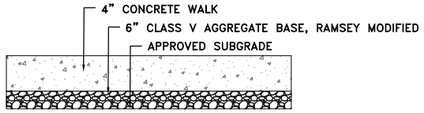


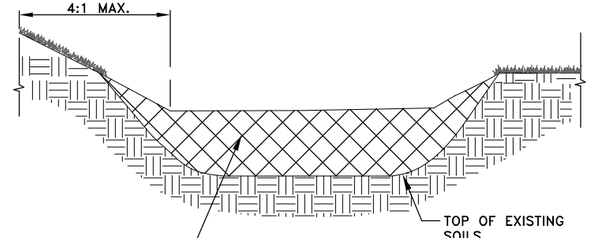
4/3 TYPICAL VALLEY GUTTER
NTS



5/3 8" CONCRETE SECTION
NO SCALE



6/3 4" CONCRETE WALK SECTION
NO SCALE



7/3 INFILTRATION BASIN DETAIL
NTS

TABLE A
MODIFIED CLASS 5 SPECIFICATIONS

% PASSING

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

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

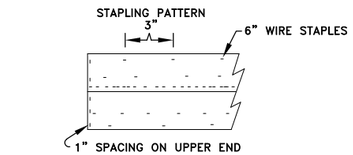
APPROVED:		STANDARD DETAILS:
2-2003	City of RAMSEY	MODIFIED CLASS 5 SPECIFICATION
	CITY PLATE No.	STR-26

MNDOT 2016 SPEC

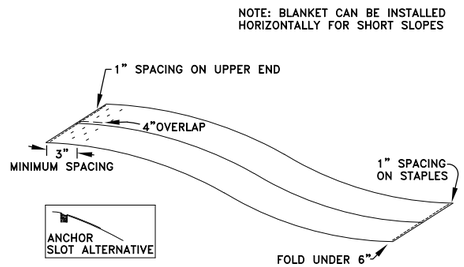
MNDOT 2016 SPEC TABLE 3877-1 COMMON TOPSOIL BORROW		
REQUIREMENT	RANGE	TEST METHOD
MATERIAL PASSING THE 3/4 IN [19MM]	100%	ASTM D 422
MATERIAL PASSING NO. 4 [4.75MM]	>85%	-
CLAY	5% -35%	ASTM D 422
SILT	8% - 70%	ASTM D 422
SAND	10% - 75%	ASTM D 422
ORGANIC MATTER	3% - 15%	ASTM D 2974
pH	6.1-7.8	ASTM G 51

NOTE:
1. INSTALLATION OF 4" OF TOPSOIL MEETING MNDOT SPECIFICATION 3877A COMMON TOPSOIL BORROW, MAY BE REQUIRED ACROSS ALL DISTURBED AREAS.
2. A SOIL CERTIFICATION FROM A GEOTECHNICAL FIRM MUST BE PROVIDED VERIFYING THE TOPSOIL MEETS SPECIFICATION ALONG WITH LOAD TICKETS TO VERIFY THE SOURCE OF MATERIAL AND QUANTITY.
3. TOPSOIL MUST COME FROM A CITY APPROVED SOURCE.

APPROVED:		CITY PLATE No.	STANDARD DETAILS:
1 - 2018	City of RAMSEY	ERO-8	TOPSOIL REQUIREMENTS



BLANKET INSTALLATION IN AREAS OF CONCENTRATED FLOW



BLANKET INSTALLATION IN AREAS OF SHEET FLOW

8/3 EROSION CONTROL BLANKET
NTS

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DETAILS

RAMSEY, MINNESOTA

SHEET 3 OF 9 SHEETS

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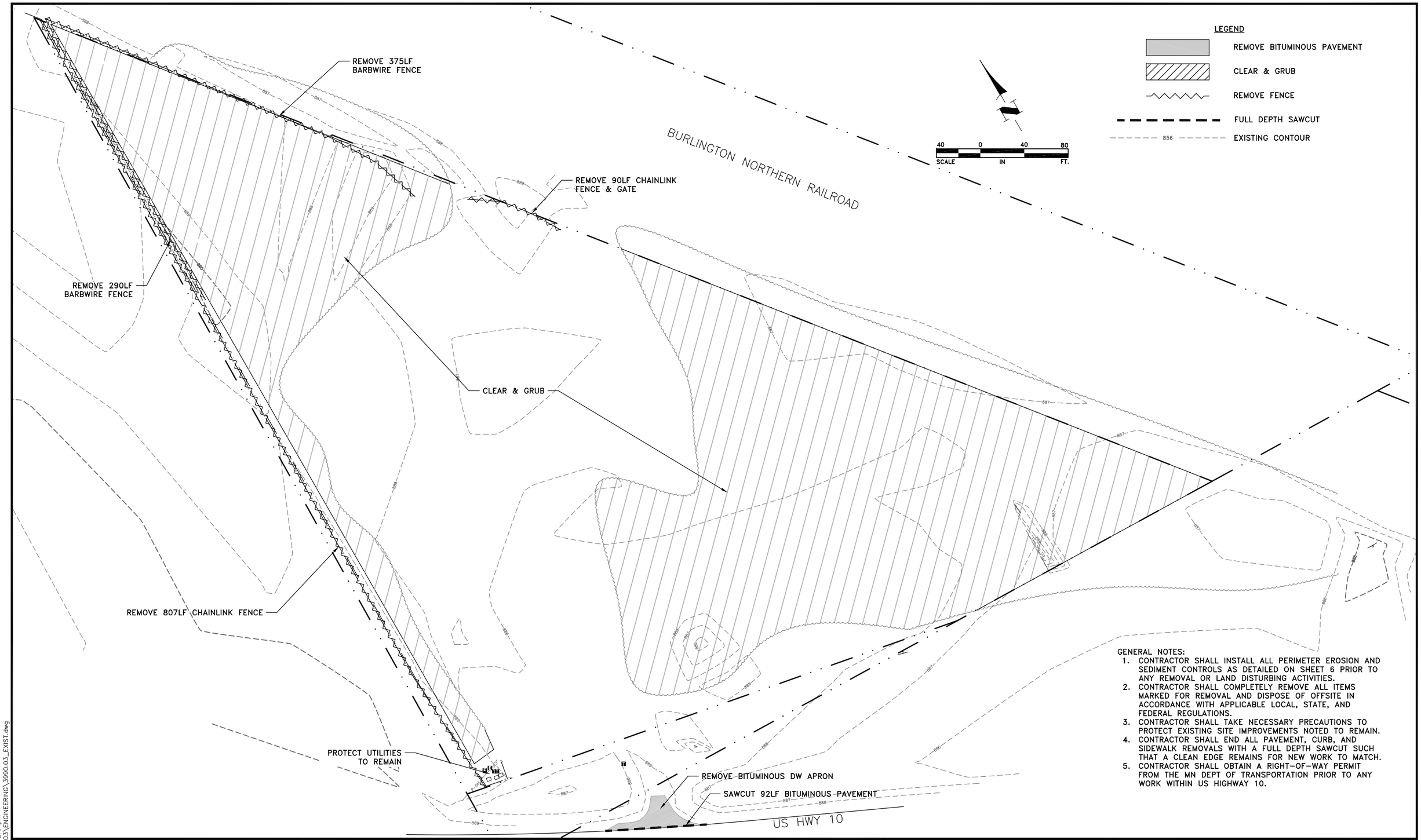

GENERAL NOTES:

1. CONTRACTOR SHALL INSTALL ALL PERIMETER EROSION AND SEDIMENT CONTROLS AS DETAILED ON SHEET 6 PRIOR TO ANY REMOVAL OR LAND DISTURBING ACTIVITIES.
2. CONTRACTOR SHALL COMPLETELY REMOVE ALL ITEMS MARKED FOR REMOVAL AND DISPOSE OF OFFSITE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
3. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING SITE IMPROVEMENTS NOTED TO REMAIN.
4. CONTRACTOR SHALL END ALL PAVEMENT, CURB, AND SIDEWALK REMOVALS WITH A FULL DEPTH SAWCUT SUCH THAT A CLEAN EDGE REMAINS FOR NEW WORK TO MATCH.
5. CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FROM THE MN DEPT OF TRANSPORTATION PRIOR TO ANY WORK WITHIN US HIGHWAY 10.

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EXISTING CONDITIONS & REMOVALS PLAN

RAMSEY, MINNESOTA

SHEET 4 OF 9 SHEETS

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LEGEND

- LIGHT DUTY PAVEMENT (2/2)
- HEAVY DUTY PAVEMENT (1/2)
- CONCRETE PAVEMENT
- TIP-OUT CURB
- PROPERTY LINE

SCALE 40 0 40 80 IN FT.

BURLINGTON NORTHERN RAILROAD

CONCRETE CURB & GUTTER

CHAINLINK FENCE

MODULAR-BLOCK RETAINING WALL

CONCRETE WALK

PROPOSED BUILDING

SEPTIC AREA

CONCRETE VALLEY GUTTER

CONCRETE CURB & GUTTER

CHAINLINK FENCE

CONCRETE APRON

DECORATIVE FENCE

CONCRETE VALLEY GUTTER

CONCRETE APRON

INFILTRATION BASIN 2

PYLON SIGN

PRE-TREATMENT SWALE

CHAINLINK FENCE

CONCRETE WALK

PED RAMP

PROPOSED WELL LOCATION

INFILTRATION BASIN 1

UTILITY EASEMENT

BITUMINOUS PAVEMENT

EXISTING UTILITIES

US HWY 10

60'
10'
40'
9'
24'
40'
10'
40'
24'
24'
24'
60'
18'
9'
20'
R=5'
R=15'
R=30'
R=30'

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PAVING PLAN

RAMSEY, MINNESOTA

SHEET 5 OF 9 SHEETS

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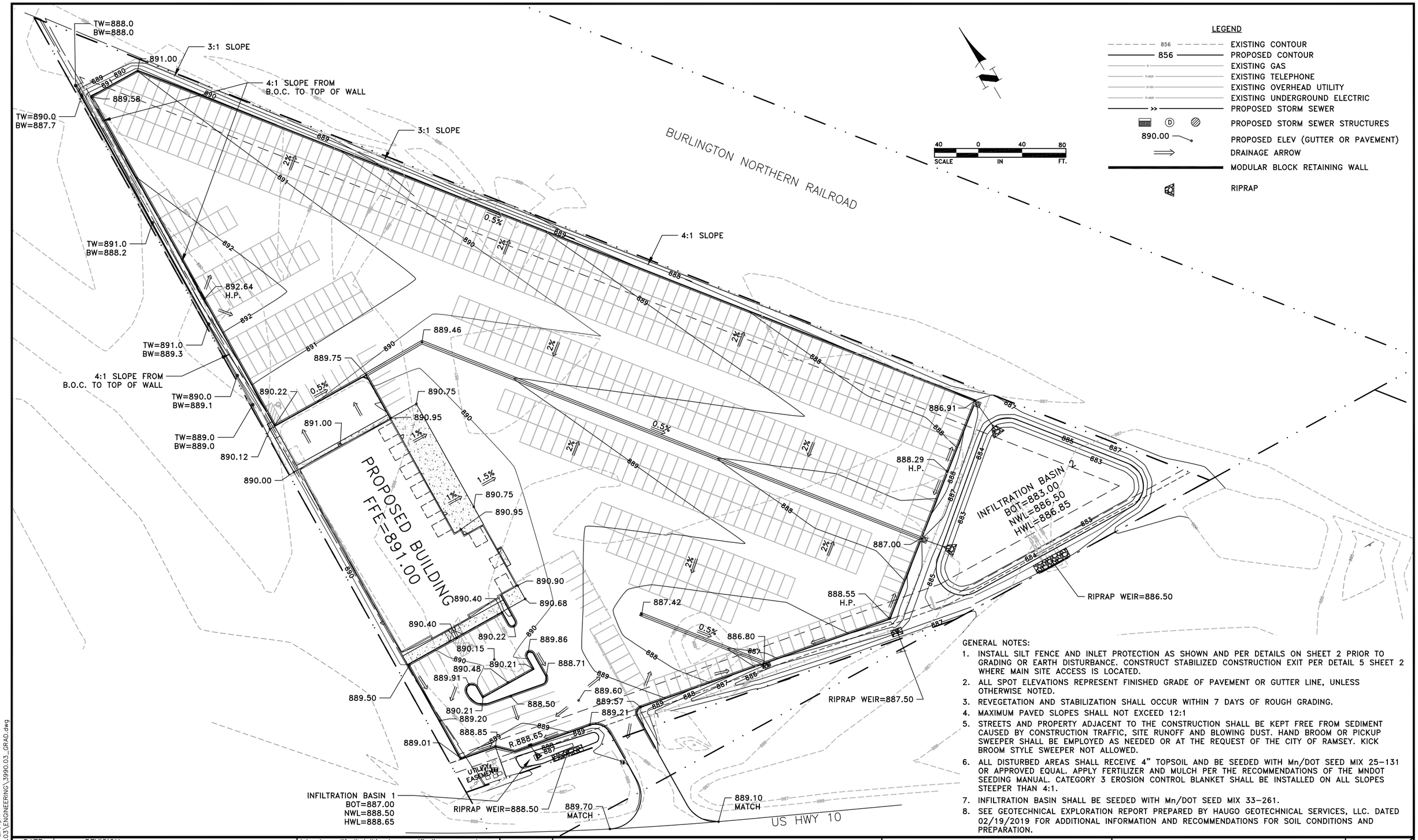

GENERAL NOTES:

1. INSTALL SILT FENCE AND INLET PROTECTION AS SHOWN AND PER DETAILS ON SHEET 2 PRIOR TO GRADING OR EARTH DISTURBANCE. CONSTRUCT STABILIZED CONSTRUCTION EXIT PER DETAIL 5 SHEET 2 WHERE MAIN SITE ACCESS IS LOCATED.
2. ALL SPOT ELEVATIONS REPRESENT FINISHED GRADE OF PAVEMENT OR GUTTER LINE, UNLESS OTHERWISE NOTED.
3. REVEGETATION AND STABILIZATION SHALL OCCUR WITHIN 7 DAYS OF ROUGH GRADING.
4. MAXIMUM PAVED SLOPES SHALL NOT EXCEED 12:1
5. STREETS AND PROPERTY ADJACENT TO THE CONSTRUCTION SHALL BE KEPT FREE FROM SEDIMENT CAUSED BY CONSTRUCTION TRAFFIC, SITE RUNOFF AND BLOWING DUST. HAND BROOM OR PICKUP SWEEPER SHALL BE EMPLOYED AS NEEDED OR AT THE REQUEST OF THE CITY OF RAMSEY. KICK BROOM STYLE SWEEPER NOT ALLOWED.
6. ALL DISTURBED AREAS SHALL RECEIVE 4" TOPSOIL AND BE SEEDED WITH Mn/DOT SEED MIX 25-131 OR APPROVED EQUAL. APPLY FERTILIZER AND MULCH PER THE RECOMMENDATIONS OF THE MNDOT SEEDING MANUAL. CATEGORY 3 EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL SLOPES STEEPER THAN 4:1.
7. INFILTRATION BASIN SHALL BE SEEDED WITH Mn/DOT SEED MIX 33-261.
8. SEE GEOTECHNICAL EXPLORATION REPORT PREPARED BY HAUGO GEOTECHNICAL SERVICES, LLC. DATED 02/19/2019 FOR ADDITIONAL INFORMATION AND RECOMMENDATIONS FOR SOIL CONDITIONS AND PREPARATION.

DATE	REVISION

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GRADING & DRAINAGE PLAN

RAMSEY, MINNESOTA

SHEET 6 OF 9 SHEETS

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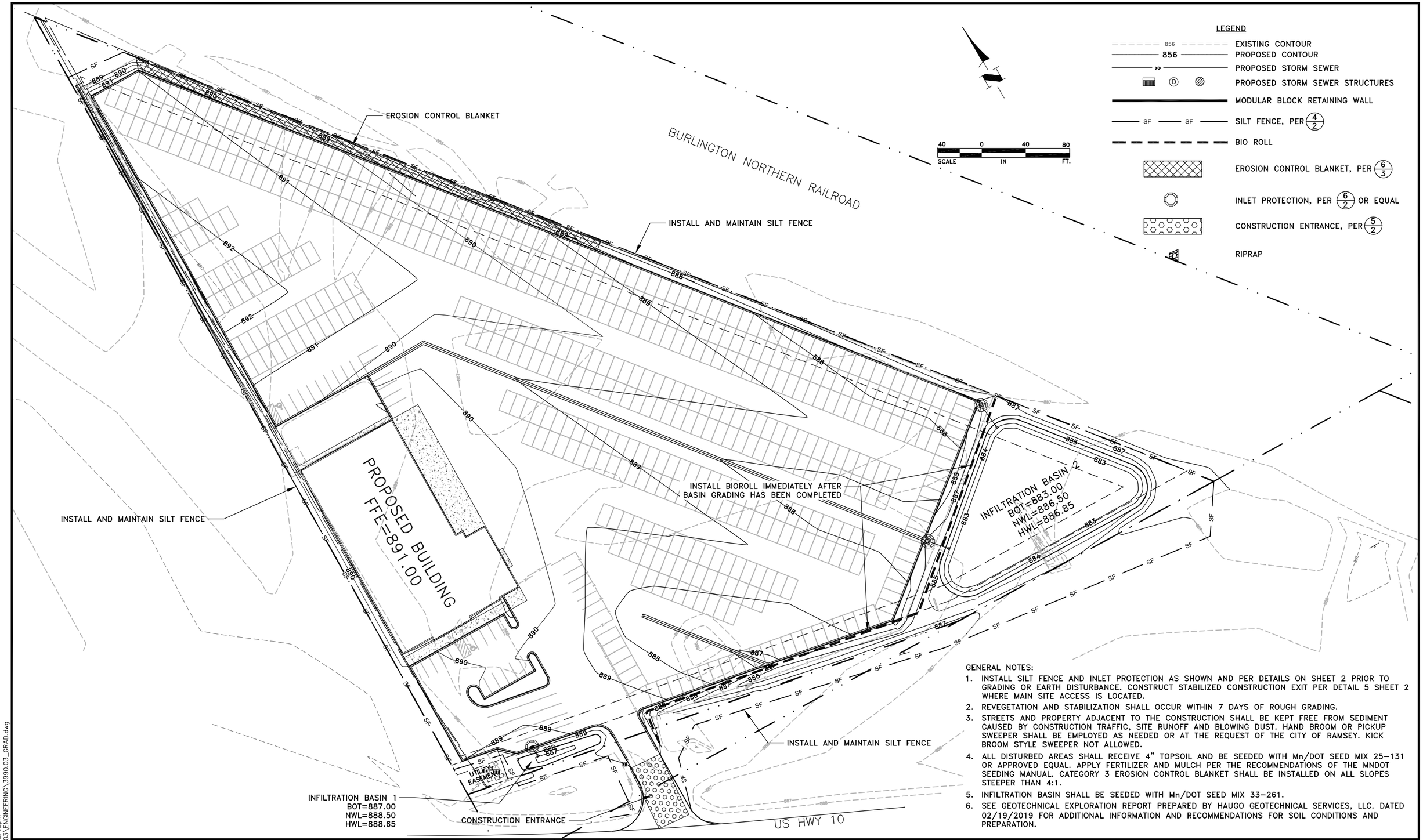

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EROSION CONTROL PLAN

RAMSEY, MINNESOTA

SHEET 7 OF 9 SHEETS

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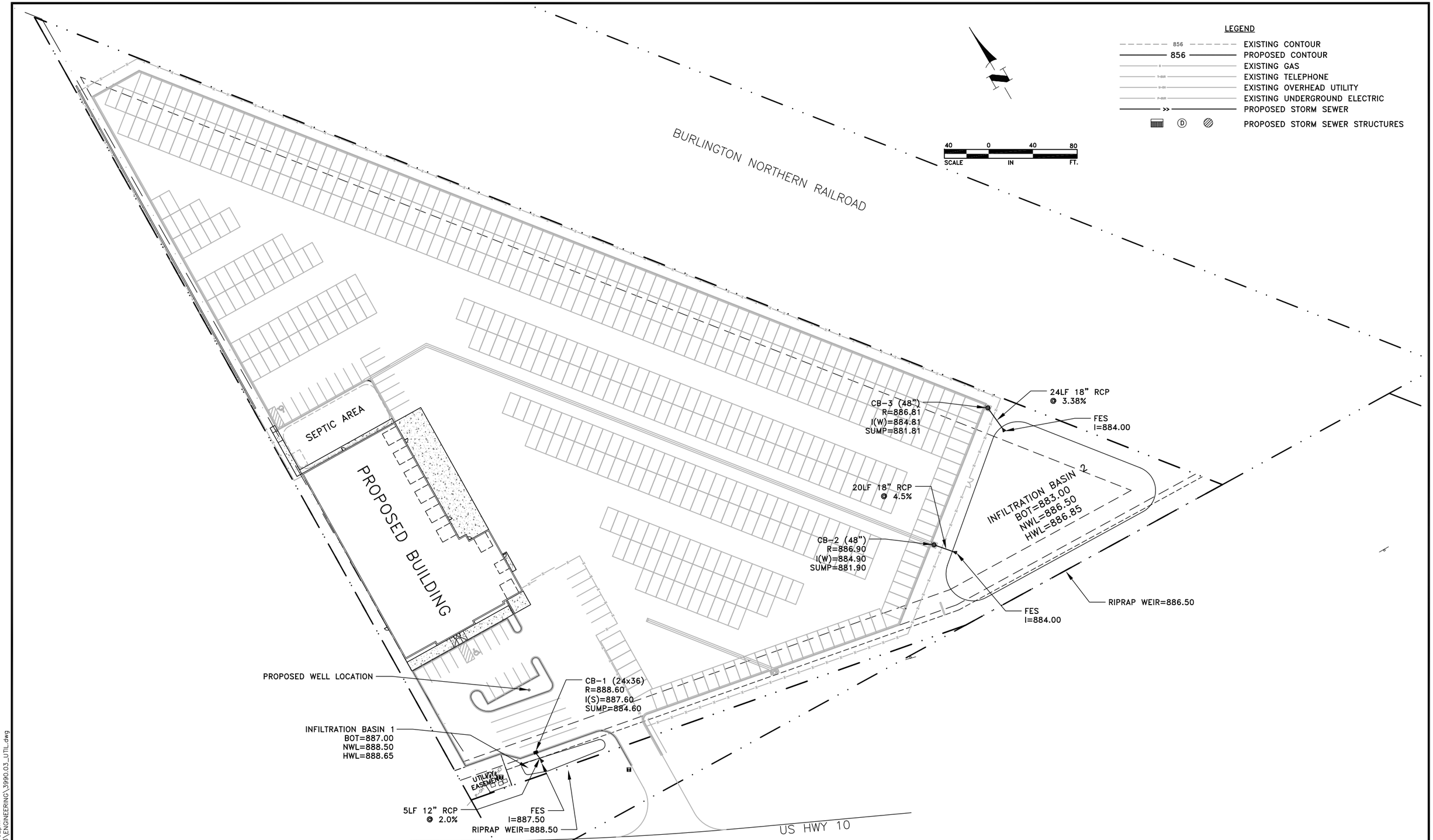

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UTILITY PLAN

RAMSEY, MINNESOTA

SHEET 8 OF 9 SHEETS

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SWPPP NARRATIVE:
THE CONTRACTOR AND OWNER MUST APPLY FOR PERMIT COVERAGE UNDER THE GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY AS REQUIRED BY THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PHASE II PROGRAM. COVERAGE WILL BEGIN 7 DAYS AFTER ONLINE SUBMISSION OF THE PERMIT APPLICATION.

THIS SWPPP INCLUDES BOTH PERMANENT AND TEMPORARY BEST MANAGEMENT PRACTICES (BMPs). THE LOCATION AND TYPE OF BMPs ARE DEPICTED ON THE GRADING, DRAINAGE AND EROSION CONTROL PLAN. CONSTRUCT ALL BMPs IN ACCORDANCE WITH THE APPLICABLE DETAILS IN THESE PLANS.

DISCHARGE OF ANY MATERIAL OTHER THAN STORMWATER OR DISCHARGES ASSOCIATED WITH DEWATERING FROM THE SITE ARE PROHIBITED.

THIS SWPPP IS NOT DESIGNED FOR DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY. PERMITTEES MUST OBTAIN COVERAGE FOR DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITIES UNDER A SEPARATE NPDES PERMIT AFTER DAY TO DAY OPERATION ACTIVITIES COMMENCE EVEN IF CONSTRUCTION IS ONGOING.

PERMITTEES MUST SUBMIT A NOTIFICATION OF TERMINATION (NOT) WITHIN 30 DAYS OF TERMINATION OF PROJECT.

PROJECT CONTACTS:

DESCRIPTION	COMPANY	CONTACT PERSON	PHONE
OWNER	M&G TRAILER SALES	STEVE JUNG	763-506-0930
CONTRACTOR	STONE CONSTRUCTION	PAUL STONE	763-784-1950
SWPPP DESIGNER	HAKANSON ANDERSON	ADAM THIELE	763-427-5860

ANTICIPATED CONSTRUCTION SEQUENCE:
1. PERIMETER SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITIES
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE
3. CLEAR AND GRUB
4. CONSTRUCT GRADING, UTILITIES, BUILDING AND PARKING AREA
5. STABILIZE ALL UPGRADIENT AREAS
6. CONSTRUCT INFILTRATION BASIN
7. STABILIZE INFILTRATION BASIN

PROJECT INFORMATION:

DISTURBED AREA (ACRES)	6.9200
EXISTING IMPERVIOUS SURFACE (ACRES)	0.0000
PROPOSED IMPERVIOUS SURFACE (ACRES)	5.7140
PLANNED CONSTRUCTION START DATE	5/31/2019
ESTIMATED CONSTRUCTION COMPLETION DATE	8/31/2019
COUNTY	ANOKA
LATTITUE	45.2494
LONGITUDE	-93.5055

TEMPORARY SEDIMENT BASINS:
TEMPORARY SEDIMENT BASINS ARE REQUIRED WHERE 10 OR MORE ACRES DRAIN TO A COMMON LOCATION. TEMPORARY SEDIMENT BASINS MUST HAVE A LIVE STORAGE FOR A 2 YEAR, 24 HOUR STORM EVENT OR 1800 CUBIC FEET PER ACRE DRAINED.

MORE THAN 10 ACRES OF DISTURBED AREA DRAINING TO COMMON LOCATION	NO
TEMPORARY SEDIMENT BASIN REQUIRED	NO
VOLUME REQ'D BASED ON 2-YEAR STORM OR 1800 CF / ACRE	NOT APPLICABLE

TIMING OF EROSION CONTROL:
1. RIP RAP AND FILTER BLANKET TO BE INSTALLED WITHIN 24 HOURS OF THE OUTLET PLACEMENT
2. THE CONTRACTOR MUST STABILIZE ALL EXPOSED SOIL IMMEDIATELY TO LIMIT SOIL EROSION WHEN CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
3. ADJACENT TO SURFACE WATERS, STABILIZE THE NORMAL WETTED PERIMETER OF THE LAST 200 LINEAL FEET OF PERMANENT OR TEMPORARY DRAINAGE DITCHES OR SWALES WITHIN 24 HOURS.
4. DURING FISH SPAWNING TIME FRAMES, STABILIZE ALL EXPOSED AREAS WITHIN 200 FEET OF THE WATERS EDGE WITHIN 24 HOURS IF WITHIN THE RESTRICTION PERIOD.

PERMANENT STORMWATER MANAGEMENT:
THE FOLLOWING PERMANENT STOMWATER MANAGEMENT BMPs WILL BE CONSTRUCTED WITH THIS PROJECT. THE STORMWATER MANAGEMENT PLAN FOR THIS PROJECT IS INCORPORATED BY REFERENCE.

INFILTRATION BASIN	X
FILTRATION BASIN	
WET SEDIMENTATION BASIN	
REGIONAL BASIN	
NOT REQUIRED	
PARTY RESPONSIBLE FOR O&M	RALPH LLC

ESTIMATED QUANTITIES:

PERIMETER SEDIMENT CONTROL:SILT FENCE, BIO LOGS	3240	LIN FEET
STOM DRAIN INLET PROTECTION	3	EACH
STABILIZED CONSTRUCTION EXIT	1	EACH
WOOD FIBER BLANKET	450	SQUARE YARDS

INSPECTIONS AND MAINTENANCE:
1. PERMITTEE MUST PROVIDE A TRAINED PERSON TO INSPECT THE SITE ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAT ½ INCH IN 24 HOURS.
2. DURING EACH INSPECTION, INSPECT CONSTRUCTION SITE EXIT LOCATIONS AND REMOVE ACCUMULATED SEDIMENT WITHIN 1 CALENDAR DAY OF DISCOVERY.
3. DURING EACH INSPECTION, INSPECT SILT FENCE AND BIO LOGS AND PERFORM MAINTENANCE IF THEY ARE NON-FUNCTIONAL OR WHEN SEDIMENT REACHES ½ THE HEIGHT OF THE DEVICE.
4. DRAIN AND REMOVE SEDIMENT FROM SEDIMENT BASINS WHEN SEDIMENT COLLECTED REACHES ½ THE STORAGE VOLUME.
5. INSPECT SURFACE WATERS, INCLUDING DRAINAGE DITCHES, FOR SEDIMENT DEPOSITION. IF NECESSARY, OBTAIN APPROVALS FOR REMOVING DELTAS FROM SURFACE WATERS AND REMOVE SEDIMENT AND STABILIZE WITHIN 7 CALENDAR DAYS OF DISCOVERY.

DOCUMENT RETENTION:
1. THIS SWPPP SHALL REMAIN ON THE PROJECT SITE AT ALL TIMES.
2. MAINTAIN RECORDS OF INSPECTIONS, INCLUDING TIME AND DATE.
3. NAME OF PERSONS CONDUCTING INSPECTIONS.
4. ACCURATE FINDING OF INSPECTIONS.
5. CORRECTIVE ACTIONS TAKEN.
6. DATE OF ALL RAINFALLS GREATER THAN ½ INCH IN 24 HOURS, INCLUDING AMOUNT OF RAINFALL IN EACH EVENT.
7. DESCRIPTION OF ANY DISCHARGE DISCOVERED DURING INSPECTIONS.
8. ANY AMENDMENTS NECESSARY TO THE SWPPP.

SWPPP PREPARER INFORMATION:

ADAM THIELE

UNIVERSITY OF MINNESOTA

DESIGN OF CONSTRUCTION SWPPP

RECEIVING WATERS:
A SUMMARY OF RECEIVING WATERS THAT ARE IDENTIFIED ON THE USGS 7.5 MIN QUAD MAPS AND ARE WITHIN 1 MILE OF THE PROJECT BOUNDARY ARE AS FOLLOWS:

NAME OF WATERBODY	TYPE	SPECIAL WATER	IMPAIRED WATER WITHIN 1 MILE	TYPE OF IMPAIRMENT
MISSISSIPPI RIVER	RIVER	YES	YES	MERCURY

DATE	REVISION

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.

SHANE M. NELSON, P.E.
Date 4/29/19 Lic. No. 43381

DESIGNED BY: AMT
DRAWN BY: AMT
CHECKED BY: SMN

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

M & G TRAILER SALES

STORM WATER POLLUTION PREVENTION PLAN
RAMSEY, MINNESOTA

SHEET 9 OF 9 SHEETS

3990.03

May 02, 2019 - 2:02pm
K:\PRIVATE\3990.03\ENGINEERING\3990.03_SWPPP.dwg

RALPHS ADDITION
(REVIEW COPY 5-2-19)

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 19, T. 32, R. 25

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

Outlot D, NORTHFORK, Anoka County, Minnesota

Has caused the same to be surveyed and platted as [ ].

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

SIGNED: [ ]

By _____ , Chief Manager
[ ]

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____ , 20_____ by [ ], a Minnesota limited liability company.

_____ _____
Notary Public, _____ Notary Printed Name

My commission expires _____

SURVEYOR'S CERTIFICATE

I Brian R. Person 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___ .

_____
Brian Person, Licensed Land Surveyor
Minnesota License No. 49138

STATE OF MINNESOTA
COUNTY OF ANOKA

This instrument was acknowledged before me this _____ day of _____ , 20___ by Brian R. Person.

_____ _____
Notary Public, Minnesota. Notary Printed Name

My commission expires _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of RALPHS 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

ANOKA 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

ANOKA 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

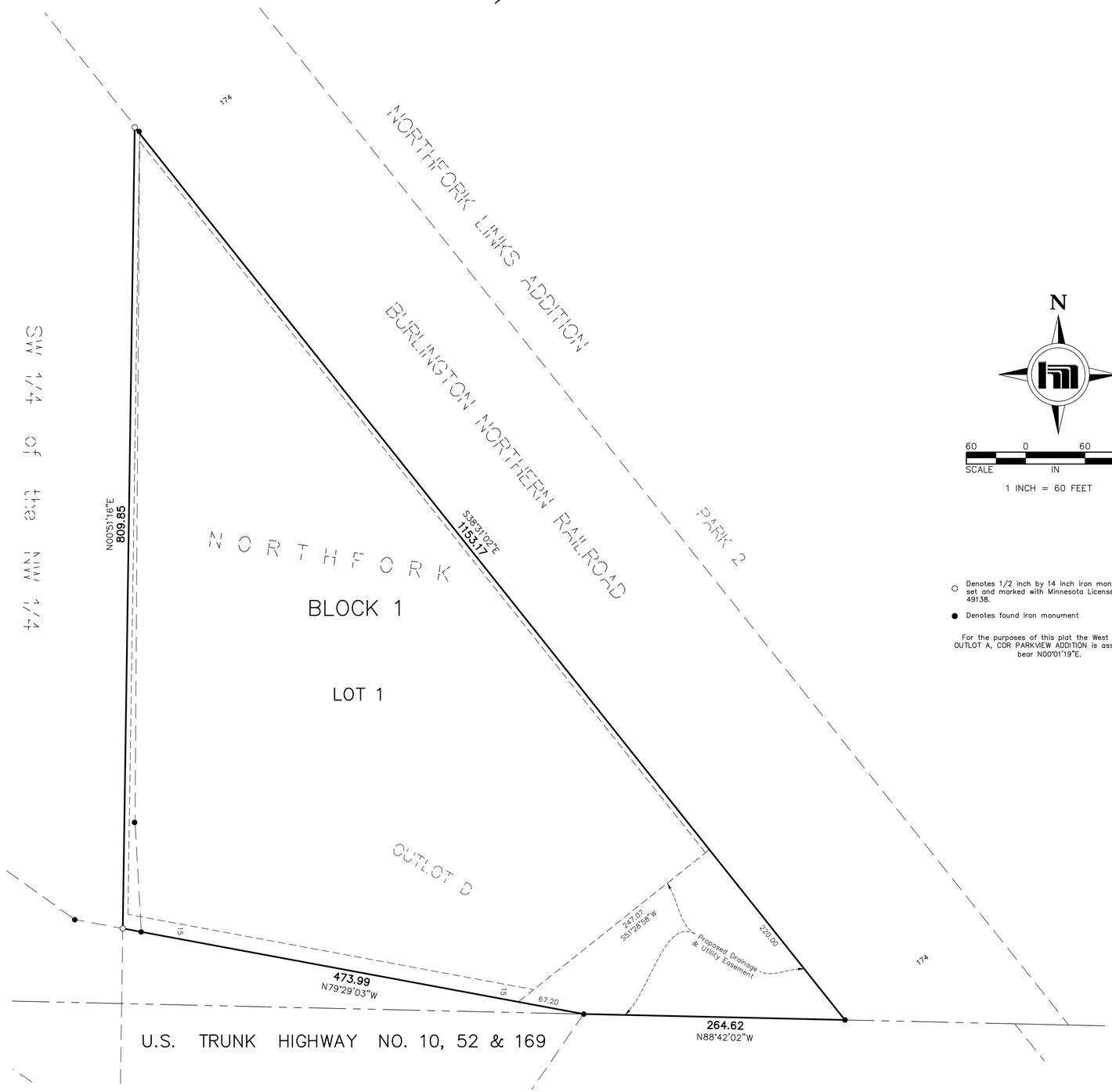
By_____ , Deputy

ANOKA COUNTY RECORDER/REGISTRAR OF TITLES
County of Anoka, State of Minnesota

I hereby certify that this plat of RALPHS 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

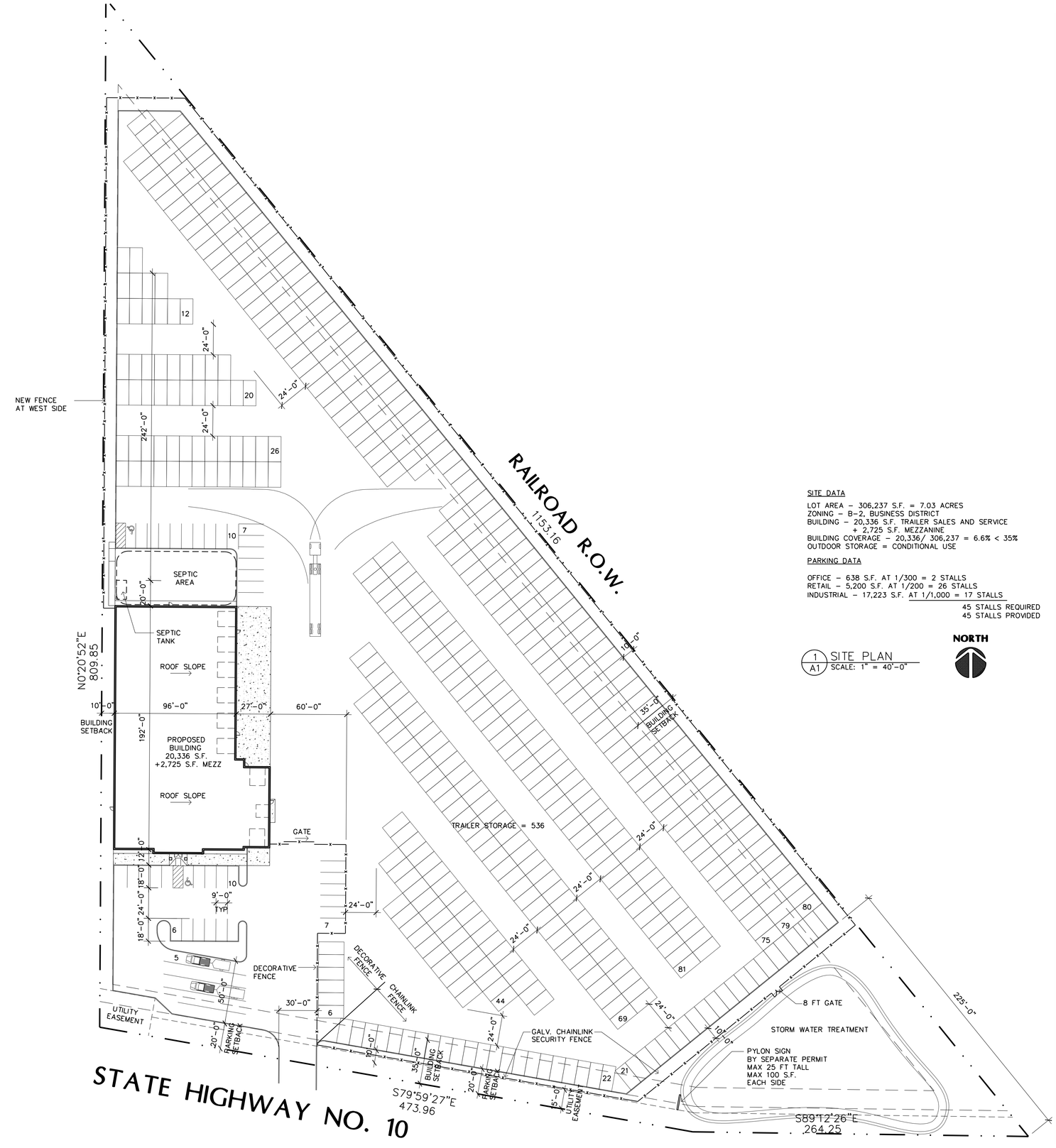


○ Denotes 1/2 inch by 14 inch iron monument set and marked with Minnesota License No. 491.38.

● Denotes found iron monument

For the purposes of this plat the West line of OUTLOT A, COR PARKVIEW ADDITION is assumed to bear N00°01'19"E.

Hakanson Anderson



SITE DATA

LOT AREA – 306,237 S.F. = 7.03 ACRES
ZONING – B-2, BUSINESS DISTRICT
BUILDING – 20,336 S.F. TRAILER SALES AND SERVICE
+ 2,725 S.F. MEZZANINE
BUILDING COVERAGE – 20,336/ 306,237 = 6.6% < 35%
OUTDOOR STORAGE = CONDITIONAL USE

PARKING DATA

OFFICE – 638 S.F. AT 1/300 = 2 STALLS
RETAIL – 5,200 S.F. AT 1/200 = 26 STALLS
INDUSTRIAL – 17,223 S.F. AT 1/1,000 = 17 STALLS
45 STALLS REQUIRED
45 STALLS PROVIDED

NORTH

1 / A1 SITE PLAN
SCALE: 1" = 40'-0"

Filename: M & G TRAILER SALES\M&G TRAILER SALES-A1

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

(763) 784-1950
FAX 784-9707
STONE CONSTRUCTION, INC.
2181 – 107th LANE N.E.
BLAINE, MINNESOTA 55434

M & G TRAILER SALES
Ramsey, Minnesota

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Leonard Lampert Architects Inc.

Project Designer: JAMES B
Drawn By: JRB
Checked By: LL

Revisions

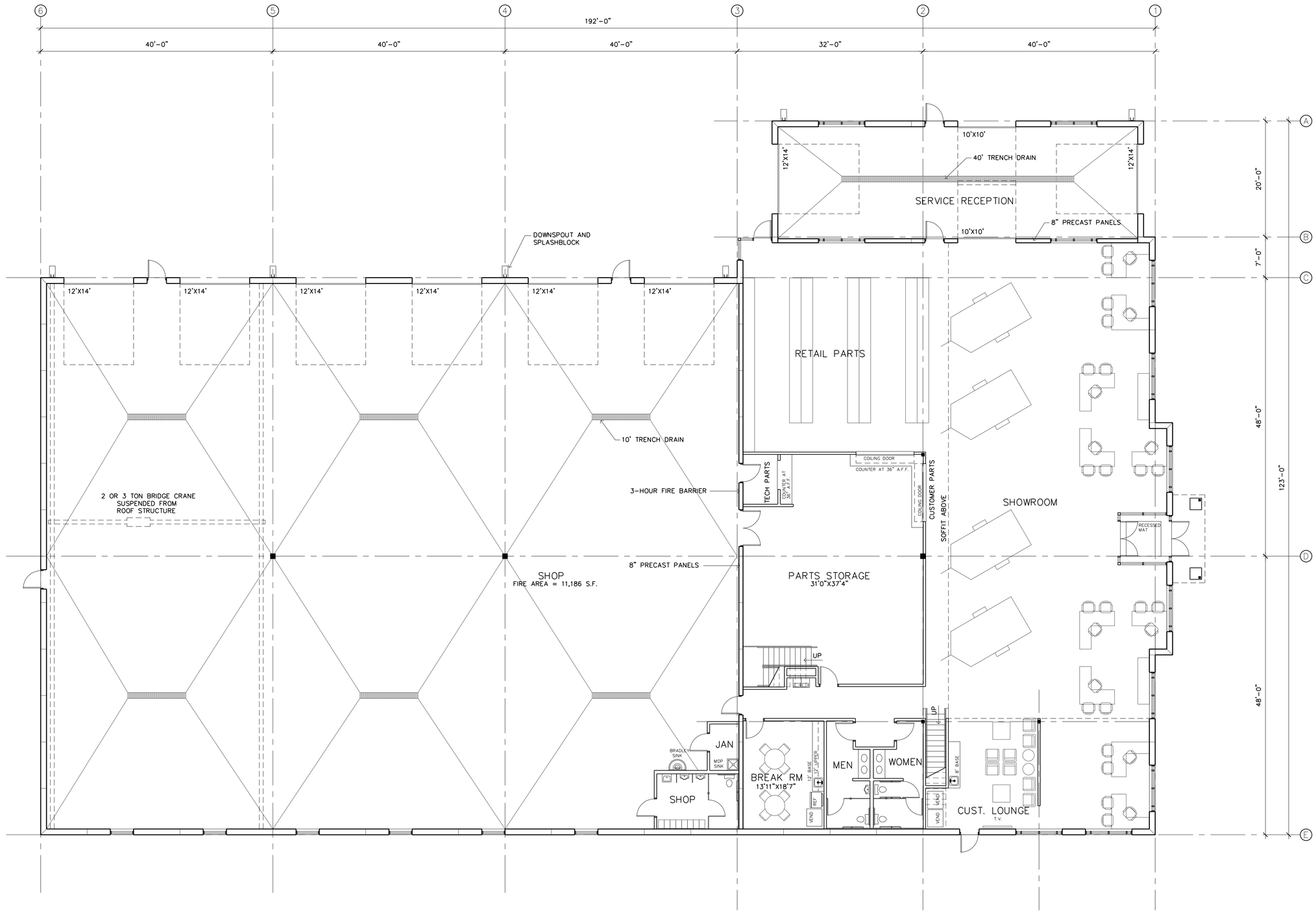
2/8/19	PRELIMINARY
4/22/19	CITY SUBMITTAL

SITE PLAN

Sheet Number

A1

Project No. 190111-3



1 A2 FLOOR PLAN
SCALE: 1/8" = 1'-0"

20,336 S.F.

NORTH

Filename: M & G TRAILER SALES\M&G TRAILER SALES-A2

LAMPERT ARCHITECTS
420 Summit Avenue
St. Paul, MN 55102
Phone:763.755.1211 Fax:763.757.2849
lampert@lampert-arch.com

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Ramsey, Minnesota

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Checked By: LL
Revisions

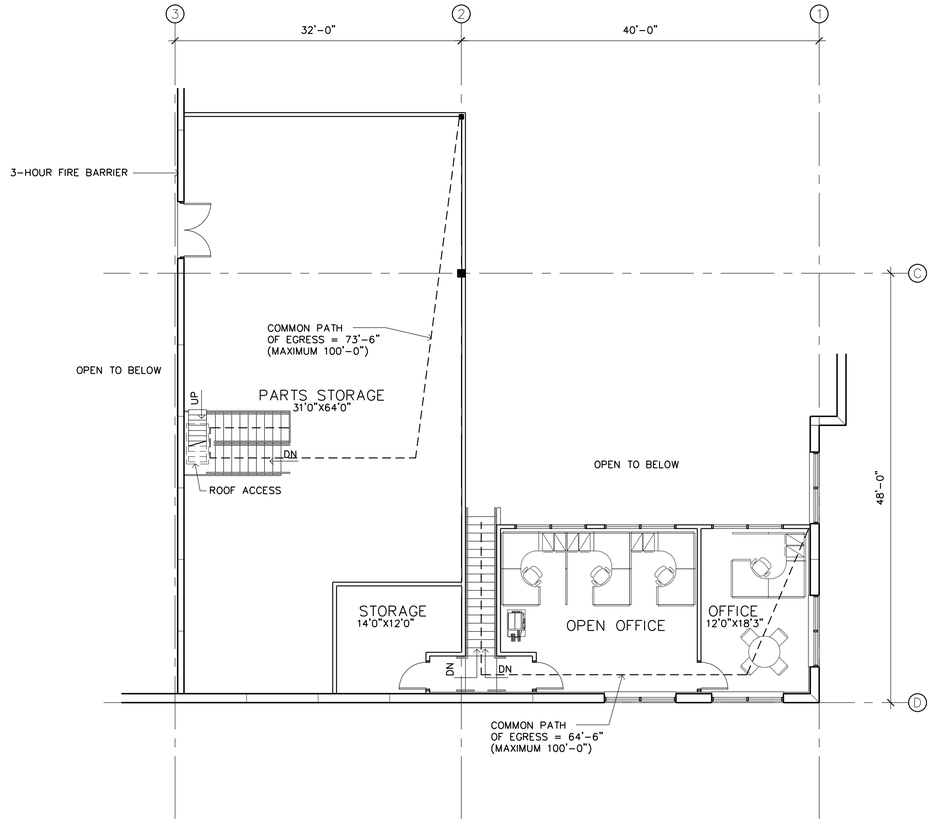
2/8/19	PRELIMINARY
4/22/19	CITY SUBMITTAL

FLOOR PLAN

Sheet Number

A2

Project No. 190111-3



1 A3 MEZZANINE PLAN
SCALE: 1/8" = 1'-0" 2,725 S.F.

NORTH

Filename: M & G TRAILER SALES\M&G TRAILER SALES-A3

LAMPERT ARCHITECTS
420 Summit Avenue
St. Paul, MN 55102
Phone:763.755.1211 Fax:763.757.2849
lampert@lampert-arch.com

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Ramsey, Minnesota

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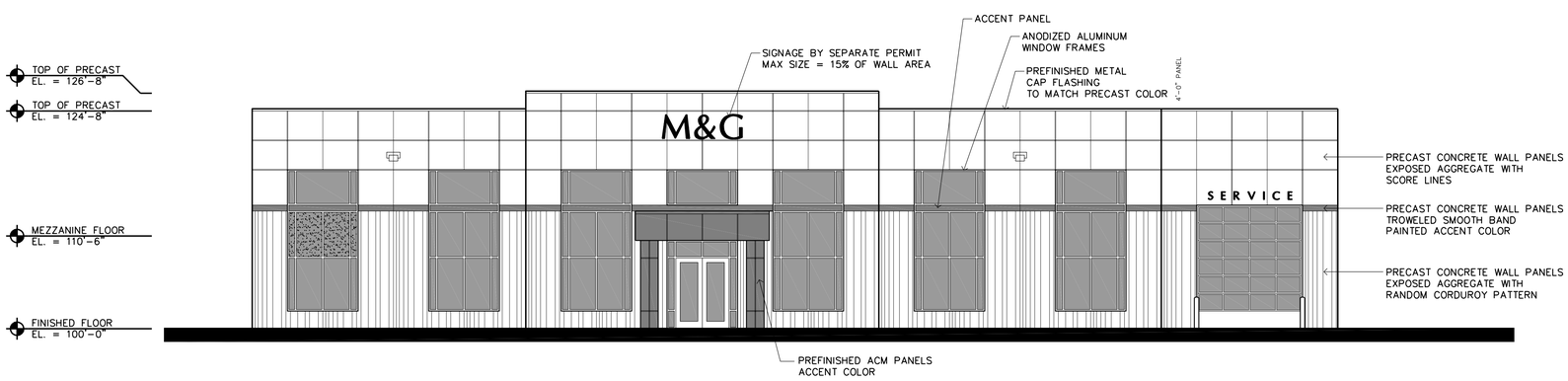
4/22/19	CITY SUBMITTAL

MEZZANINE PLAN

Sheet Number

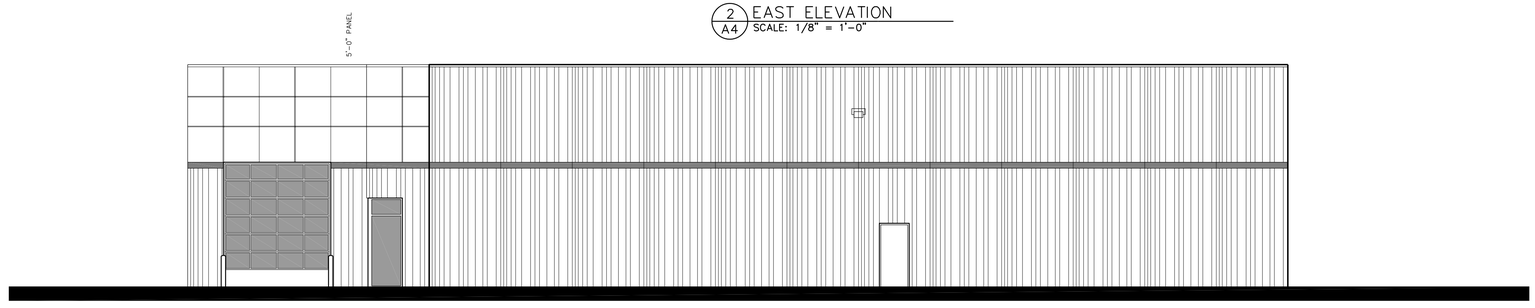
A3

Project No. 190111-3

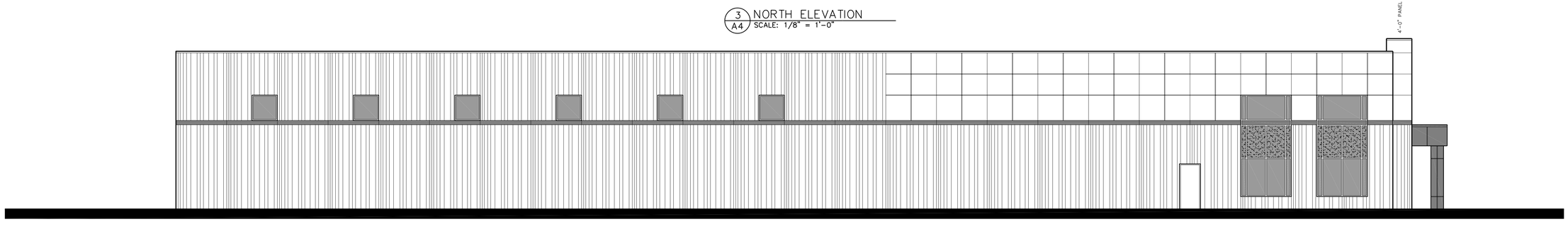


1 A4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

2 A4 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 A4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 A4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

Filename: M & G TRAILER SALES\M&G TRAILER SALES-A4

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420 Summit Avenue
St. Paul, MN 55102
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lampert@lampert-arch.com

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Ramsey, Minnesota

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Project Designer: JAMES B
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Revisions

2/8/19	PRELIMINARY
4/22/19	CITY SUBMITTAL

BUILDING ELEVATIONS

Sheet Number

A4

Project No. 190111-3

PLANTING SCHEDULE						
QTY.	KEY	COMMON NAME	BOTANICAL NAME	SIZE	MTHD	REMARKS
2	CT	COFFEE TREE	GYMNOCLADUS DIOICUS	2.5" CAL.	BB	
3	SO	SWAMP WHITE OAK	QUERCUS BICOLOR	2.5" CAL.	BB	
9	AE	AMERICAN ELM	ULMUS AMERICANA	2.5" CAL.	BB	
3	SM	SUGAR MAPLE	ACER SACCHARUM	2.5" CAL.	BB	
6	SB	ALLEGHENY SERVICE BERRY	AMELANCHIER LAEVIS	1.5" CAL.	BB	
11	PB	PAPER BIRCH	BETULA PAPYRIFERA	1.5" CAL.	BB	MULTIPLE TRUNKS
10	BH	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	8' TALL	BB	
10	WP	WHITE PINE	PINUS STROBUS	8' TALL	BB	
24	AV	ARROWWOOD VIBURNUM	VIBURNUM DENTANTUM	18"–24" TALL	CONT.	
15	DW	ROUND LEAF DOGWOOD	CORNUS RUGOSA	18"–24" TALL	CONT.	
12	GS	GOLDFLAME SPIREA	SPIREA X BUMALDA 'GOLDFLAME'	18"–24" TALL	CONT.	
15	SS	SNOWMOUND SPIREA	SPIREA NIPPONICA "SNOWMOUND"	18"–24" TALL	CONT.	
24	BH	DWARF BUSH HONEYSUCKLE	DIERVILLA LONICERA	18"–24" TALL	CONT.	

3 L1 SHRUB PLANTING DETAIL
SCALE: NOT TO SCALE

LANDSCAPE NOTES:

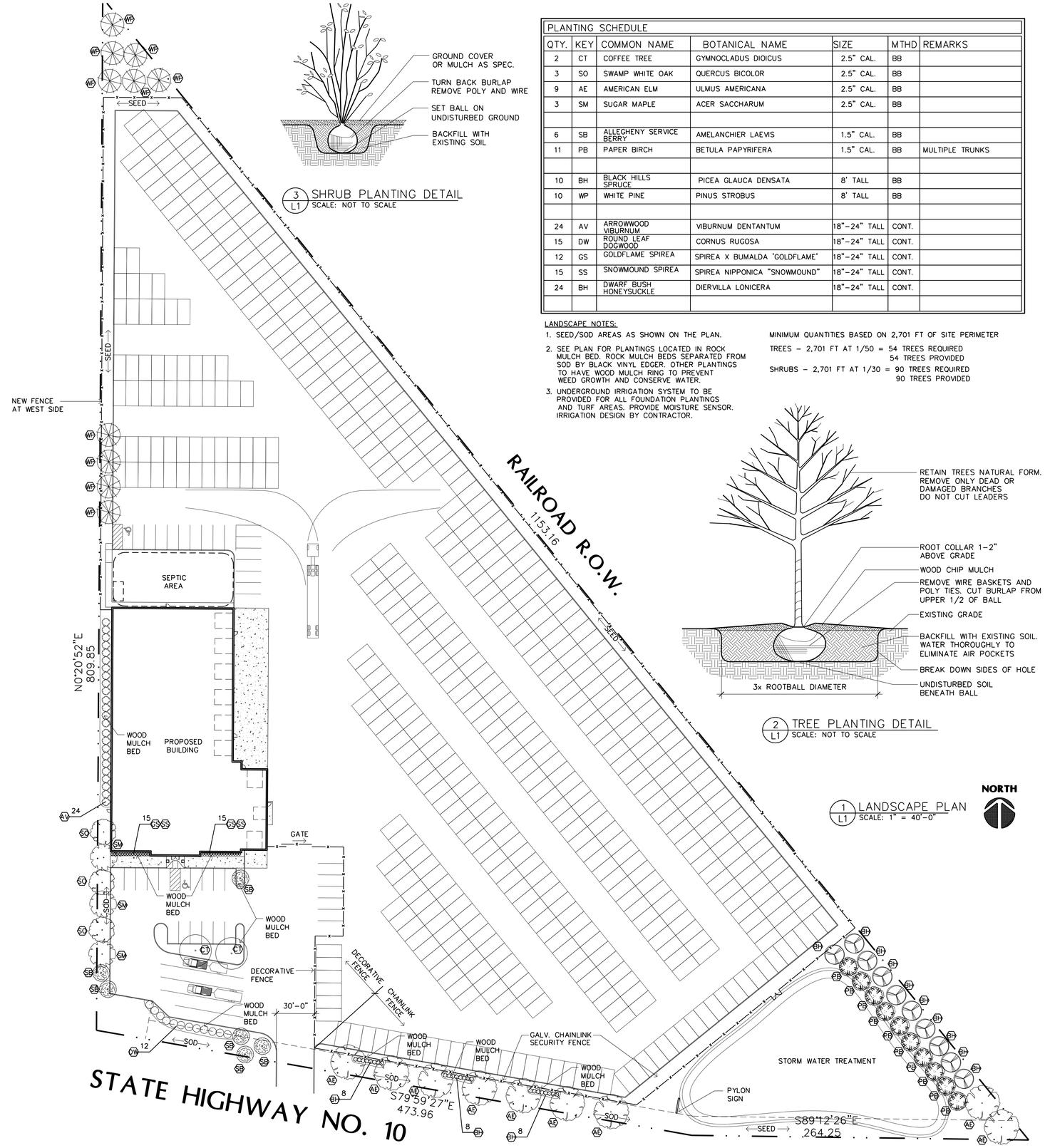
1. SEED/SOD AREAS AS SHOWN ON THE PLAN.
2. SEE PLAN FOR PLANTINGS LOCATED IN ROCK MULCH BED. ROCK MULCH BEDS SEPARATED FROM SOD BY BLACK VINYL EDGER. OTHER PLANTINGS TO HAVE WOOD MULCH RING TO PREVENT WEED GROWTH AND CONSERVE WATER.
3. UNDERGROUND IRRIGATION SYSTEM TO BE PROVIDED FOR ALL FOUNDATION PLANTINGS AND TURF AREAS. PROVIDE MOISTURE SENSOR. IRRIGATION DESIGN BY CONTRACTOR.

MINIMUM QUANTITIES BASED ON 2,701 FT OF SITE PERIMETER

TREES – 2,701 FT AT 1/50 = 54 TREES REQUIRED
54 TREES PROVIDED

SHRUBS – 2,701 FT AT 1/30 = 90 TREES REQUIRED
90 TREES PROVIDED

2 L1 TREE PLANTING DETAIL
SCALE: NOT TO SCALE



1 L1 LANDSCAPE PLAN
SCALE: 1" = 40'-0"

NORTH

PRELIMINARY NOT FOR CONSTRUCTION

(763) 784-1950
FAX 784-9707

STONE CONSTRUCTION, INC.
2181 – 107th LANE N.E.
BLAINE, MINNESOTA 55434

M & G TRAILER SALES

Ramsey, Minnesota

Drawn By: JRB
Checked By: LL
Revisions

4/22/19	CITY SUBMITTAL

LANDSCAPE PLAN

Sheet Number

L1

Project No. 190111–3

Filename: M & G TRAILER SALES\M&G TRAILER SALES–L1

SOUTH ELEVATION

EAST ELEVATION

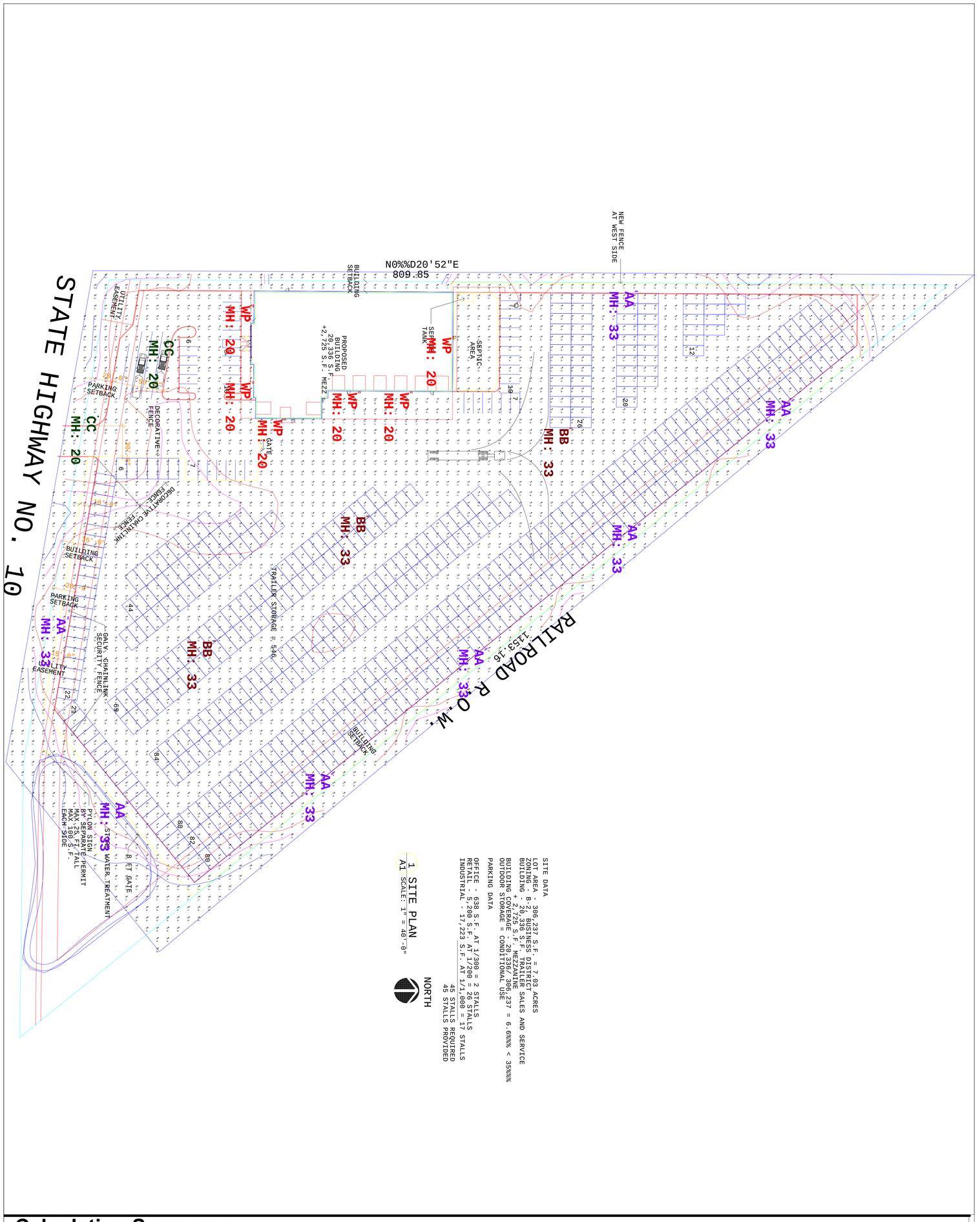
M & G TRAILER SALES

Ramsey, Minnesota

NOTE: THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL COLORS NEED TO BE FIELD VERIFIED.

LA SHIPPERCTS

A



Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Ground_Planar	Illuminanc	Fc	2.46	13.5	0.0	N.A.	N.A.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Lumens
	6	WP	SINGLE	0.910	GLEON-AF-07-LED-E1-T4W-WM	42769
	2	CC	SINGLE	0.910	GLEON-AF-04-LED-E1-T4FT	24711
	7	AA	SINGLE	0.910	GLEON-AF-10-LED-E1-T4W	59849
	3	BB	SINGLE	0.910	GLEON-AF-10-LED-E1-5WQ	63482

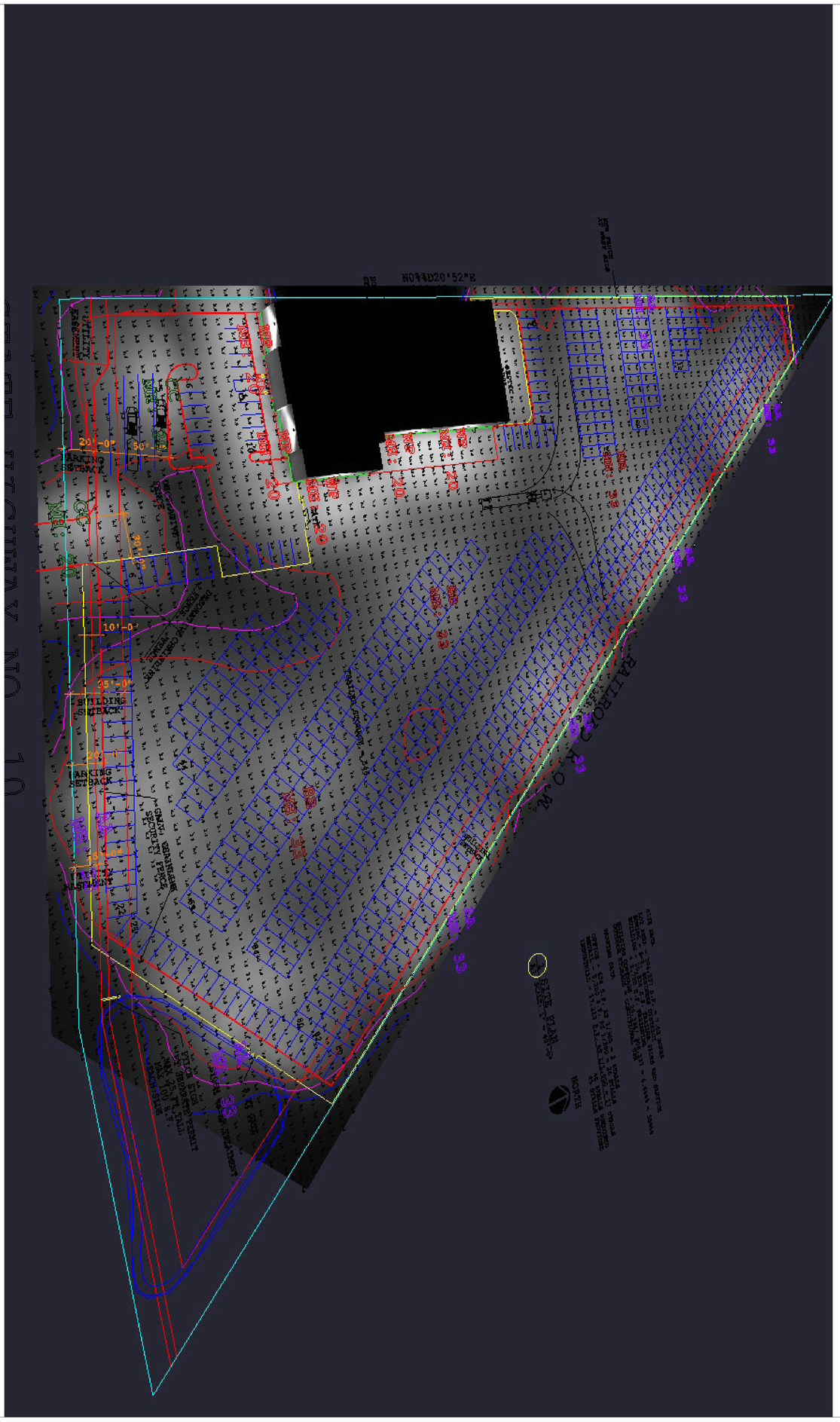
M & G Trailer Sales

REVISED

Drawn By: Dan Budke
Checked By:
Date:4/12/2019
Scale:

Revisions	#	Date	Comments

VIKING electric
A Sonepar Company



Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Ground_Planar	Illuminanc	Fc	2.46	13.5	0.0	N.A.	N.A.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Lumens
	6	WP	SINGLE	0.910	GLEON-AF-07-LED-E1-T4W-WM	42769
	2	CC	SINGLE	0.910	GLEON-AF-04-LED-E1-T4FT	24711
	7	AA	SINGLE	0.910	GLEON-AF-10-LED-E1-T4W	59849
	3	BB	SINGLE	0.910	GLEON-AF-10-LED-E1-5WQ	63482

M & G Trailer Sales

REVISED

Drawn By: Dan Budke
Checked By:
Date:4/12/2019
Scale:

Revisions

#	Date	Comments

VIKING electric
A Sonepar Company

Preliminary Plat
~ of ~
# RALPHS ADDITION
~ for ~
# M & G TRAILER

DESCRIPTION OF PROPERTY TO BE PLATTED:

Outlot D, NORTHFORK, Anoka County, Minnesota.

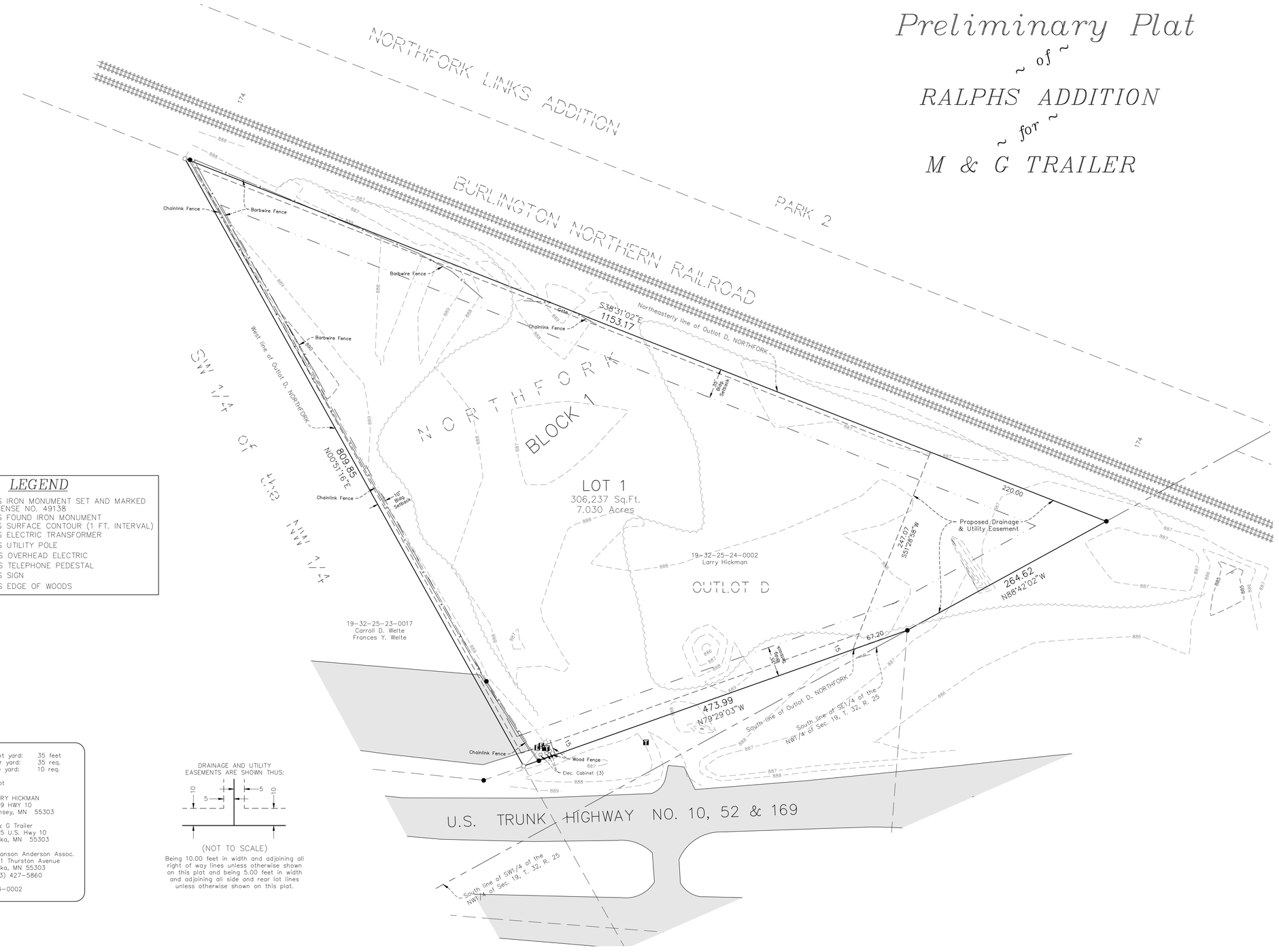
NOTES:

1. 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.
2. The underground utilities shown have been located from field survey information per Gopher State One Call Ticket No. 190580586 and available records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Prior to any excavation, contact Gopher State One Call for an on-site location (651-454-0002). The subsurface utility information on this survey is utility quality level D. This quality level was determined according to the guidelines of CI/ASCE 38-2, entitled "Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data.
3. Project benchmark; MnDOT 0202 C, Elevation=889.88 (NAVD 88)

60 0 60 120
SCALE IN FEET

LEGEND

- ○ = DENOTES IRON MONUMENT SET AND MARKED WITH LICENSE NO. 49138
- ● = DENOTES FOUND IRON MONUMENT
- --920-- = DENOTES SURFACE CONTOUR (1 FT. INTERVAL)
- E = DENOTES ELECTRIC TRANSFORMER
- = DENOTES UTILITY POLE
- -P-OH- = DENOTES OVERHEAD ELECTRIC
- T = DENOTES TELEPHONE PEDESTAL
- = DENOTES SIGN
- = DENOTES EDGE OF WOODS



Municipality:	City of Ramsey
Existing Zoning:	B-2:Business District
Proposed Zoning:	B-2:Business District
Proposed Use:	Commercial
Road Mileage:	0 LF
Street Lighting	as required
Proposed Utilities:	
Sewer:	private
Water:	private
Plat Area:	
Total Area:	306,237 sq. ft. = 7.030 acres
Proposed ROW:	0 sq. ft. = 0.000 acres
Park Area:	0 sq. ft. = 0.000 acres
Building Setbacks:	Front yard: 35 feet Rear yard: 35 req. Side yard: 10 req.
Lot Summary:	1 Lot
Owner	LARRY HICKMAN 9349 HWY 10 Ramsey, MN 55303
Subdivider	M & G Trailer 7575 U.S. Hwy 10 Anoka, MN 55303
Designer/Surveyor	Hakanson Anderson Assoc. 3601 Thurston Avenue Anoka, MN 55303 (763) 427-5860
PID No.	19-32-25-24-0002

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

(NOT TO SCALE)

Being 10.00 feet in width and adjoining all right of way lines unless otherwise shown on this plat and being 5.00 feet in width and adjoining all side and rear lot lines unless otherwise shown on this plat.

DATE	REVISION

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 Land Surveyor under the laws of the State of Minnesota.

BRIAN PERSON

Date 05/02/19 Lic. No. 49138

DESIGNED BY: BP
DRAWN BY: MSS
CHECKED BY: BP

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.haa-inc.com

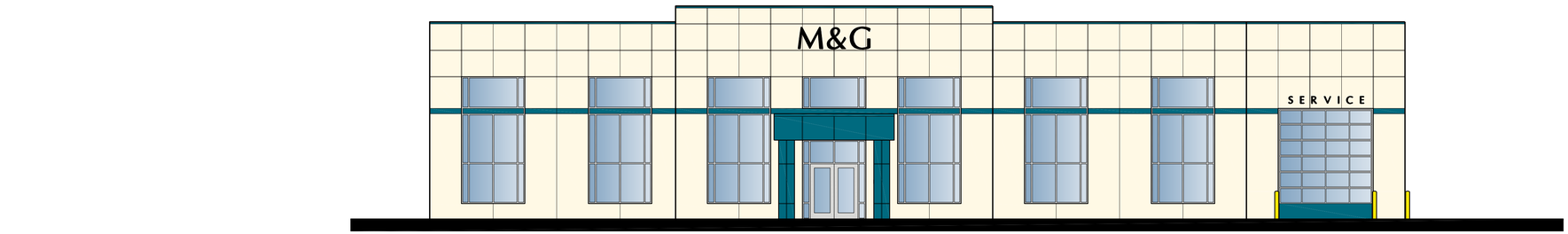
RALPHS ADDITION

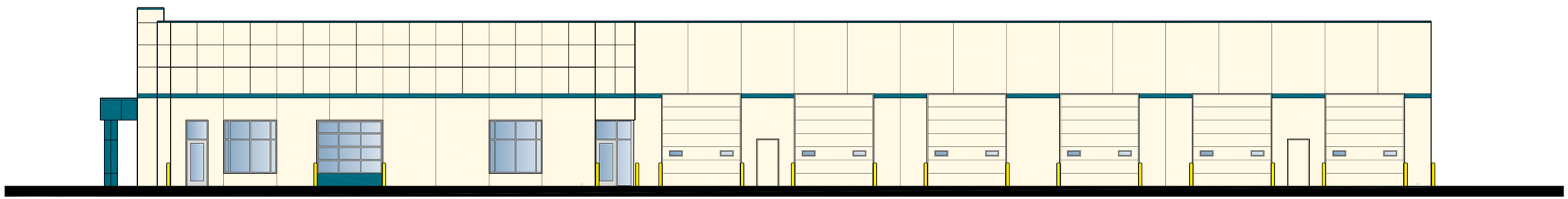
PRELIMINARY PLAT
CITY OF RAMSEY, MINNESOTA

SHEET 1 OF 1 SHEETS

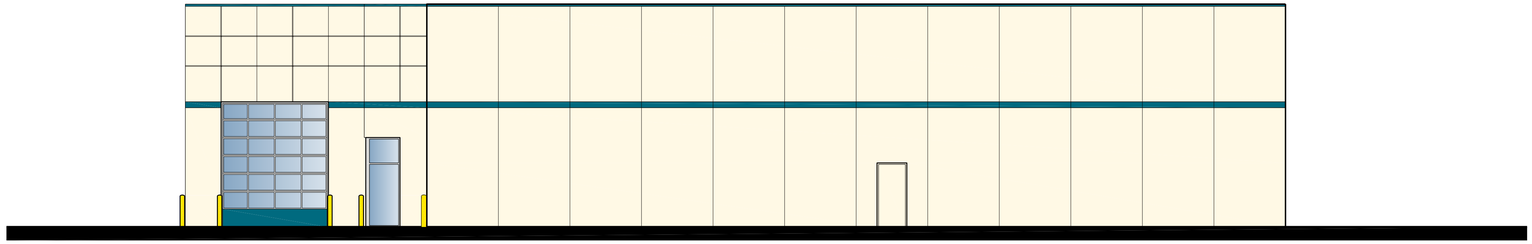
3990.03

May 02, 2019 — 9:52am
K:\Civil_Surv\Land Desktop 2008\3990.03\dwg\3990.03 PRE PLAT.dwg

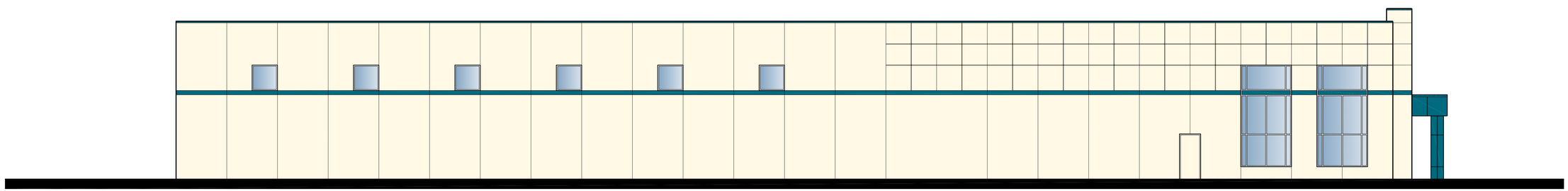




EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

M & G TRAILER SALES

Ramsey, Minnesota

NOTE: THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL COLORS NEED TO BE FIELD VERIFIED.

LA CHAMPETER CT S

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ProjectDox

Changemarks Report

Project Name: 19-116 M & G Trailers

Workflow Started: 04/30/2019 9:01 AM

Report Generated: 05/31/2019 10:12 AM

Cycle	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
1	False	Unresolved	Civil Engineer		CIVIL SWPPP PLAN.pdf	LL	Notice of Termination	The Notice of Termination for the Permit must be approved by the City before it is submitted to the MPCA.	05/28/2019 4:32 PM	Len Linton	
1	False	Unresolved	Civil Engineer		CIVIL ESC PLAN.pdf	LL	Secondary Silt Fence	Install secondary silt fence after infiltration basin is constructed. Remove only after vegetation is established in basin.	05/28/2019 4:28 PM	Len Linton	
1	False	Unresolved	Civil Engineer		CIVIL GRADING PLAN.pdf	LL	Overland Flow	Show general route of overland flow from new pond to existing drainage structures.	05/28/2019 4:25 PM	Len Linton	
1	False	Unresolved	Civil Engineer		CIVIL GRADING PLAN.pdf	LL	MNDOT submittal required	Plans must be submitted to MNDOT for access review. Drainage plans must be submitted to MNDOT for Hydrology review.	05/28/2019 4:25 PM	Len Linton	
1	False	Unresolved	Civil Engineer		Stormwater Report.pdf	LL	Infiltration Calculations	Include MIDS Calculator BMP detail sheets and results summary in report. Area draining to basins must not exceed infilration capacity of the basin. Talk about infiltration results in report summary.	05/29/2019 9:05 AM	Len Linton	
1	False	Unresolved	Engineering Tech - Plan Review		CIVIL SWPPP PLAN.pdf	JJF	1-Mile Boundary	The boundary didn't show up on the map.	05/16/2019 10:21 AM	Joe Feriancek	

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Changemarks Report

1	False	Unresolved	Engineering Tech - Plan Review		CIVIL SWPPP PLAN.pdf	JJF	Inspection Records	Weekly and 1/2" rainfall event inspection records must be sent to the City Inspector.	05/16/2019 10:21 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		CIVIL ESC PLAN.pdf	JJF2	Proposed Rip Rap	where are rip rap quantities called out?	05/16/2019 10:18 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		CIVIL DETAILS-1.pdf	JJF	Details	Add City details for Rip Rap, trash guards (assuming they will be used). Add Detail for RipRap Weir.	05/16/2019 10:16 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		CIVIL ESC PLAN.pdf	JJF	BioRoll	Add Bio Roll detail to the plans. The City would prefer silt fence to be used instead of bioroll. One factor to consider is if the bioroll can handle winter plowing/spring melt since it will likely need to be in-place over winter.	05/16/2019 10:13 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		CIVIL GRADING PLAN.pdf	JJF	Existing Cotour Labels	Please add more existing contour labels to the west to help show how the retaining wall matches in.	05/16/2019 10:05 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		CIVIL GRADING PLAN.pdf	JJF	Proposed Grading RR	Must get Burington North approval befor any grading activities within their property.	05/16/2019 10:05 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		CIVIL GRADING PLAN.pdf	JJF	NE Grading Match-in	Please add more detail to proposed match-in adjacent to Burlington Northern property. It's not apparent how the 888 proposed contour will tie in, crosses an existing 887 contour.	05/16/2019 10:05 AM	Joe Feriancek	

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Changemarks Report

1	False	Unresolved	Engineering Tech - Plan Review		CIVIL UTILITY PLAN.pdf	JJF	CB-1	Pipe invert is 1 foot below rim - 12" RCP Pipe will have a top of pipe higher than the rim elevation...plus no space for adjustment rings. May want to consider something similar to C-2 or a Rain Gardian.	05/16/2019 10:09 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		CIVIL PAVING PLAN.pdf	JJF	Valley Gutter	Call out detail for valley gutter	05/16/2019 9:01 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		CIVIL EX CONDITIONS.pdf	JJF	Legend	Add Dash Double Dot linetype to the legend.	05/16/2019 8:44 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		CIVIL DETAILS-2.pdf	JJF	Topsoil Detail	Remove topsoil detail New spec - black dirt with no more than 35% sand.	05/15/2019 2:06 PM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		CIVIL COVER.pdf	JJF	Total Sheets	Note is missing quantity of sheet (9).	05/15/2019 2:05 PM	Joe Feriancek	
1	False	Unresolved	Environmental Review		M&G TRAILER SALES-L1 24x36.pdf	Chris	Irrigation	Irrigation system shall have a rain sensor as well as some form of water efficient technology, such as a smart controller, soil moisture sensor, etc.	05/14/2019 9:34 AM	Chris Anderson	
1	False	Unresolved	Environmental Review		M&G TRAILER SALES-A1 24x36.pdf	CA	Septic Setbacks	Drainfield shall be at least 20 feet from building and tank shall be at least 10 feet from building. Variance to municipal services is required.	05/13/2019 1:39 PM	Chris Anderson	
1	False	Unresolved	Environmental Review		M&G TRAILER SALES-L1 24x36.pdf	CA	Change to Shrubs	Change reference to trees to shrubs	05/13/2019 11:12 AM	Chris Anderson	

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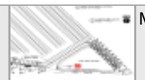
Changemarks Report

1	False	Unresolved	Environmental Review		M&G TRAILER SALES-L1 24x36.pdf	CA	Sign Review	Sign review is done under separate Permanent Sign Permit application. Pylon sign cannot exceed 25 feet in height or 100 square feet in area.	05/13/2019 11:12 AM	Chris Anderson	
1	False	Unresolved	Environmental Review		M&G TRAILER SALES-L1 24x36.pdf	CA	Parking Lot Landscape Requirements	For every 10 parking spaces, one (10) additional tree is required. Per the Site Plan, there are forty-five (45) proposed parking stalls, at least five (5) additional trees must be added to the Landscape Plan. These should be either within the parking lot and/or directly adjacent to the parking lot to provide shade and/or visual relief.	05/13/2019 11:12 AM	Chris Anderson	
1	False	Unresolved	Environmental Review		M&G TRAILER SALES-L1 24x36.pdf	CA	Shrub Size	Shrubs shall be a minimum of 24 inches in height. Update Planting Schedule accordingly.	05/13/2019 11:12 AM	Chris Anderson	
1	False	Unresolved	Environmental Review		M&G TRAILER SALES-L1 24x36.pdf	CA	Fence Details	Provide fencing detail.	05/13/2019 11:12 AM	Chris Anderson	
1	False	Unresolved	Environmental Review		CIVIL DETAILS-1.pdf	CA	Tree Save Fence	Add detail for tree save fencing.	05/13/2019 10:08 AM	Chris Anderson	

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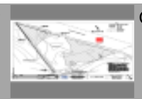
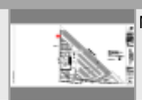
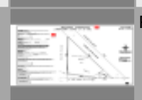
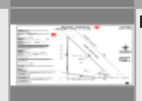
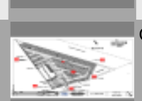
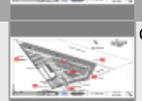
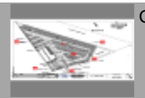
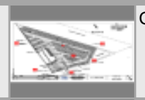
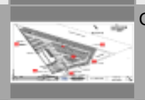
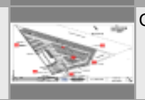
Changemarks Report

1	False	Unresolved	Environmental Review		CIVIL EX CONDITIONS.pdf	CA	Tree Inventory and Preservation Plan	A Tree Inventory and Preservation Plan is required identifying all significant trees on site and which will be preserved and removed. All oaks and evergreens with a DBH of 4 inches or greater and all other deciduous trees with a DBH of 8 inches or greater are defined as significant trees. At least 30% of significant tree DBH inches shall be retained. If less will be preserved, for every 1 inch beyond the threshold, 1.25 DBH inches shall be replanted.	05/13/2019 10:03 AM	Chris Anderson	
1	False	Unresolved	Community Development Director		M&G TRAILER SALES-A1 24x36.pdf	Tim Gladhill	Modular Retaining Wall	Add modular retaining wall to this plan sheet.	05/06/2019 9:13 AM	Tim Gladhill	
1	False	Unresolved	Community Development Director		FINAL PLAT.pdf	Tim Gladhill	Owner Information Required	Complete section for Owner.	05/06/2019 9:12 AM	Tim Gladhill	
1	False	Unresolved	Community Development Director		FINAL PLAT.pdf	Tim Gladhill	Marketable Title Required	Marketable Title required prior to recording of Plat. Title information can be no older than 30 days at time of recording.	05/06/2019 9:12 AM	Tim Gladhill	
1	False	Unresolved	Community Development Director		CIVIL PAVING PLAN.pdf	Tim Gladhill	Fence Details	Need details on fence.	05/28/2019 3:52 PM	Tim Gladhill	
1	False	Unresolved	Community Development Director		CIVIL PAVING PLAN.pdf	Tim Gladhill	Extend Curbing	Extend curbing to end of driveway.	05/28/2019 3:52 PM	Tim Gladhill	

ProjectDox

Changemarks Report

1	False	Unresolved	Community Development Director		CIVIL PAVING PLAN.pdf	Tim Gladhill	Sign Permit Required	Permanent Sign Permit required prior to installation. Developer is encouraged so submit concept plans at this stage in case City Council approval is required.	05/28/2019 3:52 PM	Tim Gladhill	
1	False	Unresolved	Community Development Director		CIVIL PAVING PLAN.pdf	Tim Gladhill	Decorative Fence Details	Submit specs on decorative fence.	05/28/2019 3:52 PM	Tim Gladhill	
1	False	Unresolved	Community Development Director		CIVIL PAVING PLAN.pdf	Tim Gladhill	Private Well Approval	Minnesota Department of Health approval for private well required.	05/28/2019 3:52 PM	Tim Gladhill	
1	False	Unresolved	Community Development Director		CIVIL PAVING PLAN.pdf	Tim Gladhill	Retaining Wall Specificatiosn	Details on retaining wall required.	05/28/2019 3:52 PM	Tim Gladhill	
1	False	Unresolved	Community Development Director		CIVIL EX CONDITIONS.pdf	Tim Gladhill	Soils Testing	Add locations of soil borings.	05/06/2019 8:34 AM	Tim Gladhill	
1	False	Unresolved	Community Development Director		Building Design.pdf	Tim Gladhill	Sign Permit Required	Permanent Sign Permit required. Please add note to plan set.	05/06/2019 8:29 AM	Tim Gladhill	

CITY OF RAMSEY
DEVELOPMENT AGREEMENT FOR RALPH LLC

This Agreement (hereinafter the "Agreement") is dated as of this Click or tap here to enter text.day of June, 2019 and is by and between the **CITY OF RAMSEY**, a Minnesota municipal corporation (the "**CITY**") and Ralph LLC, a Limited Liability Corporation under the laws of Minnesota (the "**PERMITTEE**").

Recitals

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

B. The **PERMITTEE** has received approval from the **CITY** to subdivide the Subject Property and plat the same as Ralphs Addition (the "Plat").

Agreement

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

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

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

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

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

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

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

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

(the "Stage I Improvements").

The **PERMITTEE** agrees to construct the Stage I Improvements according to the terms and conditions of this Agreement and in accordance with the Plans and the City Code. Per City Code Section 117-615, the **PERMITTEE** shall provide the **CITY** with a set of reproducible as-built plans in Computer Aided Drafting (CAD) format upon completion of the Stage I Improvements and acceptance by the **CITY**. As as-built plans are a required Stage I Improvement item per City Code Section 117-615, the **CITY** will not release in its entirety the required Stage I Improvement Financial Guarantee noted in paragraph #6 below until such as-built plans are received by the **CITY**. Additionally, the **PERMITTEE** agrees to provide to the **CITY** the plans in CAD format prior to the commencement of construction of the Stage I Improvements.

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

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

days after the completion of the Stage I Improvements, the **PERMITTEE** shall provide the **CITY** with a complete set of reproducible "As Built" plans for the Stage I Improvements.

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

8. Ownership of the Stage I Improvements. The **PERMITTEE** owns the Stage I Improvements until the **CITY'S** acceptance of the Stage I Improvements. Title to the Stage I Improvements automatically passes to the **CITY** upon the **CITY'S** written acceptance of the Stage I Improvements. Except to the extent the **CITY** has accepted all or portions of the Stage I Improvements, in writing, prior to the lapse, expiration, or other termination of the **CITY'S** financial guaranty described in Section 6 and except to the extent the **CITY** and the **PERMITTEE** may agree, in writing, to defer the **CITY'S** acceptance of certain specified Stage I Improvements, the **CITY** is deemed to have accepted the Stage I Improvements when the **CITY** releases the financial guaranty described in Section 12 or allows such financial guarantee to lapse, expire or otherwise terminate.

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

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

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

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

    PERMITTEE must install the Stage II Improvements in accordance with the Plans. Per City Code Section 117-615, the **PERMITTEE** shall provide the **CITY** with a set of re-producible as-built plans in Computer Aided Drafting (CAD) format upon completion of the Stage II Improvements and acceptance by the **CITY**. As as-built plans are a required Stage II Improvement item per City Code Section 117-615, the **CITY** will not release the required Stage I Improvement Financial Guarantee noted in paragraph #6 above until **CITY** has received the as-built plans. Additionally, the **PERMITTEE** agrees to provide to the **CITY** the plans in CAD format prior to the commencement of construction of the Stage II Improvements.

11. Required Private Improvements. The private improvements the PERMITTEE will construct or install are as follows:

    a. Septic System (Commercial)
    b. Water (Commercial Well)
    c. Storm drainage facilities
    d. Stormwater maintenance

e. Parking lot
f. Concrete curb and gutter
g. Lot grading
h. Landscaping

12. Financial Guaranty for Stage I Improvements, Stage II Improvements, and Required Private Improvements. The **PERMITTEE** shall provide a financial guarantee to the **CITY** guaranteeing the construction of the Stage I Improvements, Stage II Improvements, Required Private Improvements, and their timely completion. The **PERMITTEE** shall be responsible for a financial guarantee in the amount of **($_____.00),** which amount is 125% of the **CITY** Engineer's estimated cost of the Stage I Improvements. Upon completion of Stage I Improvements (including the removal of "temporary" erosion control measures as identified in the approved Grading Plan), acceptance by the **CITY**, supported by appropriate lien waivers, The **PERMITTEE** may request a reduction in the amount of the financial guarantee.

13. Inspection Fees for the Stage I Improvements, Stage II Improvements, and Required Private Improvements. The **PERMITTEE** shall provide an inspection fee to the **CITY** to inspect the Stage I Improvements, Stage II Improvements, and Required Private Improvements. The **PERMITTEE** shall be responsible for an inspection fee in the amount of **($_____.00)**, which amount is 5% of the City Engineer's estimated cost of the Stage I Improvements, Stage II Improvements, and Required Private Improvements. The inspection fee must be in the form of a cash escrow. The **PERMITTEE** may request a refund of the remaining balance in the escrow upon completion of the Stage I Improvements, Stage II Improvements, and Required Private Improvements, acceptance by the **CITY**.

14. Warranty for Stage I and Stage II Improvements. The **PERMITTEE** shall provide a one year warranty in the amount of **$_____.00**, which is 25% of the cost of the Stage I and Stage II Improvements. Said warranty shall be in force for one year following the final acceptance of any required improvements and shall guarantee satisfactory performance of said improvement. The warranty must be in the form of a Letter of Credit in a form acceptable to the **CITY'S** Finance Director or a cash escrow.

15. Maintenance Guarantee for Landscaping. It is herein agreed that the **PERMITTEE** shall provide the **CITY** a maintenance guarantee to ensure the survival of the plantings. Said maintenance guarantee shall consist of cash or a Letter of Credit, approved as to form by the **CITY**, in the amount of $_____ [# plantings (XX trees) x cost/planting ($300/tree x 30% average non-survival rate, (XX shrubs) x cost/planting $75/shrub x 30% average non-survival rate], which shall be in effect for a two-year period commencing on the date of the **CITY's** acceptance of said plantings as part of the Required Private Improvements.

At the end of the two-year period, the maintenance guarantee shall be returned to the **PERMITTEE**. The determination that all plantings that have been planted in accordance with the Site Plan have either survived or have been replaced shall be made by the **CITY**. In the event the **PERMITTEE** fails to maintain the required plantings for a two-year period, the City Council may order the replacement of plantings with **CITY** day labor and/or by letting contracts and draw upon the escrow for payment. Only the City Council shall have the authority to direct replacement of the plantings and withdraw from the

escrow account. The **PERMITTEE** hereby grants permission and a license to the **CITY** and/or its contractors and assigns to enter upon the Site for the purpose of replacing plantings in the event of the **PERMITTEE's** default.

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

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

18. Requirements for Building and Occupancy Permits.

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

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

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

    a. The **CITY** may, at its option, perform or engage one or more third parties to perform the **PERMITTEE'S** obligations. If, in the reasonable judgment of the **CITY'S** staff, the **PERMITTEE'S** default creates an immediate risk to public health or safety, the **CITY** may perform or engage one or more third parties to perform the work before the **CITY** provides the notice described in the initial paragraph of this Section, but the **CITY** must use commercially reasonable efforts

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

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

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

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

20. Connection to City Utilities. Notwithstanding any City Charter provision to the Contrary, the **PERMITTEE** agrees that it will connect to **CITY** municipal utilities within two (2) years of utilities being adjacent or readily available to the site. The **PERMITTEE** also agrees to be specially assessed for the benefit of utilities pursuant to the then City Special Assessment Policy.

21. Miscellaneous.

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

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

c. Compliance with Laws and Regulations. The **PERMITTEE** represents to the **CITY** that the Plat complies with all **CITY**, County, metropolitan, State, and Federal laws and regulations, including but not limited to: subdivision ordinances, zoning ordinances and environmental regulations. If the **CITY** determines that the Plat does not comply, the **CITY** may, at its option, refuse to allow any construction or development work in the Plat until the **PERMITTEE** does comply. Upon the **CITY'S** demand **PERMITTEE** shall cease work until there is compliance.

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

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

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

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

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

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

j. Reimbursement to the **CITY**. The **PERMITTEE** agrees to reimburse the **CITY** for all costs incurred by the **CITY** in defense or enforcement of this Agreement, or any portion thereof, including court costs and reasonable engineering and attorney's fees.

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

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

TO PERMITTEE:
Ralph LLC
Attn: M&G Trailers
7575 Highway 10 NW
Ramsey MN 55303

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

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

THE PERMITTEE:

CLICK OR TAP HERE TO ENTER TEXT.

By:_____, Click or tap here to enter text.
Its: Click or tap here to enter text.

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, _____, by Click or tap here to enter text., Click or tap here to enter text. of Click or tap here to enter text., a Click or tap here to enter text. Click or tap here to enter text., under the laws of the State of Minnesota on behalf of the corporation.

_____
Notary Public

THE CITY:

CITY OF RAMSEY

By:_____
Its: Mayor

By:_____
Its: City Administrator

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

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

_____

Notary Public

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

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

EXHIBIT A

Legal Description of the Subject Property

Outlot D Northfork, Subject to Easement of Record, Anoka County, Minnesota

Or upon recording

Lot 1, Block 1 Ralphs Addition, Anoka County, Minnesota

EXHIBIT B

Fees Payable to the City

RALPHS ADDITION
(REVIEW COPY 5-2-19)

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 19, T. 32, R. 25

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

Outlot D, NORTHFORK, Anoka County, Minnesota

Has caused the same to be surveyed and platted as [ ].

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

SIGNED: [ ]

By _____ , Chief Manager
[ ]

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____ , 20_____ by [ ], a Minnesota limited liability company.

_____ _____
Notary Public, _____ Notary Printed Name

My commission expires _____

SURVEYOR'S CERTIFICATE

I Brian R. Person 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___ .

_____
Brian Person, Licensed Land Surveyor
Minnesota License No. 49138

STATE OF MINNESOTA
COUNTY OF ANOKA

This instrument was acknowledged before me this _____ day of _____ , 20___ by Brian R. Person.

_____ _____
Notary Public, Minnesota. Notary Printed Name

My commission expires _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of RALPHS 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

ANOKA 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

ANOKA 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

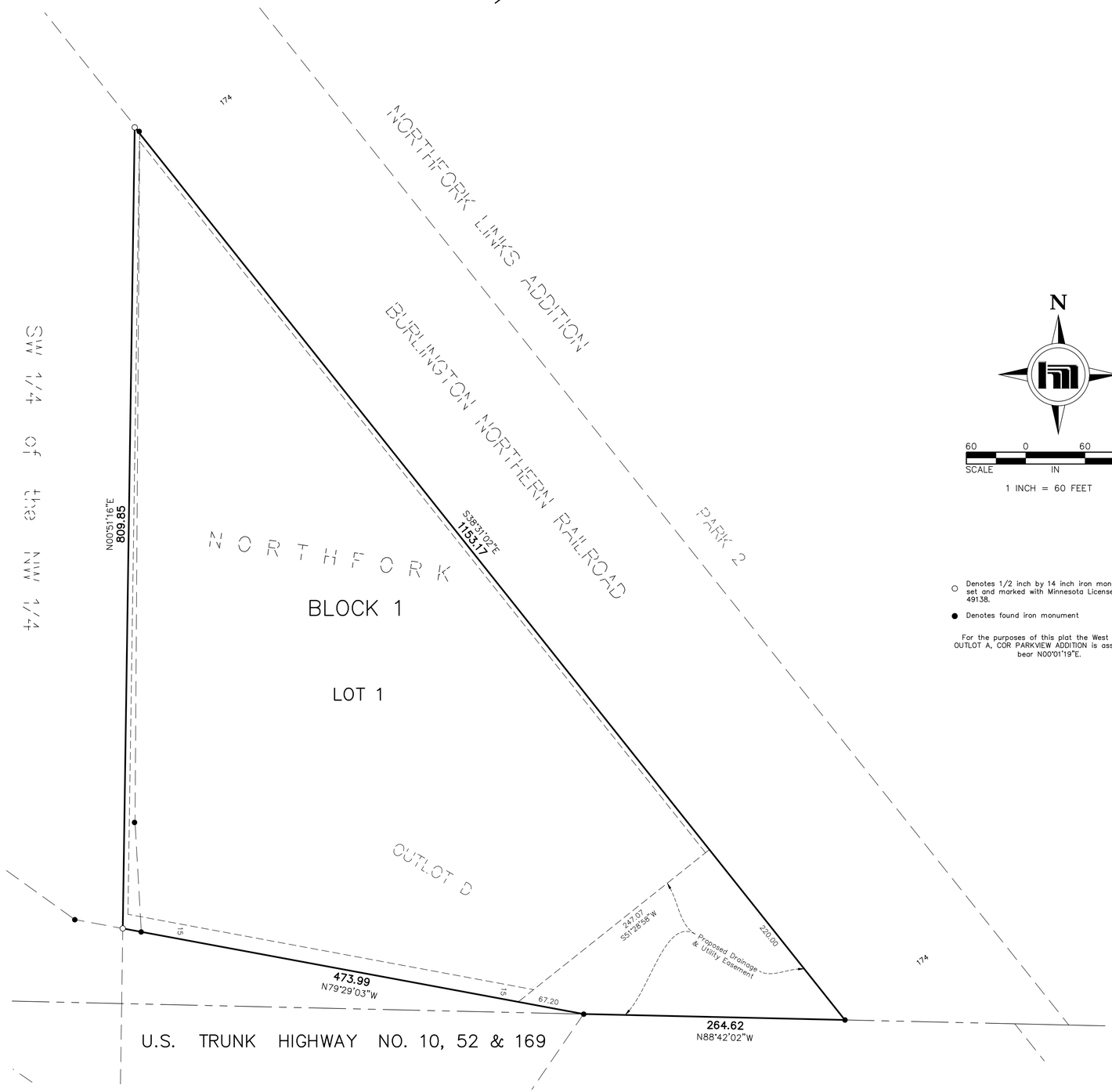
By_____ , Deputy

ANOKA COUNTY RECORDER/REGISTRAR OF TITLES
County of Anoka, State of Minnesota

I hereby certify that this plat of RALPHS 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



○ Denotes 1/2 inch by 14 inch iron monument set and marked with Minnesota License No. 491.38.

● Denotes found iron monument

For the purposes of this plat the West line of OUTLOT A, COR PARKVIEW ADDITION is assumed to bear N00°01'19"E.

Hakanson Anderson

Councilmember_____ introduced the following resolution and moved for its adoption:

RESOLUTION #19-122

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT, SITE PLAN, AND FINAL PLAT APPROVAL FOR M&G TRAILERS AT 9349 HIGHWAY 10 NW AND DECLARING TERMS OF PERMIT

RECITALS

1. Ralph LLC, hereinafter referred to as the "Permittee", has properly applied for a Sketch Plan, Site Plan, Conditional Use Permit, and Final Plat for M & G Trailer to construct a trailer sales and service business at the property generally known as 9349 Highway 10 NW and legally described as Outlot D Northfork (the "Subject Property") and plat as Ralph's Addition.

2. That the Permittee appeared before the Planning Commission and City Council for public hearings pursuant to Section 117-53 of the Ramsey City Code June 6, 2019 and June 25, 2019, respectively, and that the public hearings were properly advertised and that the minutes of said public hearing are hereby incorporated by reference.

3. That the Applicant requested a variance to the City Code requirements to contrast private commercial utilities (well and septic system) on the Subject Property instead of connection to public utilities, and that the Planning Commission granted said variance on June 6, 2019.

4. That the Subject Property is in the 2030 and 2040 Metropolitan Urban Service Area (MUSA), which requires connection to City sewer and water (utilities) under Section 117-88.

5. That the Subject Property is zoned B-2 Business District and is approximately 7 acres in size.

6. That the adjacent property is zoned B-2 Business District, and the site abuts right-of-way for Highway 10 to the south, and the railroad to the north and east. Across the railroad, the properties are zoned Public/Quasi Public (trail corridor) and PUD (Rural Residential - Northfork Subdivision).

7. That motor vehicle, implement, and recreation equipment sales and services is a conditional use in the B-2 Business District.

8. That Section 117-115 requires all parking and pavement (including maneuvering, sales, and display areas) be setback from the street right-of-way a distance of at least twenty (20) feet.

9. That vehicles displayed for sale shall be restricted to bituminous or concrete surfaces only.

10. That the closest City utilities are more than one half (.5) mile away from the Subject Property and the City does not plan to extend utilities to this area for this single project, nor is it financially feasible for the Applicant to extend utilities to this area at this time.

11. That the Planning Commission met on June 6, 2019 and recommended approval of this request.

FINDINGS OF FACT

1. That the proposed use **will not** adversely impact traffic in the area.

2. That the proposed use **will not** substantially or adversely impair the use, enjoyment or market value of surrounding properties.

3. That the proposed use **will be** constructed so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and such use **will not** change the essential character of the area.

4. That the proposed use **will not** create additional requirements at public cost for public facilities and services.

5. That the proposed use **will not** be detrimental to the economic welfare of the community.

6. That the proposed use **will not** be disturbing or hazardous to existing or future neighboring uses.

7. That the proposed use **will not** involve uses, activities, processes, materials and equipment and conditions of operation that may be detrimental to any persons, property or the general welfare, by reason of excessive production of traffic, noise, smoke or glare.

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

1. That the Ramsey City Council hereby grants Final Plat approval for Ralph's Addition contingent upon final approval by City Engineer approval and recording of Development Agreement.

2. That the Ramsey City Council hereby grants approval of the Conditional Use Permit and Site Plan (the "Permit") on the Subject Property contingent upon the following:

CONDITIONS:

1. That this **Permit** shall be perpetual in duration as long as the terms are herein complied with.

2. That this **Permit** allows for trailer sales and service to occur on the **Subject Property**, including repair in designated bays and sales in designated locations.

3. That this **Permit** does not allow for any other type of motor vehicle sales, implement, or repair.

4. That the **Permittee** shall connect to City utilities within two (2) years of utilities being adjacent to the site. The **Permittee** also agrees to be specially assessed for the benefit of utilities pursuant to the then City Special Assessment Policy.

5. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Permit**.

6. That the **Permittee** shall obtain all necessary permits prior to commencing any site modifications or construction of the Building, including a Building Permit

7. That this **Permit** shall be contingent upon final review and approval by the Building Official, Fire Marshal, City Engineer, and a Certificate of Occupancy (CO).

8. That the City Administrator, or his/her designee, shall have the right to inspect the Subject Property for compliance and safety purposes annually or at any time, upon reasonable request.

9. That there shall never be any loading, unloading, or staging on Highway 10, in any right-of-way, or in any area other than those paved areas designed onsite for such uses.

10. That there shall be no parking or maneuvering of any trailer, motor vehicle, or automobile on any unpaved area at any time on the **Subject Property**.

11. The **Permittee** shall stripe all required customer and employee parking stalls and those stalls shall not be used for any use other than customer or employee parking.

12. That the **Permittee** shall maintain the **Subject Property** in compliance with City Code Section 117-356 (Commercial and Industrial Development Off-Street Parking) and Chapter 30 (Nuisances) at all times.

13. That there shall be no salvaging of parts from junk vehicles or trailers on site to be used to repair other trailers.

14. That there shall be no outside storage of parts or cannibalized recreational vehicles, or any other vehicle, on the **Subject Property**.

15. That the **Permittee** (or any other tenants) shall obtain all necessary licenses to lawfully operate trailer sales and service operations on the **Subject Property**.

16. That this **Permit** shall automatically expire if the use is not initiated within 365 days of the date of this approval

17. That the **Permittee** shall maintain all required drive aisle widths in accordance with City Code Section 117-356.

18. That the **Permittee** shall apply for a Sign Permit for any new sign and this **Permit** does not provide any approval on proposed signage.

19. That the **Permittee** shall maintain the required 20 feet of green space buffering the property and shall not expand the parking lot and/or paved areas without proper permitting.

20. That the **Permittee** shall provide the City a maneuvering and staging exhibit to ensure safe movement of semi-trucks, trailers, and customers onsite and this approval shall be contingent upon City approval of said maneuvering and staging exhibit.

21. That the **Permittee** shall enter into a Development Agreement with the City.

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

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 25th of June, 2019.

CITY OF RAMSEY

By:_____ By:_____
Its Mayor City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

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

_____
Notary Public

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

CC Regular Session **6. 2.**

Meeting Date: 06/25/2019

By: Sean Sullivan, Community Development

Information

Title:

PUBLIC HEARING: Adopt Resolution #19-143 Establishing TIF District 17 and Resolution #19-144 Approving a TIF Agreement and Approving a Business Subsidy Request, Case of SLP EX, LLC and AMP EX, LLC (Delta ModTech)

Purpose/Background:

PURPOSE

The purpose of this case is to consider multiple actions regarding the Delta ModTech TIF Business Assistance Application which was received by Staff in March 2019 and reviewed by the EDA at the June 13 meeting. This request is specifically related to Delta ModTech's proposed 210,000 square foot manufacturing facility

1. **TIF PLAN AND INTERFUND LOAN:** Consider support of the attached Resolution #19-143 Approving the Modification to the Development Program for Development District No. 1 and Establishing Tax Increment Financing District No. 17: Delta ModTech. This step does not award TIF but is a step in the process that allows the City to award TIF. Awarding the TIF Request is covered in Step 2 below. Some highlights included in the TIF Plan:
    a. Geographical boundary of Development District No. 1 and TIF District 17
    b. Statutory requirements relating to type of TIF District being created, duration of TIF District and impacts to future tax base. This district is considered an Economic Development District. Staff will provide a brief overview of types of TIF Districts at the meeting.
    c. Provision of a a not-to-exceed budget number ($1,317,235) for eligible development activities to take place within the proposed TIF District 17 that can be financed ($972,000 in business assistance, remainder for uses such as administration of district).
    d. Findings and "But For" Test (Appendix C) documenting that the TIF plan and project is in compliance with Minnesota Statutes.
    e. The TIF Plan does not include inter fund loan language. However, Resolution #19-143 establishes an *"ability"* for the City to utilize an inter fund loan to pay for up front administrative/legal costs associated with TIF District #17; and repay said inter fund loan with TIF District #17 proceeds. The City is not borrowing any money in this request. It is set up as a 'pay as you go' package, meaning assistance is only provided if tax increment is created.
2. **(2) TIF AGREEMENT:** Consider support of the attached Resolution #19-144 authorizing execution of a Tax Increment Financing (TIF) Agreement: Delta ModTech. This is the actual TIF award for SLP EX, LLC and AMP EX, LLC and Delta Industrial Services, Inc. ($972,000 Pay-Go TIF Note). This document includes all terms and conditions for this specific deal.

BACKGROUND (project)

The project consists of:

A. The purchase of 43 acres of land from Hageman Holdings for the Delta ModTech site/expansion and further development of Bunker Lake Business Park. The estimated total cost for this step is $3.6M. Assistance is only provided the the area related to the Delta ModTech project site, not areas for future development.
B. Within the larger 43-acre parcel, the Developer desires to plat 16.03 acres to construct a 210,000 square foot manufacturing building to lease to Delta ModTech. The estimated total cost for the Delta ModTech first building is $16M.

*** NOTE This new building size is 25,000 more square feet than originally proposed.**

BACKGROUND (subsidy request)

The Developer has asked the City for public financial incentives related to both items above in relation to the Delta ModTech project (A and B). Specifically, the Developer originally requested $1,500,000 in Tax Increment Financing/Assistance to assist with eligible project costs. See analysis below outlining Staff recommendation of $972,000. The Developer has accepted Staff's recommendation. The Developer is requesting the City provide 9 years of pay-as-you-go (PayGo) TIF for the 210,000 square foot building and lot to be leased to Delta ModTech. Based on their modeling and project pro-forma, the Developer believes financial assistance is needed, in order to make this project work.

Based on City and analysis by Ehlers, City Staff has communicated that it is willing to support $972,000 in pay-as-you-go TIF assistance to write down the cost of the land acquisition for the Delta ModTech site (not the future development area). This has been communicated to the Developer and they wish to move forward with a request of $972,000. TIF Runs conducted by Ehlers and City Staff support this level of TIF Assistance.

The Developer has completed and submitted a business subsidy application, including a $10,000 non-refundable fee to establish a project escrow. Staff has reviewed and scored the application. The application scores a 33 out of 35 which is a moderate to high score. The application states that this project will bring approximately 120 jobs to Ramsey upon completion of the of construction and opening of the new building. In addition, 15 or more new jobs will be created within 2.5 years of executing the TIF Agreement, paying wages of at least $22.00 per hour. In total, this project will result in at least 135 new good paying jobs in Ramsey.

The estimated tax assessed value of the completed project is $11.1 Million and it is expected to generate in excess $375,000 in total property taxes annually. Attached to this case is the Business Assistance Application and Policy for review. Ehlers has reviewed the updated request and has determined that is satisfies the "But-For" test and has conducted financial analysis determining that $972,000 in assistance and the return on investment for the Developer is within industry standards and does not unduly enrich the Developer.

*** NOTE newly created job commitment by developer for TIF Agreement has been reduced from 20 to 15 jobs. The wage level of the new jobs still remains at $22.00 per hour. This project will ultimately result in 135 new jobs for Ramsey.**

Notification:

Both the the Anoka Hennepin School District and Anoka County have been notified of this action, as required by Statute. The Public Hearing has been properly noticed and a copy of the notice has been attached to this case.

Observations/Alternatives:

Project Benefits Summary

- 135 new jobs for the City of Ramsey. 120 jobs will be retained and relocated to Ramsey from a neighboring community by Delta ModTech and an additional 15 jobs will be created paying a minimum wage of at least $22.00 per hour.
- Opportunity for employment for Ramsey Residents. Delta ModTech is a growing company that will be providing employment opportunities for Ramsey Residents.
- Payment of pro-rated share of required outstanding 2011 and 2017 special assessments for the extension of Bunker Lake Boulevard and City Utilities (Bunker Lake Business Park / Puma Street) attributable to the developed parcel will be made at time of proposed property closing in July 2019.
- $19.65 Million project investment (building plus site improvements).
- $375,000 in additional annual property taxes kicks in 1.5 years after project is completed. The newly created local tax revenue will be captured by the TIF District 17 for 9 years (as allowed for Economic Development TIF Districts). When the district is decertified, the City can expect to receive around $90,000 annually in property taxes (including fiscal disparities) from this project.
- The proposed 210,000 square foot manufacturing building is high-quality and market relevant. It will be one of the largest industrial buildings in Ramsey and be a significant investment for the City's new Bunker Lake

Industrial Park.

- The proposed funding sources for the subsidy request would be from a newly created TIF District 17. This subsidy will not have a direct impact on the existing general tax levy and Ramsey taxpayers. Also, like any TIF project, the existing tax base remains in place, 100%.
- The proposed $972,000 in Tax Increment Financing will be through a TIF Note (pay-as-you-go) rather than "up-front" financing or bonding.
- The City of Ramsey is seeking retail and restaurant users. Common feedback from the development community and prospects is that Ramsey needs to improve their demographics in order attract these users. Ramsey can do that by increasing both population (rooftops) and increasing trip generation (i.e. large employers and destination users). The development proposed by Delta ModTech in Bunker Lake Industrial Park will help improve demographics needed by retail and restaurant users via new vehicle trip generation and increased daytime populations.

Further Analysis

- This business subsidy request has been reviewed and meets Ramsey's Business Subsidy Policy criteria.
- The Developer's request for $972,000 is justified and meets State of Minnesota Business Subsidy Statutes.
- Staff has contracted with Ehlers to conduct a third party analysis of the project and to evaluate if the project meets the "But For" test and it has been determined that this project meets that criteria. Findings satisfying this "But-For" test can be found within the attached Ehlers Memo dated May 30, 2019 and the TIF 17 Plan.
- Projected cash on cost return on investment for the Developer is 8.42% which falls within the industry standard of 7-9%. The analysis by Ehlers concludes that the $972,000 in proposed City assistance does not unduly enrich the company.

Funding Source:

New 9-year TIF District (TIF #17) for the business subsidy and $10,000 fee from the Developer for processing the Application.

Recommendation:

STAFF

Staff recommends moving forward with this proposed project and supports the motions outlined in this case. Staff believes this project meets several goals outlined within the City's Adopted Strategic Plan and EDA Work Plan. Please see observations section for benefits and considerations regarding this request.

EHLERS

Ehlers completed the underwriting for this project. Please see the attached Ehlers MEMO. In summary, Ehlers' findings support moving forward with approving this request.

EDA

The EDA reviewed this project, completed application and analysis by Staff and Ehlers on June 13, 2019. The EDA in favor of moving forward with this project with the $972,000 in TIF Pay-Go-Note Assistance. The EDA determined that this request is consistent with with the City of Ramsey Business Subsidy Policy. The EDA unanimously passed a motion recommending approval the two attached resolutions. Attached to this case are draft EDA minutes.

Action:

Motion to adopt Resolution #19-143 Approving establishing Tax Increment Financing District No. 17 and associated TIF financing plan, subject to review by the City Attorney as to legal form.

--and--

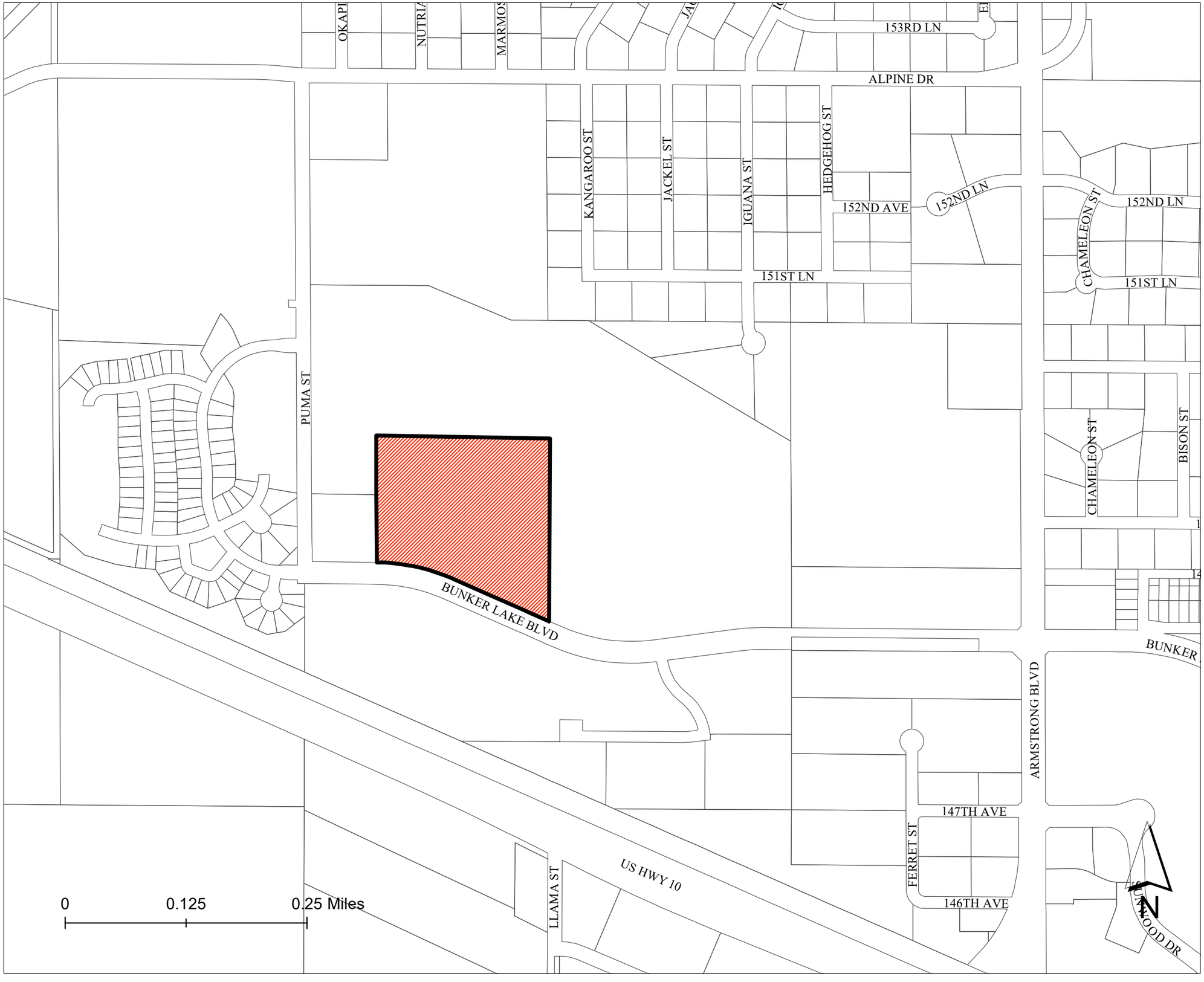
Motion to adopt Resolution #19-144 Authorizing Execution of a Tax Increment Financing (TIF) Agreement: Delta ModTech; subject to review by the City Attorney as to legal form.

Attachments

Project Location Map
Ehlers Analysis Memo
#19-143 Creation of TIF 17, Authorization of TIF Plan and Interfund Loan
#19-144 Execution of TIF Agreement
TIF Plan (TIF District 17)
TIF Agreement
Business Subsidy Application
Public Hearing Notice
DRAFT EDA Minutes 6.13.19
TIF Basics

Form Review

Inbox	Reviewed By	Date
Sean Sullivan (Originator)	Sean Sullivan	06/18/2019 04:19 PM
Tim Gladhill	Tim Gladhill	06/20/2019 08:03 AM
Sean Sullivan (Originator)	Sean Sullivan	06/20/2019 08:19 AM
Tim Gladhill	Tim Gladhill	06/20/2019 08:23 AM
Kurt Ulrich	Kurt Ulrich	06/20/2019 02:32 PM
Form Started By: Sean Sullivan		Started On: 06/18/2019 08:17 AM
Final Approval Date: 06/20/2019		



TIF Districts

TIF District 17

Site to be platted as:
Lot 1, Block 1, Amsterdam Extension

Map Prepared by the City of Ramsey
Data Source: Anoka County, City of Ramsey
June 3, 2019
Lampert Conformal Conic Projection
I:GIS\Users\Tim\TIF Properties

This map has been compiled using information gathered from various governmental offices and other sources and is to be used for reference purposes only. It is neither a legally recorded map nor a survey and is not intended for use as one. The Geographic Information System (GIS) data used to develop this map is not warranted by the City as being error-free.

The City does not represent that the GIS data can be used for exact measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found, please contact (763) 427-1410.

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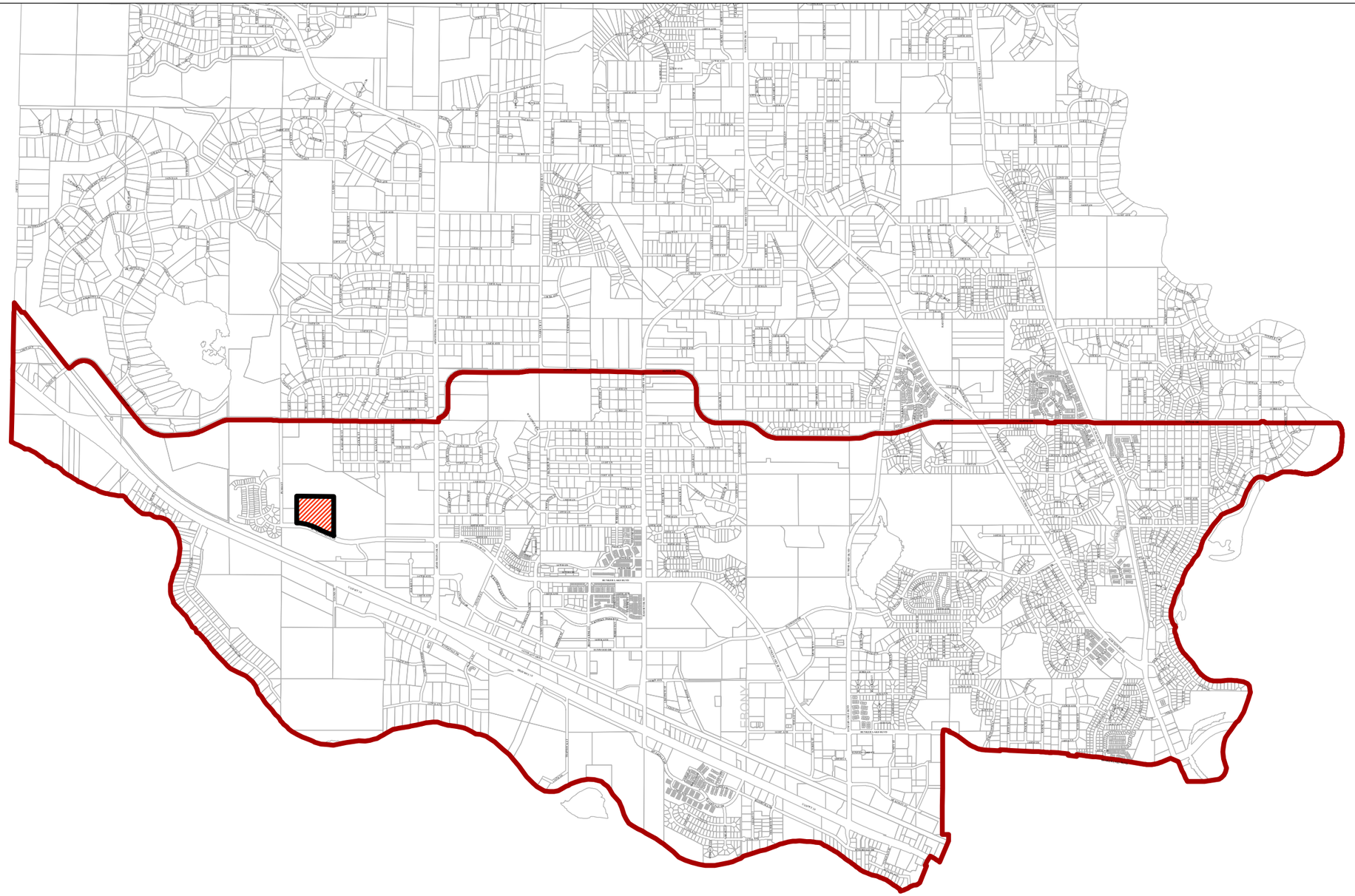

0 0.75 1.5 Miles

N

City of RAMSEY

TIF Districts

TIF District 17

Development District #1

Site to be platted as:
Lot 1, Block 1, Amsterdam Extension

Map Prepared by the City of Ramsey
Data Source: Anoka County, City of Ramsey
June 3, 2019
Lampert Conformal Conic Projection
I:GIS\Users\Tim\TIF Properties

This map has been compiled using information gathered from various governmental offices and other sources and is to be used for reference purposes only. It is neither a legally recorded map nor a survey and is not intended for use as one. The Geographic Information System (GIS) data used to develop this map is not warranted by the City as being error-free.

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Memo

To: Sean Sullivan, Economic Development Manager

From: Jason Aarsvold, Ehlers

Date: 5-30-19

Subject: Delta ModTech TIF request

The City of Ramsey requested that Ehlers review the Tax Increment Financing (TIF) request from Delta ModTech for their proposal to construct an approximately 210,000 square foot manufacturing facility along Bunker Lake Blvd. just east of Puma Street. If approved, the project is expected to commence in 2019 and be complete in 2020.

Delta ModTech is requesting $1.5 million in tax increment assistance. The project meets the requirements necessary for the City to establish a 9-year Economic Development TIF district. Based on our estimates, the project is expected to generate a total of approximately $972,000 in tax increment over the 9-year life of the district. Therefore, the maximum amount of any TIF assistance should be limited to the $972,000 projected.

The purpose of this memorandum is to evaluate whether the avialable assistance for Delta ModTech's project is necessary for financial feasibility in comparison to typical market-based expectations and alternative investment options available to the company. This is commonly referred to as meeting the "but for" test, which means the project would not occur on this site "but for" the public assistance being provided.

"But For" Test

As the company evaluated potential locations to invest in this new facility, it was considering alternative investment options outside Ramsey. The business indicated that local assistance was necessary to make investment at this location financially feasible. Based on our discussions with the company, we were able to conclude that Delta ModTech was not likely to make this current investment at the City's location without some outside assistance.

While this conclusion generally meets the "but for" test, we believe it's good policy to subject these requests to a more rigorous analysis to determine whether the level assistance is necessary for financial feasibility. For this reason, we took a second approach to analyzing the request.

The second approach to the "but for" analysis treats this project as an independent income producing real estate venture that might be built by a third party (developer) and leased back to Delta ModTech. In this scenario, we explored whether the project costs

and end sources of funds (rent paid by the business) would meet typical market returns to attract private equity financing.

Summary of Analysis

For purposes of this analysis, we assumed the project receives the full 9 years of tax increment totaling an estimated $972,000. Based on the anticipated development costs and potential rental income, the projected cash-on-cost return on investment to a potential developer would be 8.1% without TIF assistance and 8.42% with TIF assistance. Cash-on-cost return is simply the annual income from the property divided by the total development cost. Industrial developers typically need a cash-on-cost return of between 7% and 9% to attract private financing. With the requested TIF assistance, the projected returns are still within this range.

Recommendations

Based on our review of the project and market trends, we conclude that the proposed development would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future. Therefore, if the City chooses to provide assistance, Ehlers concludes it will help facilitate the project and not unduly enrich the company.

TIF assistance could be provided on a "pay-as-you-go" basis in an amount up to $972,000. With "pay-as-you-go" TIF assistance, the City does not provide any funding up-front. Instead, the City enters into an agreement to provide tax increment payments that are generated **solely** from the project's actual increased property taxes for up to nine years. The applicant uses those future tax increment payments to obtain additional debt and/or support returns on investment. If the tax increment is insufficient to pay the $972,000 TIF note in nine years, the City does **not** make up the shortfall.

Please contact me at 651-697-8512 with any questions.

Member _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. #19-143

RESOLUTION APPROVING THE MODIFICATION TO THE DEVELOPMENT PROGRAM FOR DEVELOPMENT DISTRICT NO. 1 AND ESTABLISHING TAX INCREMENT FINANCING DISTRICT NO. 17: DELTA MODTECH WITHIN DEVELOPMENT DISTRICT NO. 1 AND APPROVING THE TAX INCREMENT FINANCING PLAN THEREFOR

A. WHEREAS, it has been proposed that the City of Ramsey, Minnesota (the "City") (1) modify the Development Program for Development District No. 1 (the "Development District"); (2) establish Tax Increment Financing District No. 17: Delta ModTech therein (the "TIF District") and (3) approve and adopt the proposed Tax Increment Financing Plan therefor under the provisions of Minnesota Statutes, Sections 469.174 to 469.1794, as amended (the "Act"); and

B. WHEREAS, the City Council has investigated the facts and has caused to be prepared the Modification to the Development Program for the Development District (the "Development Program Modification"), and has caused to be prepared a proposed tax increment financing plan for the TIF District therein (the "TIF Plan"); and

C. WHEREAS, the City has performed all actions required by law to be performed prior to the approval of the modification of the Development District and the establishment of the TIF District therein, and the adoption of the Development Program Modification and TIF Plan therefor, including, but not limited to, notification of Anoka County and Independent School District No. 11 having taxing jurisdiction over the property to be included in the TIF District and the holding of a public hearing upon published and mailed notice as required by law.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Ramsey follows:

1. Development District. The City is not modifying the boundaries of the Development District.

2. Development Program Modification. The Modification to the Development Program for Development District No. 1, a copy of which is on file in the office of the City Administrator, is adopted.

3. Tax Increment Financing District No. 17: Delta ModTech. There is hereby established in the City within the Development District, Tax Increment District No. 17: Delta ModTech, an economic development tax increment financing district, the initial boundaries of which are fixed and determined as described in the TIF Plan.

4. Tax Increment Financing Plan. The TIF Plan is adopted as the tax increment financing plan for the TIF District, and the City Council makes the following findings:

(a) The TIF District is an economic development district as defined in Minnesota Statutes, Section 469.174, Subd. 12, the specific basis for such determination being that the construction of an approximately 210,000 square foot manufacturing facility (the "Project") will (i) result in increased employment in the state; and (ii) result in the preservation and enhancement of the tax base of the state.

(b) The proposed development in the opinion of the City Council, would not occur solely through private investment within the reasonably foreseeable future. The reasons supporting this finding are that:

(i) The Developer has made a statement to the City that private investment will not finance these development activities because of prohibitive costs and modest rate of return. It is necessary to finance these development activities through the use of tax increment financing so that other development by private enterprise will occur within the Development District.

(ii) A comparative analysis of estimated market values both with and without establishment of the TIF District and the use of tax increments has been performed as described above. Such analysis is found in the TIF Plan, and indicates that the increase in estimated market value of the proposed development (less the indicated subtractions) exceeds the estimated market value of the site absent the establishment of the TIF District and the use of tax increments.

(c) In the opinion of the City Council, the increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in the market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the TIF District permitted by the TIF Plan. The reasons supporting this finding are set forth in Appendix B of the TIF Plan:

(d) The TIF Plan for the TIF District conforms to the general plan for development or redevelopment of the City as a whole. The reasons for supporting this finding are that:

(i) the TIF District is properly zoned;

(ii) The City has determined that the proposed TIF Plan conforms to the general plan for the development or redevelopment of the City as a whole;

(iii) The TIF Plan will generally compliment and serve to implement policies adopted by the City; and

(e) The TIF Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the development or redevelopment of the Development District by private enterprise. The reasons supporting this finding are that:

The development activities are necessary so that development and redevelopment by private enterprise can occur within the Development District.

5. Public Purpose. The adoption of the TIF Plan for the TIF District within the Development District conforms in all respects to the requirements of the Act and will help fulfill a need to develop an area of the State which is already built up to provide employment opportunities, to improve the tax base and to improve the general economy of the State and thereby serves a public purpose.

6. Certification. The Auditor of Anoka County is requested to certify the original net tax capacity of the TIF District as described in TIF Plan, and to certify in each year thereafter the amount by which the original net tax capacity has increased or decreased in accordance with the Act; and the Community Development Director is authorized and directed to forthwith transmit this request to the County Auditor in such form and content as the Auditor may specify, together with a list of all properties within the TIF District for which building permits have been issued during the 18 months immediately preceding the adoption of this Resolution.

7. Filing. The Community Development Director is further authorized and directed to file a copy of the Modification and TIF Plan for the TIF District with the Commissioner of Revenue and the Office of the State Auditor.

8. Administration. The administration of the Development District is assigned to the Community Development Director who shall from time to time be granted such powers and duties pursuant to Minnesota Statutes, Sections 469.130 and 469.131 as the City Council may deem appropriate.

9. Interfund Loan. The City has determined that it may pay for certain costs (the "Qualified Costs") identified in the TIF Plan which costs may be financed on a temporary basis from the City's general fund or any other fund from which such advances may be legally made (the "Fund"). Under Minnesota Statutes, Section 469.178, Subd. 7, the City is authorized to advance or loan money from the Fund in order to finance the Qualified Costs. The City intends to reimburse itself for the payment of the Qualified Costs, plus interest thereon, from tax increments derived from the TIF District in accordance with the following terms (which terms are referred to collectively as the "Interfund Loan"):

(a) The City shall repay to the Fund from which the Qualified Costs are initially paid, the principal amount of $1,317,235 (or, if less, the amount actually paid from such fund) together with interest at 5.00% per annum (which is not more than the greater of (i) the rate specified under Minnesota Statutes, Section 270C.40, or (ii) the rate specified under Minnesota Statutes, Section 549.09) from the date of the payment.

(b) Principal and interest on the Interfund Loan ("Payments") shall be paid semi-annually on each February 1 and August 1 commencing with the first February 1 or August 1 occurring after the date the tax increments from the TIF District are available and not otherwise pledged to and including the earlier of (a) the date the principal and accrued interest of the Interfund Loan is paid in full, or (b) the date of last receipt of tax increment from the TIF District ("Payment Dates") which Payments will be made in the amount and

only to the extent of available tax increments. Payments shall be applied first to accrued interest, and then to unpaid principal.

(c) Payments on the Interfund Loan are payable solely from the tax increment generated in the preceding six (6) months with respect to the TIF District and remitted to the City by Anoka County, all in accordance with Minnesota Statutes, Sections 469.174 to 469.1794, as amended. Payments on this Interfund Loan are subordinate to any outstanding or future bonds, notes or contracts secured in whole or in part with tax increment, and are on parity with any other outstanding or future interfund loans secured in whole or in part with tax increments.

(d) The principal sum and all accrued interest payable under this Interfund Loan are pre-payable in whole or in part at any time by the City without premium or penalty. No partial prepayment shall affect the amount or timing of any other regular payment otherwise required to be made under this Interfund Loan.

(e) The Interfund Loan is evidence of an internal borrowing by the City in accordance with Minnesota Statutes, Section 469.178, Subd. 7, and is a limited obligation payable solely from tax increment pledged to the payment hereof under this resolution. The Interfund Loan and the interest hereon shall not be deemed to constitute a general obligation of the State of Minnesota or any political subdivision thereof, including, without limitation, the City. Neither the State of Minnesota, nor any political subdivision thereof shall be obligated to pay the principal of or interest on the Interfund Loan or other costs incident hereto except out of tax increment, and neither the full faith and credit nor the taxing power of the State of Minnesota or any political subdivision thereof is pledged to the payment of the principal of or interest on the Interfund Loan or other costs incident hereto. The City shall have no obligation to pay any principal amount of the Interfund Loan or accrued interest thereon, which may remain unpaid after the termination of the TIF District.

(f) The City may amend the terms of the Interfund Loan at any time by resolution of the City Council, including a determination to forgive the outstanding principal amount and accrued interest to the extent permissible under law.

The motion for adoption of the foregoing resolution was duly seconded by member _____ and, after full discussion thereof, and upon a vote being taken thereof the following voted in favor thereof:

and the following voted against same:

and the following abstained:

and the following were absent

Whereupon said resolution was declared passed and adopted by the Ramsey City Council this this 25th day of June, 2019.

_____
Mayor

Attest: _____
City Clerk

Member _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. #19-144

RESOLUTION AUTHORIZING EXECUTION OF A TAX INCREMENT FINANCING (TIF) AGREEMENT: DELTA MODTECH

A. WHEREAS, SLP EX, LLC and AMP EX, LLC (collectively, the "Developer") has requested the City of Ramsey, Minnesota (the "City") to assist with the financing of certain costs incurred in connection with the construction of an approximately 210,000 square foot manufacturing facility in the City by the Developer (the "Project") for Delta ModTech (the "Tenant").

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ramsey, Minnesota, as follows:

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

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

The motion for adoption of the foregoing resolution was duly seconded by member _____ and, after full discussion thereof, and upon a vote being taken thereof, the following voted in favor thereof:

and the following voted against same:

and the following abstained:

and the following were absent

Whereupon said resolution was declared passed and adopted by the Ramsey City Council this this 25th day of June, 2019.

_____
Mayor

Attest: _____
City Clerk

MODIFICATION TO THE DEVELOPMENT PROGRAM
Development District No. 1

- AND -

TAX INCREMENT FINANCING PLAN
Establishment Tax Increment Financing No. 17: Delta Modtech
(an economic development district)

City of Ramsey, Anoka County, Minnesota

Public hearing: June 25, 2019

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Section 1 - Modification to the Development Program for Development District No. 1

Foreword

The following text represents a Modification to the Development Program for Development District No. 1. This modification represents a continuation of the goals and objectives set forth in the Development Program for Development District No. 1. Generally, the substantive changes include the establishment of Tax Increment Financing District No. 17: Delta Modtech.

For further information, a review of the Development Program for Development District No. 1, adopted August 27, 1985, is recommended. It is available from the Community Development Director at the City of Ramsey. Other relevant information is contained in the Tax Increment Financing Plans for the Tax Increment Financing Districts located within Development District No. 1.

Section 2 - Tax Increment Financing Plan for Tax Increment Financing District No. 17: Delta ModTech

Subsection 2-1. Foreword

The City of Ramsey (the "City"), staff and consultants have prepared the following information to expedite the establishment of Tax Increment Financing District No. 17: Delta ModTech (the "District"), an economic development tax increment financing district, located in Development District No. 1.

Subsection 2-2. Statutory Authority

Within the City, there exist areas where public involvement is necessary to cause development or redevelopment to occur. To this end, the City has certain statutory powers pursuant to *Minnesota Statutes ("M.S."), Sections 469.124 to 469.133*, inclusive, as amended, and *M.S., Sections 469.174 to 469.1794*, inclusive, as amended (the "Tax Increment Financing Act" or "TIF Act"), to assist in financing public costs related to this project.

This section contains the Tax Increment Financing Plan (the "TIF Plan") for the District. Other relevant information is contained in the Modification to the Development Program for Development District No. 1.

Subsection 2-3. Statement of Objectives

The District currently consists of a portion of one parcel of land and adjacent and internal rights-of-way. The District is being created to facilitate the development of a 185,000 square foot manufacturing facility for Delta ModTech in the City. The City intends to enter into an agreement with SLP Ex, LLC and AMP Ex as the owner of the facility. Development is anticipated to being in 2019. This TIF Plan is expected to achieve many of the objectives outlined in the Development Program for Development District No. 1.

The activities contemplated in the Modification to the Development Program and the TIF Plan do not preclude the undertaking of other qualified development or redevelopment activities. These activities are anticipated to occur over the life of Development District No. 1 and the District.

Subsection 2-4. Development Program Overview

1. Property to be Acquired - Although not anticipated, selected property located within the District may be acquired by the City and is further described in this TIF Plan.

2. Relocation - Relocation services, to the extent required by law, are available pursuant to *M.S., Chapter 117* and other relevant state and federal laws.

3. Upon approval of a developer's plan relating to the project and completion of the necessary legal requirements, the City may sell to a developer selected properties that it may acquire within the District or may lease land or facilities to a developer.

4. The City may perform or provide some or all necessary acquisition, construction, relocation, demolition, and required utilities and public street work within the District.

5. The City proposes both public and private infrastructure within the District. The proposed reuse of private property within the District will be for a manufacturing facility, and there will be continued operation of Development District No. 1 after the capital improvements within Development District No. 1 have been completed.

Subsection 2-5. Description of Property in the District and Property To Be Acquired

The District encompasses a portion of the property and adjacent rights-of-way and abutting roadways identified by the parcel listed below:

20-32-25-34-0004

This parcel will be subdivided prior to certification fo the district. The district will include approximately 16 acres of the larger existing parcel. Please also see the map in Appendix A for further information on the location of the District.

Subsection 2-6. Classification of the District

The City, in determining the need to create a tax increment financing district in accordance with *M.S., Sections 469.174 to 469.1794*, as amended, inclusive, finds that the District, to be established, is an economic development district pursuant to *M.S., Section 469.174, Subd. 12*.

The District is in the public interest because it will meet the following statutory requirements: It will result in increased employment in the state, and it will result in preservation and enhancement of the tax base of the state.

Pursuant to *M.S., Section 469.176, Subd. 4c,* revenue derived from tax increment from an economic development district may not be used to provide improvements, loans, subsidies, grants, interest rate subsidies, or assistance in any form to developments consisting of buildings and ancillary facilities, if more than 15 percent of the buildings and facilities (determined on the basis of square footage) are used for a purpose other than:

(1) The manufacturing or production of tangible personal property, including processing resulting in the change in condition of the property;
(2) Warehousing, storage, and distribution of tangible personal property, excluding retail sales;
(3) Research and development related to the activities listed in items (1) or (2);
(4) Telemarketing if that activity is the exclusive use of the property; or
(5) Tourism facilities;
(6) Space necessary for and related to the activities listed in items (1) to (5); or
(7) A workforce housing project that satisfies the requirements of paragraph (d).

In meeting the statutory criteria the City relies on the following facts and findings:

The facilities in the District meet the conditions of Purposes 1, 2, and 6.

The District is being created to assist in the construction of a manufacturing facility for Delta ModTech. The proposed facility will be used for manufacturing, warehousing and related activities.

Subsection 2-7. Duration and First Year of Tax Increment of the District

Pursuant to *M.S., Section 469.175, Subd. 1, and M.S., Section 469.176, Subd. 1*, the duration of the District must be indicated within the TIF Plan. Pursuant to *M.S., Section 469.176, Subd. 1b.*, the duration of the District will be 8 years after receipt of the first increment by the City. The date of receipt by the City of the first tax increment is expected to be 2021. Thus, it is estimated that the District, including any modifications of the TIF Plan for subsequent phases or other changes, would terminate after 2029, or when the TIF Plan

is satisfied. If increment is received in 2020, the term of the District will be 2028. The City reserves the right to decertify the District prior to the legally required date.

Subsection 2-8. Original Tax Capacity, Tax Rate and Estimated Captured Net Tax Capacity Value/Increment and Notification of Prior Planned Improvements

Pursuant to *M.S., Section 469.174, Subd. 7 and M.S., Section 469.177, Subd. 1*, the Original Net Tax Capacity (ONTC) as certified for the District will be based on the market values placed on the property by the assessor in 2019 for taxes payable 2020.

Pursuant to *M.S., Section 469.177, Subds. 1 and 2*, the County Auditor shall certify in each year (beginning in the payment year 2021) the amount by which the original value has increased or decreased as a result of:

1. Change in tax exempt status of property;
2. Reduction or enlargement of the geographic boundaries of the district;
3. Change due to adjustments, negotiated or court-ordered abatements;
4. Change in the use of the property and classification;
5. Change in state law governing class rates; or
6. Change in previously issued building permits.

In any year in which the current Net Tax Capacity (NTC) value of the District declines below the ONTC, no value will be captured and no tax increment will be payable to the City.

The original local tax rate for the District will be the local tax rate for taxes payable 2020, assuming the request for certification is made before June 30, 2020. The ONTC and the Original Local Tax Rate for the District appear in the table below.

Pursuant to *M.S., Section 469.174 Subd. 4 and M.S., Section 469.177, Subd. 1, 2, and 4*, the estimated Captured Net Tax Capacity (CTC) of the District, within Development District No. 1, upon completion of the projects within the District, will annually approximate tax increment revenues as shown in the table below. The City requests 100 percent of the available increase in tax capacity for repayment of its obligations and current expenditures, beginning in the tax year payable 2021. The Project Tax Capacity (PTC) listed is an estimate of values when the projects within the District are completed.

Project Estimated Tax Capacity upon Completion (PTC)	**$273,647**	
Original Estimated Net Tax Capacity (ONTC)	**$16,050**	
Fiscal Disparities	**$92,191**	
Estimated Captured Tax Capacity (CTC)	**$165,406**	
Original Local Tax Rate	**0.96212**	Pay 2019
Estimated Annual Tax Increment (CTC x Local Tax Rate)	**$159,140**	
Percent Retained by the City	**100%**	

Tax capacity includes a 3.0% inflation factor for the duration of the District. The tax capacity included in this chart is the estimated tax capacity of the District in year 9. The tax capacity of the District in year one is estimated to be $111,250.

Pursuant to *M.S., Section 469.177, Subd. 4*, the City shall, after a due and diligent search, accompany its request for certification to the County Auditor or its notice of the District enlargement pursuant to *M.S.,*

Section 469.175, Subd. 4, with a listing of all properties within the District or area of enlargement for which building permits have been issued during the eighteen (18) months immediately preceding approval of the TIF Plan by the municipality pursuant to *M.S., Section 469.175, Subd. 3.* The County Auditor shall increase the original net tax capacity of the District by the net tax capacity of improvements for which a building permit was issued.

The City has reviewed the area to be included in the District and determined no building permits have been issued during the 18 months immediately preceding approval of the TIF Plan by the City.

Subsection 2-9. Sources of Revenue/Bonds to be Issued

The costs outlined in the Uses of Funds will be financed primarily through the annual collection of tax increments. The City reserves the right to incur bonds or other indebtedness as a result of the TIF Plan. As presently proposed, the projects within the District will be financed by a pay-as-you-go note and interfund loan. Any refunding amounts will be deemed a budgeted cost without a formal TIF Plan Modification. This provision does not obligate the City to incur debt. The City will issue bonds or incur other debt only upon the determination that such action is in the best interest of the City.

The total estimated tax increment revenues for the District are shown in the table below:

SOURCES OF FUNDS	TOTAL
Tax Increment	$1,197,486
Interest	$119,749
TOTAL	**$1,317,235**

The City may issue bonds (as defined in the TIF Act) secured in whole or in part with tax increments from the District in a maximum principal amount of $1,103,976. Such bonds may be in the form of pay-as-you-go notes, revenue bonds or notes, general obligation bonds, or interfund loans. This estimate of total bonded indebtedness is a cumulative statement of authority under this TIF Plan as of the date of approval.

Subsection 2-10. Uses of Funds

Currently under consideration for the District is a proposal to facilitate the development of a 185,000 square foot manufacturing facility. The City has determined that it will be necessary to provide assistance to the project for certain District costs, as described. The City has studied the feasibility of the development or redevelopment of property in and around the District. To facilitate the establishment and development or redevelopment of the District, this TIF Plan authorizes the use of tax increment financing to pay for the cost of certain eligible expenses. The estimate of public costs and uses of funds associated with the District is outlined in the following table.

USES OF TAX INCREMENT FUNDS	TOTAL
Land/Building Acquisition	$984,228
Site Improvements/Preparation	$0
Utilities	$0
Other Qualifying Improvements	$0
Administrative Costs (up to 10%)	$119,749
PROJECT COST TOTAL	$1,103,977
Interest	$213,258
PROJECT AND INTEREST COSTS TOTAL	**$1,317,235**

The total project cost, including financing costs (interest) listed in the table above does not exceed the total projected tax increments for the District as shown in Subsection 2-9.

Estimated capital and administrative costs listed above are subject to change among categories by modification of the TIF Plan without hearings and notices as required for approval of the initial TIF Plan, so long as the total capital and administrative costs combined do not exceed the total listed above. Further, the City may spend up to 20 percent of the tax increments from the District for activities (described in the table above) located outside the boundaries of the District but within the boundaries of the Project (including administrative costs, which are considered to be spend outside the District), subject to all other terms and conditions of this TIF Plan.

Subsection 2-11. Fiscal Disparities Election

Pursuant to *M.S., Section 469.177, Subd. 3*, the City may elect one of two methods to calculate fiscal disparities.

The City will choose to calculate fiscal disparities by clause b.

Subsection 2-12. Estimated Impact on Other Taxing Jurisdictions

The estimated impact on other taxing jurisdictions assumes that the redevelopment contemplated by the TIF Plan would occur without the creation of the District. However, the City has determined that such development or redevelopment would not occur "but for" tax increment financing and that, therefore, the fiscal impact on other taxing jurisdictions is $0. The estimated fiscal impact of the District would be as follows if the "but for" test was not met:

IMPACT ON TAX BASE

	2018/Pay 2019 Total Net Tax Capacity	Estimated Captured Tax Capacity (CTC) Upon Completion	Percent of CTC to Entity Total
Anoka County	334,743,112	165,406	**0.0494%**
City of Ramsey	24,849,839	165,406	**0.6656%**
Anoka - Hennepin ISD No. 11	177,609,029	165,406	**0.0931%**

IMPACT ON TAX RATES

	Pay 2019 Extension Rates	Percent of Total	CTC	Potential Taxes
Anoka County	0.344730	35.83%	165,406	**57,020**
City of Ramsey	0.403550	41.94%	165,406	**66,750**
Anoka - Hennepin ISD No. 11	0.163300	16.97%	165,406	**27,011**
Other	0.050540	5.25%	165,406	**8,360**
Total	0.962120	100.00%		**159,140**

The estimates listed above display the captured tax capacity when all construction is completed. The tax rate used for calculations is the Pay 2019 rate. The total net capacity for the entities listed above are based on Pay 2019 figures. The District will be certified under the Pay 2020 rates, which were unavailable at the time this TIF Plan was prepared.

Pursuant to *M.S. Section 469.175 Subd. 2(b)*:

(1) Estimate of total tax increment. It is estimated that the total amount of tax increment that will be generated over the life of the District is $1,197,486;

(2) Probable impact of the District on city provided services and ability to issue debt. An impact of the District on police protection is not expected. The City does track all calls for service including property-type calls and crimes. With any addition of new residents or businesses, police calls for service will be increased. However, the City believes any new calls generated from the development will be negligible. New developments add an increase in traffic, and additional overall demands to the call load. The City does not expect that the proposed development, in and of itself, will necessitate new capital investment.

The probable impact of the District on fire protection is not expected to be significant. Typically new buildings generate few calls, if any, and are of superior construction.

The impact of the District on public infrastructure is expected to be minimal. The development will require the construction of an internal public roadway for internal circulation and to maximize the are that can be developed with buildings. The City anticipates construction of this internal public roadway at the time of development. The current infrastructure for sanitary sewer, storm sewer and water will be able to handle the additional volume generated from the proposed development. Based on the development plans, there are minor additional costs associated with street maintenance, sweeping, plowing, lighting and sidewalks. The development in the District is expected to contribute

to sanitary sewer (SAC) and water (WAC) connection fees, though costs are yet to be determined.

The probable impact of any District general obligation tax increment bonds on the ability to issue debt for general fund purposes is expected to be minimal. It is not anticipated that there will be any general obligation debt issued in relation to this project, therefore there will be no impact on the City's ability to issue future debt or on the City's debt limit.

(3) Estimated amount of tax increment attributable to school district levies. It is estimated that the amount of tax increments over the life of the District that would be attributable to school district levies, assuming the school district's share of the total local tax rate for all taxing jurisdictions remained the same, is $203,249.

(4) Estimated amount of tax increment attributable to county levies. It is estimated that the amount of tax increments over the life of the District that would be attributable to county levies, assuming the county's share of the total local tax rate for all taxing jurisdictions remained the same, is $429,062;

(5) Additional information requested by the county or school district. The City is not aware of any standard questions in a county or school district written policy regarding tax increment districts and impact on county or school district services. The county or school district must request additional information pursuant to *M.S. Section 469.175 Subd. 2(b)* within 15 days after receipt of the tax increment financing plan.

No requests for additional information from the county or school district regarding the proposed development for the District have been received.

Subsection 2-13. Supporting Documentation

Pursuant to *M.S. Section 469.175, Subd. 1 (a), clause 7* the TIF Plan must contain identification and description of studies and analyses used to make the determination set forth in *M.S. Section 469.175, Subd. 3, clause (b)(2)* and the findings are required in the resolution approving the District.

(i) In making said determination, reliance has been placed upon (1) written representation made by the developer to such effects; and (2) upon EDA and City staff awareness of the feasibility of developing the project site(s) within the District, which is further outlined in the City Council resolution approving establishment of the TIF District.

(ii) A comparative analysis of estimated market values both with and without establishment of the District and the use of tax increments has been performed as described above. Such analysis is included with the cashflow in Appendix C, and indicates that the increase in estimated market value of the proposed development (less the indicated subtractions) exceeds the estimated market value of the site absent the establishment of the District and the use of tax increments.

Subsection 2-14. Administration of the District

Administration of the District will be handled by the Community Development Director.

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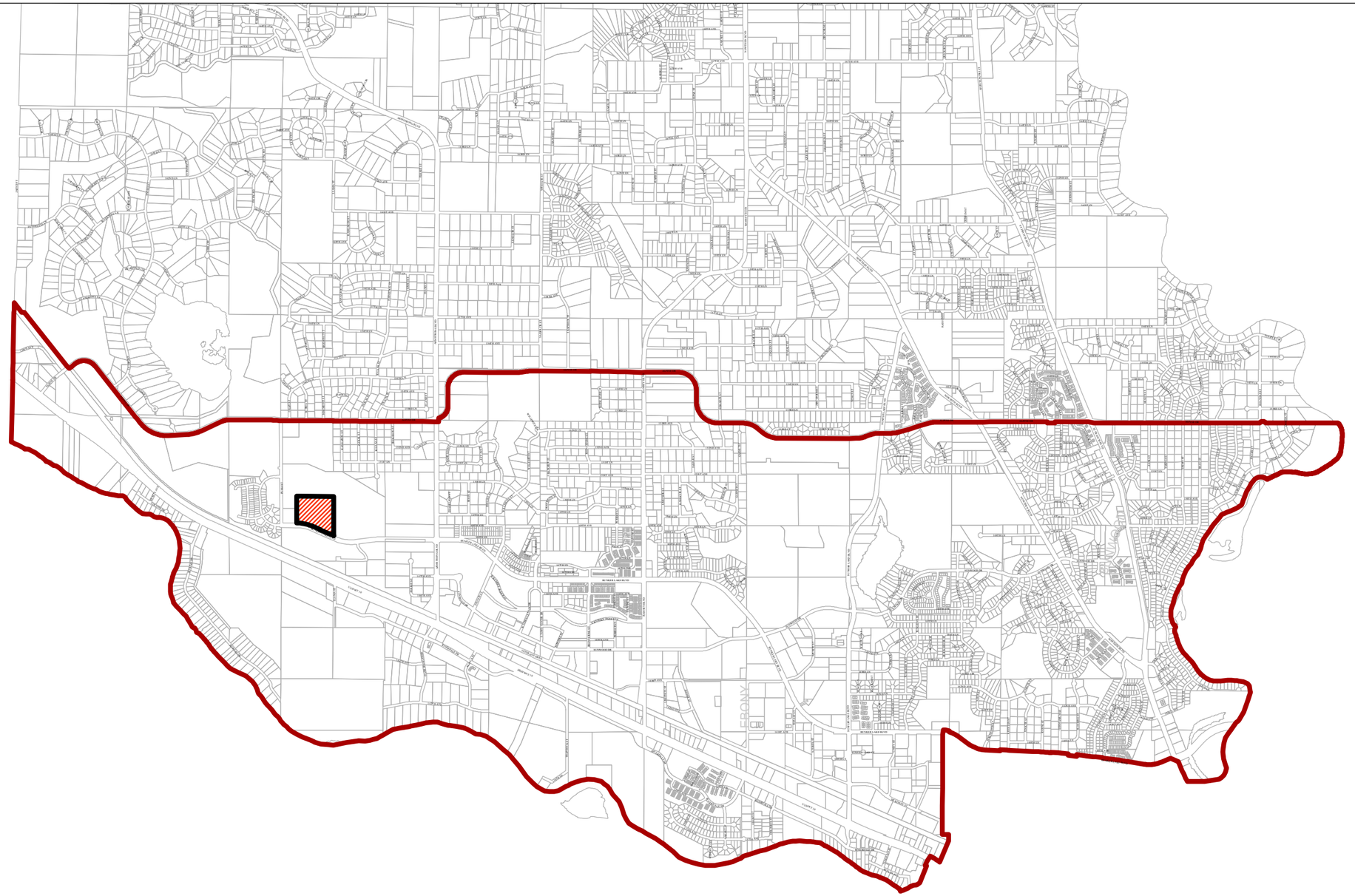
Appendix A

Map of Development District No. 1 and the District



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City of RAMSEY

TIF Districts

TIF District 17

Development District #1

Site to be platted as:
Lot 1, Block 1, Amsterdam Extension

Map Prepared by the City of Ramsey
Data Source: Anoka County, City of Ramsey
June 3, 2019
Lampert Conformal Conic Projection
I:GIS\Users\Tim\TIF Properties

This map has been compiled using information gathered from various governmental offices and other sources and is to be used for reference purposes only. It is neither a legally recorded map nor a survey and is not intended for use as one. The Geographic Information System (GIS) data used to develop this map is not warranted by the City as being error-free.

The City does not represent that the GIS data can be used for exact measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found, please contact (763) 427-1410.

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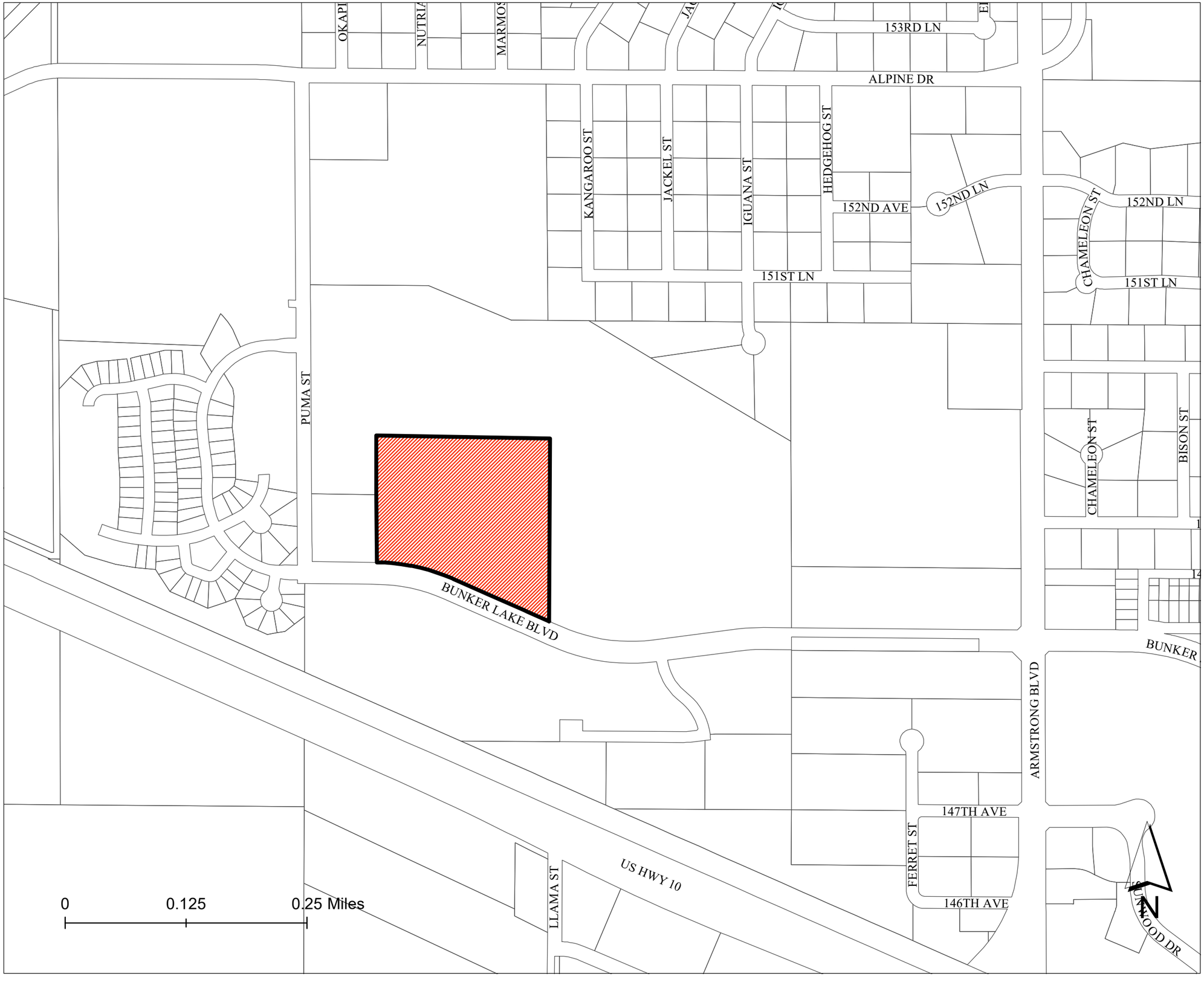

TIF Districts

TIF District 17

Site to be platted as:
Lot 1, Block 1, Amsterdam Extension

Map Prepared by the City of Ramsey
Data Source: Anoka County, City of Ramsey
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Appendix B

Estimated Cash Flow for the District

Delta Mod Tech - No Inflation

City of Ramsey, MN

185,000 sq. ft. Manufacturing

ASSUMPTIONS AND RATES

DistrictType:	**Economic Development**	
District Name/Number:		
County District #:		
First Year Construction or Inflation on Value	**2019**	
Existing District - Specify No. Years Remaining		
Inflation Rate - Every Year:	**3.00%**	
Interest Rate:	**4.00%**	
Present Value Date:	**1-Aug-20**	
First Period Ending	1-Feb-21	
Tax Year District was Certified:	**2020**	
Cashflow Assumes First Tax Increment For Development:	2021	
Years of Tax Increment	9	
Assumes Last Year of Tax Increment	2029	
Fiscal Disparities Election [Outside (A), Inside (B), or NA]	**Inside(B)**	
Incremental or Total Fiscal Disparities	**Incremental**	
Fiscal Disparities Contribution Ratio	35.7888%	Pay 2019
Fiscal Disparities Metro-Wide Tax Rate	143.9920%	Pay 2019
Maximum/Frozen Local Tax Rate:	96.212%	Pay 2019
Current Local Tax Rate: (Use lesser of Current or Max.)	96.212%	Pay 2019
State-wide Tax Rate (Comm./Ind. only used for total taxes)	42.4160%	Pay 2019
Market Value Tax Rate (Used for total taxes)	0.26028%	Pay 2019

Tax Rates

Exempt Class Rate (Exempt)		0.00%
Commercial Industrial Preferred Class Rate (C/I Pref.)		
First	$150,000	1.50%
Over	$150,000	2.00%
Commercial Industrial Class Rate (C/I)		2.00%
Rental Housing Class Rate (Rental)		1.25%
Affordable Rental Housing Class Rate (Aff. Rental)		
First	$150,000	0.75%
Over	$150,000	0.25%
Non-Homestead Residential (Non-H Res. 1 Unit)		
First	$500,000	1.00%
Over	$500,000	1.25%
Homestead Residential Class Rate (Hmstd. Res.)		
First	$500,000	1.00%
Over	$500,000	1.25%
Agricultural Non-Homestead		1.00%

BASE VALUE INFORMATION (Original Tax Capacity)

Map ID	PID	Owner	Address	Land Market Value	Building Market Value	Total Market Value	Percentage Of Value Used for District	Original Market Value	Tax Year Original Market Value	Property Tax Class	Current Original Tax Capacity	Class After Conversion	After Conversion Orig. Tax Cap.	Area/ Phase
1	20-32-25-34-0004	Hageman	8200 Bunker	840,000	0	840,000	100.0%	840,000	2020	C/I Pref.	16,050	C/I Pref.	16,050	1
				840,000	0	840,000		**840,000**			**16,050**		**16,050**	

Note:

1. **Base value is from the County Assessor for a portion of the larger parcel (the project will use 16 of the 86.42 acre parcel). The value is for pay 2020.**
2. **Located in SD # 11 and WS - Lower Rum River**

Delta Mod Tech - No Inflation

City of Ramsey, MN

185,000 sq. ft. Manufacturing

PROJECT INFORMATION (Project Tax Capacity)													
Area/Phase	New Use	Estimated Market Value Per Sq. Ft./Unit	Taxable Market Value Per Sq. Ft./Unit	Total Sq. Ft./Units	Total Taxable Market Value	Property Tax Class	Project Tax Capacity	Project Tax Capacity/Unit	Percentage Completed 2019	Percentage Completed 2020	Percentage Completed 2021	Percentage Completed 2022	First Year Full Taxes Payable
1	Manufacturing	60	60	185,000	11,125,000	C/I	222,500	1	50%	100%	100%	100%	2022
TOTAL					**11,125,000**		**222,500**						
Subtotal Residential				**0**	**0**		**0**						
Subtotal Commercial/Ind.				**185,000**	**11,125,000**		**222,500**						

Note:

1. Market values are based upon estimates from the County Assessor on 5-8-19.

TAX CALCULATIONS									
New Use	Total Tax Capacity	Fiscal Disparities Tax Capacity	Local Tax Capacity	Local Property Taxes	Fiscal Disparities Taxes	State-wide Property Taxes	Market Value Taxes	Total Taxes	Taxes Per Sq. Ft./Unit
Manufacturing	222,500	79,630	142,870	137,458	114,661	93,527	28,956	374,602	2.02
TOTAL	222,500	79,630	142,870	137,458	114,661	93,527	28,956	374,602	

Note:

1. Taxes and tax increment will vary significantly from year to year depending upon values, rates, state law, fiscal disparities and other factors which cannot be predicted.

WHAT IS EXCLUDED FROM TIF?	
Total Property Taxes	374,602
less State-wide Taxes	(93,527)
less Fiscal Disp. Adj.	(114,661)
less Market Value Taxes	(28,956)
less Base Value Taxes	(9,916)
Annual Gross TIF	127,542

Delta Mod Tech - No Inflation
City of Ramsey, MN
185,000 sq. ft. Manufacturing

TAX INCREMENT CASH FLOW

% of OTC	Project Tax Capacity	Original Tax Capacity	Fiscal Disparities Incremental	Captured Tax Capacity	Local Tax Rate	Annual Gross Tax Increment	Semi-Annual Gross Tax Increment	State Auditor 0.36%	Admin. at 10%	Semi-Annual Net Tax Increment	Semi-Annual Present Value	PERIOD ENDING Yrs.	Tax Year	Payment Date
							-	-	-	-				02/01/21
100%	111,250	(16,050)	(34,071)	61,129	96.212%	58,813	29,407	(106)	(2,930)	26,371	25,347	0.5	2021	08/01/21
							29,407	(106)	(2,930)	26,371	50,197	1	2021	02/01/22
100%	222,500	(16,050)	(73,886)	132,564	96.212%	127,542	63,771	(230)	(6,354)	57,188	103,029	1.5	2022	08/01/22
							63,771	(230)	(6,354)	57,188	154,825	2	2022	02/01/23
100%	229,175	(16,050)	(76,275)	136,850	96.212%	131,666	65,833	(237)	(6,560)	59,037	207,248	2.5	2023	08/01/23
							65,833	(237)	(6,560)	59,037	258,643	3	2023	02/01/24
100%	236,050	(16,050)	(78,735)	141,265	96.212%	135,914	67,957	(245)	(6,771)	60,941	310,656	3.5	2024	08/01/24
							67,957	(245)	(6,771)	60,941	361,648	4	2024	02/01/25
100%	243,132	(16,050)	(81,270)	145,812	96.212%	140,289	70,144	(253)	(6,989)	62,903	413,250	4.5	2025	08/01/25
							70,144	(253)	(6,989)	62,903	463,841	5	2025	02/01/26
100%	250,426	(16,050)	(83,880)	150,495	96.212%	144,795	72,397	(261)	(7,214)	64,923	515,032	5.5	2026	08/01/26
							72,397	(261)	(7,214)	64,923	565,220	6	2026	02/01/27
100%	257,938	(16,050)	(86,569)	155,319	96.212%	149,436	74,718	(269)	(7,445)	67,004	616,000	6.5	2027	08/01/27
							74,718	(269)	(7,445)	67,004	665,785	7	2027	02/01/28
100%	265,677	(16,050)	(89,338)	160,288	96.212%	154,217	77,108	(278)	(7,683)	69,148	716,156	7.5	2028	08/01/28
							77,108	(278)	(7,683)	69,148	765,538	8	2028	02/01/29
100%	273,647	(16,050)	(92,191)	165,406	96.212%	159,141	79,570	(286)	(7,928)	71,355	815,498	8.5	2029	08/01/29
							79,570	(286)	(7,928)	71,355	864,479	9	2029	02/01/30
Total							**1,201,812**	**(4,327)**	**(119,749)**	**1,077,737**				
Present Value From 08/01/2020			**Present Value Rate**	**4.00%**			**964,003**	**(3,470)**	**(96,053)**	**864,479**				

Appendix C

Findings and But-For Analysis

The reasons and facts supporting the findings for the adoption of the Tax Increment Financing Plan for Tax Increment Financing District No. 17: Delta ModTech as required pursuant to *M.S., Section 469.175, Subd. 3* are as follows:

1. *Finding that the Tax Increment Financing District No. 17: Delta ModTech is an economic development district as defined in M.S., Section 469.174, Subd. 12.*

   Tax Increment Financing District No. 17: Delta ModTech is a contiguous geographic area within the City's Development District No. 1, delineated in the TIF Plan, for the purpose of financing economic development in the City through the use of tax increment. The District is in the public interest because it will facilitate development of a 185,000 square foot manufacturing facility for Delta ModTech in the City which will discourage commerce, industry, or manufacturing from moving their operations to another state or municipality; it will increase employment in the state, and preserve and enhance the tax base of the state.

2. *Finding that the proposed development, in the opinion of the City Council, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future and that the increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in the market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of Tax Increment Financing District No. 17: Delta ModTech permitted by the TIF Plan.*

   The proposed development, in the opinion of the City, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future: This finding is supported by the fact that the development proposed in this plan is a manufacturing facility that meets the City's objectives for economic development. The cost of land acquisition, site and public improvements and utilities relative to the business investment alternatives in other areas makes development of the facility infeasible without City assistance.

   The increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the TIF District permitted by the TIF Plan: The City supported this finding on the grounds that the cost of The City supported this finding on the grounds that the cost of land acquisition, site and public improvements and utilities add to the total development cost. In addition, the City is competing for investment on this site with lower-cost options available to the business elsewhere. The City reasonably determines that no other development of similar scope is anticipated on this site without substantially similar assistance being provided to the development.

   Therefore, the City concludes as follows:

   a. The City's estimate of the amount by which the market value of the entire District will increase without the use of tax increment financing is $0.

   b. If the proposed development occurs, the total increase in market value will be $10,285,000. (see

Appendix A of the TIF Plan)

c. The present value of tax increments from the District for the maximum duration of the district permitted by the TIF Plan is estimated to be $964,003. (see Appendix A of the TIF Plan).

d. Even if some development other than the proposed development were to occur, the Council finds that no alternative would occur that would produce a market value increase greater than $9,320,997. (the amount in clause b less the amount in clause c) without tax increment assistance.

3. *Finding that the TIF Plan for Tax Increment Financing District No. 17: Delta ModTech conforms to the general plan for the development or redevelopment of the municipality as a whole.*

The Planning Commission reviewed the TIF Plan and found that the TIF Plan conforms to the general development plan of the City.

4. *Finding that the Tax Increment Financing Plan for Tax Increment Financing District No. 17: Delta ModTech will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the development of Development District No. 1 by private enterprise.*

The project to be assisted by the District will result in increased employment in the City and the State of Minnesota, increased tax base of the State, and add a high quality development to the City.

TAX INCREMENT FINANCING (TIF) AGREEMENT

BY AND BETWEEN

CITY OF RAMSEY, MINNESOTA

AND

SLP EX, LLC

AND

AMP EX, LLC

AND

DELTA INDUSTRIAL SERVICES, INC.

This document drafted by:

BRIGGS AND MORGAN (MLI)
Professional Association
2200 IDS Center
80 South 8th Street
Minneapolis, Minnesota 55402

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EXHIBIT A Description of Development Property 1

EXHIBIT B Form of TIF Note 1

TAX INCREMENT FINANCING (TIF) AGREEMENT

THIS AGREEMENT, made as of the 1st day of July, 2019, by and between the City of Ramsey, Minnesota (the "City"), a municipal corporation existing under the laws of the State of Minnesota and SLP EX, LLC, a Minnesota limited liability company and AMP EX, LLC, a Minnesota limited liability company (collectively, the "Developer"); and Delta Industrial Services, Inc., a Minnesota corporation (the "Tenant").

WITNESSETH:

WHEREAS, pursuant to Minnesota Statutes, Section 469.124 to 469.133, the City has heretofore established Development District No. 1 (the "Development District") and has adopted a development program therefor (the "Development Program"); and

WHEREAS, pursuant to the provisions of Minnesota Statutes, Section 469.174 through 469.1794, as amended (hereinafter, the "Tax Increment Act"), the City has heretofore established, within the Development District, Tax Increment Financing District No. 17: Delta ModTech (the "Tax Increment District") and has adopted a tax increment financing plan therefor (the "Tax Increment Plan") which provides for the use of tax increment financing in connection with certain development within the Development District; and

WHEREAS, in order to achieve the objectives of the Development Program and particularly to make the land in the Development District available for development by private enterprise in conformance with the Development Program, the City has determined to assist the Developer with the financing of certain costs of a Project (as hereinafter defined) to be constructed within the Tax Increment District as more particularly set forth in this Agreement; and

WHEREAS, the City believes that the development and construction of the Project, and fulfillment of this Agreement are vital and are in the best interests of the City, the health, safety, morals and welfare of residents of the City, and in accordance with the public purpose and provisions of the applicable state and local laws and requirements under which the Project has been undertaken and is being assisted; and

WHEREAS, the requirements of the Business Subsidy Law, Minnesota Statutes, Section 116J.993 through 116J.995, apply to this Agreement; and

WHEREAS, the City has adopted criteria for awarding business subsidies that comply with the Business Subsidy Law, after a public hearing for which notice was published; and

WHEREAS, the Council has approved this Agreement as a subsidy agreement under the Business Subsidy Law; and

WHEREAS, the Developer intends to lease the Project to the Tenant;

NOW, THEREFORE, in consideration of the premises and the mutual obligations of the parties hereto, each of them does hereby covenant and agree with the other as follows:

ARTICLE I

DEFINITIONS

Section 1.1. Definitions. All capitalized terms used and not otherwise defined herein shall have the following meanings unless a different meaning clearly appears from the context:

Agreement means this Agreement, as the same may be from time to time modified, amended or supplemented;

Business Day means any day except a Saturday, Sunday or a legal holiday or a day on which banking institutions in the City are authorized by law or executive order to close;

City means the City of Ramsey, Minnesota, its successors and assigns;

County means Anoka County, Minnesota;

Developer means SLP EX, LLC, a Minnesota limited liability company, its successors and assigns; and AMP EX, LLC, a Minnesota limited liability company, its successors and assigns;

Development District means the real property included in Development District No. 1 heretofore established;

Development Program means the Development Program approved in connection with the Development District;

Development Property means the real property described in Exhibit A attached to this Agreement;

Event of Default means any of the events described in Section 4.1 hereof;

Note Payment Date means August 1, 2021, and each February 1 and August 1 of each year thereafter to and including February 1, 2030; provided, that if any such Note Payment Date should not be a Business Day, the Note Payment Date shall be the next succeeding Business Day;

Prime Rate means the rate of interest from time to time publicly announced by U.S. Bank National Association in St. Paul, Minnesota, as its "prime rate" or "reference rate" or any successor rate, which rate shall change as and when that rate or successor rate changes;

Project means the construction of an approximately 210,000 square foot manufacturing facility on the Development Property located in the City;

State means the State of Minnesota;

Tax Increments means 90% of the tax increments derived from the Development Property which have been received by the City in accordance with the provisions of Minnesota Statutes, Section 469.177;

Tax Increment Act means Minnesota Statutes, Sections 469.174 through 469.1794, as amended;

Tax Increment District means Tax Increment Financing District No. 17: Delta ModTech located within the Development District, a description of which is set forth in the Tax Increment Financing Plan, which was qualified as an economic development district under the Tax Increment Act;

Tax Increment Financing Plan means the tax increment financing plan approved for the Tax Increment District by the City Council on June 25, 2019, and any future amendments thereto;

Tenant means Delta Industrial Services, Inc. (DBA Delta ModTech), a Minnesota corporation, its successors and assigns;

TIF Note means the Tax Increment Revenue Note (Delta ModTech Project) to be executed by the City and delivered to the Developer pursuant to Article III hereof, the form of which is attached hereto as Exhibit B; and

Unavoidable Delays means delays, outside the control of the party claiming its occurrence, which are the direct result of strikes, other labor troubles, unusually severe or prolonged bad weather, acts of God, fire or other casualty to the Project, litigation commenced by third parties which, by injunction or other similar judicial action or by the exercise of reasonable discretion, directly results in delays, or acts of any federal, state or local governmental unit (other than the City) which directly result in delays.

ARTICLE II

REPRESENTATIONS AND WARRANTIES

Section 2.1. Representations and Warranties of the City. The City makes the following representations and warranties:

(1) The City is a municipal corporation and has the power to enter into this Agreement and carry out its obligations hereunder.

(2) The Tax Increment District is an "economic development district" within the meaning of Minnesota Statutes, Section 469.174, Subdivision 12, and was created, adopted and approved in accordance with the terms of the Tax Increment Act.

(3) The development contemplated by this Agreement is in conformance with the development objectives set forth in the Development Program.

(4) To finance certain costs within the Tax Increment District, the City proposes, subject to the further provisions of this Agreement, to apply Tax Increments to reimburse the Developer for a portion of the costs of the acquisition of the Development Property in connection with the Project as further provided in this Agreement.

(5) The City makes no representation or warranty, either expressed or implied, as to the Development Property or its condition or the soil conditions thereon, or that the Development Property shall be suitable for the Developer's purposes or needs.

Section 2.2. Representations and Warranties of the Developer and Tenant. The Developer and Tenant make the following representations and warranties:

(1) The Developers are Minnesota limited liability companies and have the power and authority to enter into this Agreement and to perform their obligations hereunder, and doing so will not violate their articles of organization, member control agreement, operating agreement or the laws of the State and by proper action has authorized the execution and delivery of this Agreement.

(2) The Developer shall cause the Project to be constructed in accordance with the terms of this Agreement, the Development Program, and all local, state and federal laws and regulations (including, but not limited to, environmental, zoning, energy conservation, building code and public health laws and regulations).

(3) The construction of the Project would not be undertaken by the Developer, and in the opinion of the Developer would not be economically feasible within the reasonably foreseeable future, without the assistance and benefit to the Developer provided for in this Agreement.

(4) The Developer will use its best efforts to obtain, or cause to be obtained, in a timely manner, all required permits, licenses and approvals, and will meet, in a timely manner,

all requirements of all applicable local, state, and federal laws and regulations which must be obtained or met before the Project may be lawfully constructed.

(5) Neither the execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the terms and conditions of this Agreement is prevented, limited by or conflicts with or results in a breach of, the terms, conditions or provision of any contractual restriction, evidence of indebtedness, agreement or instrument of whatever nature to which the Developer and Tenant are now a party or by which it is bound, or constitutes a default under any of the foregoing.

(6) The Developer and Tenant will cooperate fully with the City with respect to any litigation commenced with respect to the Project.

(7) The Developer and Tenant will cooperate fully with the City in resolution of any traffic, parking, trash removal or public safety problems which may arise in connection with the construction and operation of the Project.

(8) Construction shall begin by September 1, 2019 and the construction of the Project will be substantially completed by July 1, 2020, subject to Unavoidable Delays.

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

(10) The Developer will not seek a reduction in the market value as determined by the Anoka County Assessor of the Project or other facilities that it constructs on the Development Property, pursuant to the provisions of this Agreement, for so long as the TIF Note remains outstanding.

ARTICLE III

UNDERTAKINGS BY DEVELOPER AND CITY

Section 3.1. Development Property. The parties agree that the acquisition of the Development Property is essential to the successful completion of the Project. The costs of the Development Property and the Project shall be paid by the Developer. The City shall reimburse the Developer for $972,000 of the cost of acquisition of the Development Property actually incurred and paid by the Developer (the "Reimbursement Amount"), as further provided in Section 3.3 hereof.

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

Section 3.3. Reimbursement: TIF Note. The City shall reimburse the payments made by the Developer under Section 3.1 for costs of the acquisition of the Development Property through the issuance of the City's TIF Note in substantially the form attached to this Agreement as Exhibit B, subject to the following conditions:

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

(2) The principal amount of the TIF Note shall be payable solely from the Tax Increments.

(3) On each Note Payment Date and subject to the provisions of the TIF Note and Section 3.5, the City shall pay, against the principal outstanding on the TIF Note, any Tax Increments received by the City during the preceding 6 months. All such payments shall be applied to reduce the principal of the TIF Note.

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

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

(6) The TIF Note shall be governed by and payable pursuant to the additional terms thereof, as set forth in Exhibit B. In the event of any conflict between the terms of the TIF Note

and the terms of this Section 3.2, the terms of the TIF Note shall govern. The issuance of the TIF Note pursuant and subject to the terms of this Agreement, and the taking by the City of such additional actions as bond counsel for the TIF Note may require in connection therewith, are hereby authorized and approved by the City.

Section 3.4. Business Subsidies Act.

(1) In order to satisfy the provisions of Minnesota Statutes, Sections 116J.993 to 116J.995 (the "Business Subsidies Act"), the Developer acknowledges and agrees that the amount of the "Business Subsidy" granted to the Developer under this Agreement is $972,000 which is the Reimbursement Amount for the acquisition of the Development Property and that the Business Subsidy is needed because the Project is not sufficiently feasible for the Developer to undertake without the Business Subsidy. The Tax Increment District is an economic development district and the public purpose of the Business Subsidy is to encourage the construction of manufacturing facilities in the City. The Developer agrees that it will cause the Tenant to meet the following goals (the "Goals") in connection with the development of the Development Property. The Tenant will create at least fifteen (15) full time jobs in the City at an average hourly wage totaling of at least $22.00 per hour, including benefits, within two years from the "Benefit Date", which is the earlier of the date the Developer completes the construction of the Project or the Tenant occupies the Project.

(2) If no Goals are met, the Developer agrees to repay all of the Business Subsidy to the City, plus interest ("Interest") set at the implicit price deflator defined in Minnesota Statutes, Section 275.70, Subdivision 2, accruing from and after the Benefit Date, compounded semiannually. If the Goals are met in part, the Developer will repay a portion of the Business Subsidy (plus Interest) determined by multiplying the Business Subsidy by a fraction, the numerator of which is the number of jobs in the Goals which were not created at the wage level set forth above and the denominator of which is fifteen (15) (i.e. number of jobs set forth in the Goals).

(3) The Developer agrees to (i) report the progress of the Tenant on achieving the Goals to the City until the later of the date the Goals are met or two years from the Benefit Date, or, if the Goals are not met, until the date the Business Subsidy is repaid, (ii) include in the report the information required in Minnesota Statutes, Section 116J.994, Subdivision 7 on forms developed by the Minnesota Department of Employment and Economic Development, and (iii) send completed reports to the City. The Developer agrees to file these reports no later than March 1 of each year commencing March 1, 2021, and within 30 days after the deadline for meeting the Goals. The City agrees that if it does not receive the reports, it will mail the Developer a warning within one week of the required filing date. If within 14 days of the post marked date of the warning the reports are not made, the Developer agrees to pay to the City a penalty of $100 for each subsequent day until the report is filed up to a maximum of $1,000.

(4) The Developer and the Tenant agree to continue operations within the City for at least five (5) years after the Benefit Date.

(5) There are no other state or local government agencies providing financial assistance for the Project.

(6) There is no parent corporation of the Developer.

(7) The Developer and Tenant certify that they do not appear on the Minnesota Department of Employment and Economic Development's list of recipients that have failed to meet the terms of a business subsidy agreement.

ARTICLE IV

EVENTS OF DEFAULT

Section 4.1. Events of Default Defined. The following shall be "Events of Default" under this Agreement and the term "Event of Default" shall mean whenever it is used in this Agreement any one or more of the following events:

(1) Failure by the Developer or the Tenant to timely pay any ad valorem real property taxes and special assessments levied against the Development Property and all public utility or other City payments due and owing with respect to the Development Property.

(2) Failure of the Developer or the Tenant to observe or perform any covenant, condition, obligation or agreement on its part to be observed or performed under this Agreement.

(3) The holder of any mortgage on the Development Property or any improvements thereon, or any portion thereof, commences foreclosure proceedings as a result of any default under the applicable mortgage documents.

(4) If the Developer or Tenant shall:

(a) file any petition in bankruptcy or for any reorganization, arrangement, composition, readjustment, liquidation, dissolution, or similar relief under the United States Bankruptcy Act of 1978, as amended or under any similar federal or state law; or

(b) make an assignment for the benefit of their creditors; or

(c) admit in writing its inability to pay their debts generally as they become due; or

(d) be adjudicated a bankrupt or insolvent; or if a petition or answer proposing the adjudication of the Developer or the Tenant as bankrupt or their reorganization under any present or future federal bankruptcy act or any similar federal or state law shall be filed in any court and such petition or answer shall not be discharged or denied within sixty (60) days after the filing thereof; or a receiver, liquidator or trustee of the Developer, or of the Project, or part thereof, shall be appointed in any proceeding brought against the Developer or Tenant, and shall not be discharged within sixty (60) days after such appointment, or if the Developer or Tenant, shall consent to or acquiesce in such appointment.

Section 4.2. Remedies on Default. Whenever any Event of Default referred to in Section 4.1 occurs and is continuing, the City, as specified below, may take any one or more of the following actions after the giving of thirty (30) days' written notice to the Developer and the Tenant, but only if the Event of Default has not been cured within said thirty (30) days:

(1) The City may suspend its performance under this Agreement and the TIF Note until it receives assurances from the Developer or the Tenant, deemed adequate by the City, that

the Developer or the Tenant will cure their respective default and continue their performance under this Agreement.

(2) The City may cancel and rescind the Agreement and the TIF Note.

(3) The City may take any action, including legal or administrative action, in law or equity, which may appear necessary or desirable to enforce performance and observance of any obligation, agreement, or covenant of the Developer under this Agreement.

Section 4.3. No Remedy Exclusive. No remedy herein conferred upon or reserved to the City is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity or by statute. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient.

Section 4.4. No Implied Waiver. In the event any agreement contained in this Agreement should be breached by any party and thereafter waived by any other party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other concurrent, previous or subsequent breach hereunder.

Section 4.5. Agreement to Pay Attorney's Fees and Expenses. Whenever any Event of Default occurs and the City shall employ attorneys or incur other expenses for the collection of payments due or to become due or for the enforcement or performance or observance of any obligation or agreement on the part of the Developer or Tenant herein contained, the Developer agrees that it shall, on demand therefor, pay to the City the reasonable fees of such attorneys and such other expenses so incurred by the City.

Section 4.6. Indemnification of City.

(1) The Developer (a) releases the City and its governing body members, officers, agents, including the independent contractors, consultants and legal counsel, servants and employees (collectively, the "Indemnified Parties") from, (b) covenants and agrees that the Indemnified Parties shall not be liable for, and (c) agrees to indemnify and hold harmless the Indemnified Parties against, any claim, cause of action, suit or liability for loss or damage to property or any injury to or death of any person occurring at or about or resulting from any defect in the Project or on the Development Property.

(2) Except for any willful misrepresentation or any willful or wanton misconduct of the Indemnified Parties, the Developer agrees to protect and defend the Indemnified Parties, now and forever, and further agrees to hold the aforesaid harmless from any claim, demand, suit, action or other proceeding whatsoever by any person or entity whatsoever arising or purportedly arising from the actions or inactions of the Developer (or other persons acting on its behalf or under its direction or control) under this Agreement, or the transactions contemplated hereby or the acquisition, construction, installation, ownership, and operation of the Project; provided, that this indemnification shall not apply to the warranties made or obligations undertaken by the City in this Agreement or to any actions undertaken by the City which are not contemplated by this

Agreement but shall, in any event and without regard to any fault on the part of the City, apply to any pecuniary loss or penalty (including interest thereon from the date the loss is incurred or penalty is paid by the City at a rate equal to the Prime Rate) as a result of the Developer operating the Project so that the Tax Increment District does not qualify or ceases to qualify as an "economic development district" under Section 469.174, Subdivision 12, of the Act and Section 469.176, Subdivision 4c. or to violate limitations as to the use of Tax Increments as set forth in Section 469.176, Subdivision 4c.

(3) All covenants, stipulations, promises, agreements and obligations of the City contained herein shall be deemed to be the covenants, stipulations, promises, agreements and obligations of the City and not of any governing body member, officer, agent, servant or employee of the City.

ARTICLE V

DEVELOPER'S OPTION TO TERMINATE AGREEMENT

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

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

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

ARTICLE VI

ADDITIONAL PROVISIONS

Section 6.1. Restrictions on Use. Until termination of this Agreement, the Developer agrees for itself, its successors and assigns and every successor in interest to the Development Property, or any part thereof, that the Developer and such successors and assigns shall operate, or cause to be operated, the Project as a manufacturing facility and shall devote the Development Property to, and in accordance with, the uses specified in this Agreement.

Section 6.2. Conflicts of Interest. No member of the governing body or other official of the City shall have any financial interest, direct or indirect, in this Agreement, the Development Property or the Project, or any contract, agreement or other transaction contemplated to occur or be undertaken thereunder or with respect thereto, nor shall any such member of the governing body or other official participate in any decision relating to the Agreement which affects his or her personal interests or the interests of any corporation, partnership or association in which he or she is directly or indirectly interested. No member, official or employee of the City shall be personally liable to the City in the event of any default or breach by the Developer or successor or on any obligations under the terms of this Agreement.

Section 6.3. Titles of Articles and Sections. Any titles of the several parts, articles and sections of the Agreement are inserted for convenience of reference only and shall be disregarded in construing or interpreting any of its provisions.

Section 6.4. Notices and Demands. Except as otherwise expressly provided in this Agreement, a notice, demand or other communication under this Agreement by any party to any other shall be sufficiently given or delivered if it is dispatched by registered or certified mail, postage prepaid, return receipt requested, or delivered personally, and

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

SLP EX, LLC and AMP EX, LLC
Attention: Jeffrey Peterson
200 South 6th Street, Suite 1300
Minneapolis, MN 55402

(2) in the case of the Tenant is addressed to or delivered personally to:

Delta ModTech
11501 Eagle Street NW
Minneapolis, MN 55448

(3) in the case of the City is addressed to or delivered personally to the City at:

City of Ramsey, Minnesota
Attention: City Administrator
Ramsey City Hall
7550 Sunwood Drive NW
Ramsey, MN 55303

with a copy to:

Briggs and Morgan, P.A.
Attention: Mary Ippel
2200 IDS Center
80 South 8th Street
Minneapolis, MN 55402

or at such other address with respect to any such party as that party may, from time to time, designate in writing and forward to the other, as provided in this Section.

Section 6.5. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall constitute one and the same instrument.

Section 6.6. Law Governing. This Agreement will be governed and construed in accordance with the laws of the State.

Section 6.7. Expiration. This Agreement shall expire on the earlier of (i) February 1, 2030, (ii) the date the TIF Note is paid in full or (iii) the date this Agreement is terminated or rescinded in accordance with its terms.

Section 6.8. Provisions Surviving Rescission or Expiration. Sections 4.5 and 4.6 shall survive any rescission, termination or expiration of this Agreement with respect to or arising out of any event, occurrence or circumstance existing prior to the date thereof.

Section 6.9. Assignability of Agreement. This Agreement may be assigned only with the consent of the City. The TIF Note may only be assigned pursuant to the terms of the TIF Note.

IN WITNESS WHEREOF, the City has caused this Agreement to be duly executed in its name and on its behalf and the Developer has caused this Agreement to be duly executed in its name and on its behalf, on or as of the date first above written.

CITY OF RAMSEY, MINNESOTA

By_____
Its Mayor

By_____
Its City Administrator

This is a signature page to the Tax Increment Financing Agreement by and between the City of Ramsey, Minnesota, SLP EX, LLC, AMP EX, LLC and Delta Industrial Services, Inc.

SLP EX, LLC

By _____
Its _____

This is a signature page to the Tax Increment Financing Agreement by and between the City of Ramsey, Minnesota, SLP EX, LLC, AMP EX, LLC and Delta Industrial Services, Inc.

AMP EX, LLC

By _____
Its _____

This is a signature page to the Tax Increment Financing Agreement by and between the City of Ramsey, Minnesota, SLP EX, LLC, AMP EX, LLC and Delta Industrial Services, Inc.

DELTA INDUSTRIAL SERVICES, INC.

By _____
Its _____

This is a signature page to the Tax Increment Financing Agreement by and between the City of Ramsey, Minnesota, SLP EX, LLC, AMP EX, LLC and Delta Industrial Services, Inc.

EXHIBIT A

Description of Development Property

Property located in the City of Ramsey, Anoka County, Minnesota with the following legal description:

Lot 1, Block 1, Amsterdam Extension

EXHIBIT B

Form of TIF Note

No. R-1 $_____

UNITED STATES OF AMERICA
STATE OF MINNESOTA
COUNTY OF ANOKA
CITY OF RAMSEY

TAX INCREMENT REVENUE NOTE
(DELTA MODTECH PROJECT)

The City of Ramsey, Minnesota (the "City"), hereby acknowledges itself to be indebted and, for value received, hereby promises to pay the amounts hereinafter described (the "Payment Amounts") to SLP EX, LLC and AMP EX, LLC (collectively, the "Developer") or its registered assigns (the "Registered Owner"), but only in the manner, at the times, from the sources of revenue, and to the extent hereinafter provided.

The principal amount of this Note shall equal from time to time the principal amount stated above, as reduced to the extent that such principal installments shall have been paid in whole or in part pursuant to the terms hereof; provided that the sum of the principal amount listed above shall in no event exceed $972,000 as provided in that certain Tax Increment Financing Agreement, dated as of July 1, 2019, as the same may be amended from time to time (the "TIF Agreement"), by and between the City and the Developer. This Note bears no interest.

The amounts due under this Note shall be payable on August 1, 2021, and on each February 1 and August 1 thereafter to and including February 1, 2030, or, if the first should not be a Business Day (as defined in the TIF Agreement), the next succeeding Business Day (the "Payment Dates"). On each Payment Date, subject to the provisions of Section 3.5 the City shall pay by check or draft mailed to the person that was the Registered Owner of this Note at the close of the last business day of the City preceding such Payment Date an amount equal to the sum of the Tax Increments (hereinafter defined) received by the City during the six month period preceding such Payment Date. All payments made by the City under this Note shall be applied to principal. This Note is prepayable by the City, in whole or in part, on any date.

The Payment Amounts due hereon shall be payable solely from 90% of tax increments (the "Tax Increments") from the Development Property (as defined in the TIF Agreement) within the City's Tax Increment Financing District No. 17: Delta ModTech (the "Tax Increment District") within its Development District No. 1 which are paid to the City and which the City is entitled to retain pursuant to the provisions of Minnesota Statutes, Sections 469.174 through 469.1794, as the same may be amended or supplemented from time to time (the "Tax Increment Act"). This Note shall terminate and be of no further force and effect following the last Payment Date defined above, on any date upon which the City shall have terminated the TIF Agreement under Section 4.2(2) thereof or the Developer shall have terminated the TIF Agreement under

Article V thereof, on the date the Tax Increment District is terminated, or on the date that all principal payable hereunder shall have been paid in full, whichever occurs earliest.

The City makes no representation or covenant, expressed or implied, that the Tax Increments will be sufficient to pay, in whole or in part, the amounts which are or may become due and payable hereunder.

The City's payment obligations hereunder shall be further conditioned on the fact that no Event of Default under the TIF Agreement shall have occurred and be continuing at the time payment is otherwise due hereunder, but such unpaid amounts shall become payable if said Event of Default shall thereafter have been cured; and, further, if pursuant to the occurrence of an Event of Default under the TIF Agreement the City elects to cancel and rescind the TIF Agreement, the City shall have no further debt or obligation under this Note whatsoever. Reference is hereby made to all of the provisions of the TIF Agreement, including without limitation Section 3.2 thereof, for a fuller statement of the rights and obligations of the City to pay the principal of this Note, and said provisions are hereby incorporated into this Note as though set out in full herein.

This Note is a special, limited revenue obligation and not a general obligation of the City and is payable by the City only from the sources and subject to the qualifications stated or referenced herein. This Note is not a general obligation of the City and neither the full faith and credit nor the taxing powers of the City are pledged to the payment of the principal of this Note and no property or other asset of the City, save and except the above-referenced Tax Increments, is or shall be a source of payment of the City's obligations hereunder.

This Note is issued by the City in aid of financing a project pursuant to and in full conformity with the Constitution and laws of the State of Minnesota, including the Tax Increment Act.

This Note may be assigned only with the consent of the City which consent shall not be unreasonably withheld. In order to assign the Note, the assignee shall surrender the same to the City either in exchange for a new fully registered note or for transfer of this Note on the registration records for the Note maintained by the City. Each permitted assignee shall take this Note subject to the foregoing conditions and subject to all provisions stated or referenced herein.

IT IS HEREBY CERTIFIED AND RECITED that all acts, conditions, and things required by the Constitution and laws of the State of Minnesota to be done, to have happened, and to be performed precedent to and in the issuance of this Note have been done, have happened, and have been performed in regular and due form, time, and manner as required by law; and that this Note, together with all other indebtedness of the City outstanding on the date hereof and on the date of its actual issuance and delivery, does not cause the indebtedness of the City to exceed any constitutional or statutory limitation thereon.

IN WITNESS WHEREOF, City of Ramsey, Minnesota, by its City Council, has caused this Note to be executed by the manual signatures of its Mayor and City Administrator and has caused this Note to be dated as of _____, 20___.

_____	_____
City Administrator	Mayor

DO NOT EXECUTE UNTIL A SETTLEMENT STATEMENT OR OTHER EVIDENCE OF PAYMENT FOR LAND ACQUISITION IS GIVEN TO THE CITY - REFER TO SECTION 3.3(1).

CERTIFICATION OF REGISTRATION

It is hereby certified that the foregoing Note was registered in the name of SLP EX, LLC and AMP EX, LLC, and that, at the request of the Registered Owner of this Note, the undersigned has this day registered the Note in the name of such Registered Owner, as indicated in the registration blank below, on the books kept by the undersigned for such purposes.

NAME AND ADDRESS OF REGISTERED OWNER	DATE OF REGISTRATION	SIGNATURE OF CITY ADMINISTRATOR
SLP EX, LLC and AMP EX, LLC 200 South 6th Street, Suite 1300 Minneapolis, MN 55402		

The Economic Development Authority and City of Ramsey, Minnesota

Business Subsidy Policy
Tax Abatement Policy
Tax Increment Policy

Dated January 13, 2009

Prepared by The City of Ramsey

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1. City and EDA of Ramsey Business Subsidy Policy

The following business subsidy criteria are intended to satisfy the requirements of Minnesota Statutes, §§116J.993 through 116J.995 (the "Act"). The term "City" means the City of Ramsey. The term "project" means the property with respect to which the business subsidy is provided.

A. MANDATORY CRITERIA

All projects must comply with the following criteria:

1. *But For Test*. There is a substantial likelihood that the project would not go forward without the business subsidy.
2. *Wage Policy*. If the project results in the creation of any jobs, the wage for each part-time and full-time job created must be, within two years of the date assistance is received (as defined in the Act), at least equal to 70% of the most recent median wage figure for the Twin City 7 County Metro County as published by the Minnesota Department of Employment and Economic Development or such greater amount as the City may require for a specific project.
3. *Economic Feasibility*. The recipient must demonstrate to the satisfaction of the City that it has adequate financing for the project and that the project will be completed in a timely fashion.
4. *Compliance with Act*. The business subsidy from the City must satisfy all requirements of the Act.
5. *Minimum Subsidy Amount*: Financial assistance in the form of a business subsidy of $25,000 or more; and business loans and guarantees of $75,000, must be reported to the Department of Employment and Economic Development. A public hearing is only required if the business subsidy is greater than $150,000.

B. POLICY

1. The City recognizes that the creation of good paying jobs is a desirable goal which benefits the community. Nevertheless, not all projects assisted with subsidies derive their public purposes and importance solely by virtue of job creation. In addition, the imposition of high job creation requirements and high wage level requirements may be unrealistic and counter-productive in the face of larger economic forces of influence and the financial and competitive circumstances of an individual business. In determining the requirements for a project under consideration for a business subsidy, the determination of the number of jobs to be created and the wage levels therefore will be guided by the following principles and criteria:

a. The evaluation of projects will take into consideration the project's importance in and benefit to the community from all perspectives, including created or retained jobs.

b. If a particular project does not involve the creation of jobs, but is nonetheless found to be worthy of support and subsidy, assistance may be approved without any specific job or wage goals if permitted by applicable law.

c. In cases where the objective is the retention of existing jobs, the recipient of the subsidy will be required to provide evidence which demonstrates that the loss of those jobs is specific and demonstrable.

d. The setting of wage and job goals will be informed by (i) prevailing wage rates, (ii) local economic conditions, (iii) external economic forces over which neither the City nor the recipient of the subsidy has control, (iv) the financial resources of the recipient and (v) the competitive environment in which the recipient's business exists.

2. Because it is not possible to anticipate all the needs and requirements of every type of project and the ever-changing needs of the community and in order to retain the flexibility necessary to respond to all proposed projects, the City retains the right to approve projects and business subsidies which may vary from the principles and criteria set forth herein.

C. PROJECT EVALUATION CRITERIA

The project review and evaluation criteria are the following:

1. Jobs and Wages

a. *New Jobs*. The minimum net number of direct full time equivalent jobs to be created or retained by the proposed project for a period of at least two years from the estimated benefit date.

b. *Payroll*. The minimum annual net payroll (including employer contributions for health benefits) to be generated at the end of the second anniversary date of the estimated benefit date.

2. Tax Base

a. *Increase in Tax Base*. The net increase in property taxes estimated to be generated by the project in the second full year of operation.

3. Land Use

   a. *Compliance with Comprehensive or Other Plans.* Whether, apart from any needed services to the community described in section 5 below, the project is compatible with the comprehensive plan and permitted uses for the property.

   b. *Marginal Property*. Whether the project is located on property which needs but is not likely to be developed or redeveloped because of blight or other adverse conditions of the property. For example property may be so blighted that the cost of making land ready for redevelopment exceeds the property's fair market value.

   c. *Design and/or Other Amenities*. Whether, as a result of the business subsidy, the project will include design and/or amenity features not otherwise required by law. For example, the project may, at the request of the City, include landscaping, open space, public trails, employee work out facilities or day care facilities which serve a public purpose but are not required by law.

4. Impact on Existing and Future Public Investment

   a. *Utilization of Existing Infrastructure Investment*. Whether and to what extent (a) the project will utilize existing public infrastructure capacity and (b) the project will require additional publicly funded infrastructure investments.

   b. *Direct Monetary Return on Public Investment*. Arrangements made or to be made for the City to receive a direct monetary return on its investment in the project. For example, the business subsidy may be in the form of an interest bearing loan or may involve a project sharing arrangement.

5. Economic Development

   a. *Leveraged Funds*. For every dollar of business subsidy to be provided for the project, the minimum amount of private funds which will be applied towards the capital cost of the project.

   b. *Spin Off Development*. The dollar amount of non-subsidized development the project is expected to generate in the surrounding area and the need for and likelihood of such spin off development.

c. *Growth Potential*. Based on recipient's market studies and plans for expansion, whether and to what extent the project is expected within five years of its completion, be expanded to produce a net increase of full time equivalent jobs and of payroll, over and above the minimum net increase in jobs and payroll described in section 1 above.

6. Quality of Life

a. *Community Services*. Whether the project will provide services in the community and the need for such services. For example, the project may provide health services, retail convenience services such as a nearby grocery store, or social services needed in the community.

b. *Natural Environment*. Whether the project will add to, or detract from, the environment. It is a reflection of what is important to the community - clean air and water, beautiful scenery, recreational opportunities, and a strong desire to pass along these attributes to future generations.

7. Other

a. *Other Factors*. Depending on the nature of the project, such other factors as the City may deem relevant in evaluating the project and the business subsidy proposed for it.

D. ADDITIONAL CONSIDERATIONS

The City will give consideration to one or more of the issues listed below in determining whether to provide financial or other assistance to a project as a business subsidy:

1. The City may consider the requirements of any other business subsidy received, or to be received, from a grantor other than the City.
2. If the business subsidy is a guaranty, the amount of the business subsidy may be valued at the principal amount of the guaranteed payment obligation.
3. If the business subsidy is real or personal property, the amount of the subsidy will be the fair market value of the property as determined by the City.

4. If the business subsidy is received over time, the City may value the subsidy at its present value using a discount rate equal to an interest rate which the City determines is fair and reasonable under the circumstances.

As used herein "benefit date" means the date the business subsidy is received. If the business subsidy involves the purchase, lease, or donation of physical equipment, then the benefit date occurs when the recipient puts the equipment into service. If the business subsidy is for improvements to property, then the benefit date refers to the earliest date of either: when the improvements are finished for the entire project, or when a business occupies the property.

E. FINANCIAL ASSISTANCE NOT CONSIDERED A BUSINESS SUBSIDY

The following forms of financial assistance are not a business subsidy as per Minnesota Statutes, §§116J.993, Subd.3 and therefore do not require a public hearing:

1. A business subsidy of less than $150,000;
2. Assistance that is generally available to all businesses or to a general class of similar businesses, such as a line of business, size, location, or similar general criteria;
3. Public improvements to buildings or lands owned by the state or local government that serve a public purpose and do not principally benefit a single business or defined group of businesses at the time the improvements are made;
4. Redevelopment property polluted by contaminants as defined in section 116J.552, subdivision 3;
5. Assistance provided for the sole purpose of renovating old or decaying building stock or bringing it up to code and assistance provided for designated historic preservation districts, provided that the assistance is equal to or less than 50 percent of the total cost;
6. Assistance to provide job readiness and training services if the sole purpose of the assistance is to provide those services;
7. Assistance for housing;
8. Assistance for pollution control or abatement, including assistance for a tax increment financing hazardous substance subdistrict as defined under section 469.174, subdivision 23;
9. Assistance for energy conservation;
10. Tax reductions resulting from conformity with federal tax law;

11. Workers' compensation and unemployment insurance;
12. Benefits derived from regulation;
13. Indirect benefits derived from assistance to educational institutions;
14. Funds from bonds allocated under chapter 474A, bonds issued to refund outstanding bonds, and bonds issued for the benefit of an organization described in section 501(c)(3) of the Internal Revenue Code of 1986, as amended through December 31, 1999;
15. Assistance for a collaboration between a Minnesota higher education institution and a business;
16. Assistance for a tax increment financing soils condition district as defined under section 469.174, subdivision 19;
17. Redevelopment when the recipient's investment in the purchase of the site and in site preparation is 70 percent or more of the assessor's current year's estimated market value;
18. General changes in tax increment financing law and other general tax law changes of a principally technical nature;
19. Federal assistance until the assistance has been repaid to, and reinvested by, the state or local government agency;
20. Funds from dock and wharf bonds issued by a seaway port authority;
21. Business loans and loan guarantees of $150,000 or less; and
22. Federal loan funds provided through the United States Department of Commerce, Economic Development Administration; and
23. Property tax abatements granted under section 469.1813 to property that is subject to valuation under Minnesota Rules, chapter 8100.

Adopted by: Ramsey EDA / City Council

Date of Adoption: 11-13-08/1-13-09

Date of Public Hearing: 1-13-09

2. City and EDA of Ramsey Tax Abatement and Tax Increment Financing Policy

A. PURPOSE

The purpose of this policy is to establish the City's position relative to the use of Tax Abatement (§§469.1812 through §§469.1815) and Tax Increment Financing (§§469.174 through §§469.1799) (TIF), also referred to in this document as the *business assistance programs*, or *business assistance*. This policy shall be used as a guide in the processing and review of applications requesting the use of Tax Abatement and Tax Increment Financing. It is the expressed intent of the City to minimize the risk and amount of business assistance to a project and to leverage its public dollars to maximize private sector funding.

The City is granted the power to utilize the business assistance programs by Minnesota Statutes 2008 as cited. The fundamental purpose of the business assistance programs is to encourage desirable private development or redevelopment within the City that would not occur *but for* the assistance provided. Further information related to the States business assistance programs and links to State Statutes can be found at www.state.mn.us.

The City will approve or reject requests for business assistance on a case by case basis taking into consideration established policies, project criteria, and the project's demonstrated public purpose. Meeting all policy criteria does not guarantee approval of the requested business assistance. The City maintains its ability to approve or deny the request at its discretion.

B. PUBLIC PURPOSE OBJECTIVES

The City will consider the use of business assistance programs which demonstrate the achievement of one or more of the following public purpose objectives:

1. To encourage redevelopment of priority sites within the City as determined by the City Council and EDA.

2. To retain local jobs and/or increase the number and diversity of jobs that offer stable employment and/or attractive wages and benefits.

3. To enhance and/or diversify the City's economic base.

4. To encourage additional unsubsidized private (re)development.

5. To remove blight and/or encourage (re)development of commercial and industrial areas.

6. To assist in creating environmental sustainability.

7. To provide a diversity of family housing and alternative housing choices.

8. To promote neighborhood stabilization and revitalization by the removal of blight and the upgrading of existing housing stock in residential areas.

9. To accomplish other public policies which may be adopted such as the promotion of quality urban or architectural design, energy conservation, and decreasing capital and/or operating costs of local government, or any of the following:

    - Utilization of architectural and landscaping techniques that will enable the components of the project to blend with the natural environment.
    - Mitigation of project impact on the natural environment.

C. POLICY POSITIONS

1. Business assistance shall be provided in a form that minimizes the risk of public participation.
2. Business assistance requests for up-front project financing through the sale of bonds or other internal sources may require personal guarantees of the developer. These requests shall be addressed on a case by case basis.
3. Business assistance shall not be provided for projects requiring land and/or building purchases at prices in excess of fair market value.
4. Business assistance shall not be provided to developers/projects that cannot adequately demonstrate an ability to complete the proposed project on time and on budget.
5. Assistance will be provided based on $25,000 per qualified job created as referenced in Section 1.A.2 in the Business Subsidy Policy unless a waiver is provided by the City Council.

D. PROJECT REQUIREMENTS

All projects requesting business assistance must demonstrate the following:

1. That the project is not financially feasible but-for the use of Revolving Loan Fund, Tax Abatement or Tax Increment Financing.
2. That the project will comply with all provisions set forth in Minnesota Statute chapters 116j.993 through 116j.995, as amended (Business Subsidies).

3. That the business assistance request complies with all provisions set forth in Minnesota Statutes 2008 chapters 469.1812 through 469.1815 as amended (Tax Abatement), and chapters 469.174 through 469.1799 as amended (Tax Increment Financing).
4. That the project is consistent with the City's comprehensive plan, land use plan, and zoning ordinances.

E. APPLICATION PROCESS

1. Applicant submits a Business Assistance Application (Exhibit A) to the EDA and/or City.
2. Staff reviews the application and completes the Application Review Worksheet (Exhibit B).
3. Staff uses results of the Worksheet to inform the EDA/City.
4. EDA reviews proposal, provides comments, and makes an advisory recommendation to the City Council on denial or approval of the request within 30 days.
5. If advisory approval is granted, staff prepares all necessary notices, resolutions and certificates.
6. City Council holds public hearing(s) on the proposed project to consider the advisory recommendation(s).
7. The City Council grants final approval or denies the request.

EXHIBIT A

BUSINESS ASSISTANCE APPLICATION

A. APPLICANT INFORMATION

Name of Corporation/Partnership _____

Address _____

Primary Contact _____

Address _____

Phone _____ Fax _____ E-mail _____

Type of business assistance requested (select one):

☐ Tax Abatement ☐ Tax Increment Financing ☐ Revolving Loan Fund ☐ Other

Have you been, or are you currently, involved in any bankruptcy proceedings or lawsuits related to other development projects with which you have been involved? If yes, please provide an explanation.

☐ Yes ☐ No

On a separate sheet, please provide the following:

- Brief description of the corporation/partnership's business, including history, principal product or service, etc**. Attach as Part 1**.
- List names of officers and shareholders/partners with more than five percent (5%) interest in the corporation/partnership. **Attach as Part 2**.
- Brief description of the proposed project. **Attach as Part 3**.
- A *but for* analysis and narrative. **Attach as Part 4**.
- Completed Revolving Loan Fund Application. **Attach as Part 5 if required.**

Attorney Name _____

Address _____

Phone _____ Fax _____ E-mail _____

Contractor Name _____

Address _____

Phone _____ Fax _____ E-mail _____

Engineer Name _____

Address _____

Phone _____ Fax _____ E-mail _____

Architect Name _____

Address _____

Phone _____ Fax _____ E-mail _____

B. PROJECT INFORMATION

The project will be: (Check all that apply)

- ☐ Industrial: (☐ New Construction ☐ Redevelopment/Rehab ☐ Expansion)
- ☐ Office/research facility: (☐ New Construction ☐ Redevelopment/Rehab ☐ Expansion)
- ☐ Commercial: (☐ New Construction ☐ Redevelopment/Rehab ☐ Expansion)
- ☐ Housing: (☐ New Construction ☐ Redevelopment/Rehab ☐ Expansion)
- ☐ Other _____

The project will be: ☐ Owner Occupied ☐ Leased Space

- If leased space, please attach a list of names and addresses of future tenants and indicate the status of commitments or lease agreements. **Attach as Part 5**.

Project Address _____

- Include Legal Description and PID number(s). **Attach as Part 6**.

Site Plan Attached: ☐ Yes ☐ No

Current Real Estate Taxes on Project Site:$_____

Estimated Real Estate Taxes Upon Completion: Phase I $_____
Phase II$_____
Phase III $_____
Total $_____

Construction Start Date: _____

Construction Completion Date: _____

If Phased Project: _____ % Completed in _____years
_____ % Completed in _____years
_____ % Completed in _____years

C. PUBLIC PURPOSE OBJECTIVES

It is the policy of the City and EDA of Ramsey that the business assistance should result in a public benefit as identified in items 1-10 below. Please indicate how the proposed project will accomplish this by checking the appropriate boxes. **Attach additional narrative as Part 7.**

- ☐ 1. To encourage redevelopment.
- ☐ 2. To retain local jobs and/or increase the number and diversity of jobs that offer stable employment and/or attractive wages and benefits.
- ☐ 3. To enhance and/or diversify the City's economic base.
- ☐ 4. To encourage additional unsubsidized private (re)development.
- ☐ 5. To remove blight and/or encourage (re)development of commercial and industrial areas.
- ☐ 6. To create housing opportunities.
- ☐ 7. To provide a diversity of housing.
- ☐ 8. To provide a variety of family housing ownership alternatives and housing choices.
- ☐ 9. To promote neighborhood stabilization and revitalization by the removal of blight and the upgrading of existing housing stock in residential areas.
- ☐ 10. To accomplish other public policies which may be adopted such as the promotion of quality urban or architectural design, energy conservation, and decreasing capital and/or operating costs of local government.
    - Utilization of architectural and landscaping techniques that will enable the components of the project to blend with the natural environment.
    - Mitigation of project impact on the natural environment.

D. SOURCES & USES OF FUNDS

Attach additional information as Part 8

SOURCES	AMOUNT
Bank Loan	$ _____
Other Loans	$ _____
Owner Equity	$ _____
Fed Grant/Loan	$ _____
State Grant/Loan	$ _____
Industrial Development Bonds	$ _____
Tax Increment Financing	$ _____
Tax Abatement	$ _____
Revolving Loan Fund	$ _____
Other	$ _____
TOTAL	**$** _____

USES	AMOUNT
Land Acquisition	$ _____
Site Development	$ _____
Construction	$ _____
Machinery & Equipment	$ _____
Architectural/Engineering Fees	$ _____
Debt Service Reserve	$ _____
Contingencies	$ _____
Other	$ _____
TOTAL	**$** _____

Total Amount of business assistance requested from either Revolving Loan Fund, Abatement, Tax Increment Financing or another source: $_____

E. ADDITIONAL DOCUMENTATION AND CHECKLIST

Applicants will also be required to provide the following documentation.
All personal financial information will be kept private and confidential.

- ☐ 1. Written business plan or a description of the business, ownership/ management, date established, products and services, and future plans.
- ☐ 2. Financial statements for past two years, including profit and loss statements and balance sheets.
- ☐ 3. Two year financial projections.
- ☐ 4. Personal financial statements of all major shareholders (principals) including the most recent 2 years of tax returns. (If requested.)
- ☐ 5. Letter of commitment from other sources of financing, stating terms and conditions of their participation in the project.
- ☐ 6. Administrative fee of up to $5,000. In addition to defraying the cost of staff time, the fee will be used to pay costs associated with processing this request for financial assistance such as legal, engineering and financial analysis. The City reserves the right to stop the processing of the request until additional fees are paid should the original amount be insufficient to pay such costs. That portion which remains unspent, if any, will be returned only if the project is denied approval.
- ☐ 7. Attach the following documentation:
  - _____ Part 1 – Corporation/Partnership Description
  - _____ Part 2 – List of Shareholders/Partners
  - _____ Part 3 – Description of Project
  - _____ Part 4 – *But For* Analysis
  - _____ Part 5 – List of Prospective Lessees (If requested)
  - _____ Part 6 – Legal Description, Property Identification Numbers, maps of the project area, and project renderings
  - _____ Part 7 – Public Purpose Narrative
  - _____ Part 8 – Sources & Uses of Funds – Additional Information

The undersigned certifies that all information provided in this application is true and correct to the best of the undersigned's knowledge. The undersigned authorizes the City and EDA of Ramsey to check credit references, verify financial and other information, and share this information with other political subdivisions as needed. The undersigned also agrees to provide any additional information as may be requested by the City after the filing of this application.

Applicant Name _____ Date _____

By _____

Its _____

EXHIBIT B

BUSINESS ASSISTANCE REVIEW WORKSHEET

FOR COMMERCIAL/INDUSTRIAL PROJECTS

TO BE COMPLETED BY APPLICANT AND CITY STAFF

A. The project meets which of the following objectives as set forth in Section C of the Business Assistance policy:

- ☐ 1. To encourage redevelopment.
- ☐ 2. To retain local jobs and/or increase the number and diversity of jobs that offer stable employment and/or attractive wages and benefits.
- ☐ 3. To enhance and/or diversify the City's economic base.
- ☐ 4. To encourage additional unsubsidized private (re)development.
- ☐ 5. To remove blight and/or encourage (re)development of commercial and industrial areas.
- ☐ 6. To accomplish other public policies which may be adopted such as the promotion of quality urban or architectural design, energy conservation, and decreasing capital and/or operating costs of local government.
  - Utilization of architectural and landscaping techniques that will enable the components of the project to blend with the natural environment.
  - Mitigation of project impact on the natural environment.

B. Ratio of Private to Public Investment in Project:

$ _____ Private Investment
$ _____ Public Investment
_____ **Ratio Private : Public Financing**

	Points:
5:1	5
4:1	4
3:1	3
2:1	2
Less than 2:1	1

C. Job Creation:

_____ Net *new* jobs (minimum 40 hours per week) or fulltime equivalents
120 Jobs relocated to Ramsey
135 Total new jobs to Ramsey

	Points:
50+	5
20+	4
10+	3
5+	2
Less than 2	1

D. Wage Level of jobs created:

Average hourly wage
Of *new* jobs _____

	Points:
Over $21/hour	5
$18-21/hour	4
$14-17/hour	3
$10-13/hour	2
Under $10/hour	1

E. Ratio Of Business Assistance To New Jobs Created: **Points:**

$ _____ Business assistance requested
_____ Number of net *new* jobs created
$ _____ **of business assist. per net *new* job created**

$5,000 or less	5
$15,000 or less	4
$25,000 or less	3
$50,000 or less	2
Over $75,000	1

F. Project size: **Points:**

The project will result in the construction of _____ square feet

75,000+	5
50,000+	4
25,000+	3
10,000+	2
5,000 or less	1

G. Type of Project: **Points:**

_____ 100% Owner Occupied	5
_____ Mix Owner Occupied & Investment	3
_____ Investment Property	1

H. Likelihood that the project will result in unsubsidized, spin-off development: **Points:**

_____ High	5
_____ Moderate	3
_____ Low	1

I. _____

_____

_____

_____

_____

_____

3

Sub-Total Points _____ of a possible 35 points.

Bonus Points **Bonus Points:** _____

The project will be 100% *pay-as-you-go* financing.	3
The project is a redevelopment project.	3

Total Points: _____

Overall project analysis:	High	35 points
	Moderate	25 points
	Low	15 points
	Not Eligible	5 points

APPENDIX I
Business Subsidy Statute 2008

APPENDIX II
Sample Business Subsidy Agreement

APPENDIX III
Business Subsidy Reporting Form

Section E. Additional Documentation and Checklist

1. See parts 1-4 above.
2. Financials will be available via secure upload. Will send separate email link.
3. We plan on stable production with our limited space and resources, around the $50-60 million/year level with steady profits- subject to minor business interruption due to relocation.
4. N/A
5. N/A
6. Check made out to the City of Ramsey. The check will be sent as soon as funds are available.
7. See below.

Part 1

From our founding in 1978 as a service provider for servo systems and motion control in the machine tool industry, to today's technology of full production Delta ModTech converting and packaging lines, Delta ModTech has successfully pursued excellence in the design, implementation, and service of motion-controlled converting and packaging systems.

Part 2

David Schiebout-CEO Ronda Schiebout-Secretary Toby Fuerst- CFO Evan Schiebout- >5% owner Emily Allegra >5% owner Wendy Stromberg >5% owner

Part 3

Desiring to purchase land and build a 185,000 sq ft manufacturing building with 50,000 ft. of office, on 40 acres in order to house our entire manufacturing operation as well as engineering and support staff. This will leave us ample land and space to further develop and expand over time. We have planned an additional 50,000 sq ft in future warehouse expansion on the proposed building, but may choose to develop this extra space immediately due to efficiencies in building and costs.

Part 4

We are looking to make an expansion of our business so that we can handle more and larger projects, and continue to hire teams of high-tech and engineering personnel. There are more companies that could take advantage of the advanced automation equipment solutions that we provide. However, it will only be possible for us to make this great investment if we know that there is support from the communities that we are looking to partner with on this relocation. There are options to stay and expand in our current facility, to move into existing warehouse space, etc. that are less expensive options. We have looked at buildings in Coon Rapids on Xeon St, Lino Lakes, and Fridley, and several others that we explored as options. They would all require rework and additions, and the cities' assistance in doing so was not on pace with the proposal of building new in Ramsey and its TIF proposal. We are looking to the future and for potential growth that can come from designing a plant to our needs and have space for future expansion. This Ramsey site allows us to have the greatest growth opportunity. Along with expected volume and revenue growth within an expanded footprint, there will be an increase from our current 125 person team. Our staff, roughly 40% of whom are engineers, will grow significantly with our increased capacity. Our initial estimates show that total combined costs of land acquisition, building, new equipment purchases, and increase in labor, exceeds our current funding by roughly 10 – 15%. This type of expansion project will not be possible without assistance from a City who encourages our presence locally, and shares investment in the economic benefit our company will bring.

Part 5

Developing long-term lease – Delta ModTech 11501 Eagle Street

Part 6

Anoka County PID # 20-32-25-34-0004
Western 43.21 acres north of Bunker Lake Blvd, East of Puma St. Currently owned by Hageman Holdings, LLC. 8200 BUNKER LAKE BLVD, RAMSEY, MN 55303
Property Description LOT 1 BLOCK 1 ALPHA DEVELOPMENT

Part 7

N/A

Part 8

N/A

Ad Proof
Enlarged

ECM Publishers, Inc.

-Public Notice Ad Proof-

This is the proof of your ad scheduled to run on the dates indicated below. Please proof read carefully if changes are needed, please contact us prior to deadline at
Cambridge (763) 691-6000 or email at publicnotice@ecm-inc.com

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Date: 06/03/19

Account #: 370702
Customer: CITY RAMSEY ~

Address: 7550 SUNWOOD DRIVE
RAMSEY

Telephone: (763) 427-1410
Fax: 42553

Ad ID: 945163
Copy LIne: Modifiction to Development Dis

PO Number: Sean Sullivan
Start: 06/07/19
Stop: 06/07/2019
Total Cost: $145.13
# of Lines: 60
Total Depth: 6.75
# of Inserts: 1
Ad Class: 150
Phone # (763) 691-6000
Email: publicnotice@ecm-inc.com
Rep No: CA700

Publications:
Anoka County Union Herald

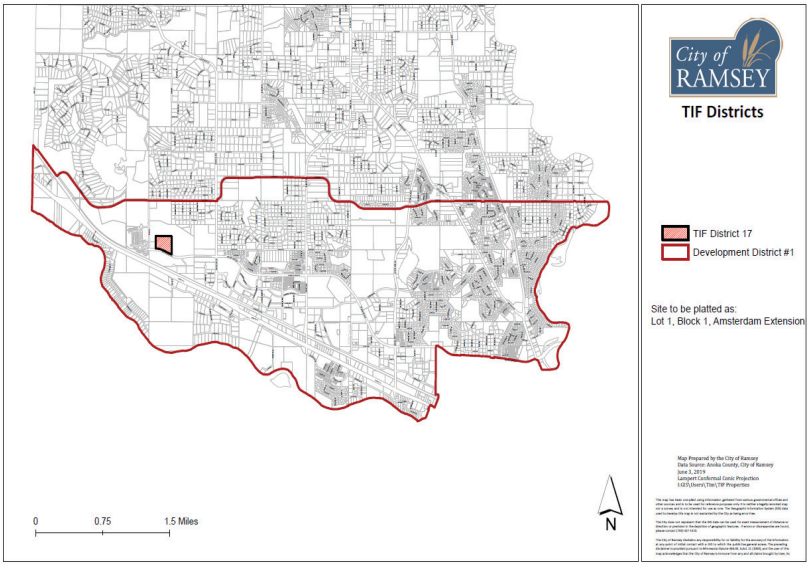
Enlarged

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Ramsey (the "City"), Anoka County, State of Minnesota, will hold a public hearing on June 25, 2019, at approximately 7:00 P.M. at the Ramsey Municipal Center, 7550 Sunwood Dr. NW, Ramsey, Minnesota, relating to the City's proposed adoption of a Modification to the Development Program (the "Modification") for Development District No. 1 (the "Development District"), the proposed establishment of Tax Increment Financing District No. 17: Delta ModTech (an economic development tax increment financing district) (the "TIF District") within the Development District, and the proposed adoption of a Tax Increment Financing Plan (the "TIF Plan") therefor (collectively, the "Modification and Plan"), and to adopt a business subsidies agreement, all pursuant to Minnesota Statutes, 469.124 to 469.133 and Sections 469.174 to 469.1799, and Sections 116J.993 to 116J.995 all inclusive, as amended. Copies of the Modification and Plan and a summary of the subsidy agreement are on file and available for public inspection at the office of the Community Development Director at City Hall.

A person with residence in or the owner of taxable property in the granting jurisdiction may file a written complaint with the grantor if the grantor fails to comply with sections 116J.993 to 116J.995, and that no action may be filed against the grantor for the failure to comply unless a written complaint is filed.

The property to be included in the TIF District is located within the Development District and the City. A map of the Development District and the TIF District therein is set forth below. Subject to certain limitations, tax increment from the TIF District may be spent on eligible uses within the boundaries of the Development District.



All interested persons may appear at the hearing and present their views orally or prior to the meeting in writing.

BY ORDER OF THE CITY COUNCIL OF
THE CITY OF RAMSEY, MINNESOTA
/s/ Jo Ann Thieling, City Clerk

Published in the
Anoka County UnionHerald
June 7, 2019
945163

Ad: 1

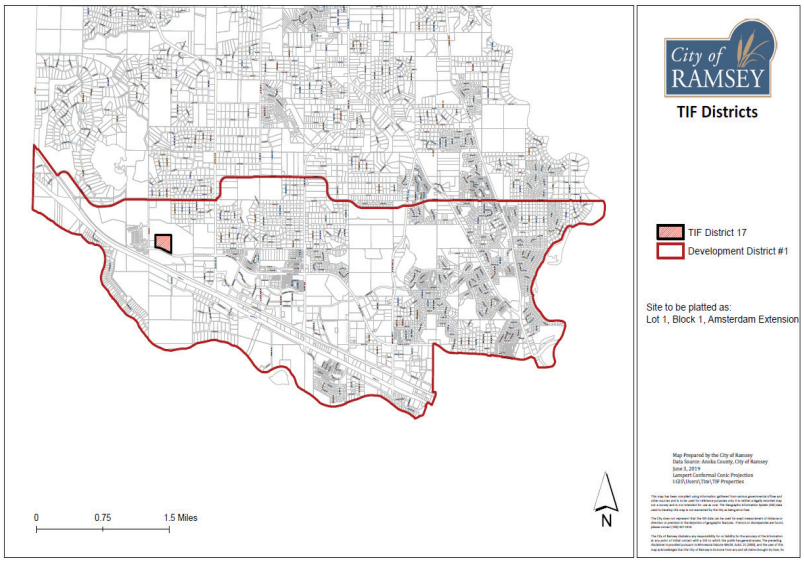
$145.13

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Ramsey (the "City"), Anoka County, State of Minnesota, will hold a public hearing on June 25, 2019, at approximately 7:00 P.M. at the Ramsey Municipal Center, 7550 Sunwood Dr. NW, Ramsey, Minnesota, relating to the City's proposed adoption of a Modification to the Development Program (the "Modification") for Development District No. 1 (the "Development District"), the proposed establishment of Tax Increment Financing District No. 17: Delta ModTech (an economic development tax increment financing district) (the "TIF District") within the Development District, and the proposed adoption of a Tax Increment Financing Plan (the "TIF Plan") therefor (collectively, the "Modification and Plan"), and to adopt a business subsidies agreement, all pursuant to Minnesota Statutes, 469.124 to 469.133 and Sections 469.174 to 469.1799, and Sections 116J.993 to 116J.995 all inclusive, as amended. Copies of the Modification and Plan and a summary of the subsidy agreement are on file and available for public inspection at the office of the Community Development Director at City Hall.

A person with residence in or the owner of taxable property in the granting jurisdiction may file a written complaint with the grantor if the grantor fails to comply with sections 116J.993 to 116J.995, and that no action may be filed against the grantor for the failure to comply unless a written complaint is filed.

The property to be included in the TIF District is located within the Development District and the City. A map of the Development District and the TIF District therein is set forth below. Subject to certain limitations, tax increment from the TIF District may be spent on eligible uses within the boundaries of the Development District.



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BY ORDER OF THE CITY COUNCIL OF
THE CITY OF RAMSEY, MINNESOTA
/s/ Jo Ann Thieling, City Clerk

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ECONOMIC DEVELOPMENT AUTHORITY
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The City of Ramsey Economic Development Authority (EDA) conducted a regular meeting on Thursday, June 13, 2019, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Jim Steffen Member Glen Hardin Member Dominic Kanaventi Member Mark Kuzma Member Chris Riley
Members Absent:	Member Shang Berg Member Brian Burandt
Also Present:	Sean Sullivan, Economic Development Manager Tim Gladhill, Community Development Director Kurt Ulrich, City Administrator

1. CALL TO ORDER

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

2. APPROVE AGENDA

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

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

3. APPROVE MINUTES

3.01: Approve Meeting Minutes Dated April 11, 2019 and May 9, 2019

Motion by Member Hardin, seconded by Member Kuzma, to approve the April 11, 2019 and May 9, 2019 minutes as presented.

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

Motion by Member Hardin, seconded by Member Kuzma, to approve the April 11, 2019 and May 9, 2019 minutes as presented.

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

4. EDA BUSINESS

4.01: Consider Recommendation to Establish TIF District 17, Adopt TIF Plan and Approve TIF Agreement for Delta Mod Tech; Case of SLP EX, LLC and AMP EX LLC

Economic Development Manager Sullivan presented the staff report.

Jason Aarsvold, Ehlers, stated that he worked with the Developer and City to determine the amount of TIF that could be available for this project. He noted that the original assistance request was for $1,500,000. Based on negotiations with the Developer, the amount of $972,000 is being brought forth for consideration by the EDA. He noted that the provision TIF was a deciding factor in selecting this site in Ramsey, compared to sites reviewed in other communities. He indicated that the analysis conducted by Ehler's meets the "But For" test. He provided details on the cash on cost analysis that was completed, noting that generally he would like to see seven to nine percent within this industry. He noted that with the $972,000 in assistance the rate would be rate of return of 8.42 percent and falls within the suggested range. He stated that providing this assistance will help facilitate the project on this site and would not unduly enrich the applicant.

Chairperson Steffen stated that this seems to be three tenths of a percent annually and asked if that would be enough to "move the needle" for a business.

Mr. Aarsvold stated that for a business this can help level the playing field in choosing between this site and a site in another community.

Chairperson Steffen noted that a statement was made that the applicant would not have chosen this site but for the TIF and asked for additional details.

Mr. Aarsvold noted that the incentive was the driving factor in choosing this site over sites in other communities.

Chairperson Steffen referenced the plat, which shows additional pads and asked for details.

Community Development Director Gladhill stated that would be future development by the ownership group. He noted that ultimately Delta Mod Tech would be a tenant from the two investment companies.

Chairperson Steffen asked if a future expansion for Delta Mod Tech would be connected to the building or it would occur to the north.

Evan Schiebout stated that they have built in the ability to expand office and manufacturing onto the proposed 210,000 square foot building to the east. He provided details on the expansions

that have occurred on their site in Coon Rapids, noting that should they have a continued need they would mimic that development pattern. He estimated a ten month build cycle, noting that they would like to begin construction in August. He confirmed that the existing employees and new employees would occupy the site.

Member Riley stated that this discussion is regarding TIF and asked if TIF is being used for the construction of this building or to purchase the additional land for future development.

Economic Development Manager Sullivan stated that the total land purchase has a cost of $3,600,000, but the TIF is prorated based on the size of the lot with construction and is not spread across the entire parcel purchased.

Member Hardin referenced the business assistance application, which requested $1,500,000, and asked if the gap has been identified between the requested amount and amount proposed to be provided by the City.

Mr. Schiebout stated that the gap would be covered by the Developer. He noted that although the TIF is not the amount requested, it was still enough to tip the scale to choose this site.

Member Kanaventi asked the estimated length of time for the 15 additional jobs to be created.

Mr. Schiebout replied that the timeline is within two years but estimated that time period would be shorter based on their current demands.

Economic Development Manager Sullivan stated that the job creation can begin once the agreement is approved by the City Council and executed. Any jobs added after that point would count towards the 15 required by the proposed agreement.

Member Hardin asked for details on the benefit date.

Economic Development Manager Sullivan clarified that the benefit date is the completion of construction.

Chairperson Steffen stated that this is a great project that he is excited about.

Councilmember Riley stated that the proposed assistance is pay-as-you-go, which does not cost the City money upfront and is a benefit. He noted that this project fits well within the EDA mission and priorities of the City Council. He stated that this would bring jobs and is the first business being developed in the business park (north of Bunker Lake Boulevard). He noted that there are unpaid special assessments on the parcel relating to development of the Bunker Lake Business Park that would be paid with if this project moves forward. He stated that he is supportive of this project based on those reasons.

Motion by Member Hardin, seconded by Member Kuzma, to recommend to City Council to adopt a resolution approving the modification to the Development Program for Development

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District No. 1, Establishing Tax Increment Financing District No. 17, and approving the Tax Increment Financing Plan, subject to City Attorney Review.

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

Motion by Member Hardin, seconded by Member Kanaventi, to recommend to City Council to adopt a resolution authorizing execution of a Tax Increment Financing (TIF) Agreement awarding a business subsidy of $972,000 and requiring the creation of 15 new jobs with minimum wages of $22 per hour, subject to City Attorney review.

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

4.02: Review Real Estate Management Strategy for City Owned Land

Economic Development Manager Sullivan presented the staff report. He stated the listing agreement with CBRE under consideration includes only parcels within The COR.

Chairperson Steffen asked if any properties west of Armstrong would be included.

Economic Development Manager Sullivan noted that those parcels would not be included and only parcels within The COR would be included in the CBRE agreement. Parcel 45 is west of Armstrong but is currently under contract.

Chairperson Steffen asked if individual parcels could be removed if desired.

Economic Development Manager Sullivan confirmed that individual parcels could be removed if desired with a 30-day notice. He noted that he is proposing a six-month contract and would give the City time to evaluate how the new contract is working. He stated that under the current proposal the commission rate would be reduced from five percent to three percent if the City brings forward the lead.

Councilmember Kuzma noted that Ramsey is competing with other cities for land sales and development and did not want to drive the commission down too low, as the broker or developers would most likely go where they can earn commission. He noted that this is a competitive market and the City should be mindful of the going rates for commission.

Economic Development Manager Sullivan stated that the commission rate would remain at five percent for CBRE involved sales, while the reduced rate would only come into play for staff generated leads. He noted that even on staff generated leads, CBRE has put effort into marketing prior to that time.

Brian Pankratz, CBRE, provided input on how commission is split when two brokers are involved. He noted that CBRE splits the commission rate 50/50.

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Member Hardin asked if there is any situation where the City would pay more than seven percent when there is a second broker involved.

Mr. Pankratz stated that the agreement specifies five percent when only CBRE is involved or seven percent if two brokers are involved. He stated that if a second broker requested additional commission, that request would need to go before the City.

Economic Development Manager Sullivan stated that he would not recommend paying additional revenue above the seven percent and therefore that additional request would need to be added to the purchase price.

Member Hardin noted that a second broker could actually come within CBRE and in that situation the seven percent is being split by two CBRE brokers. He noted that under this contract a longtime developer within the City would need to contact CBRE to negotiate and asked if that is the intent of the City.

Economic Development Manager Sullivan stated that would not be the intent. He explained that although the City is paying CBRE for those services, the City can still generate leads.

Mr. Pankratz explained that the intent is to allow the City to utilize the market knowledge and resources of CBRE for all negotiations.

Member Hardin stated that if that is not the intent perhaps the language should be changed. He stated that he met with staff following the last meeting to express his concerns but was frustrated that his concerns did not appear to be addressed.

Economic Development Manager Sullivan stated that following the discussion with Commissioner Hardin he informed him that his concerns should be brought forward at this meeting in a public forum to support transparency in the process. That is why the changes were not incorporated into the proposed listing agreement. He noted that he appreciated that comments and suggestions that Commissioner Hardin had made.

Chairperson Steffen stated that it appears this language would be standard in most CBRE contracts.

Mr. Pankratz confirmed that this is standard contract language, with some items specific to Ramsey. He noted that CBRE is working with the City as a team in attempt to market and sell land and thought the relationship has ran smoothly.

Economic Development Manager Sullivan referenced parcel 45, which has a sales price of $600,000. He stated that the City is completing a land swap on the properties, which will still result in a loss of $15,000 for the City. He noted that technically CBRE could take a commission on that transaction but is not requesting a commission. He stated that the willingness to add language to call out City generated leads is not something in a typical contract.

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Community Development Director Gladhill stated that if that paragraph is of concern, the EDA could make a recommendation to correct that paragraph and staff would work with the City Attorney prior to this moving forward to the City Council.

Chairperson Steffen stated that most likely that paragraph has remained in the contract for the past five years.

Member Kuzma stated that CBRE has put a lot of work in during the past five years and there has been success with the growth of The COR. He attributed a lot of that success to what CBRE brings to the table. He stated that he will support extending the contract for an additional six months.

Member Riley stated that a few years ago this got off to a slow start and the City perhaps paid commission on City generated sales. He noted that changes have been made over time to address that issue. He stated that the City should be willing to pay for services rendered when there is a need. He stated that selling land is a huge priority for him. He believed that this agreement meets all the needs of the City.

Chairperson Steffen agreed that he also likes the split of CBRE handling COR properties and the City handling properties outside The COR. He noted that he believes the six-month contract provides flexibility.

Motion by Member Kanaventi, seconded by Member Kuzma, to recommend to City Council to approve the draft contract dated May 2, 2019.

Further discussion: Economic Development Manager Sullivan noted that he would ensure the contract language is changed to specify six months. Mr. Pankratz stated that the contract could be structured for six months or could be written that after six months the contract could be canceled with 30-day notice but could run through one year. Economic Development Manager Sullivan stated that he would recommend a six-month period. Member Riley asked if the paragraph 6. in question should be restructured. Economic Development Manager Sullivan noted that he could have the City Attorney review that language to ensure that the concerns were addressed relating to City generated leads.

Motion by Member Riley, seconded by Member Kuzma, to amend the motion to recommend to City Council to approve the draft contract dated May 2, 2019, pending a review of the language related to exclusive clause 6, pending City Attorney review.

Motion carried. Voting Yes: Chairperson Steffen, Members Riley, Kuzma, and Kanaventi.
Voting No: Member Hardin. Absent: Members Berg and Burandt.

5. MEMBER / STAFF UPDATE

Economic Development Manager Sullivan provided an update on a recent conference that he attended. He indicated he made many contacts with restaurant and retailers. He received positive feedback from retailers and restaurants he met with regarding the City marketing materials.

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6. ADJOURNMENT

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

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

The regular meeting of the Economic Development Authority adjourned at 8:27 a.m.

Respectfully submitted,

_____
Sean Sullivan
Economic Development Manager

ATTEST:

_____
Wendy Schlueter
Economic Development Administrative Assistant

Draft by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

DRAFT

EHLERS
LEADERS IN PUBLIC FINANCE

Training Camp: TIF 101 & Tax Abatement

Rebecca Kurtz – Ehlers
Mary Ippel -- Briggs

February 1, 2018

Session Outline

- Basics of Tax Increment
  - Framework of a District
  - Types of Districts
  - Uses of TIF
- Basics of Tax Abatement

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Basics of Tax Increment

Minnesota Statutes 469.174 – 469.1794

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What is TIF?

Tax Increment Financing (TIF):

The ability to capture and use most of the increased local property tax revenues from new development within a defined geographic area for a defined period of time without approval of the other taxing jurisdictions.

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Why use TIF?

- Encourage certain types of development or redevelopment that would not normally occur without assistance (“but for” test)
  - Create or retain jobs
  - Redevelop blighted areas
  - Remediate polluted sites
  - Construct affordable housing

Building Blocks of TIF

There is a starting property value in the TIF District when it is created (also called "base value")

Original Tax Capacity

Tax revenues go to all local units of government

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Building Blocks of TIF

Development Occurs = New Tax Capacity
TIF District can "capture" the increased value from the new development

TIF = Captured Tax Capacity x Tax Rate

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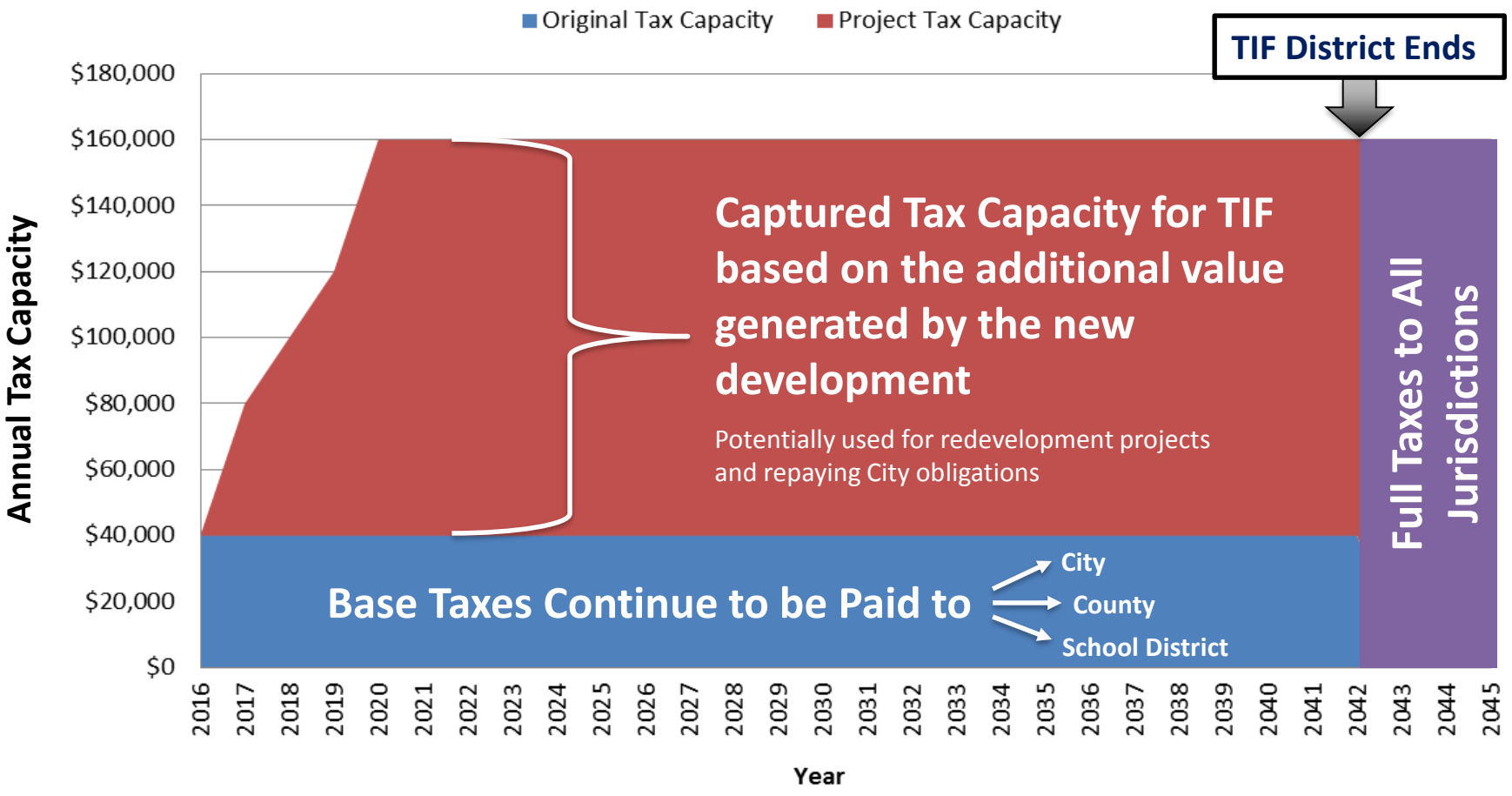
TIF Example (26 year district)



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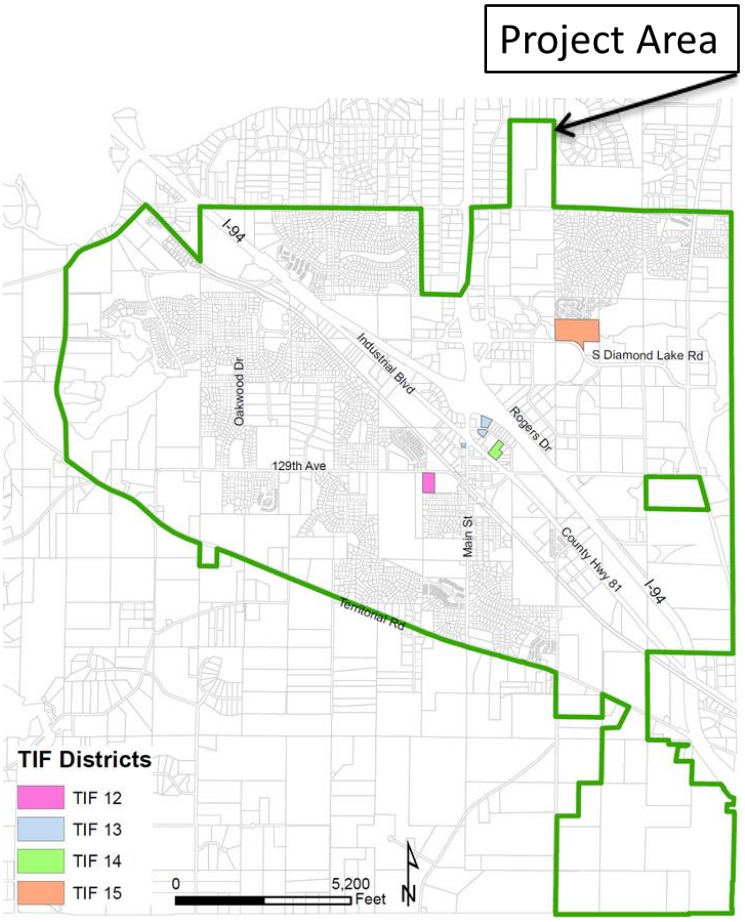
Project Area: Where increment may be spent

- TIF Districts must be located in a Project Area or Development District
- Multiple TIF Districts can be in a Project Area
- Increment can be spent outside a TIF District in Project Area (aka “pooling”)



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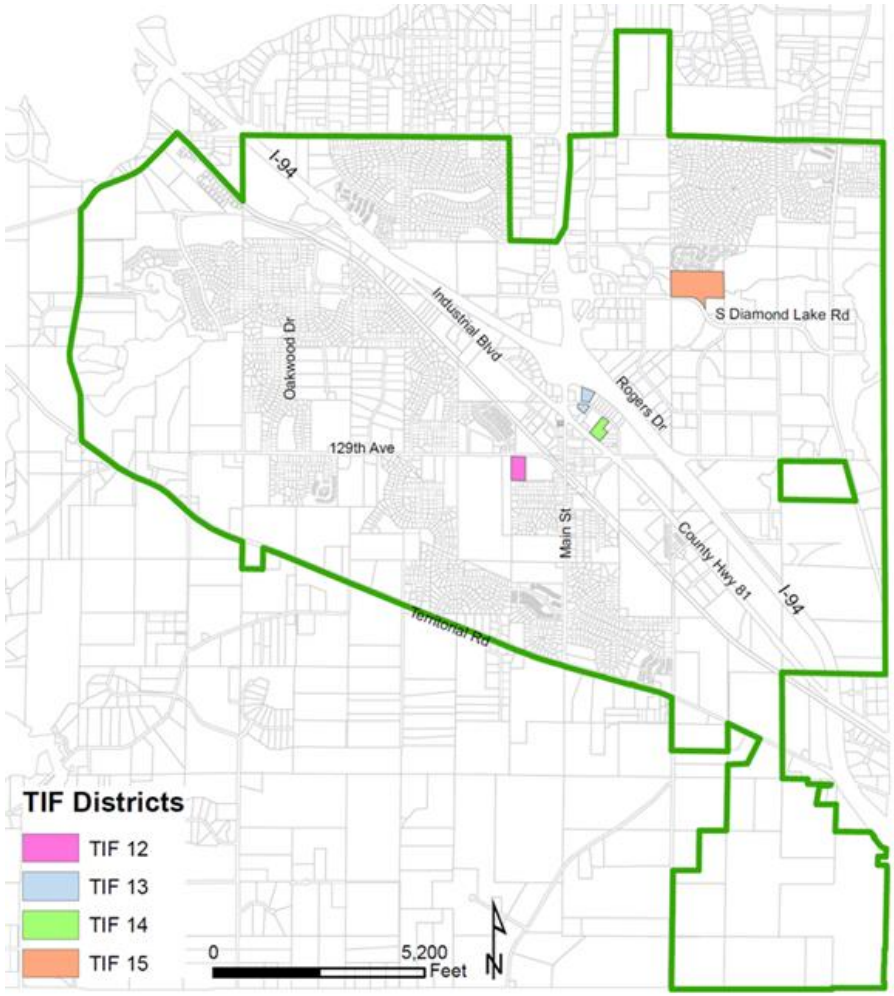
TIF District: Where increment is collected

- Defines parcels whose increased value will be captured
- Parcels do not have to be contiguous, but usually are
- Must meet criteria in State law for type of District being established



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TIF District Approval

- Can be established by City, EDA, HRA or County
- TIF Plan and Project Area Plan
  - Set forth policy objectives
  - Provide maximum budget authority for TIF revenues and expenditures
- Must have approval of elected officials following public hearing

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Types of Districts

Purpose	Type of District	Max. Term
Redo substandard / obsolete buildings	Redevelopment	26
	Renovation & Renewal	16
Affordable housing	Housing	26
	Economic Development - Workforce Housing	9
Job & tax base creation	Economic Development	9

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Economic Development

- At least 85% of new building space must be:
  - Manufacturing
  - Warehousing, storage, distribution
  - Research and development
  - Telemarketing
  - Space necessary and related to the above

How can increment be spent?

- Must meet policy objectives in TIF Plan
- Must be in TIF Plan Budget

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How can increment be spent?

- Must be costs associated with new development:
  - Land Acquisition
  - Demolition and Relocation
  - Site improvements
  - Utilities, Streets, Sidewalks
  - Environmental Clean-up
  - Parking
  - Buildings
  - Administration

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“But For” Test

- The development is only possible ***but for*** the use of tax increment

- Elected body has to make this finding

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Common Financing Options

- Pay-as-you-go Note
  - Developer funds eligible expenses
  - Authority repays developer with interest over time from available TIF / abatement
  - Minimal risk to authority

- General Obligation Bonds
  - Authority issues bonds to fund eligible expenses
  - Debt service paid with TIF / abatement
  - IF TIF / abatement < debt service, authority is required to cover the gap

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Mary Ippel
Briggs & Morgan

(612) 977-8122
mippel@briggs.com

CC Regular Session **7. 1.**

Meeting Date: 06/25/2019

Submitted For: Tim Gladhill, Community Development

By: Eric Maass, Community Development

Information

Title:

Adopt Resolution 19-138 Approving Final Plat and Site Plan for Delta ModTech (Project #19-108); Case of Delta ModTech

Purpose/Background:

The purpose of this case is to review a Site Plan for a large industrial building approximately 200,000 square feet in size which would contain approximately 50,000 square feet of office space and 150,000 square feet of warehouse space.

Notification:

For the June 6 Planning Commission, letters were sent as notice of this review via Standard US Mail to all Property Owners within 700 feet of the Property. The Property Owner List was generated by the Anoka County Tax Database. The Public Hearing Notice was also published in the Anoka County Union Herald.

Notification is not required and is not provided for this City Council Case.

Observations/Alternatives:

The Subject Property is approximately 87 acres and is privately owned. The Applicant is considering an industrial building, approximately 150,000 square feet with 50,000 square feet of office space on approximately 20 acres of the Subject Property. The site is zoned E-3 and guided for business park in our comprehensive plan . The current Developer/Buyer plans to purchase approximately 43 acres of the overall site.

The Applicant has requested Site Plan Review by the City. It should be noted that during Staff's review of the submitted site plan it was identified that as proposed there is not adequate buffer yard space from an adjacent residential property to the west (setback to adjacent residential neighborhoods). There is a single parcel/home adjacent to the site. The City has requirements for buffering and distance between an industrial building and a residential home (southwest of the proposed building on the corner of Puma and Bunker). The Applicant has submitted a variance request to that requirement which will be heard at the July Planning Commission meeting. However, the adjacent parcel has been discussed as a potential Zoning Amendment to E-3 Employment, consistent with surrounding properties. The City Council excluded this parcel from the original Zoning Amendment to allow that Property Owner more time to evaluate and provide a request to the City. It would be appropriate to reconsider this adjacent parcel for Zoning Amendment to E-3 Employment, negating the need for a Variance on this parcel.

With the exception of the buffer yard standard the site plan as proposed appears to adhere to the City's bulk standards for the E-3 Employment District.

Alternatives:

Alternative 1: Adopt Resolution #19-138 approving the requested Final Plat and Site Plan for Detla ModTech contingent upon Staff Review. Staff is supportive of Alternative 1.

Alternative 2: Table the request until the 60 foot buffer yard issue is resolved.

Alternative 3: Recommend denial of the requested site plan and final plat for Detla ModTech due to the nonconformance to the buffer yard setback. Again as stated Staff believes this issue to be one that can be resolved. Staff does not support this alternative.

Funding Source:

All costs associated with processing the Application are the responsibility of the Applicant/Developer. The Developer is responsible for standard Development Fees.

The Applicant has requested assistance for the project in the form of Tax Increment Financing (TIF). The City Council has scheduled a public hearing to review that request.

Recommendation:

The Planning Commission recommends adoption of Resolution 19-138 Approving Final Plat and Site Plan for Delta ModTech contingent upon approval of a variance to the 60 foot residential buffer yard setback as well as overall compliance with Staff Review comments.

The Planning Commission noted general support for the required Variance. Assuming the Planning Commission approves the Variance on July 10, there is no additional action necessary from the City Council pertaining to the Site Plan Review.

On July 9, the City Council will, however, be asked to approve the required Development Agreement for this project. Staff is working with the Developer on final items pertaining to that document. This is an acceptable and common process and procedure/timeline.

Action:

Adopt Resolution #19-138 Approving Final Plat and Site Plan for Delta ModTech, contingent upon approval of a Variance to the 60 foot residential buffer yard setback and compliance with Staff Review comments.

Attachments

Site Location Map
Notification Map - 700 feet
Architectural Elevations
Rendering of Architectural Elevations
Site Plan
Landscaping Plan
Complete Plan Set
Plan Comments
DRAFT Planning Commission Meeting Minutes
Resolution #19-138 Approving Final Plat and Site Plan for Delta ModTech

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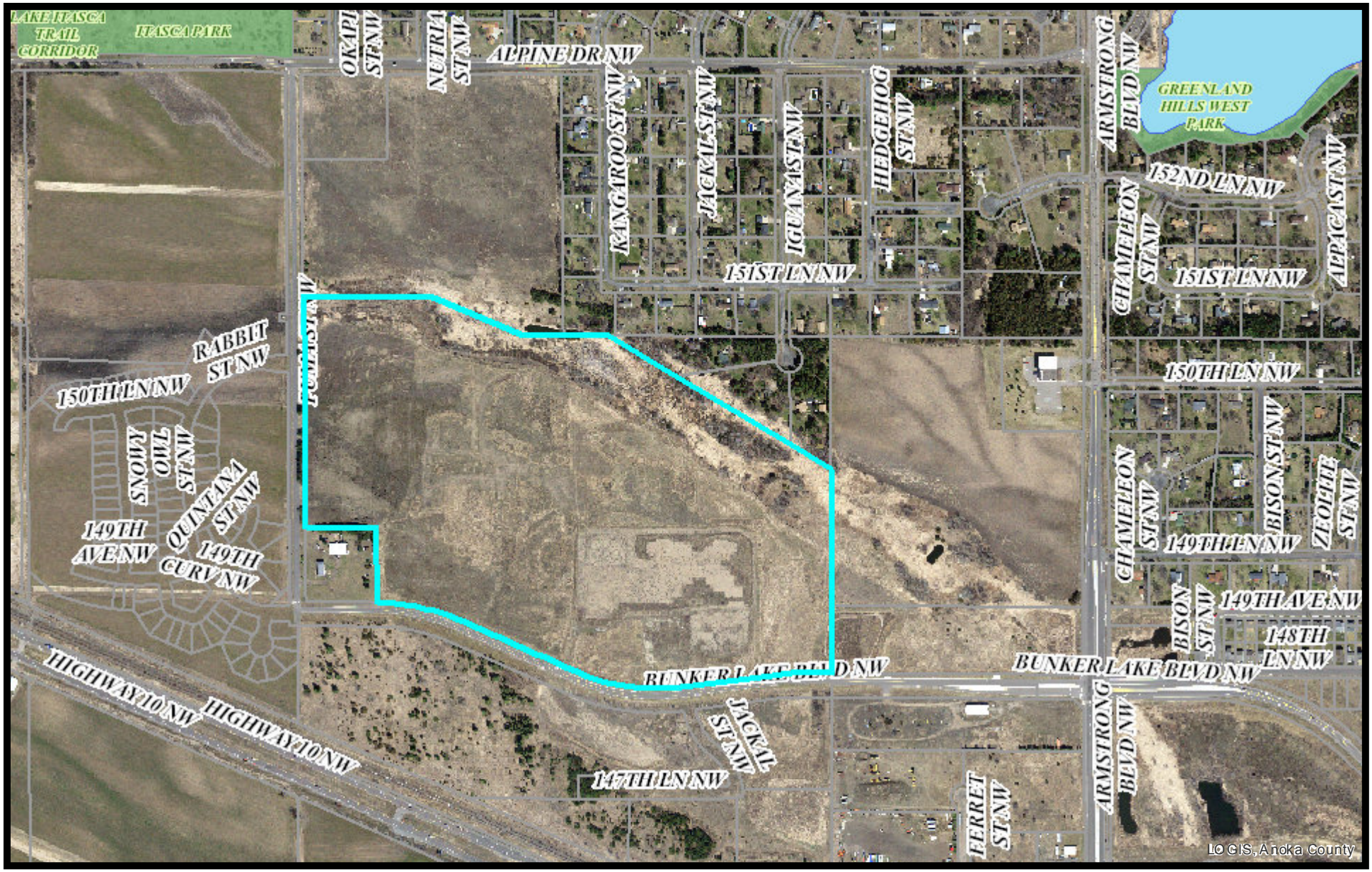
Form Review

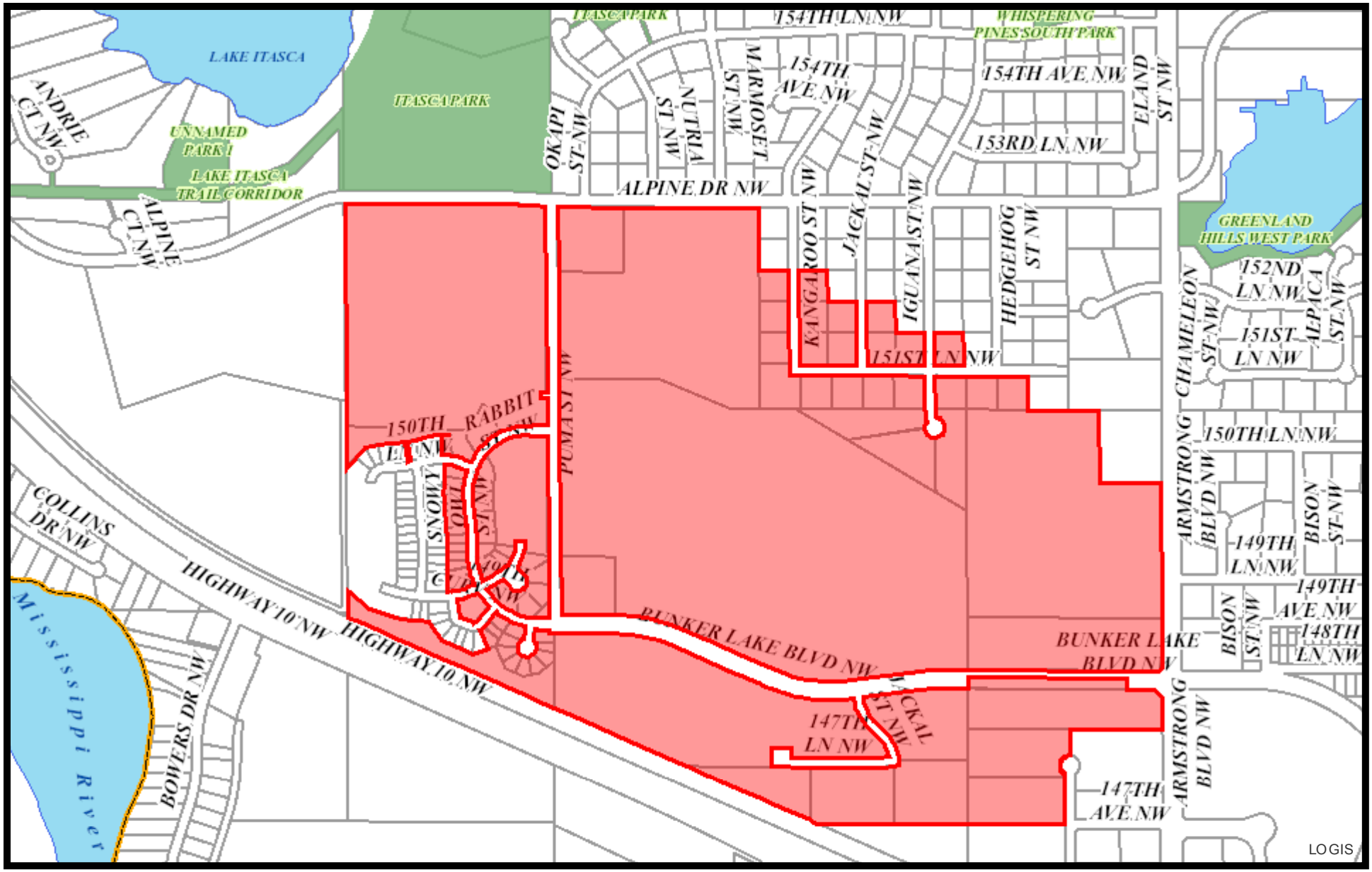
Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	06/20/2019 08:47 AM
Kurt Ulrich	Kurt Ulrich	06/20/2019 01:30 PM
Form Started By: Eric Maass		Started On: 06/06/2019 04:37 PM
Final Approval Date: 06/20/2019		



Print Date: April 4, 2019

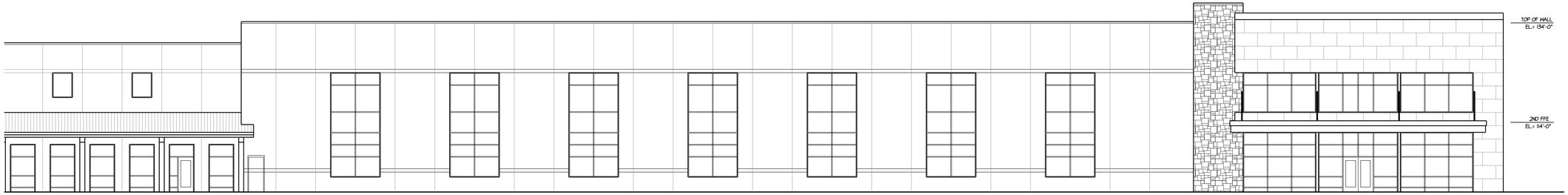
0 240 480 960 1,440 1,920 Feet

Label Map 700 Feet

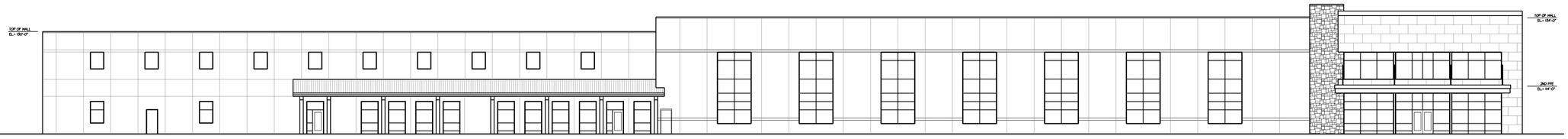


Print Date: May 3, 2019

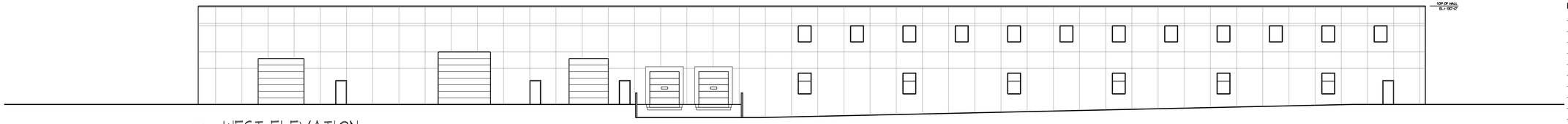
0 315 630 1,260 1,890 2,520 Feet



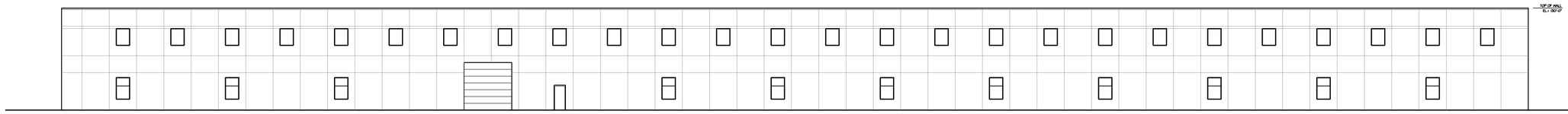
1 A3.1 SOUTH ELEVATION - PARTIAL FRONT ELEVATION
3/32" = 1'-0"



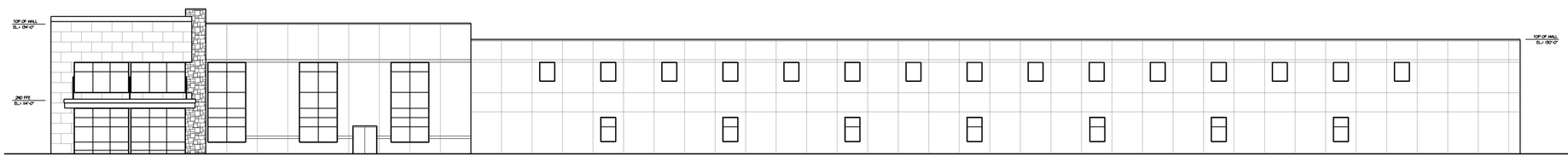
2 A3.1 SOUTH ELEVATION
1/16" = 1'-0"



3 A3.1 WEST ELEVATION
1/16" = 1'-0"



4 A3.1 NORTH ELEVATION
1/16" = 1'-0"



5 A3.1 EAST ELEVATION
1/16" = 1'-0"

HTG architects
www.htg-architects.com
Minneapolis Tampa Bismarck

9300 Hennepin Town Road
Minneapolis, MN 55347
Tel: 952.278.8880

PROJECT

DELTA MODTECH
NEW BUILDING
RAMSEY, MINNESOTA

Kinghorn COMPANY
GENERAL CONTRACTORS

ISSUED SET	CITY SUBMITTAL	05-02-2019
REVISIONS		
DATE	NO.	

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#_____ -_____
REG. NO. DATE

ELEVATIONS

DRAWN BY: AAT CHECKED BY: TRM

A3.1

191125 SI-181XXX

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M:_191125.dwg May 01, 2019 - 1:34pm

PERSPECTIVE

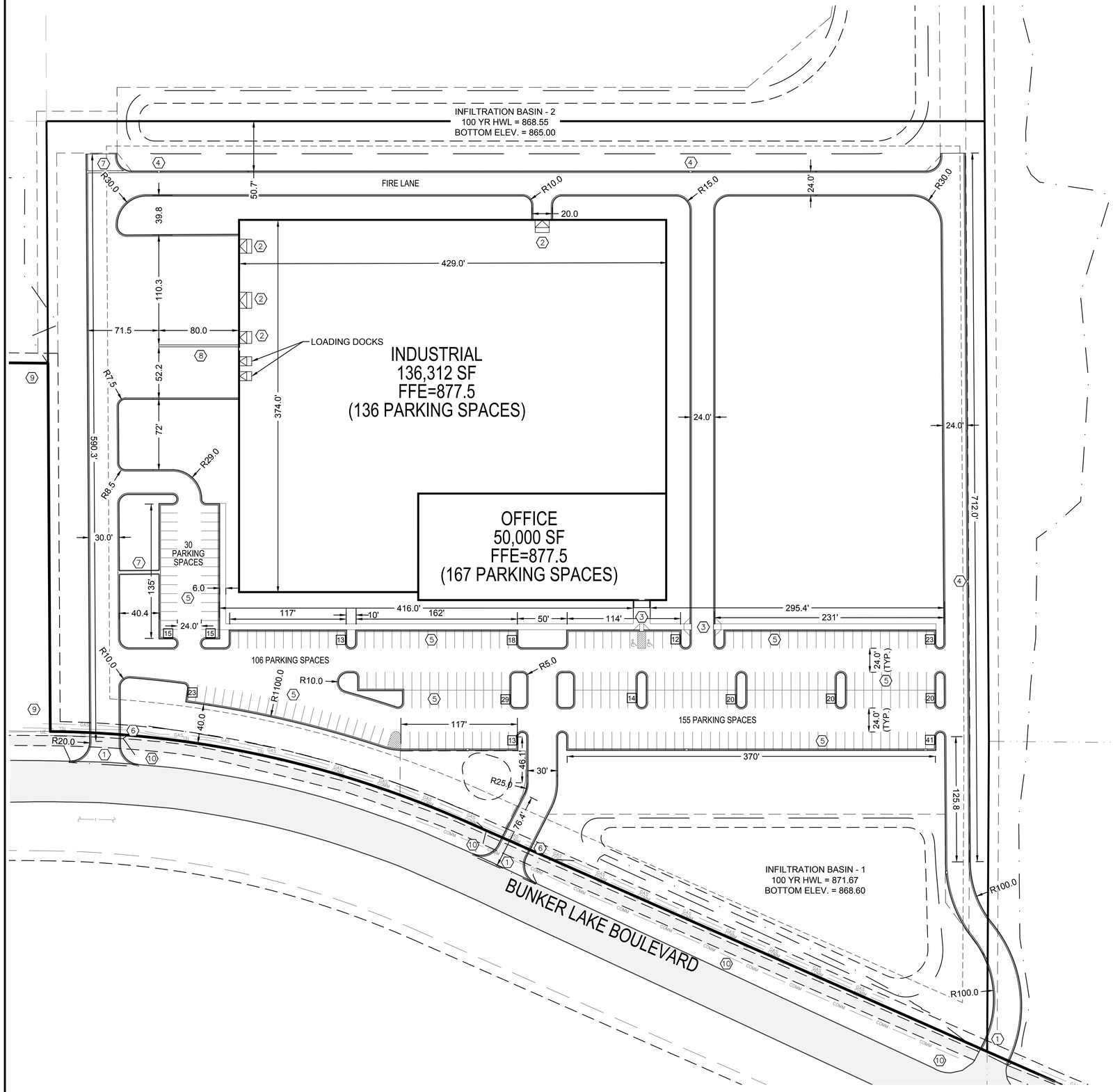
A1

DELTA MOD TECH

RAMSEY, MINNESTOA
05-14-2019

Kinghorn COMPANY
GENERAL CONTRACTORS

HTG architects



LEGEND

- PROPERTY LIMITS
- BUILDING SETBACKS
- DRAINAGE AND UTILITY EASEMENT
- PROPOSED CONCRETE C&G
- NO PARKING ZONE
- HANDICAP STALL DESIGNATION
- 16 — NUMBER OF PARKING STALL IN SECTION

KEYNOTES:

1. REMOVE EXISTING CURB TO NEAREST JOINT AND PROVIDE SMOOTH TRANSITION TO NEW CURB.
2. PROPOSED AT GRADE LOADING AREA
3. PROPOSED ADA COMPLIANT PEDESTRIAN RAMP
4. PROPOSED CURB CUT. PROVIDE THREE FOOT GAP AT CURB CUT AND THREE FOOT TRANSITION FROM FULL BACK CURB TO FLUSH ON EITHER SIDE OF OPENING.
5. 9' x 18' PARKING STALL (TYP.).
6. PROTECT EXISTING UTILITY TO REMAIN.
7. PROPOSED CONCRETE TRENCH / VALLEY GUTTER.
8. PROPOSED RETAINING WALL. DESIGN BY OTHERS.
9. PROTECT NEIGHBORING PROPERTY. NO CONSTRUCTION ACTIVITIES SHALL OCCUR ON ADJACENT PROPERTY.
10. PROTECT EXISTING TRAIL TO REMAIN.

ANDERSON
13605 1st Avenue N. #100
Plymouth, MN 55441 | ae-mn.com
P 763.412.4000 | F 763.412.4090
Anderson Engineering of Minnesota, LLC

DELTA MODTECH

NEW BUILDING
RAMSEY, MINNESOTA

KINGHORN

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PRINT NAME: IAN WEBER, PE

SIGNATURE: NOT FOR CONSTRUCTION

DATE: 05/02/2019 LICENSE NO. 55502

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

PRELIMINARY PLAT
MAY 2, 2019

DESIGNED:	DRAWN:	CHECKED BY:
IJW	MAE	IJW

DRAWING TITLE

SITE PLAN

DRAWING NO.

C3

PLOTTED:	COMM. NO.
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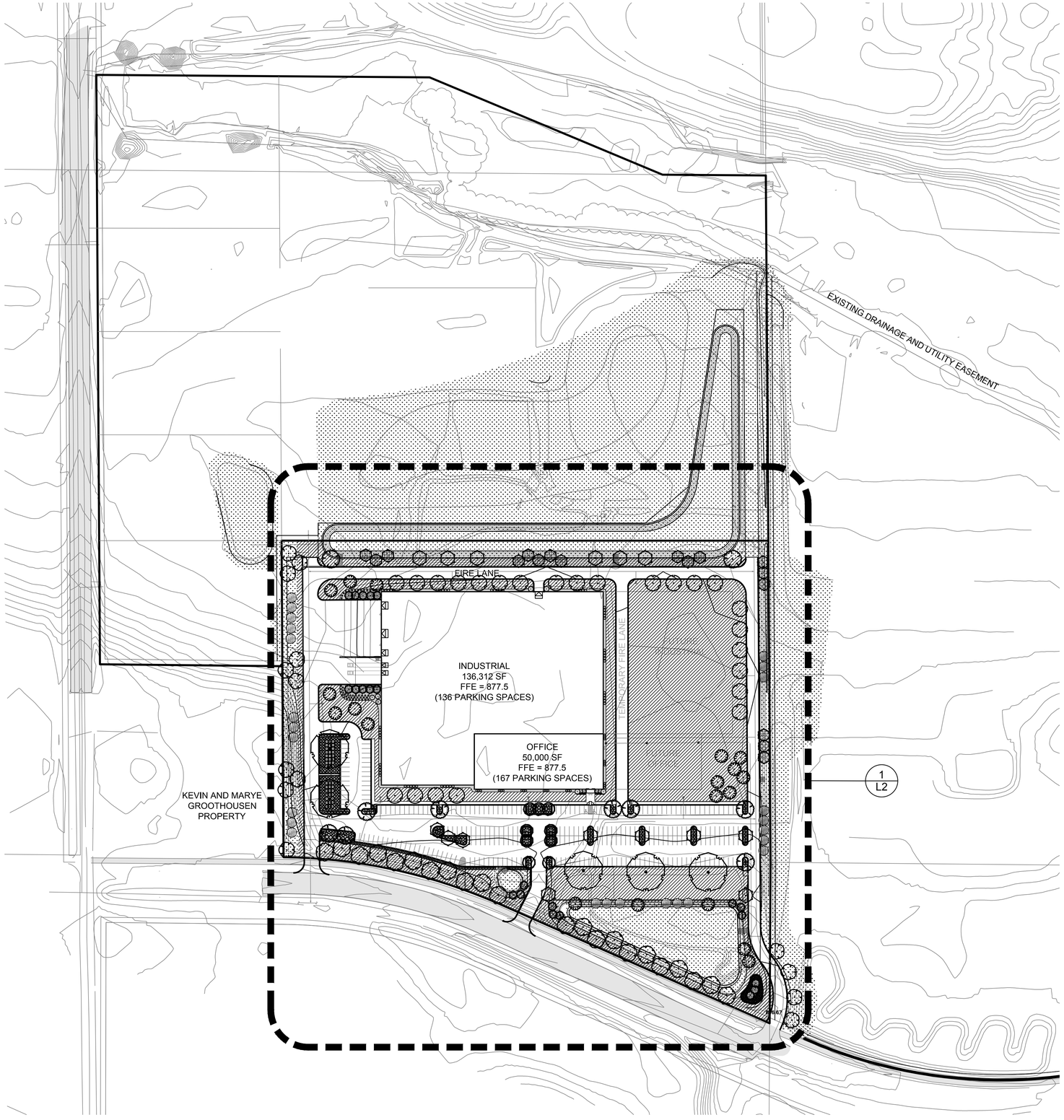
EXISTING DRAINAGE AND UTILITY EASEMENT
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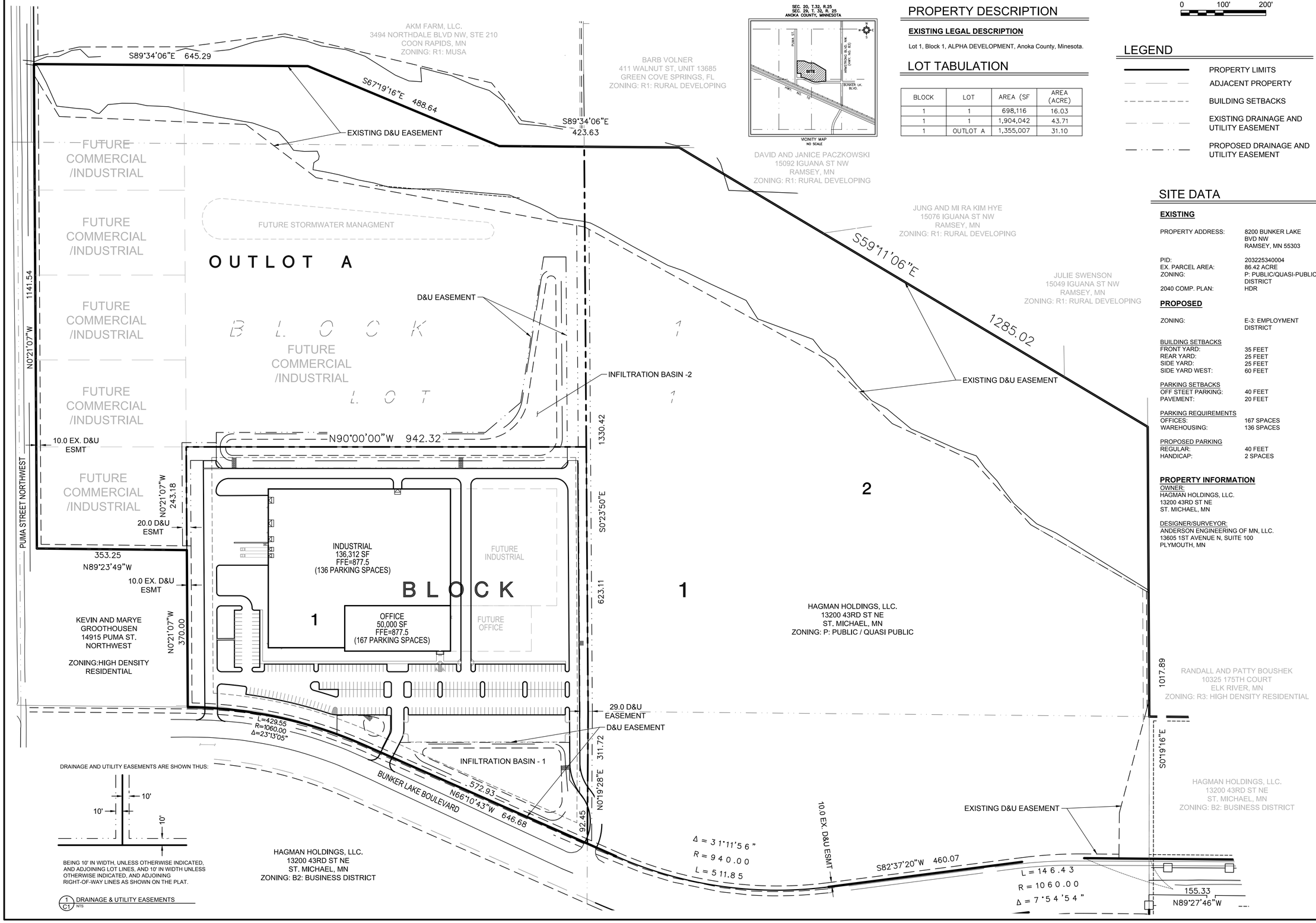
EFFECTIVE TURNING RADIUS

PRELIMINARY PLAT OF: AMSTERDAM EXTENSION



SEC. 20, T.32, R.25
SEC. 29, T. 32, R. 25
ANOKA COUNTY, MINNESOTA

VICINITY MAP
NO SCALE

PROPERTY DESCRIPTION

EXISTING LEGAL DESCRIPTION

Lot 1, Block 1, ALPHA DEVELOPMENT, Anoka County, Minesota.

LOT TABULATION

BLOCK	LOT	AREA (SF	AREA (ACRE)
1	1	698,116	16.03
1	1	1,904,042	43.71
1	OUTLOT A	1,355,007	31.10

N

0 100' 200'

LEGEND

- PROPERTY LIMITS
- ADJACENT PROPERTY
- BUILDING SETBACKS
- EXISTING DRAINAGE AND UTILITY EASEMENT
- PROPOSED DRAINAGE AND UTILITY EASEMENT

SITE DATA

EXISTING

PROPERTY ADDRESS:	8200 BUNKER LAKE BVD NW RAMSEY, MN 55303
PID:	203225340004
EX. PARCEL AREA:	86.42 ACRE
ZONING:	P: PUBLIC/QUASI-PUBLIC DISTRICT
2040 COMP. PLAN:	HDR

PROPOSED

ZONING:	E-3: EMPLOYMENT DISTRICT
BUILDING SETBACKS	
FRONT YARD:	35 FEET
REAR YARD:	25 FEET
SIDE YARD:	25 FEET
SIDE YARD WEST:	60 FEET
PARKING SETBACKS	
OFF STEET PARKING:	40 FEET
PAVEMENT:	20 FEET
PARKING REQUIREMENTS	
OFFICES:	167 SPACES
WAREHOUSING:	136 SPACES
PROPOSED PARKING	
REGULAR:	40 FEET
HANDICAP:	2 SPACES

PROPERTY INFORMATION

OWNER:
HAGMAN HOLDINGS, LLC.
13200 43RD ST NE
ST. MICHAEL, MN

DESIGNER/SURVEYOR:
ANDERSON ENGINEERING OF MN, LLC.
13605 1ST AVENUE N, SUITE 100
PLYMOUTH, MN

ANDERSON
13605 1st Avenue N. #100
Plymouth, MN 55441 | ae-mn.com
P 763.412.4000 | F 763.412.4090
Anderson Engineering of Minnesota, LLC

DELTA MODTECH

NEW BUILDING
RAMSEY, MINNESOTA

KINGHORN

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REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

PRELIMINARY PLAT
MAY 2, 2019

DESIGNED:	DRAWN:	CHECKED BY:
IJW	MAE	IJW

DRAWING TITLE

PRELIMINARY PLAT

DRAWING NO.

C1

PLOTTED:	COMM. NO.
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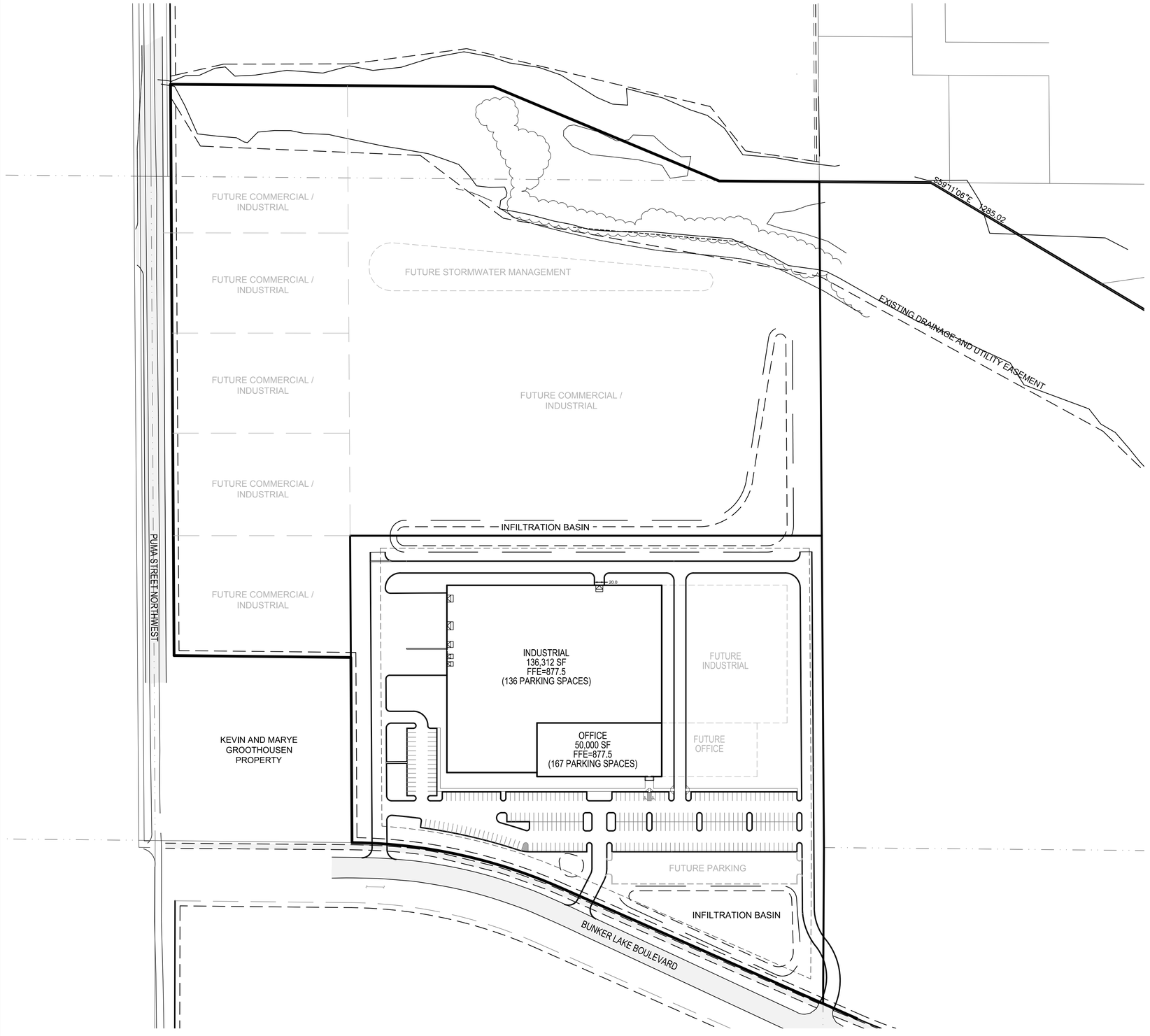

N

0 100' 200'

LEGEND

- PROPERTY LIMITS
- BUILDING SETBACKS
- PARKING SETBACK
- PROPOSED CONCRETE C&G
- NO PARKING ZONE
- HANDICAP STALL DESIGNATION

GENERAL NOTES:

1. EXISTING TOPOGRAPHIC INFORMATION SHOWN BASED ON A SURVEY PERFORMED BY ANDERSON ENGINEERING OF MINNESOTA, LLC DATED MAY 1, 2019. CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION.
2. ALL CONSTRUCTION SHALL COMPLY WITH THE 2018 EDITION OF MNDOT STANDARD CONSTRUCTION SPECIFICATIONS (INCLUDING ANY SUPPLEMENTS), AS APPLICABLE. ALL CONSTRUCTION SHALL COMPLY WITH CITY OF RAMSEY, LOWER RUM RIVER WATERSHED DISTRICT, MN DEPARTMENT OF HEALTH, AND ANOKA COUNTY PERMIT REQUIREMENTS.
3. CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES IN THE AREA OF CONSTRUCTION, PRIOR TO ALL CONSTRUCTION ACTIVITY.
4. NEW CONSTRUCTION FEATURES SHALL MATCH IN TO EXISTING WHERE APPLICABLE (PAVEMENTS, CURBS, SIDEWALKS). PROVIDE SMOOTH TRANSITIONS AT MATCH-IN POINTS.
5. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL HORIZONTAL AND VERTICAL CONTROLS.
6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY CONSTRUCTION PERMITS REQUIRED TO PERFORM ALL THE WORK. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE, AND PROVIDE ANY NECESSARY TRAFFIC CONTROL FOR THE WORK.
8. SUBSTITUTIONS FROM INFO. SHOWN HEREON SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OF RECORD.

ANDERSON
13605 1st Avenue N. #100
Plymouth, MN 55441 | ae-mn.com
P 763.412.4000 | F 763.412.4090
Anderson Engineering of Minnesota, LLC

DELTA MODTECH

NEW BUILDING
RAMSEY, MINNESOTA

KINGHORN

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REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

PRELIMINARY PLAT
MAY 2, 2019

DESIGNED:	DRAWN:	CHECKED BY:
IJW	MAE	IJW

DRAWING TITLE

SITE OVERVIEW

DRAWING NO.

C2

PLOTTED:	COMM. NO.
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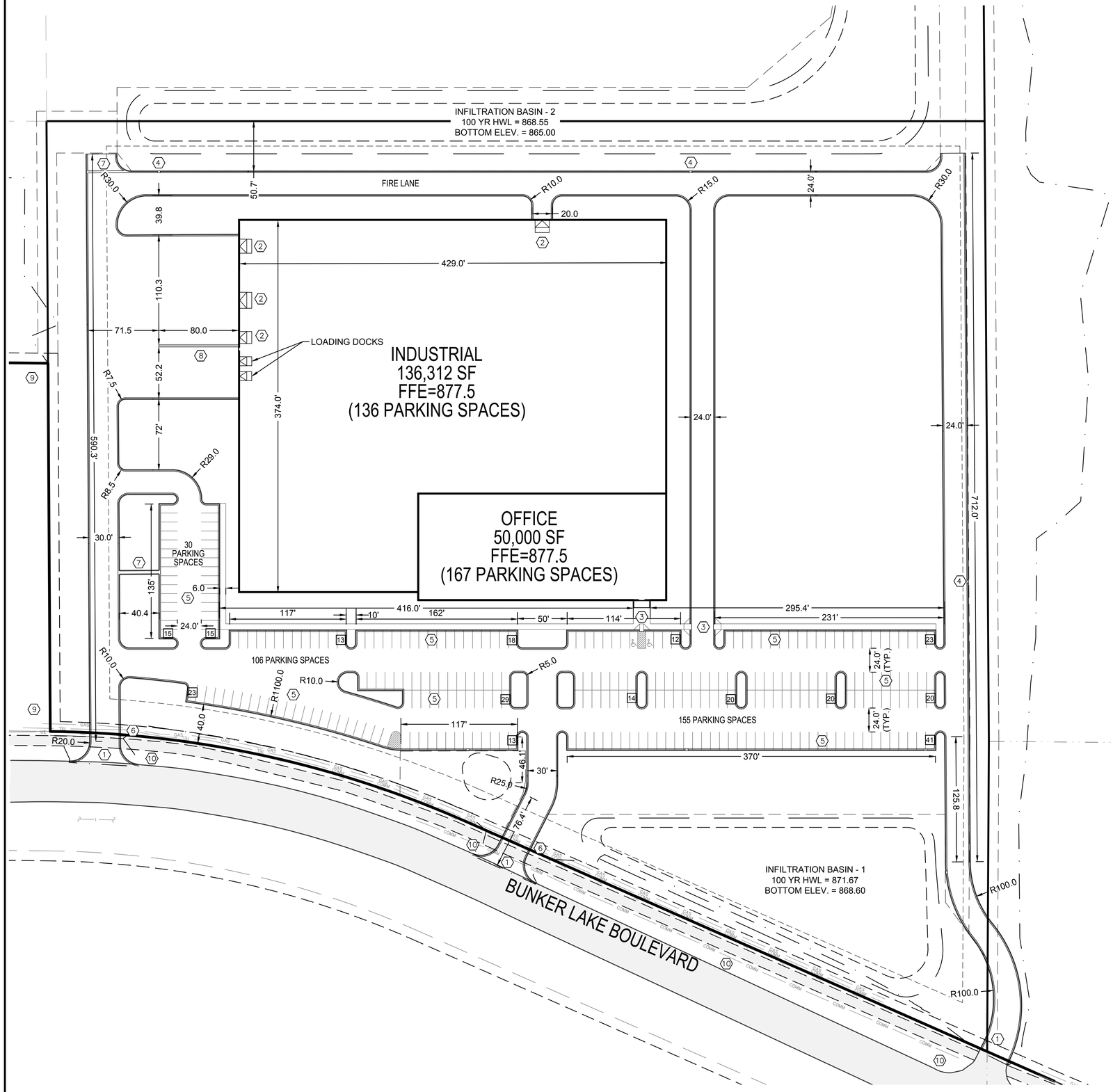

LEGEND

- PROPERTY LIMITS
- BUILDING SETBACKS
- DRAINAGE AND UTILITY EASEMENT
- PROPOSED CONCRETE C&G
- NO PARKING ZONE
- HANDICAP STALL DESIGNATION
- 16 — NUMBER OF PARKING STALL IN SECTION

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PRELIMINARY PLAT
MAY 2, 2019

DESIGNED:	DRAWN:	CHECKED BY:
IJW	MAE	IJW

DRAWING TITLE

SITE PLAN

DRAWING NO.

C3

PLOTTED:	COMM. NO.
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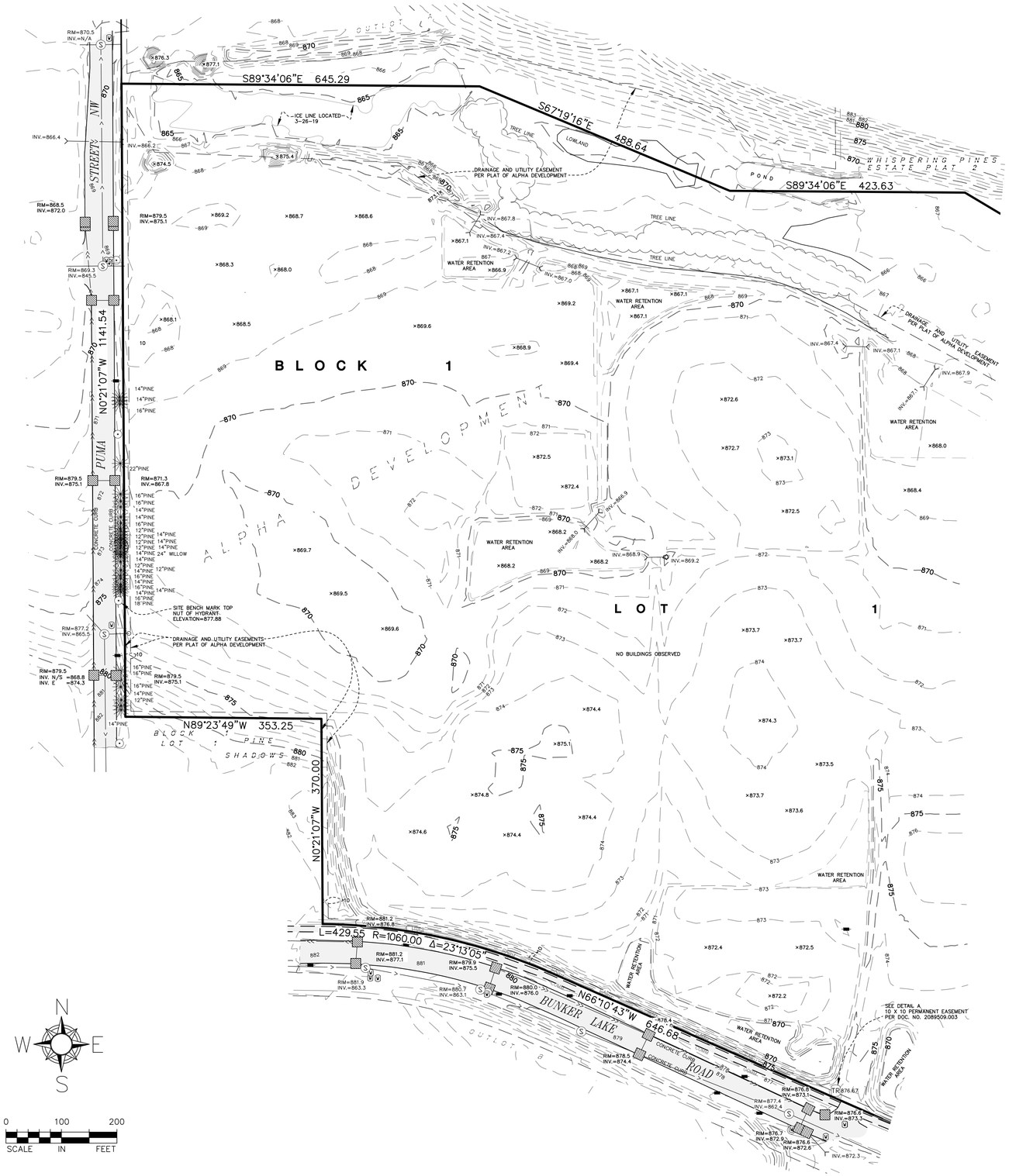


SURVEY FOR: **SLP EX, LLC AND AMP. EX, LLC**

PROPERTY ADDRESS: 8200 Bunker Lake Boulevard, Ramsey, Minnesota.

LEGAL DESCRIPTION:

Lot 1, Block 1, ALPHA DEVELOPMENT, Anoka County, Minnesota.

CERTIFICATION:

I hereby certify that this map 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.

Dated: May 1, 2019

Anderson Engineering of Minnesota, LLC

by: _____

Jack Bolke
Minnesota License No. 20281

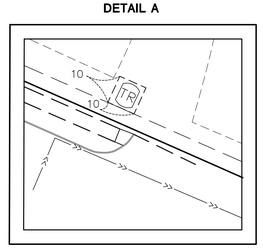
NOTES:

1. The horizontal datum and bearings are based the Anoka County Coordinate System NAD83 (2011).
2. The vertical datum is NAVD 88. The site bench mark is the top nut of the hydrant located on the west property line 209 feet north of the south property corner (depicted hereon). Elevation = 877.88 feet.
3. The area of the property described hereon is 3,765,174 square feet or 86.4365 acres.
4. The location and extent of underground utilities, if shown, are based upon existing drawings provided by the utility companies, above ground evidence and Gopher State One Call markings per ticket number 190860805. There is no guarantee as to the accuracy or the completeness of this information. The size and location should be considered approximate. Additional underground utilities may be present. Verification of the existence and location of all utilities should be obtained from the utility owners prior to any planning or design. In accordance with Minnesota Statute, the location of utilities shall be confirmed prior to any demolition or construction.
5. According to the City of Ramsey, the subject property is zoned P (Public/Quasi-Public District) and has the building setback requirements listed below. It is recommended that the property owner obtain a zoning letter from the City to verify all conditions that affect the property through the city zoning ordinance. This survey does not purport to describe all conditions contained in said ordinance.

   BUILDING SETBACKS
   Front = 35 ft.
   Side = 10 ft. (corner = 20 ft.)
   Rear = 35 ft.

6. Drainage and Utility Easements per PINE SHADOWS have been partially vacated by city Ordinance 10-18 dated, December 14, 2010.

DETAIL A



NOT TO SCALE

LEGEND

- CATCH BASIN
- COMMUNICATION JUNCTION BOX
- CULVERT
- ELECTRIC BOX
- GUARD POST
- HANDHOLE COMMUNICATIONS
- HYDRANT
- SANITARY MANHOLE
- SIGN
- WATER VALVE
- FOUND IRON MONUMENT
- SET IRON PIPE WITH P.L.S. NO. 20281
- CONIFEROUS TREE
- CULVERT
- COMMUNICATION
- GAS MAIN
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND ELECTRIC
- BITUMINOUS SURFACE

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Plymouth, MN 55441 | ae-mn.com
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Anderson Engineering of Minnesota, LLC

DELTA MODTECH

NEW BUILDING
RAMSEY, MINNESOTA

KINGHORN

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

DRAWN:	CHECKED BY:
JML	NH

DRAWING TITLE

EXISTING CONDITIONS SURVEY

DRAWING NO.

C4

PLOTTED:	COMM. NO.
5-1-2019	15358

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LEGEND

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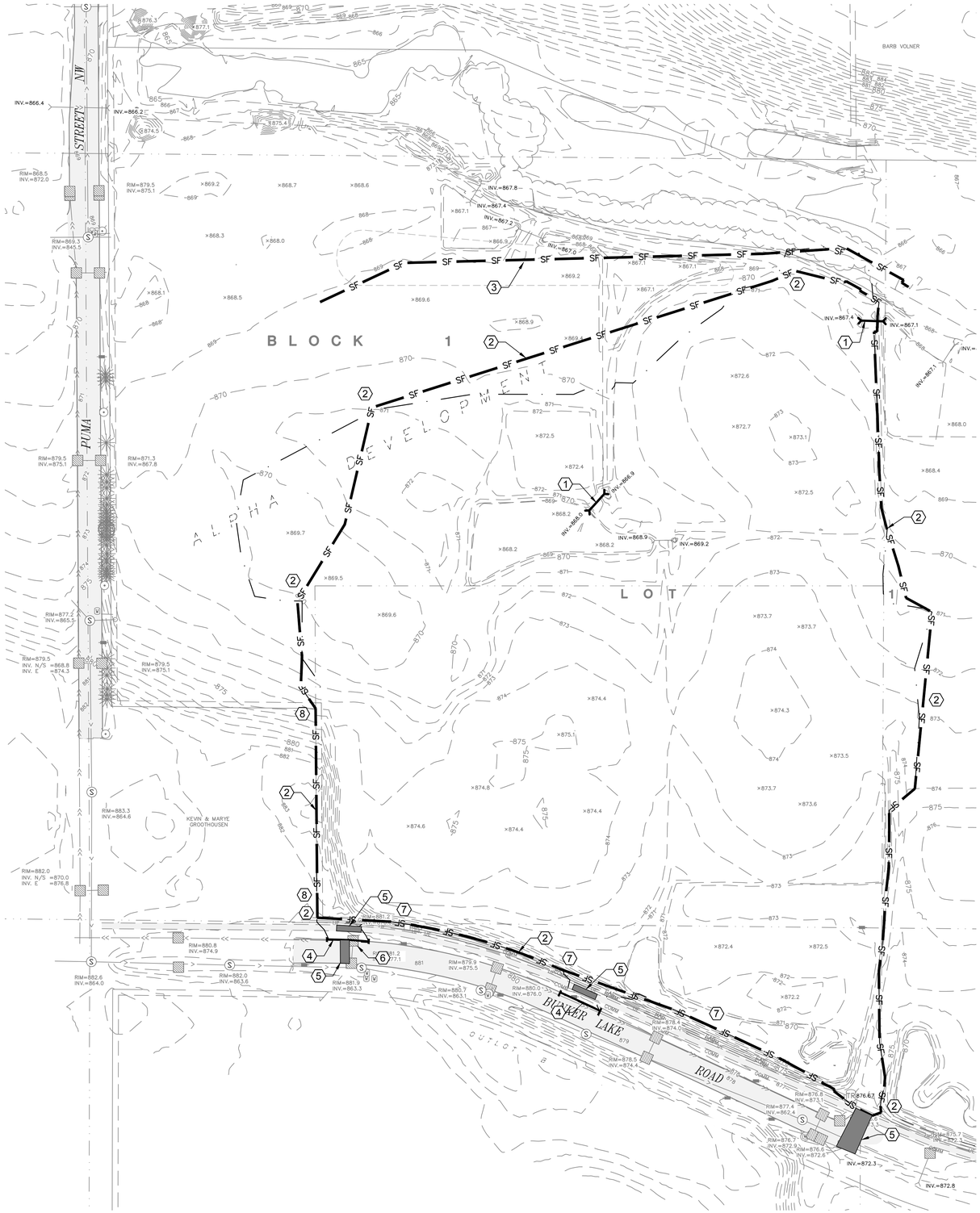
2. ALL CONSTRUCTION SHALL COMPLY WITH THE 2018 EDITION OF MNDOT STANDARD CONSTRUCTION SPECIFICATIONS (INCLUDING ANY SUPPLEMENTS), AS APPLICABLE. ALL CONSTRUCTION SHALL COMPLY WITH CITY OF RAMSEY, LOWER RUM RIVER WATERSHED DISTRICT, MN DEPARTMENT OF HEALTH, AND ANOKA COUNTY PERMIT REQUIREMENTS.
3. CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES IN THE AREA OF CONSTRUCTION, PRIOR TO ALL CONSTRUCTION ACTIVITY.
4. ALL WORK SHALL COMPLY WITH THE RECOMMENDATION OF THE SOIL ENGINEER UNLESS DIRECTED OTHERWISE.
5. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL HORIZONTAL AND VERTICAL CONTROLS.
6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY CONSTRUCTION PERMITS REQUIRED TO PERFORM ALL THE WORK. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEE, PROVIDE PROOF OF INSURANCE, AND PROVIDE ANY NECESSARY TRAFFIC CONTROL FOR THE WORK.
8. CONTRACTOR CURB AND GUTTER TO BE REMOVED SHALL BE SAW CUT IN FULL SECTIONS.
9. ALL WORK TO BE CONSTRUCTED IN A LEGAL MANNER IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
10. VERIFY EROSION CONTROL MEASURES ARE IN PLACE PRIOR TO STARTING WORK.
11. PHASE DEMOLITION AS NEEDED TO MAINTAIN DRAINAGE AND UTILITIES FOR MINIMAL DISRUPTION.
12. CONTRACTOR SHALL REMOVE AND DISPOSE OFF-SITE ALL DEMOLITION ITEMS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS.
13. PATCH IN-KIND ALL DISTURBED PAVEMENTS & CURBS.
14. STREET SWEEP TO PREVENT DIRT AND DEBRIS ENTERING INTO TO THE PUBLIC RIGHT OF WAY AND EXISTING PARKING LOT, INCLUDING ADJACENT WALKS AND ROADWAYS, MINIMUM DAILY. MAINTAIN CONFORMANCE WITH APPLICABLE STORM WATER POLLUTION PREVENTION PRACTICES.
15. PROTECT EXISTING ELEMENTS TO REMAIN. CONTRACTOR TO REPAIR DAMAGES AT NO COST TO OWNER.



0 100' 200'

LEGEND

- PROPERTY LIMITS
- CONSTRUCTION LIMITS
- SF — SILT FENCE PERIMETER
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING FENCE
- GAS — EXISTING GAS MAIN
- OHW — EXISTING OVERHEAD WIRES
- TEL — EXISTING TELEPHONE
- UE — EXISTING UNDERGROUND ELECTRIC
- EXISTING HYDRANT AND GV
- EXISTING SANITARY MANHOLE
- EXISTING STORM SEWER INLET
- REMOVE EXISTING ASPHALT PAVEMENT
- REMOVE EXISTING CONCRETE C&G
- REMOVE TREE

KEY NOTES

1. REMOVE EXISTING CULVERT
2. INSTALL PERIMETER SILT FENCE PRIOR TO CONSTRUCTION ACTIVITIES
3. MAINTAIN DOUBLE PERIMETER PROTECTION ADJACENT TO WETLAND WITH 50' BUFFER WHERE POSSIBLE
4. REMOVE CONCRETE CURB & GUTTER AS SHOWN TO NEAREST JOINT AND SAWCUT AT REMOVAL LIMITS.
5. FULL DEPTH REMOVAL OF BITUMINOUS PAVEMENT WITHIN STREET. SAWCUT PERPENDICULAR TO TRAFFIC. REPLACE EXISTING PAVEMENT IN KIND AFTER UTILITY INSTALLATION.
6. REMOVE EXISTING INLET CASTING AND REPLACE WILL DRIVE OVER EQUIVALENT (NEENAH _). CONTRACTOR TO VERIFY EXISTING CASTING DIMENSIONS.
7. PROTECT EXISTING UTILITIES TO REMAIN.
8. INSTALL PERIMETER SILT FENCE ALONG NEIGHBORING PROPERTY LINE. SILT FENCE SHALL NOT BE INSTALLED ON NEIGHBORING PROPERTY.

ANDERSON
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DELTA MODTECH

NEW BUILDING
RAMSEY, MINNESOTA

KINGHORN

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PRINT NAME: IAN WEBER, PE

SIGNATURE: NOT FOR CONSTRUCTION

DATE: 05/02/2019 LICENSE NO. 55502

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

PRELIMINARY PLAT
MAY 2, 2019

DESIGNED:	DRAWN:	CHECKED BY:
IJW	MAE	IJW

DRAWING TITLE

DEMOLLITION PLAN

DRAWING NO.

C5

PLOTTED:	COMM. NO.
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STORM WATER POLLUTION PREVENTION PLAN NOTES:

1. GRADING CONTRACTORS SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION.

2. ALL EROSION CONTROL MEASURES CALLED FOR ON THESE PLANS AND SPECIFICATIONS, WHICH MAY INCLUDE SILT FENCE, SEDIMENTATION BASINS OR TEMPORARY SEDIMENT TRAPS, SHALL BE CONSTRUCTED AND SERVICEABLE IN THE FOLLOWING ORDER:

   A. ROCK CONSTRUCTION ENTRANCES A MINIMUM OF 50 FEET
   B. SILT FENCE
   C. TEMPORARY CULVERTS
   D. TEMPORARY SEDIMENTATION BASINS AND OUTFALL FACILITIES
   E. SORMWATER POND CONSTRUCTION
   F. COMMON EXCAVATION AND EMBANKMENT (GRADING)
   G. SEED AND MULCH OR SOD
   H. BIO-ROLL BARRIERS IN FINISHED GRADED AREAS
   I. INLET AND OUTLET FACILITIES SUBSEQUENT TO STORM SEWER WORK

3. GRADING CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY AND NPDES PHASE II PERMITTING REQUIREMENTS AS WELL AS EROSION CONTROL MEASURES AS MAY BE SHOWN ON THESE PLANS OR SPECIFICATIONS. GRADING CONTRACTOR SHALL IMPLEMENT ANY ADDITIONAL EROSION CONTROL MEASURES AS MAY BE REQUIRED TO PROTECT ADJACENT PROPERTY.

4. ALL EROSION CONTROL FACILITIES SHALL BE MAINTAINED BY THE CONTRACTOR DURING GRADING OPERATIONS. ANY TEMPORARY FACILITIES WHICH ARE TO BE REMOVED AS CALLED FOR ON THESE PLANS AND SPECIFICATIONS SHALL BE REMOVED BY THE GRADING CONTRACTOR WHEN DIRECTED BY THE ENGINEER. THE GRADING CONTRACTOR SHALL RESTORE THE SUBSEQUENTLY DISTURBED AREA IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.

5. THE GRADING CONTRACTOR SHALL SCHEDULE THE SOILS ENGINEER SO THAT CERTIFICATION OF ALL CONTROLLED FILLS WILL BE FURNISHED TO THE OWNER DURING AND UPON COMPLETION OF THE PROJECT.

6. ALL DISTURBED AREAS, EXCEPT AREAS TO BE PAVED AND/OR SPECIFICALLY DESIGNED BY A LANDSCAPE PLAN, SHALL BE COVERED WITH A MINIMUM 6" OF TOP SOIL OR AS INDICATED IN SPECIFICATIONS OR LANDSCAPING PLAN. ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AT THE PRESCRIBED RATES WITHIN 72 HOURS OF FINAL GRADING UNLESS OTHERWISE NOTED.

   SEED MIX: MNDOT NO. 25-141 55# / ACRE
   MULCH: TYPE 1 2 TONS / ACRE (DISK ANCHORED)
   FERTILIZER: TYPE 3 22-5-10 350# / ACRE

   ALL EXPOSED SOIL AREAS WITH A CONTINUOUS POSITIVE SLOPE WITHIN 200 LINEAL FEET OF ANY SURFACE WATER, MUST HAVE TEMPORARY EROSION PROTECTION OR PERMANENT COVER FOR THE EXPOSED SOIL AREAS YEAR ROUND, ACCORDING TO THE FOLLOWING TABLE OF SLOPES AND TIME FRAMES:

TYPE OF SLOPE	TIME (Maximum time an area can remain open when the area is not actively being worked)
STEEPER THAN 3:1	7 DAYS
10:1 TO 3:1	4 DAYS
FLATTER THAN 10:1	21 DAYS

7. THE EXISTING TOPOGRAPHY AND CONTOUR ELEVATIONS SHOWN ON THE PLAN WERE TAKEN FROM A PLAN FURNISHED BY OWNER.

8. CONTRACTORS GRADING AND EROSION CONTROL OPERATIONS SHALL TAKE PLACE WITHIN THE CONSTRUCTION LIMITS.

9. IT IS REQUIRED THAT SOILS TRACKED FROM THE SITE BY MOTOR VEHICLES BE CLEANED DAILY FROM PAVED ROADWAY SURFACES THROUGHOUT THE DURATION OF CONSTRUCTION.

10. PROVIDE TEMPORARY SEDIMENTATION BASINS AS DIRECTED BY THE ENGINEER.

11. ALL REQUIREMENTS OF THE LOCAL WATERSHED DISTRICT SHALL BE SATISFIED PER THE APPROVED PERMIT.

12. ALL EROSION & SEDIMENT CONTROL MEASURES SHOWN ON THIS PLAN AND IMPLEMENTED IN THE FIELD AS DIRECTED BY THE ENGINEER SHALL CONFORM TO THE MPCA'S "PROTECTING WATER QUALITY IN URBAN AREAS: BEST MANAGEMENT PRACTICES FOR MINNESOTA".

13. DEWATERING AND / OR BASIN DRAINING DISCHARGE SHALL BE DIRECTED TO SEDIMENTATION BASINS WHEREVER POSSIBLE. ALL DISCHARGE POINTS SHALL BE ADEQUATELY PROTECTED FROM EROSION & SCOUR THROUGH USE OF APPROVED ENERGY DISSIPATION DEVICES.

14. ALL SOLID WASTE / CONSTRUCTION DEBRIS SHALL BE DISPOSED OF IN ACCORDANCE WITH MPCA REQUIREMENTS. HAZARDOUS MATERIALS SHALL BE STORED / DISPOSED OF IN COMPLIANCE WITH MPCA REGULATIONS.

15. CONTRACTOR SHALL USE RAPID STABILIZATION METHODS PER MNDOT 2575 AS NEEDED DURING THE COURSE OF THE WORK TO MAINTAIN CONFORMANCE WITH THE CITY AND NPDES II PERMIT REQUIREMENTS. THIS WORK SHALL CONSIST OF OPERATIONS NECESSARY TO RAPIDLY STABILIZE SMALL CRITICAL AREA, TO PREVENT OFF SITE SEDIMENTATION AND / OR TO COMPLY WITH PERMIT REQUIREMENTS. THE WORK MAY BE PERFORMED AT ANY TIME DURING THE CONTRACT AND DURING NORMAL WORKING HOURS. THIS WORK WILL BE CONDUCTED ON SMALL AREAS THAT MAY OR MAY NOT BE ACCESSIBLE WITH NORMAL EQUIPMENT. THIS WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE MNDOT STANDARDS SPECIFICATIONS, THE DETAILS SHOWN IN THE PLANS, AND THE FOLLOWING:

    THERE ARE FIVE STABILIZATION METHODS APPROVED FOR THESE OPERATIONS. THESE METHODS MAY BE CONDUCTED INDEPENDENTLY OR IN COMBINATION.

METHOD	RAPID STABILIZATION
1	TYPE 1 MULCH WITH DISC ANCHORING
2	TYPE 3 MULCH WITH TYPE HYDRAULIC MULCH
3	TYPE HYDRAULIC MULCH WITH SEED MIXTURE 22-111
4	CATEGORY 3 EROSION CONTROL BLANKET WITH SEED MIXTURE
5	RIPRAP CLASS II WITH GEOTEXTILE TYPE III

    THESE EFFORTS WILL BE INCIDENTAL TO THE EROSION CONTROL BID ITEM.

16. CHANGE OF COVERAGE: FOR STORM WATER DISCHARGES FROM CONSTRUCTION PROJECTS WHERE THE OWNER OR OPERATOR CHANGES, (E.G., AN ORIGINAL DEVELOPER SELLS PORTIONS OF THE PROPERTY TO VARIOUS BUILDERS) THE NEW OWNER OR OPERATOR MUST SUBMIT A SUBDIVISION REGISTRATION WITHIN 7 DAYS OF ASSUMING TRANSFERS, SALE OR CLOSING ON THE PROPERTY.

17. INDIVIDUAL SITE BUILDERS SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL NECESSARY EROSION CONTROL MEASURES AS MAY BE REQUIRED. REQUIRED ECM'S SHALL CONSIST OF BUT NOT BE LIMITED TOT HE FOLLOWING:

    A. STAKED FIBER LOG ROLLS AT BACK OF ALL CURB EXCEPT AT CONSTRUCTION / DRIVEWAY ENTRANCE.
    B. SILT FENCE ON ALL DOWN GRADIENT SLOPES FROM CONSTRUCTION AREA. SILT FENCE SHALL HAVE THE BOTTOM DUG IN WITH SOIL FIRMLY COMPACTED.
    C. ROCK CONSTRUCTION ENTRANCE HAVING 1" TO 2" CLEAR ROCK OVER GEOTEXTILE FABRIC.
    D. STREET CLEANING AS MAY BE REQUIRED SHOULD VEHICLE TRACKING OCCUR.

    INDIVIDUAL SITE BUILDERS ARE REQUIRED TO MAINTAIN ECM'S UNTIL SUCH TIME AS INDIVIDUAL YARDS/VEGETATION ARE ESTABLISHED.

18. CONTRACTOR SHALL PROVIDE A TEMPORARY SEDIMENTATION BASIN ON SITE FOR CONSTRUCTION WASH OUT USE. TEMPORARY BASIN SHALL BE LOCATED AS TO PROVIDE EASY ACCESS FOR CONSTRUCTION VEHICLES AND CONCRETE TRUCKS AS NECESSARY.

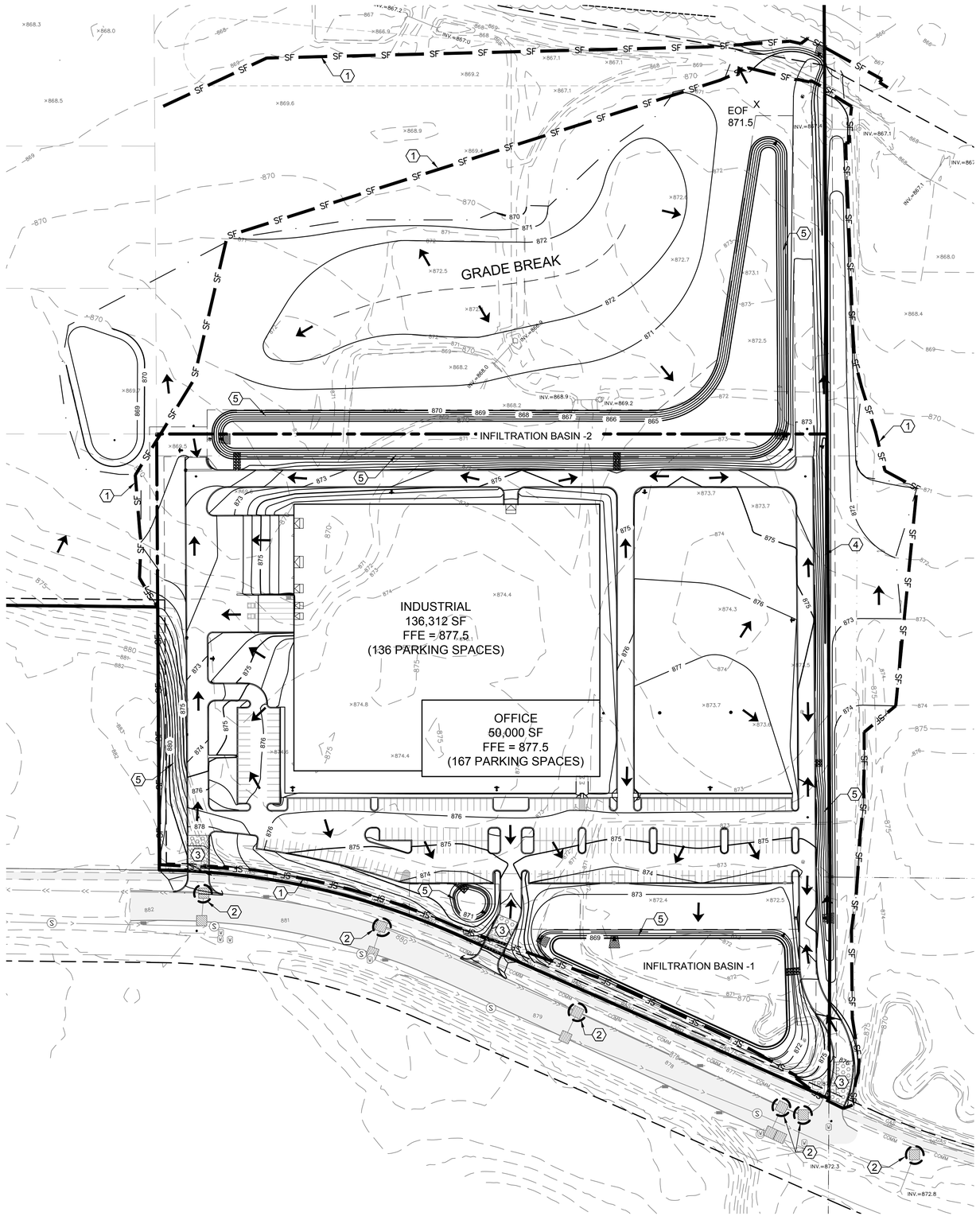
19. INLET SEDIMENTATION CONTROL IS TO BE PROVIDED TO ALL STORM SEWER CATCH BASIN THROUGHOUT CONSTRUCTION. MEASURES APPLIED SHALL COMPLY WITH BEST MANAGEMENT PRACTICES FOR MINNESOTA AND APPLICATION OF NPDES PHASE II AS APPROPRIATE FOR PHASE OF CONSTRUCTION.

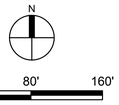
20. CONTRACTOR SHALL PREVENT SOIL LOSS DURING CONSTRUCTION DUE TO WIND EROSION THROUGHOUT CONSTRUCTION. DUST SHALL BE SUPPRESSED THOUGH THE APPLICATIONS OF WATER, AS DEEMED NECESSARY BY THE CONTRACTOR, OR THROUGH EQUIVALENT BMPS AS APPROVED BY THE ENGINEER.

21. IF LEED ACCREDITATION IS APPLICABLE, CONTRACTOR SHALL DOCUMENT THE IMPLEMENTATION OF THE EROSION AND SEDIMENTATION CONTROL PLAN THROUGH DATE-STAMPED PHOTOS AND INSPECTION LOGS / REPORTS. REPORTS SHALL INCLUDE AT A MINIMUM DESCRIPTION OF ALL EMPLOYED BMPS (INCLUDING BOTH MEASURES TO PREVENT SOIL LOSS DUE TO RUNOFF AND SOIL LOSS DUE TO WIND EROSION), BMPS DEEMED UNNECESSARY DUE TO SITE CONDITIONS, CORRECTIVE ACTIONS TAKEN IN RESPONSE TO PROBLEMS, AND ANY ADDITIONAL INFORMATION RELEVANT TO THE CONDITION OF THE EROSION AND SEDIMENT CONTROL PLAN AS IT WAS ESTABLISHED AT THE TIME OF CONSTRUCTION.

STORMWATER POLLUTION PREVENTION PLAN SCHEDULE OF INSTALLATION & MAINTENANCE

ITEM	INSTALLATION	INSPECTION & MAINTENANCE	REMOVAL
SILT FENCE	PRIOR TO COMMENCEMENT OF EARTHWORK OPERATIONS.	INSPECT & MAINT. AFTER EACH RUN-OFF EVENT. REMOVE SEDIMENTS AS REQUIRED.	AFTER TRIBUTARY DRAINAGE AREA IS RESTORED.
ROCK CONST. ENTRANCE	PRIOR TO COMMENCEMENT OF EARTHWORK OPERATIONS.	INSPECT REGULARLY. MAINTAIN AS NEEDED.	PRIOR TO PAVING.
OUTLET SKIMMER STRUCTURE	AFTER POND GRADING IS COMPLETED.	INSPECT REGULARLY. MAINTAIN AS NEEDED.	PERMANENT.
RIP-RAP & FILTER	UPON COMPLETION OF POND GRADING, CONC. SWALE CONST. AND OUTLET INSTALLATION.	INSPECT & MAINTAIN AT LEAST ANNUALLY AND AFTER HEAVY RAINFALL EVENT.	PERMANENT.
DETENTION POND	DURING EARTHWORK OPERATIONS.	AFTER HEAVY RAINFALL EVENTS. REMOVE SEDIMENTS AS NEEDED.	PERMANENT.
SEED & MULCH	AFTER POND GRADING IS COMPLETED.	INSPECT & MAINTAIN AFTER HEAVY RAINS. REPLACE WASH-OUT AREAS IMMEDIATELY	NO REMOVAL NECESSARY.
INLET PROTECTION	UPON INLET CONSTRUCTING	WHEN 1/3 CAPACITY OF BMP IS REACHED	AFTER TRIBUTARY AREAS ARE FULLY RESTORED





LEGEND

- PROPERTY LIMITS
- CONSTRUCTION LIMITS
- 966 EXISTING MINOR CONTOUR
- 965 EXISTING MAJOR CONTOUR
- 966 PROPOSED MINOR CONTOUR
- 965 PROPOSED MAJOR CONTOUR
- × 959.4 EXISTING SPOT ELEVATION
- B-1 SOIL BORING LOCATION
- DRAINAGE ARROW
- PROPOSED RETAINING WALL
- PROPOSED CONCRETE C&G
- SF SILT FENCE
- INLET SEDIMENT PROTECTION
- ROCK CONSTRUCTION ENTRANCE

KEY NOTES

1. INSTALL & MAINTAIL SILTFENCE PERIMETER SEDIMENT PROTECTION IN TURF AREAS. USE BIO-ROLLS AS NEED IN PAVED AREA FOR PHASING PURPOSES.
2. INTALL AND MAINTAIN INLET SEDIMENT PROTECTION.
3. INSTALL TEMP ROCK ENTRANCE AT CONSTRUCTION INGRESS & EGRESS LOCATION(S).
4. INSTALL DITCH CHECKS EVERY 100 LF OF SWALE LENGTH (TYP.)
5. INSTALL EROSION CONTROL BLANKET & SEED WITHIN STEEP SLOPE AREAS AND ALONG BOTTOM OF SWALES / DITCHES. BLANKET TO BE "NATURAL NET ONLY" CATEGORY 3N PER MNDOT SPEC 3885.

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DELTA MODTECH

NEW BUILDING
RAMSEY, MINNESOTA

KINGHORN

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: IAN WEBER, PE

SIGNATURE: NOT FOR CONSTRUCTION

DATE: 05/02/2019 LICENSE NO. 55502

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

PRELIMINARY PLAT
MAY 2, 2019

DESIGNED:	DRAWN:	CHECKED BY:
IJW	MAE	IJW

DRAWING TITLE

GRADING, DRAINAGE, & EROSION CONTROL PLAN

DRAWING NO.

C6

PLOTTED:	COMM. NO.
----	15358

May 02, 2019 - 11:28am IWeber Y:\15300\15358 KINGHORN CONSTR - DELTA MOD TECH - RAMSEY MN_ 07 Civil_ 01 CAD files_ 01 SHEETS\15358_ C-GRADE.dwg
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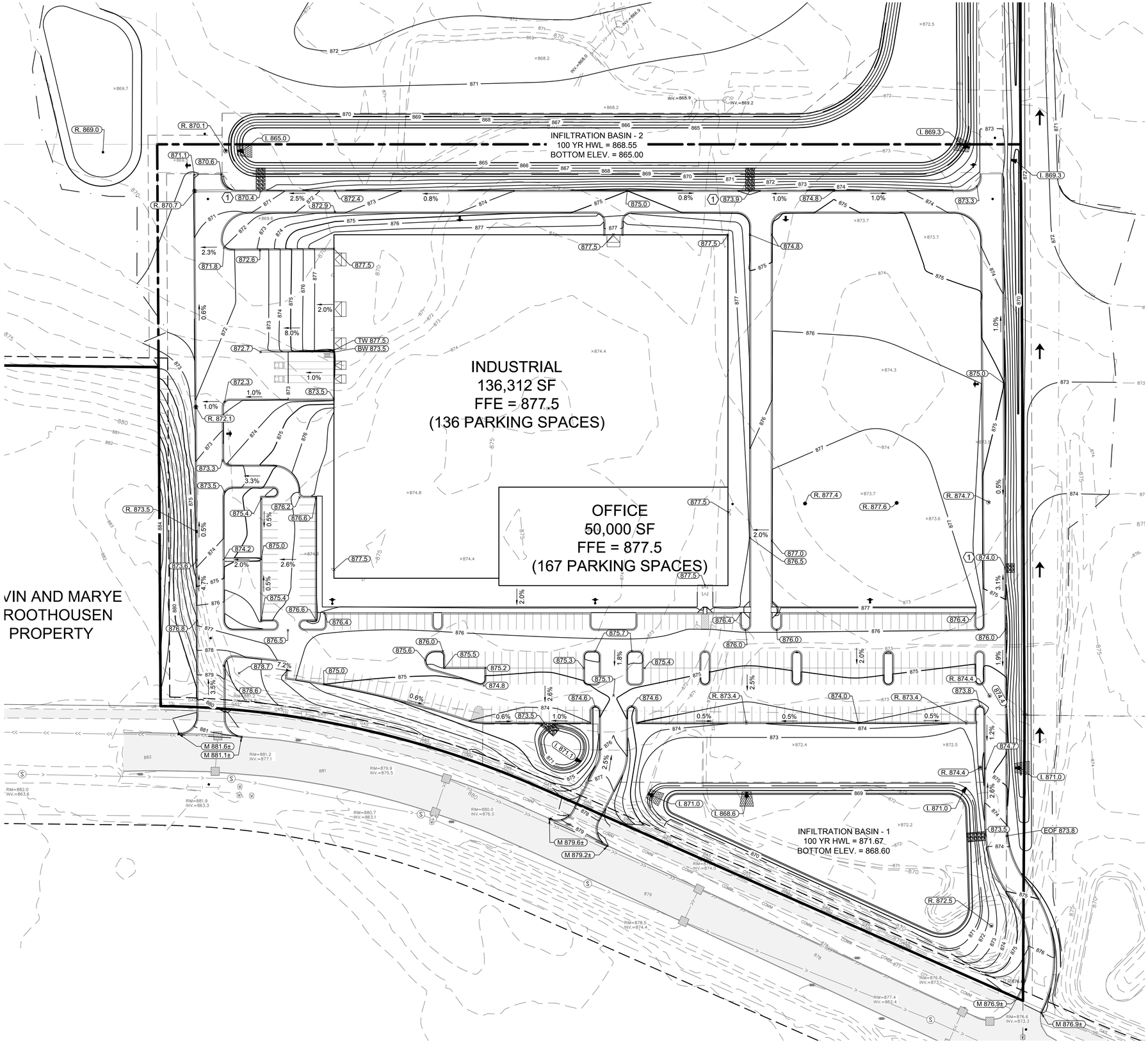

N

0 50' 100'

LEGEND

- PROPERTY LIMITS
- CONSTRUCTION LIMITS
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- EXISTING SPOT ELEVATION
- SOIL BORING LOCATION
- DRAINAGE ARROW
- PROPOSED RETAINING WALL
- PROPOSED CONCRETE C&G
- EMERGENCY OVERFLOW ROUTE
- PROPOSED SPOT ELEVATION
- PROPOSED RIM ELEVATION
- PROPOSED INVERT ELEVATION
- PROPOSED TOP OF WALL ELEVATION
- PROPOSED BOTTOM OF WALL ELEVATION
- PROPOSED EMERGENCY OVERFLOW
- MATCH EXISTING GRADE

CONTRACTOR NOTES

1. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REMOVAL OF ALL APPLICABLE EROSION & SEDIMENT CONTROL ITEMS.
2. SPECIFIED EROSION/SEDIMENT CONTROL MEASURES ARE THE MINIMUM. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.
3. THE TOTAL DISTURBED AREA IS EQUAL TO 26.2ACRES. AN MPCA PERMIT IS REQUIRED. PROVIDE DOCUMENTATION TO THE CITY PRIOR TO ANY GRADING WORK BEGINNING.
4. THE TOTAL PROPOSED IMPERVIOUS AREA UPON COMPLETION IS EAQUAL TO 480,336 SF OR 26.6% OF THE ENTIRE SITE.
5. PROPOSED SPOT ELEVATIONS ARE TO TOP OF FINISHED SURFACE UNLESS OTHERWISE NOTED IN LEGEND.
6. TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES. LOCATIONS OF UTILITIES SHOWN BASED ON SURVEY AND AS-BUILT INFORMATION AND MAY NOT REPRESENT ACTUAL CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR UTILIZING UTILITY LOCATES PRIOR TO STARTING ANY WORK.
7. CONTRACTOR TO SEEK CERTIFICATE OF GRADING FOR ALL SLOPES LESS THAN 2% PRIOR TO OCCUPANCY.
8. SEE SHEET C6 FOR EROSION AND SEDIMENT CONTROL MEASURE KEY NOTES.

KEY NOTES

1. 3' WIDE CURB CUT AT LOW POINT

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NO.	DATE	DESCRIPTION OF REVISIONS

PRELIMINARY PLAT
MAY 2, 2019

DESIGNED:	DRAWN:	CHECKED BY:
IJW	MAE	IJW

DRAWING TITLE

GRADING ENLARGEMENT PLAN

DRAWING NO.

C7

PLOTTED:	COMM. NO.
----	15358

May 02, 2019 - 11:26am IWeber
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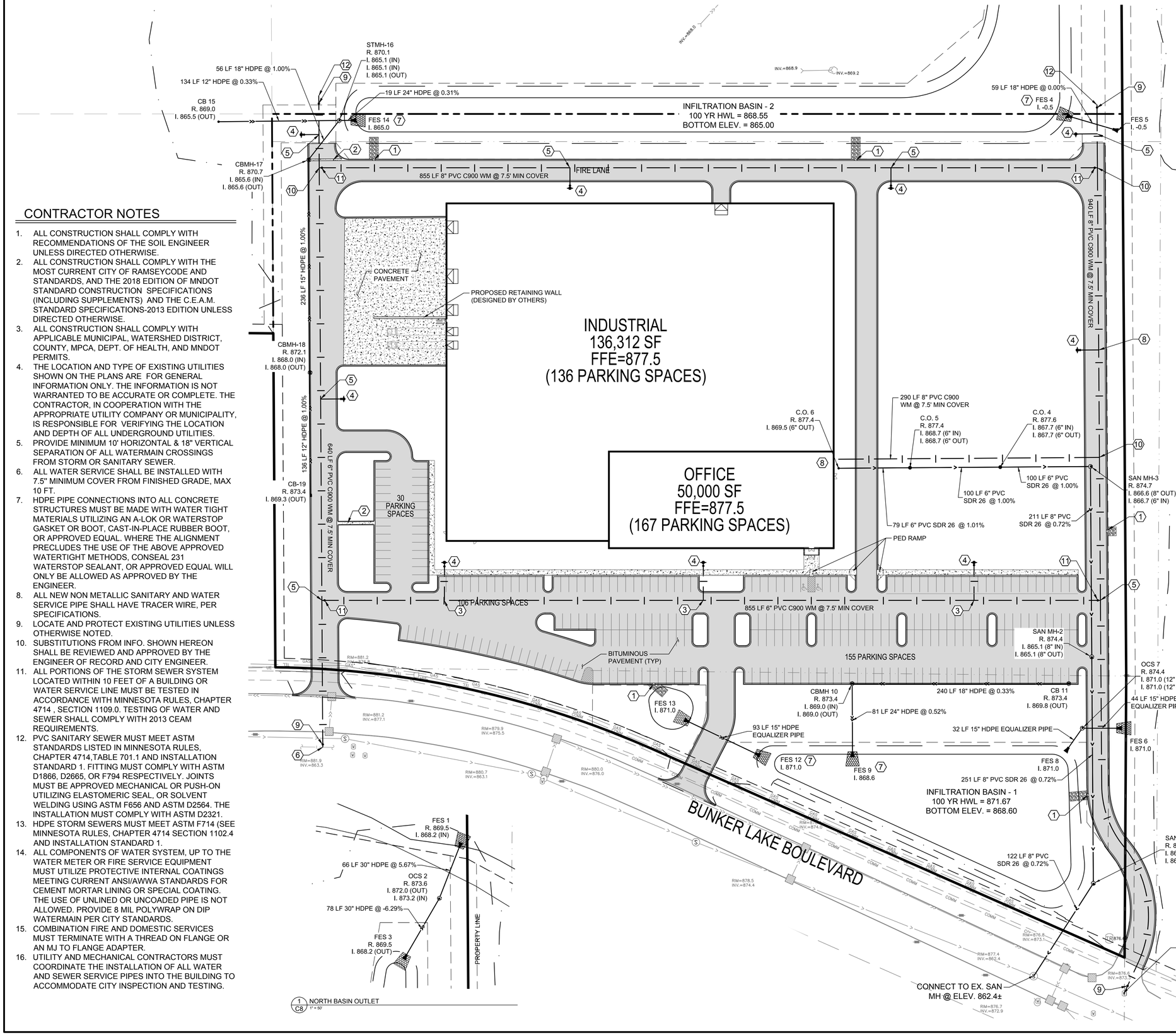
CONTRACTOR NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH RECOMMENDATIONS OF THE SOIL ENGINEER UNLESS DIRECTED OTHERWISE.
2. ALL CONSTRUCTION SHALL COMPLY WITH THE MOST CURRENT CITY OF RAMSEYCODE AND STANDARDS, AND THE 2018 EDITION OF MNDOT STANDARD CONSTRUCTION SPECIFICATIONS (INCLUDING SUPPLEMENTS) AND THE C.E.A.M. STANDARD SPECIFICATIONS-2013 EDITION UNLESS DIRECTED OTHERWISE.
3. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE MUNICIPAL, WATERSHED DISTRICT, COUNTY, MPCA, DEPT. OF HEALTH, AND MNDOT PERMITS.
4. THE LOCATION AND TYPE OF EXISTING UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY. THE INFORMATION IS NOT WARRANTED TO BE ACCURATE OR COMPLETE. THE CONTRACTOR, IN COOPERATION WITH THE APPROPRIATE UTILITY COMPANY OR MUNICIPALITY, IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES.
5. PROVIDE MINIMUM 10' HORIZONTAL & 18" VERTICAL SEPARATION OF ALL WATERMAIN CROSSINGS FROM STORM OR SANITARY SEWER.
6. ALL WATER SERVICE SHALL BE INSTALLED WITH 7.5" MINIMUM COVER FROM FINISHED GRADE, MAX 10 FT.
7. HDPE PIPE CONNECTIONS INTO ALL CONCRETE STRUCTURES MUST BE MADE WITH WATER TIGHT MATERIALS UTILIZING AN A-LOK OR WATERSTOP GASKET OR BOOT, CAST-IN-PLACE RUBBER BOOT, OR APPROVED EQUAL. WHERE THE ALIGNMENT PRECLUDES THE USE OF THE ABOVE APPROVED WATERTIGHT METHODS, CONSEAL 231 WATERSTOP SEALANT, OR APPROVED EQUAL WILL ONLY BE ALLOWED AS APPROVED BY THE ENGINEER.
8. ALL NEW NON METALLIC SANITARY AND WATER SERVICE PIPE SHALL HAVE TRACER WIRE, PER SPECIFICATIONS.
9. LOCATE AND PROTECT EXISTING UTILITIES UNLESS OTHERWISE NOTED.
10. SUBSTITUTIONS FROM INFO. SHOWN HEREON SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OF RECORD AND CITY ENGINEER.
11. ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF A BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MINNESOTA RULES, CHAPTER 4714 , SECTION 1109.0. TESTING OF WATER AND SEWER SHALL COMPLY WITH 2013 CEAM REQUIREMENTS.
12. PVC SANITARY SEWER MUST MEET ASTM STANDARDS LISTED IN MINNESOTA RULES, CHAPTER 4714,TABLE 701.1 AND INSTALLATION STANDARD 1. FITTING MUST COMPLY WITH ASTM D1866, D2665, OR F794 RESPECTIVELY. JOINTS MUST BE APPROVED MECHANICAL OR PUSH-ON UTILIZING ELASTOMERIC SEAL, OR SOLVENT WELDING USING ASTM F656 AND ASTM D2564. THE INSTALLATION MUST COMPLY WITH ASTM D2321.
13. HDPE STORM SEWERS MUST MEET ASTM F714 (SEE MINNESOTA RULES, CHAPTER 4714 SECTION 1102.4 AND INSTALLATION STANDARD 1.
14. ALL COMPONENTS OF WATER SYSTEM, UP TO THE WATER METER OR FIRE SERVICE EQUIPMENT MUST UTILIZE PROTECTIVE INTERNAL COATINGS MEETING CURRENT ANSI/AWWA STANDARDS FOR CEMENT MORTAR LINING OR SPECIAL COATING. THE USE OF UNLINED OR UNCOADED PIPE IS NOT ALLOWED. PROVIDE 8 MIL POLYWRAP ON DIP WATERMAIN PER CITY STANDARDS.
15. COMBINATION FIRE AND DOMESTIC SERVICES MUST TERMINATE WITH A THREAD ON FLANGE OR AN MJ TO FLANGE ADAPTER.
16. UTILITY AND MECHANICAL CONTRACTORS MUST COORDINATE THE INSTALLATION OF ALL WATER AND SEWER SERVICE PIPES INTO THE BUILDING TO ACCOMMODATE CITY INSPECTION AND TESTING.



LEGEND

- PROPERTY LIMITS
- CONSTRUCTION LIMITS
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED DRAINTILE
- PROPOSED WATERMAIN FITTING
- PROPOSED SANITARY MANHOLE AND CLEANOUT
- PROPOSED STORM INLETS
- FES W/ TRASH GUARD AND RIP RAP

KEY NOTES

1. 3' WIDE CURB CUT WITH CL III RIP-RAP SLOPED @ 3:1 TO POND / SWALE BOTTOM
2. 3' WIDE CONCRETE VALLEY GUTTER
3. INSTALL 6"x6" TEE
4. PROPOSED 6" HYDRANT W/ G.V.
5. INSTALL 8"x8" TEE W/ 8"x6" REDUCER
6. WET TAP EXISTING 12" WATER MAIN
7. FES TO HAVE 4 CY CL III RIP-RAP
8. COORDINATE UTILITY CONNECTION TO BUILDING WITH MECHANICAL PLANS / ARCHITECTURAL.
9. INSTALL 8" GATE VALVE
10. INSTALL 8"x8" TEE
11. INSTALL 6" GATE VALVE
12. CAP AND STUB 8" WATERMAIN 10' BEYOND PROPERTY LIMITS.

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NEW BUILDING
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PRINT NAME: IAN WEBER, PE

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DATE: 05/02/2019 LICENSE NO. 55502

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

PRELIMINARY PLAT
MAY 2, 2019

DESIGNED:	DRAWN:	CHECKED BY:
IJW	MAE	IJW

DRAWING TITLE

UTILITY &
PAVING PLAN

DRAWING NO.

C8

PLOTTED:	COMM. NO.
---	15358

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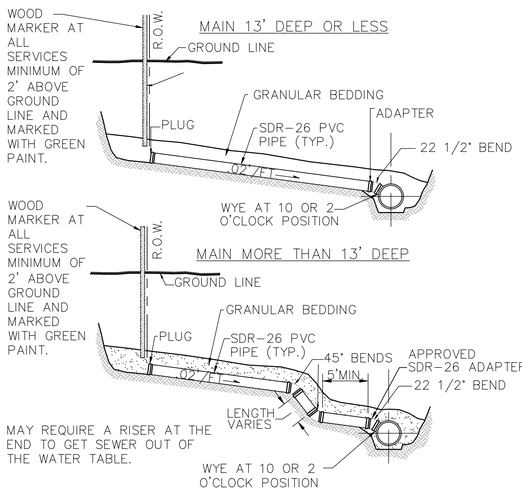
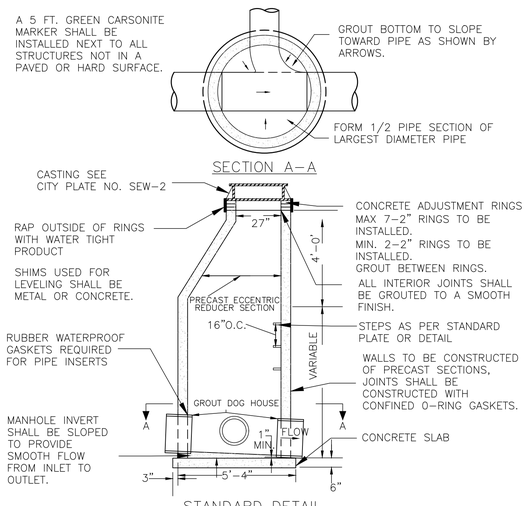


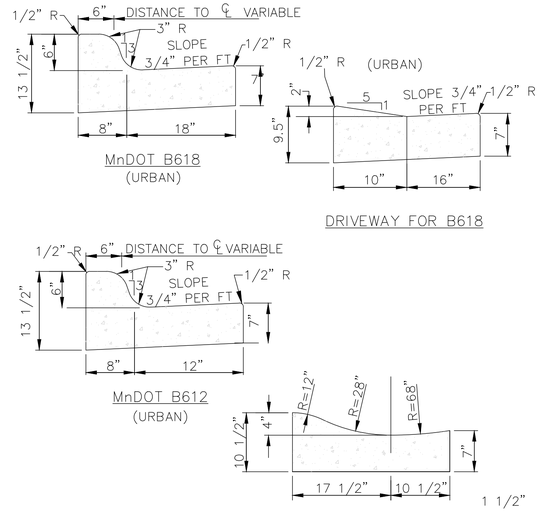
NOTES:
1. 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
3. TRACER WIRE ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.

1 SANITARY SEWER SERVICE
NTS



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,

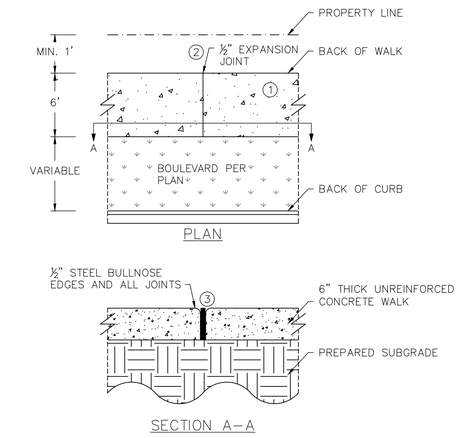
2 SANITARY MANHOLE
NTS



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.

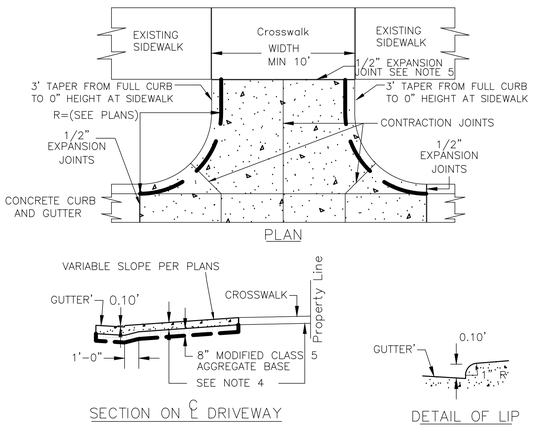
3 CURB AND GUTTER
NTS



NOTE:

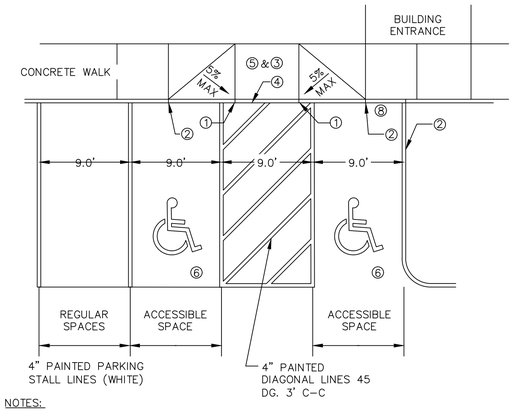
1. BROOM FINISH CONCRETE WALK SURFACE
2. MAXIMUM 100 FOOT SPACING BETWEEN EXPANSION JOINTS
3. 1/2" EXPANION JOINT MEETING MNDOT SPEC 3702. PROVIDE ONE PIECE OF FILLER FOR THE ENTIRE DEPTH AND WIDTH OF THE JOINT

4 CONCRETE SIDEWALK
NTS



NOTES:
1. PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
2. DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
3. GUTTER TO BE PAVED INTEGRAL WITH DRIVEWAY.
4. 8" THICK FOR COMMERCIAL DRIVEWAYS.
5. 1/2" EXPANSION JOINT, 1/2" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPARATELY.)

5 COMMERCIAL DRIVEWAY CURBCUT
NTS

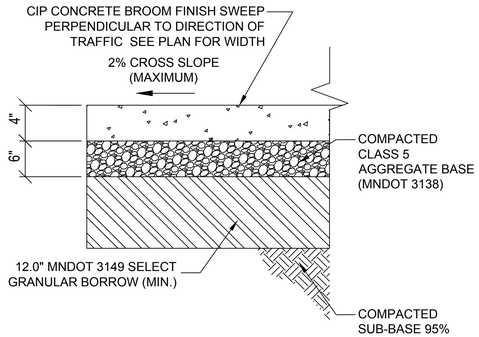


NOTES:

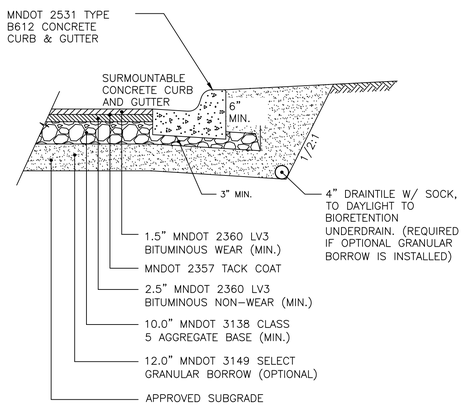
CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS. ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL.TO ENSURE RAMPS AND LANDING ARE PROPERLY CONSTRUCTED, LANDINGS MAY BE CAST SEPARATELY. ALL SLOPES ARE ABSOLUTE, RATHER THAN RELATIVE TO SIDEWALK/ROADWAY GRADES. TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE. 4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MINIMUM OF 24" IN THE PATH OF TRAVEL.

1. 0" CURB HEIGHT FOR FULL LENGTH OF CONCRETE WALK.
2. FULL CURB HEIGHT
3. DETECTABLE WARNING MAY BE PART OF 4'X4' LANDING AREA IF IT IS NOT FEASIBLE TO CONSTRUCT THE LANDING OUTSIDE OF THE DETECTABLE WARNING AREA.
4. 1/2" PREFORMED JOINT FILLER MATERIAL AASHTO M 213 JOINT FILLER SHALL BE PLACED FLUSH WITH THE BACK OF CURB AND ADJACENT SIDEWALK. RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 3" FROM THE BACK OF CURB.
5. 4' BY 4' MIN. LANDING WITH MAX. 2.0% SLOPE IN ALL DIRECTIONS
6. IF LONGITUDINAL SLOPE IS GREATER THAN 5.0%, 4' X4 ' MIN. LANDING WITH MAX 2.0% SLOPE IN ALL DIRECTIONS REQUIRED.
7. ACCESSIBILITY SYMBOL 28" HIGH BY 24" WIDE IN A 48 SQUARE BLUE BACKGROUND WITH WHITE BORDER PER USDOT MUTCD FIG 3B-22.
8. MONOLITHIC CONCRETE CURB (SEE DETAIL 2/C4).

6 PAVEMENT MARKING DETAIL
NTS



7 CONCRETE SIDEWALK SECTION DETAIL
NTS



NOTES:
1. VERIFY PAVEMENT SECTION DESIGN AND SUBGRADE REQUIREMENTS WITH GEOTECHNICAL REPORT AND RECOMMENDATIONS PRIOR TO CONSTRUCTION.
2. PROVIDE OPTIONAL PRICING FOR 12" SELECT GRANULAR BORROW UNDER PAVEMENT AREAS.

8 PAVEMENT SECTION DETAIL
NTS

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Anderson Engineering of Minnesota, LLC

DELTA MODTECH

NEW BUILDING
RAMSEY, MINNESOTA

KINGHORN

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PRINT NAME: IAN WEBER, PE

SIGNATURE: NOT FOR CONSTRUCTION

DATE: 05/02/2019 LICENSE NO. 55502

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

PRELIMINARY PLAT
MAY 2, 2019

DESIGNED:	DRAWN:	CHECKED BY:
IJW	MAE	IJW

DRAWING TITLE

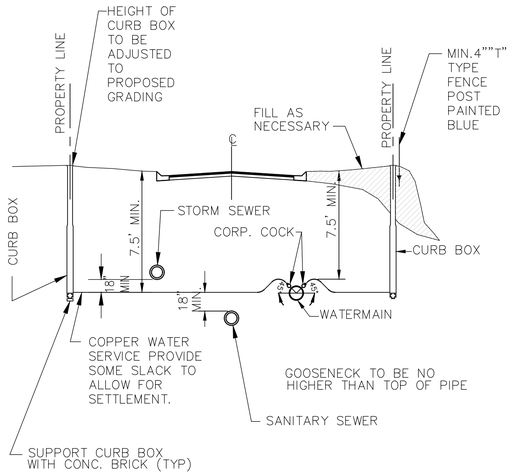
CIVIL DETAILS 1

DRAWING NO.

C9

PLOTTED:	COMM. NO.
----	15358

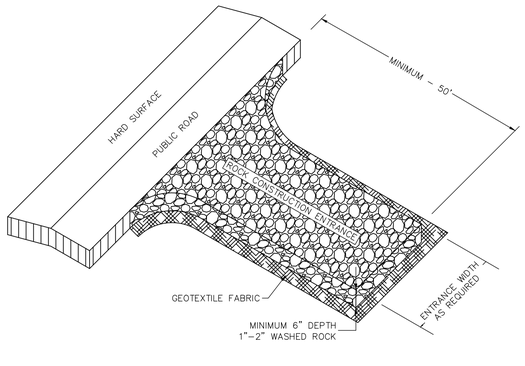
May 02, 2019 - 11:27am IWeber
Xref Filename: \ 15358_22x34_ Title_ Block\
Y:\15300\15358 KINGHORN CONSTR - DELTA MOD TECH - RAMSEY MN_ 07 Civil_ 01 CAD files_ 01 SHEETS\C-6 CIVIL DETAILS.dwg



WATER SERVICE

NTS

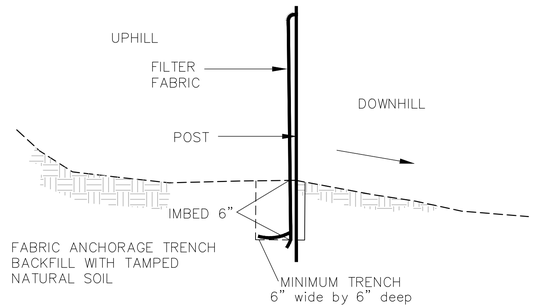
1 WATER SERVICE DETAIL
NTS



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

NOT TO SCALE

2 ROCK CONSTRUCTION ENTRANCE
NTS

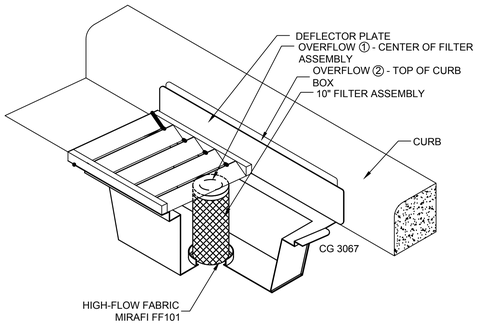


INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL

NO SCALE

3 SILT FENCE DETAIL
NTS

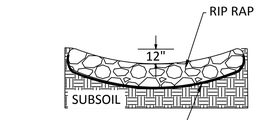


INLET PROTECTION – WIMCO OR EQUAL

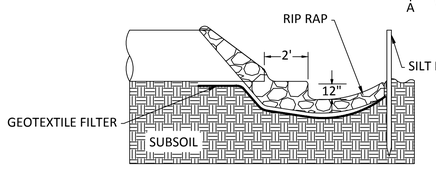
N.T.S.

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

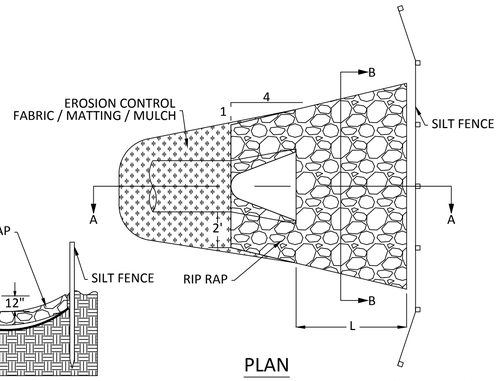
4 INLET PROTECTION DETAIL
NTS



SECTION B-B



SECTION A-A



PLAN

NOTE: NOT TO SCALE

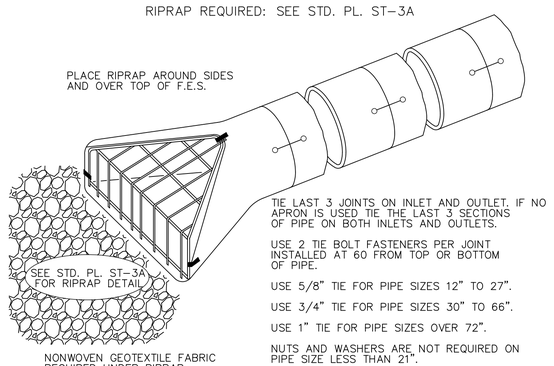
NOTES:

1. ON SLOPES 4:1 OR GREATER, ANCHOR OR STRAIGHT DISKED STRAW MULCH, SEEDED NETTING, GABRIC, OR MATTING SUCH AS EXCELSIOR SHALL BE USED TO STABILIZE DISTURBED SOILS. THESE EXPOSED SOILS MUST BE STABILIZED IMMEDIATELY AFTER GRADING OF SOIL IS COMPLETE.
2. A SKIRTING OF EROSION CONTROL FABRIC OR MULCH MUST BE USED TO PROTECT OUTLETS AS ILLUSTRATED REGARDLESS OF SLOPE.
3. RIP RAP IS CLASS III PLACED 18" THICK.
4. FOR PIPE GREATER THAN 48" DIAMETER OR 58" SPAN, QUANTITY OF GEOTEXTILE FABRIC AND RIP RAP WILL BE HANDLED IN A CASE BY CASE MANNER.
5. GEOTEXTILE FABRIC SHALL COVER THE BOTTOM AND SIDES OF THE AREA EXCAVATED FOR THE RIP RAP MATERIAL.

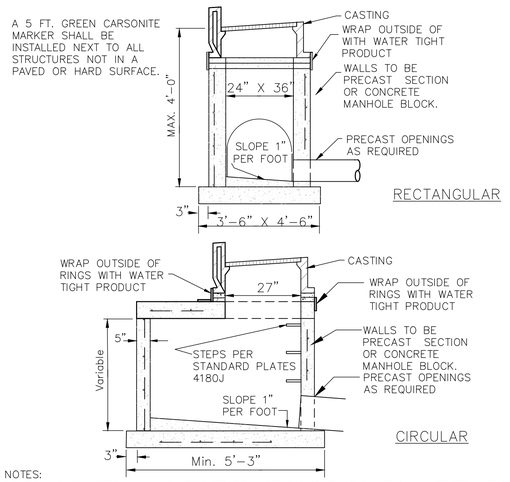
RIP RAP AT RCP OUTLETS			
DIA. OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
12	8	19.6	4.4
15	8	20.8	4.8
18	10	25.6	6.4
21	10	27.4	7.1
24	12	33.4	9.2
27	12	35.2	9.9
30	14	41.6	12.3
36	16	50.5	15.8
42	18	57.8	18.7
48	20	66.5	22.2

RIP RAP AT RCP-A OUTLETS			
SPAN OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
22	10	25.6	6.1
28	12	33.2	8.5
36	14	41.5	11.2
43	16	50.5	14.3
51	18	57.5	16.9
58	20	65.2	19.8

5 RIPRAP DETAIL
NTS



6 FLARED END SECTIONAL DETAIL
NTS



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

7 CATCH BASIN DETAIL
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DELTA MODTECH

NEW BUILDING
RAMSEY, MINNESOTA

KINGHORN

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PRINT NAME: IAN WEBER, PE

SIGNATURE: NOT FOR CONSTRUCTION

DATE: 05/02/2019 LICENSE NO. 55502

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

PRELIMINARY PLAT
MAY 2, 2019

DESIGNED:	DRAWN:	CHECKED BY:
IJW	MAE	IJW

DRAWING TITLE

CIVIL DETAILS 2

DRAWING NO.

C10

PLOTTED:	COMM. NO.
----	15358

May 02, 2019 - 11:27am IWeber
Xref Filename: \ 15358_ 22x34_ Title_ Block\
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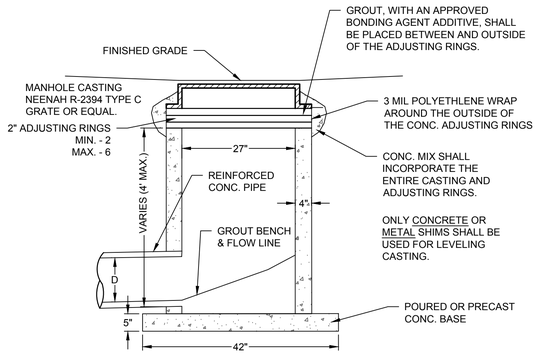
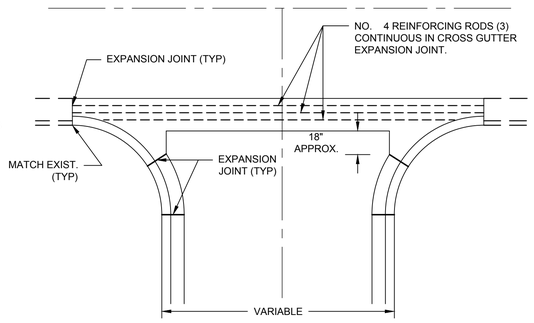
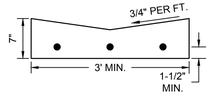
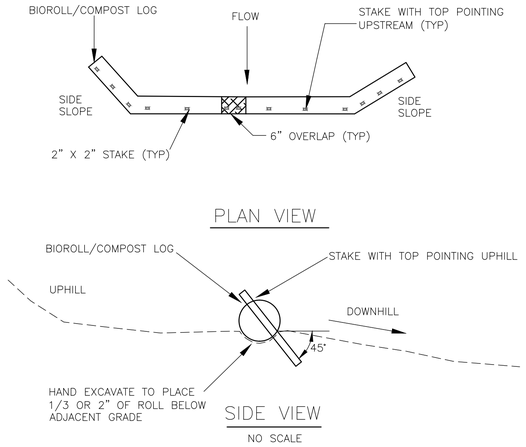


1 SHALLOW CATCH BASIN
NTS



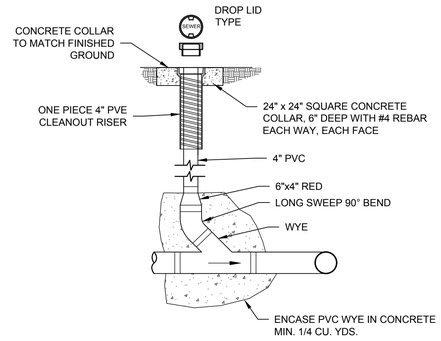
2 CROSS GUTTER DETAIL
NTS





NOTE:
STAKE INTO GROUND WITH WOOD STAKES DRIVING STAKE 6" INTO GROUND AND PROTRUDING 2" ABOVE LOG
WOOD STAKES ARE A MINIMUM 0.5" X 2" X 16" AND PLACED EVERY 1' UNLESS PRECLUDED BY A ROCK
WHEN MORE THAN 1 BIOROLL/COMPOST LOG IS NEEDED, OVERLAP ENDS A MINIMUM OF 6" AND STAKE
WOOD STAKES ARE DRIVEN THROUGH BACK HALF OF BIOROLL OR COMPOST LOG AT 45° ANGLE WITH TOP OF STAKE POINTING UPHILL

3 BIOROLL DETAIL
NTS



4 SANITARY CLEANOUT DETAIL
NTS

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DELTA MODTECH

NEW BUILDING
RAMSEY, MINNESOTA

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PRINT NAME: IAN WEBER, PE

SIGNATURE: NOT FOR CONSTRUCTION

DATE: 05/02/2019 LICENSE NO. 55502

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

PRELIMINARY PLAT
MAY 2, 2019

DESIGNED:	DRAWN:	CHECKED BY:
IJW	MAE	IJW

DRAWING TITLE

CIVIL DETAILS 3

DRAWING NO.

C11

PLOTTED:	COMM. NO.
----	15358

May 02, 2019 - 11:27am IWeber
Xref Filename: \\ 15358_22x34_ Title_ Block\
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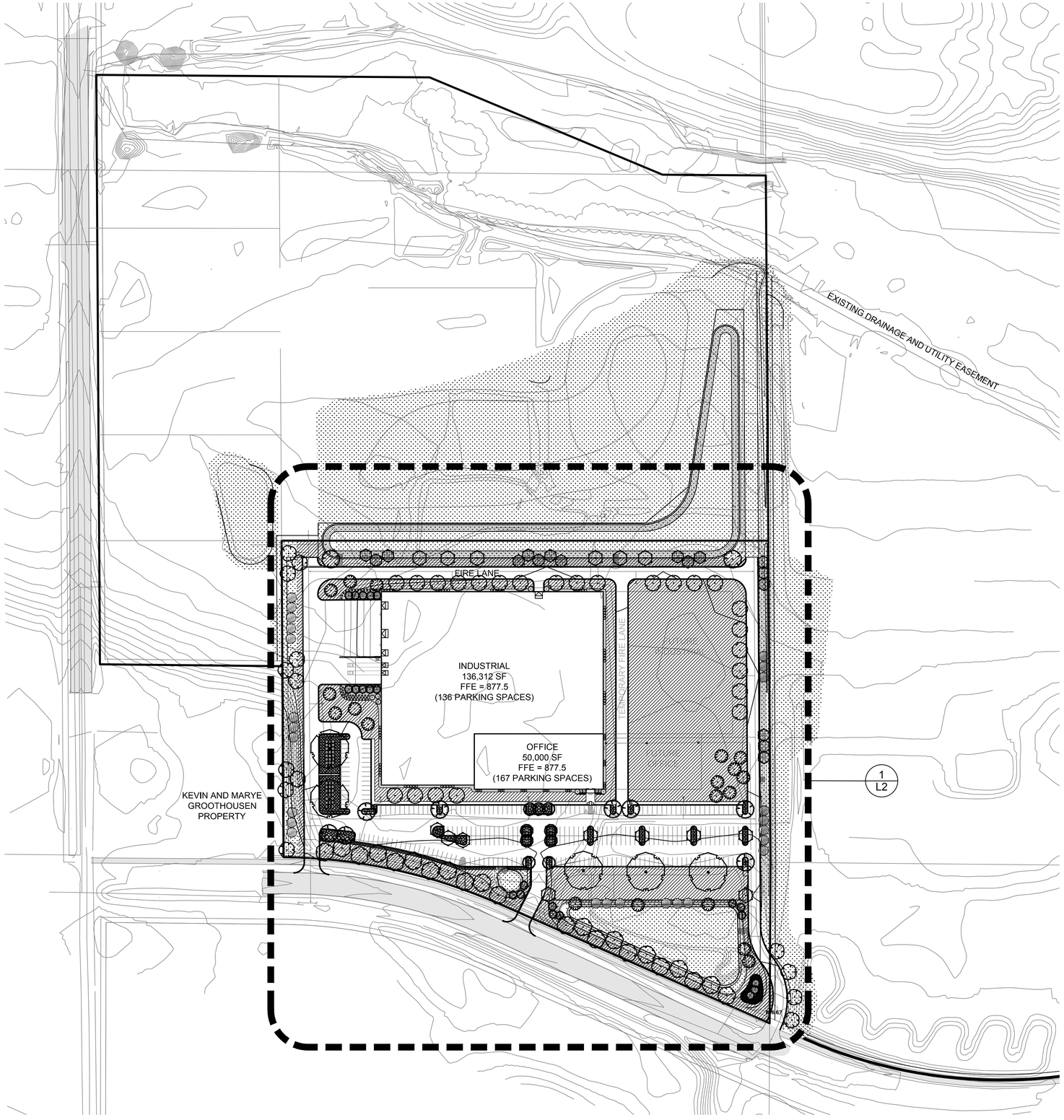
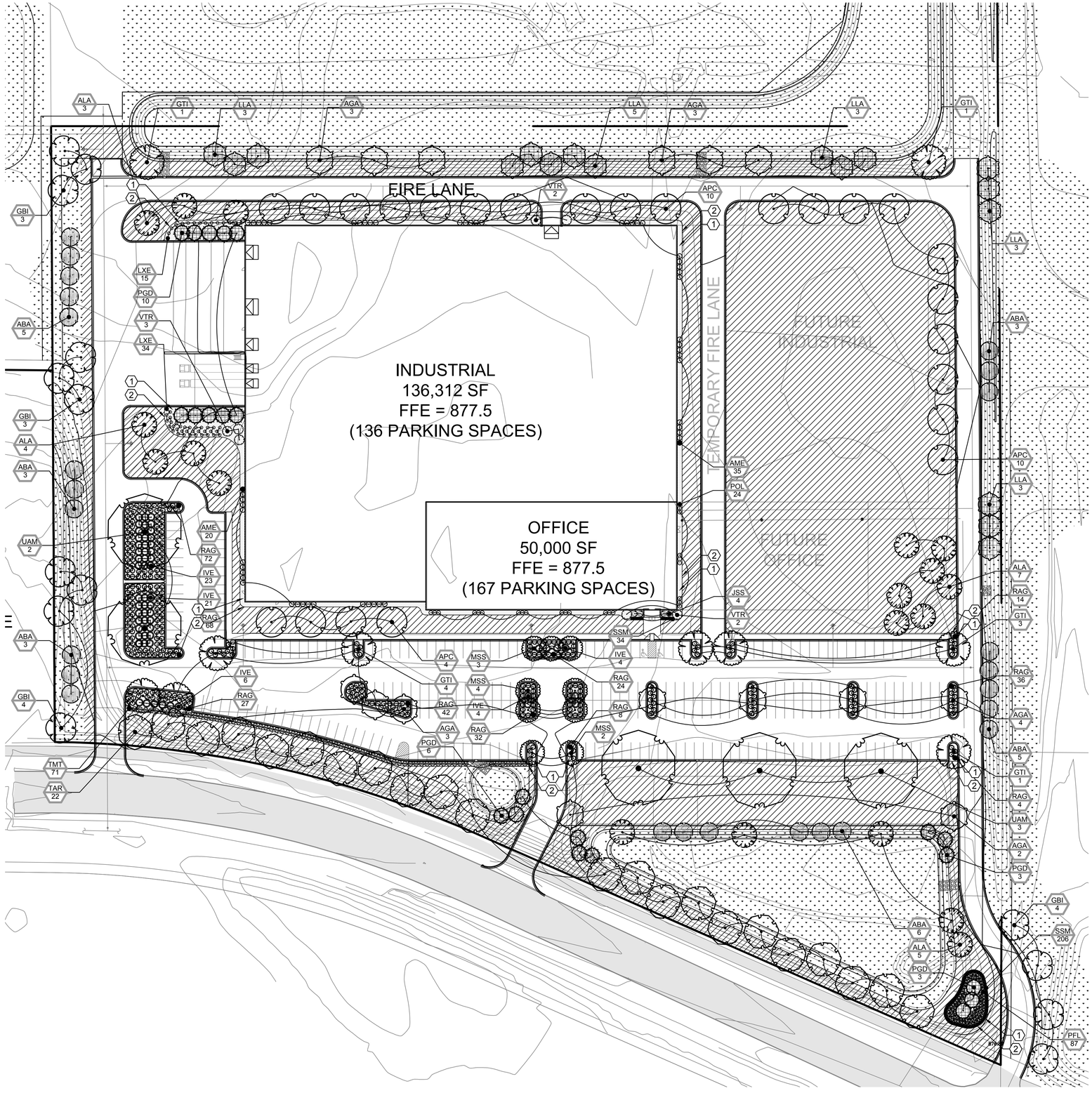

EXISTING DRAINAGE AND UTILITY EASEMENT
EFFECTIVE TURNING RADIUS
EFFECTIVE TURNING RADIUS
EFFECTIVE TURNING RADIUS



1 PLANTING ENLARGEMENT
SCALE: 1"=50'

0 50' 100'

NOTES

1. ALL PLANTINGS SHALL RECEIVE IRRIGATION (SEE L3 FOR IRRIGATION NOTES)
2. REFER TO PLAN SHEET L3 FOR SODDING, SEEDING, FERTILIZER AND TOPSOIL NOTES

LEGEND

- PROPERTY LIMITS
- CONSTRUCTION LIMITS
- REMOVE TREE
- NEW SOD W/IRRIGATION
- NEW SEED MNDOT 25-131
- 1 — 3" DEEP, WASHED RIVER ROCK MULCH WITH FABRIC
- 2 — LANDSCAPE EDGER

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	AGA	15	'AUTUMN BRILLIANCE' SERVICEBERRY AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	B&B	2 - 1/2" CAL.	
	GTI	10	SHADEMASTER LOCUST GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	B&B	2 - 1/2" CAL.	
	TAR	22	REDMOND AMERICAN LINDEN TILIA AMERICANA 'REDMOND'	B&B	2 - 1/2" CAL.	
	UAM	5	AMERICAN ELM ULMUS AMERICANA	B&B	2 - 1/2" CAL.	
EVERGREEN TREES	**CODE**	**QTY**	**COMMON / BOTANICAL NAME**	**CONT**	**CAL**	**SIZE**
	ABA	25	BALSAM FIR ABIES BALSAMEA	B&B		6' HT.
	LLA	17	AMERICAN LARCH LARIX LARICINA	B&B		6' HT.
	PGD	22	BLACK HILLS SPRUCE PICEA GLAUCA 'DENSATA'	B&B		6' HT.
ORNAMENTAL TREES	**CODE**	**QTY**	**COMMON / BOTANICAL NAME**	**CONT**	**CAL**	**SIZE**
	APC	24	CRIMSON KING MAPLE ACER PLATANOIDES 'CRIMSON KING'	B&B	2" CAL.	
	ALA	19	ALLEGHENY SERVICEBERRY AMELANCHIER LAEVIS	B&B	2" CAL.	
	GBI	14	MAIDENHAIR TREE GINKGO BILOBA	B&B	2" CAL.	
	MSS	9	SPRING SNOW CRAB APPLE MALUS X 'SPRING SNOW'	B&B	2" CAL.	
SHRUBS	**CODE**	**QTY**	**COMMON / BOTANICAL NAME**	**CONT**		
	AME	55	CHOKEBERRY ARONIA MELANOCARPA	3 GAL.		
	IVE	58	WINTERBERRY ILEX VERTICILLATA	5 GAL.		
	JSS	4	SUTHERLAND JUNIPER JUNIPERUS SCOPULORUM 'SUTHERLAND'	5 GAL.		
	LXE	49	EMERALD MOUND HONEYSUCKLE LONICERA XYLOSTEUM 'EMERALD MOUND'	1 GAL		
	POL	24	DWARF NINEBARK PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM	3 GAL.		
	RAG	327	GRO-LOW FRAGRANT SUMAC RHUS AROMATICA 'GRO-LOW'	5 GAL.		
	VTR	7	AMERICAN CRANBERRYBUSH VIBURNUM TRILOBUM	5 GAL.		
PERENNIALS	**CODE**	**QTY**	**COMMON / BOTANICAL NAME**	**CONT**		
	PFL	87	LEMON MERINGUE POTENTILLA POTENTILLA FRUTICOSA 'LEMON MERINGUE'	5 GAL.		
	SSM	240	SAGE SALVIA X SYLVESTRIS 'MAY NIGHT'	1 GAL		

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DELTA MODTECH

NEW BUILDING
RAMSEY, MINNESOTA

KINGHORN

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PRINT NAME: DEREK J. SEIFERT, PLA

SIGNATURE: NOT FOR CONSTRUCTION

DATE: 05/02/2019 LICENSE NO. 56013

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

PRELIMINARY PLAT
MAY 2, 2019

DESIGNED:	DRAWN:	CHECKED BY:
DS	JF	DS

DRAWING TITLE

PLANTING ENLARGEMENT

DRAWING NO.

L2

PLOTTED:	COMM. NO.
----	15358

May 02, 2019 - 11:53am dseifert Y:\15300\15358 KINGHORN CONSTR - DELTA MOD TECH - RAMSEY MN_ 07 Civil_ 01 CAD files_ 01 SHEETS\L_ LANDSCAPE.dwg
Xref Filename: \ 15358_ s_ base \ 15358_ 22x34_ Title_ Block - LA \ 15358_ c_ base \ scr-191125\

GENERAL LANDSCAPE NOTES

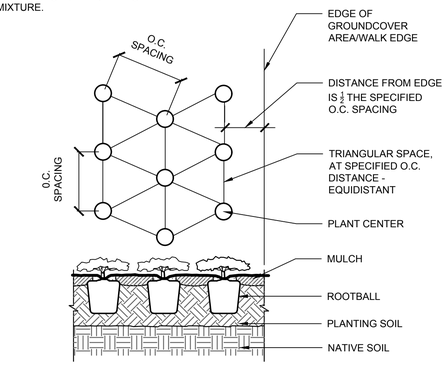
1. LANDSCAPE CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID TO BECOME COMPLETELY FAMILIAR WITH SITE CONDITIONS.
2. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN IMMEDIATE AREA.
3. IT IS THE RESPONSIBILITY OF THE OWNER & CONTRACTOR TO IDENTIFY ALL UNDERGROUND CABLES, CONDUITS, WIRES, ETC., ON THE PROPERTY.
4. THE CONTRACTOR IS RESPONSIBLE FOR COMPLETE MAINTENANCE OF THE PLANT MATERIAL (WATERING, SPRAYING, FERTILIZING, MOWING, ETC.) UNTIL THE WORK HAS BEEN ACCEPTED, BY THE OWNER.
5. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER OF PLANTS SHOWN IN THE PLANT SCHEDULE, THE NUMBER OF PLANTS SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
6. ALL CONTAINER MATERIAL TO BE GROWN IN CONTAINER A MINIMUM OF 6 MONTHS.
7. ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
8. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
9. GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR. DECIDUOUS TREES WILL BE GUARANTEED FOR TWO CALENDAR YEARS FROM TIME OF PROVISIONAL ACCEPTANCE.
10. ALL PROPOSED PLANTS SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLANS AND SHALL BE APPROVED BY OWNERS REPRESENTATIVE BEFORE THEY ARE INSTALLED.
11. CONTRACTOR CAN SUBSTITUTE MACHINE MOVED MATERIAL USING APPROPRIATE SIZE TREE SPADE FOR B & B WITH OWNERS REPRESENTATIVE APPROVAL.
12. LANDSCAPE CONTRACTOR SHALL ENSURE THAT NEW TREES MOVED ONTO THE SITE ARE DUG FROM SIMILAR SITES WITH SIMILAR SOILS TO THE SOILS OF THIS PROJECT (HEAVY TO HEAVY, LIGHT TO LIGHT. HEAVY TO LIGHT SOILS).
13. LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE OWNER WITH MAINTENANCE INFORMATION DURING GUARANTEE PERIOD RELATING TO WATERING, FEEDING, PRUNING, PEST CONTROL, AND RELATED ITEMS. THIS WILL BE PREPARED AND DELIVERED TO OWNER AFTER PROVISIONAL INSPECTION APPROVAL HAS BEEN GIVEN BY OWNERS REPRESENTATIVE.
14. BREATHABLE SYNTHETIC FABRIC TREE WRAP: WHITE IN COLOR, IN 3 INCH WIDE ROLLS. MATERIAL SHALL BE SPECIFICALLY MANUFACTURED FOR TREE WRAPPING. TREE WRAP SHALL BE SECURED TO THE TRUNK USING BIO-DEGRADABLE TAPE SUITABLE FOR NURSERY USE AND WHICH IS EXPECTED TO DEGRADE IN SUNLIGHT IN LESS THAN 2 YEARS AFTER INSTALLATION. WRAP ALL TREES, EXCEPT HACKBERRY TREE SHALL BE PROTECTED PRIOR TO 12/1.
15. POLY EDGER UNLESS SPECIFIED OTHERWISE, SHALL BE BLACK VINYL STYLE EDGER.
16. LANDSCAPE FABRIC (FILTER MAT) TO HAVE A COMBINED WEIGHT OF 4.5-5.5 OZ. PER S.Y. FABRIC SHOULD BE U.V. STABILIZED LAND HAVE A FIVE YEAR MINIMUM WEATHERABILITY FACTOR IN FULL SUNLIGHT. FABRIC TO BE PHILLIPS DUON R OR EQUIVALENT. SAMPLE REQUIRED FOR APPROVAL.
17. ALL PLANTING AREAS SPECIFIED AS ROCK MUCH SHALL BE 1-1/2" RIVER ROCK MULCH ON SITE AND SHALL BE INSTALLED OVER LANDSCAPED FABRIC AS INDICATED ON THE PANS & DETAILS.
18. ALL TREES PLANTED INDEPENDENTLY OF SPECIFIED BEDS SHALL RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH WITHOUT FABRIC.
19. ALL PLANTINGS SHALL RECEIVE FERTILIZER AND APPLIED AT THE RATE INDICATED BY THE MANUFACTURER. FERTILIZER SHALL BE GENERAL PURPOSE 10-10-10.
20. DECIDUOUS SHRUBS SHALL HAVE MINIMUM OF FIVE (5) CANES AT SPECIFIED HEIGHT NOTED IN PLANT SCHEDULE.
21. IF THE CONTRACTOR FEELS AN ERROR HAS BEEN MADE REGARDING SPACING OR HARDINESS OF A SPECIES OF PLANT MATERIAL INDICATED ON THE PLAN, NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
22. ALL NEWLY INSTALLED PLANT MATERIAL SHALL BE PLANTED IN WELL-DRAINED AREAS. CONTRACTOR SHALL AVOID INSTALLING ANY PLANT MATERIAL IN DRAINAGE SWALES OR WET & POORLY DRAINED AREAS.
23. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF ALL TREE STAKES, GUYS, STRAPS AND TRUNK PROTECTION MEASURES FOLLOWING THE COMPLETION OF THE WARRANTEE PERIOD OR AS DIRECTED BY THE OWNER.
24. THE PRACTICE OF STAKING SHOULD NOT ALLOW NAILS, SCREWS, WIRES, ETC. TO PENETRATE THE OUTER SURFACE OF THE TREES.
25. THE CONTRACTOR SHALL MEET WITH THE OWNER ON SITE WHEN THEY FEEL THE PROJECT IS COMPLETE ACCORDING TO THE CONTRACT DOCUMENTS. IF ALL WORK IS SATISFACTORY AND COMPLETE ACCORDING TO THE CONDITIONS OF THE CONTRACT DOCUMENTS, THEN THE OWNER MUST DECLARE THE PROJECT COMPLETE. THIS DECLARATION WILL CONSTITUTE AS THE BEGINNING OF THE WARRANTEE PERIOD FOR ALL PLANT MATERIAL. THE OWNER SHALL PROVIDE A LETTER WITH SIGNATURE STATING THE DATE OF ACCEPTANCE.

IRRIGATION NOTES

1. PRIOR TO CONSTRUCTION, VERIFY WITH THE GENERAL CONTRACTOR AND ALL LOCAL UTILITY COMPANIES TO LOCATE EXACT LOCATIONS OF UNDERGROUND UTILITIES.
2. THE IRRIGATION SHALL BE DESIGN/BUILD SYSTEM BY THE CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATIONS AS PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE OWNER PRIOR TO ORDER AND/OR INSTALLATION.
3. VALVE AND CIRCUITS SHALL BE SEPARATED BASED ON WATER USE, SO THAT TURF AREAS ARE WATERED SEPARATELY FROM SHRUB AND GROUND COVER AREAS. IRRIGATION HEADS IN TURF AREAS SHALL BE VALVED SPEARATELY FROM SHRUB AMD GROUND COVER AREAS. IT IS RECOMMENDED THAT FULL SUN AND SHADY AREAS TO BE VALVED SEPARATELY AS WELL AS HIGH RUN-OFF AND LOW RUN-OFF AREAS TO BE VALVED SEPARATELY.
4. CONFIRM LIMITS OF IRRIGATION, EXISTING AND FUTURE HARDSCAPE AND BUILDING LOCATIONS PRIOR TO THE DESIGN OF THE IRRIGATION SYSTEM.
5. CONTRACTOR SHALL VERIFY WATER SOURCE LOCATION AND PRESSURE AND SUPPLY A SYSTEM THAT PROVIDES FULL AND COMPLETE COVERAGE TO ALL AREAS TO BE IRRIGATED.
6. SYSTEM SHOULD BE DESIGNED TO COMPLETE WATER SCHEDULES WITHIN 12-HOURS MAXIMUM.
7. RAIN SENSORS AND OTHER WATER SAVING TECHNOLOGIES SHALL BE INCLUDED WITHIN THE IRRIGATION DESIGN.
8. PROVIDE THE OWNER WITH AN OPERATING SCHEDULE THAT WORKS WITH THE APPROVED LAYOUT PLAN AND IDENTIFY ANY FIELD ADJUSTMENTS PRIOR TO PROJECT COMPLETION.
9. AVOID OVER-SPRAY ONTO ROADS, SIDEWALKS, SIGNS AND PARKING AREAS. SPRINKLER ARCS SHALL BE DETERMINED ON SITE BY THE IRRIGATION INSTALLER TO PROVIDE THE MAXIMUM COVERAGE POSSIBLE. CAREFULLY ADJUST THE ARCS AND RADIUS OF EACH SPRINKLER TO PROVIDE HEAD-TO-HEAD COVERAGE.
10. WITHIN EXTREME SLOPED AREAS:
    - 10.1. INSTALL STATIONS SEPARATELY FOR TOP AND BOTTOM OF SLOPED AREAS
    - 10.2. INSTALL LATERAL PIPES PARALLEL TO SLOPE
    - 10.3. IF SLOPE IS TOO EXTREME FOR MACHINERY, INSTALL LATERAL PIPES SAFELY AND TEE-FEED INDIVIDUAL SPRINKLERS VIA DOWNHILL PIPING PERPENDICULAR TO FEED LINE
11. LOCATE VALVE BOXES AWAY FROM ROAD/CURB SO THEY ARE LESS VISUAL WHERE APPLICABLE.
12. DO NOT TRENCH THROUGH THE ROOT BALLS OF NEW PLANTINGS.
13. MAINLINE PIPING BENEATH TRAFFIC AREAS SHALL BE INSTALLED WITH A MINIMUM EARTH COVER OF 30-INCHES FROM BOTTOM OF ROAD SUB-GRADE AND CONTAIN SLEEVES NOT LESS THAN TWO NOMINAL DIMENSIONS GREATER THAT THE PIPE PASSING THROUGH.
14. IRRIGATION INSTALLER SHALL FURNISH AND INSTALL SLEEVE MATERIAL UNDER ALL ROADWAYS, WALKS AND DRIVEWAYS WHERE NECESSARY.
15. TOP OF MAINLINES SHALL BE AT LEAST 30-INCHES BELOW GRADE IN TURF AREAS.
16. TOP OF LATERAL LINES SHALL BE AT LEAST 18-INCHES BELOW GRADE.
17. MAINLINE PRESSURE PIPE FITTINGS 3-INCHES AND LARGER SHALL BE PUSH ON GASKET JOINED AND SHALL HAVE MECHANICAL JOINT RESTRAINTS. MAINLINE PRESSURE PIPE FITTINGS 2.5-INCHES AND SMALLER SHALL BE GLUED AND SHALL HAVE CONCRETE THRUST BLOCKS AT FITTINGS THAT COMPRISE CHANGE IN DIRECTION.
18. OTHERS SHALL FURNISH, INSTALL AND BRING 24-INCHES ABOVE GRADE A MUNICIPAL POTABLE STUB FOR IRRGATION, COORDINATE WITH GENERAL CONTRACTOR.
19. INSTALLER IS RESPONSIBLE FOR FURNISHING AND INSTALLING THE BACKFLOW PREVENTOR, WATER METER AND BOOSTER PUMP, IF APPLICABLE.
20. IRRIGATION CONTROL WIRE SHALL BE DIGITAL TWO-WIRE, UL LISTED FOR DIRECT BURIAL.
21. CONNECT ALL ELECTRICAL WIRING IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES INCLUDING:
    - 21.1. ALL LOW VOLTAGE IRRIGATION CONTROL WIRE SHALL BE INSTALLED WITH THE MAINLINE PIPE WHERE POSSIBLE
    - 21.2. DO NOT LOOP THE LOW VOLTAGE IRRIGATION CONTROL WIRE PATH.
    - 21.3. SNAKE WIRE AT BOTTOM OF TRENCH BENEATH MAINLINE.
    - 21.4. PROVIDE 18-INCH OF SLACK CONTROL WIRE AT ALL CHANGES IN DIRECTION.
    - 21.5. PROVIDE 24-INCH OF SLACK CONTROL WIRE AT EACH REMOTE CONTROL VALVE COILED INSIDE VALVE BOX.
    - 21.6. ALL WIRE SPLICES SHALL BE WATERTIGHT CONNECTORS AND CONTAINED IN VALVE BOX.
    - 21.7. ALL WIRING BENEATH HARDSCAPES SHALL BE CONTAINED IN SLEEVING, SEPARATE FROM PIPING. ELECTRICAL SLEEVES ARE TO BE SIZED APPROPRIATELY FOR EASE OF WIRE INSTALLATION AND REPAIR.
    - 21.8. ALL WIRING SHALL BE INDENTIFIED AT EACH END TO PROVIDE INDICATION AS TO WHICH LOCATION THE WIRE IS CONNECTED.
    - 21.9. GROUNDING PER MANUFACTURER'S RECOMMENDATION OR LOCAL ELECTRICAL CODE.
22. SCHEDULE AND PROGRAM CONTROLLER AND VALVES FOR APPROPRIATE LANDSCAPE WATER REQUIREMENTS.

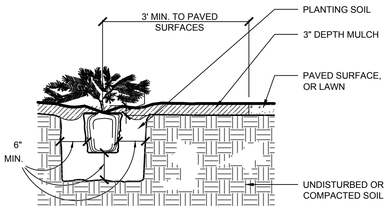
GENERAL SODDING, SEEDING & TOPSOIL NOTES

1. SOD SHALL BE HIGHLAND SOD, 30" X 100' ROLLS PREFERRED WHERE APPLICABLE, TO BE LAID PARALLEL TO THE CONTOURS AND HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR DRAINAGE SWALES, THE SOD SHALL BE STAKED INTO THE GROUND. SCARIFY THE EXISTING GRADES WITH FIELD CULTIVATOR TO A MIN. DEPTH OF 12" PRIOR TO PLACING SOD. IMMEDIATELY PRIOR TO PLACING SOD, CONTRACTOR SHALL APPLY 10-6-4 FERTILIZER AT THE RATE OF 10 POUNDS PER 1000 SQ. FT.
2. PLANTING SOIL REQUIRED: MIXTURE TO INCLUDE 45% TOPSOIL, 45% PEAT OR MANURE AND 10% SAND. ALL TREE, SHRUB AND PERENNIAL PLANTINGS SHALL RECEIVE 8" DEPTH OF PLANTING SOIL MIXTURE. ALL SODDED AREAS TO RECEIVE 4" DEPTH OF PLANTING SOIL MIXTURE. ALL SEEDED AREAS TO RECEIVE 2" DEPTH OF PLANTING SOIL MIXTURE.
3. ALL AREAS SPECIFIED AS "MNDOT 25-131" TO BE SEEDED PER MNDOT RECOMMENDED APPLICATION RATES AND METHODS. "MNDOT 25-131" OR APPROVED EQUAL IS A BASIS OF DESIGN. CONTRACTOR IS RESPONSIBLE FOR ALL EROSION CONTROL NEEDS TO ESTABLISH VIGOROUS GROWTH PER MNDOT 2014 SEEDING MANUAL STANDARDS.

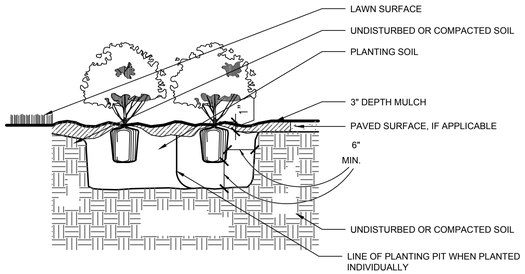


NOTE:
- KEEP MULCH APPX. 2" OFF PLANT TRUNK OR STEM
- SEE PLANT SCHEDULE FOR EACH PLANT'S APPROPRIATE O.C. SPACING

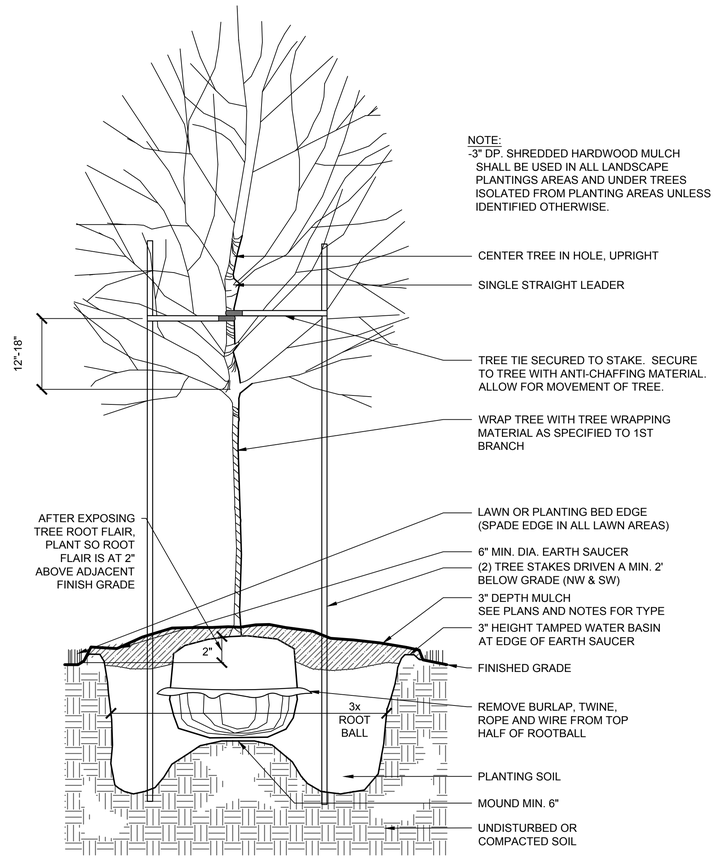
1 SHRUB BED SPACING (TYP.)
SCALE: N.T.S.



2 EVERGREEN SHRUB PLANTING (TYP.)
SCALE: N.T.S.

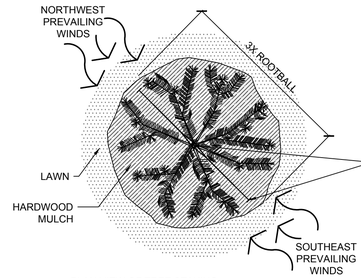


3 DECIDUOUS SHRUB PLANTING (TYP.)
SCALE: N.T.S.



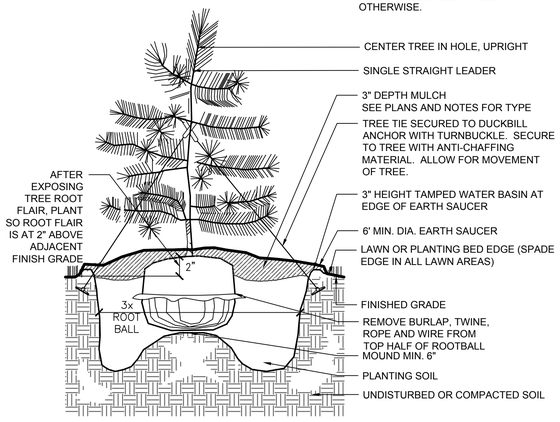
NOTE:
-3" DP. SHREDDED HARDWOOD MULCH SHALL BE USED IN ALL LANDSCAPE PLANTINGS AREAS AND UNDER TREES ISOLATED FROM PLANTING AREAS UNLESS IDENTIFIED OTHERWISE.

4 DECIDUOUS TREE PLANTING (TYP.)
SCALE: N.T.S.



PLAN VIEW OF TREE STAKING
NOT TO SCALE

NOTE:
-3" DP. SHREDDED HARDWOOD MULCH SHALL BE USED IN ALL LANDSCAPE PLANTINGS AREAS AND UNDER TREES ISOLATED FROM PLANTING AREAS UNLESS IDENTIFIED OTHERWISE.



5 EVERGREEN TREE PLANTING (TYP.)
SCALE: N.T.S.

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P 763.412.4000 | F 763.412.4090
Anderson Engineering of Minnesota, LLC

DELTA MODTECH

NEW BUILDING
RAMSEY, MINNESOTA

KINGHORN

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PRINT NAME: DEREK J. SEIFERT, PLA

SIGNATURE: NOT FOR CONSTRUCTION

DATE: 05/02/2019 LICENSE NO. 56013

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

PRELIMINARY PLAT
MAY 2, 2019

DESIGNED:	DRAWN:	CHECKED BY:
DS	JF	DS

DRAWING TITLE

PLANTING NOTES & DETAILS

DRAWING NO.

L3

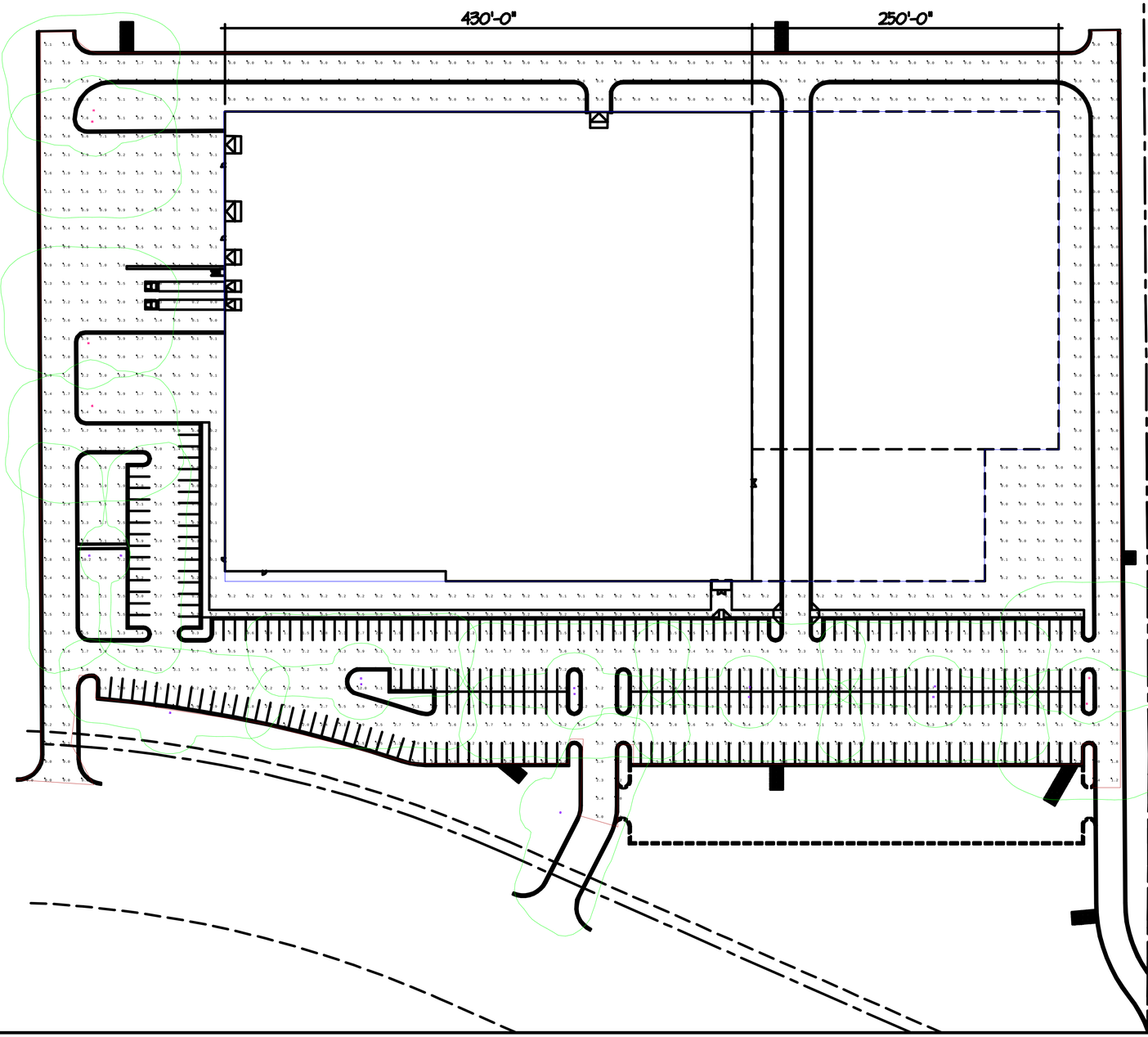
PLOTTED:	COMM. NO.
----	15358

May 02, 2019 - 11:53am dseifert Y:\15300\15358 KINGHORN CONSTR - DELTA MOD TECH - RAMSEY MN_07 Civil_01 CAD files_01 SHEETS\L_LANDSCAPE.dwg
Xref Filename: \ 15358_s_base \ 15358_22x34_Title_Block - LA \ 15358_c_base \ scr-191125\

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
LOT_Planar	Illuminance	Fc	1.73	12.2	0.0	N.A.	N.A.

DELTA MODTECH.AGI 4/30/2019 28' MH

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	12	AA	SINGLE	N.A.	0.950	NV-2-T3-80L-1-40K
	6	BB	SINGLE	N.A.	0.950	NV-2-T4-80L-1-40K



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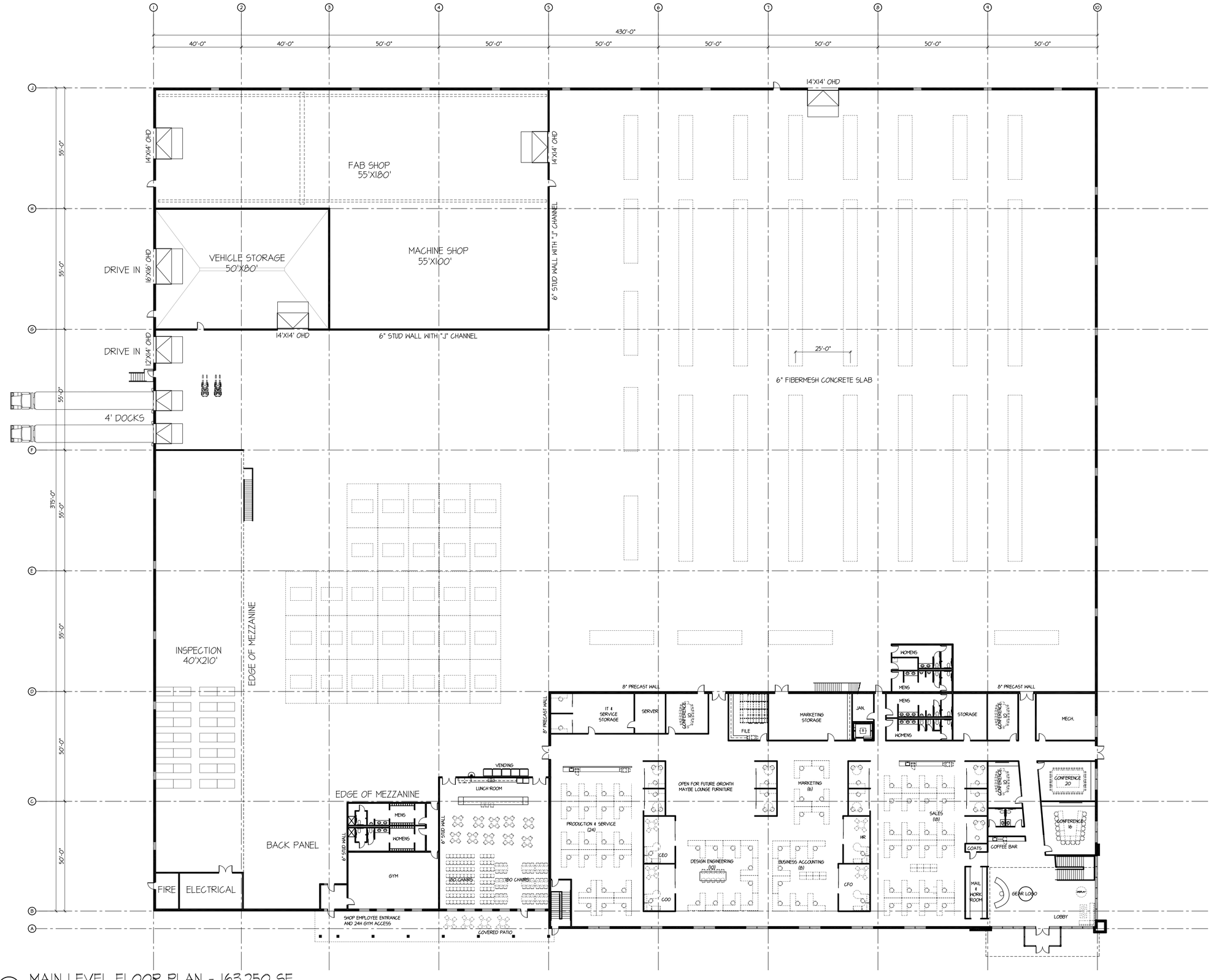
Revisions

#	Date	Comments

Drawn By:
Checked By:
Date:4/30/2019
Scale:

DELTA MODTECH



1 / A2.1 MAIN LEVEL FLOOR PLAN - 163,250 SF

1"=20'-0"

HTG architects

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Minneapolis Tampa Bismarck

9300 Hennepin Town Road
Minneapolis, MN 55347
Tel: 952.278.8880

PROJECT

DELTA MODTECH
NEW BUILDING
RAMSEY, MINNESOTA

Kinghorn COMPANY
GENERAL CONTRACTORS

ISSUED SET	CITY SUBMITTAL	05-02-2019
REVISIONS		
DATE	NO.	

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REG. NO. DATE

MAIN LEVEL FLOOR PLAN

ML-191125.dwg May 01, 2019 - 11:39am

DRAWN BY: AAT CHECKED BY: TRM

A2.1

191125 SI-181XXX

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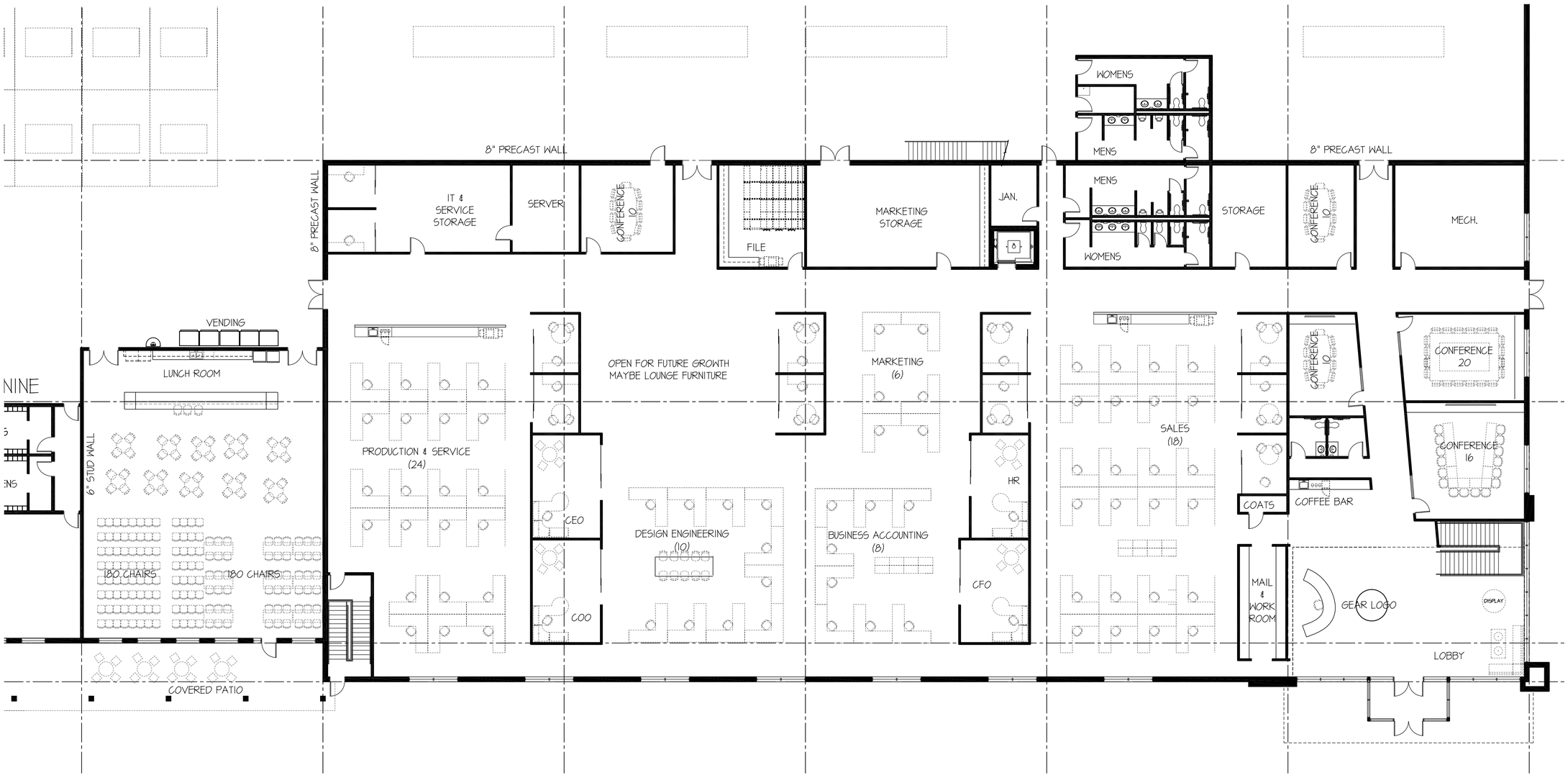

1 A2.2 MAIN LEVEL FLOOR PLAN - OFFICE AREA

3/32" = 1'-0"

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MAIN LEVEL
OFFICE AREA

ML-191125.dwg May 01, 2019 - 11:36am

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A2.2

191125 SI-181XXX

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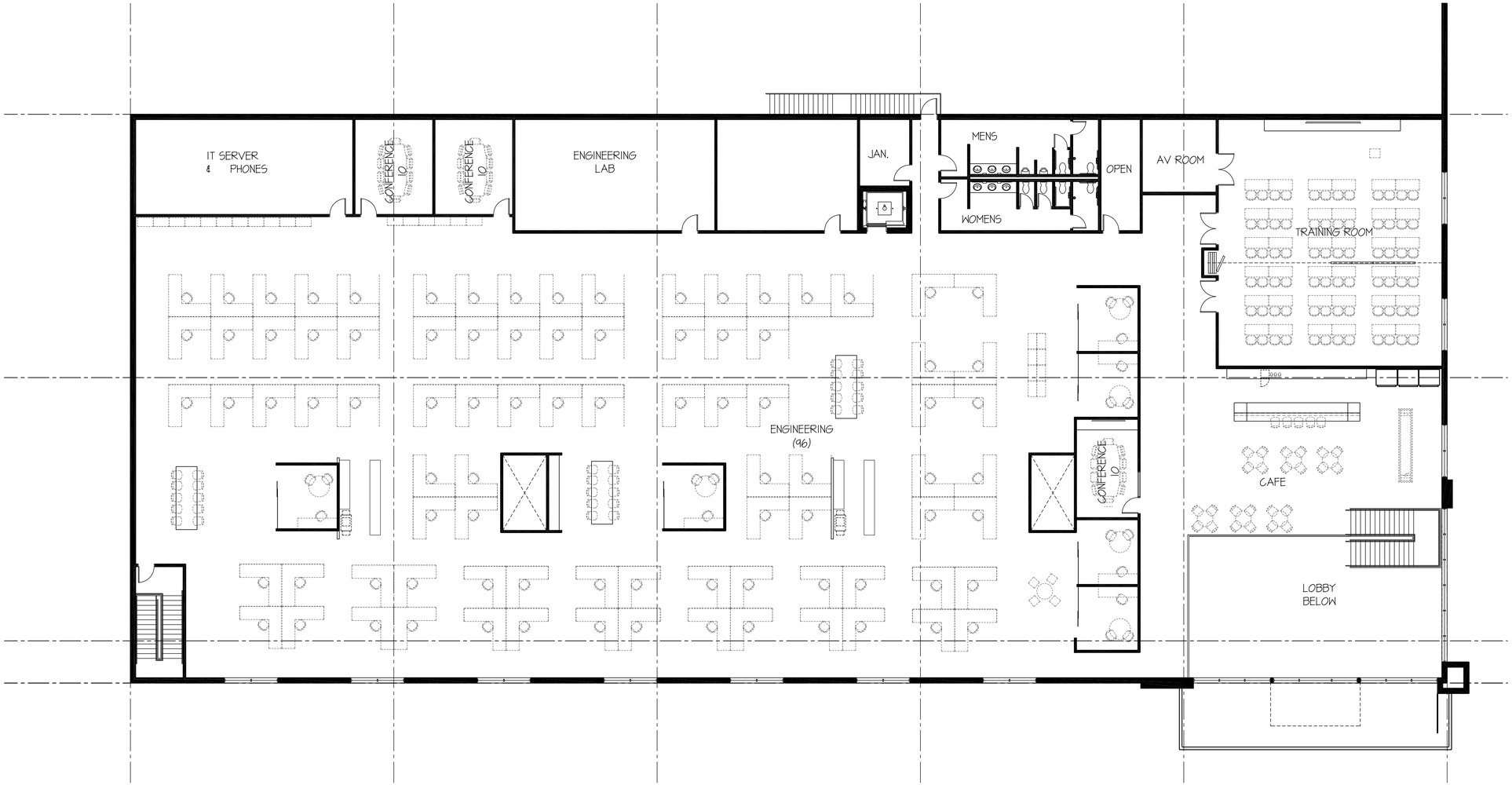

1 A2.3 UPPER LEVEL FLOOR PLAN - OFFICE AREA

3/32" = 1'-0"

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PROJECT

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GENERAL CONTRACTORS

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DATE	NO.	

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UPPER LEVEL
OFFICE AREA

ML-HR1125.dwg May 01, 2019 - 11:30am

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A2.3

191125 SI-181XXX

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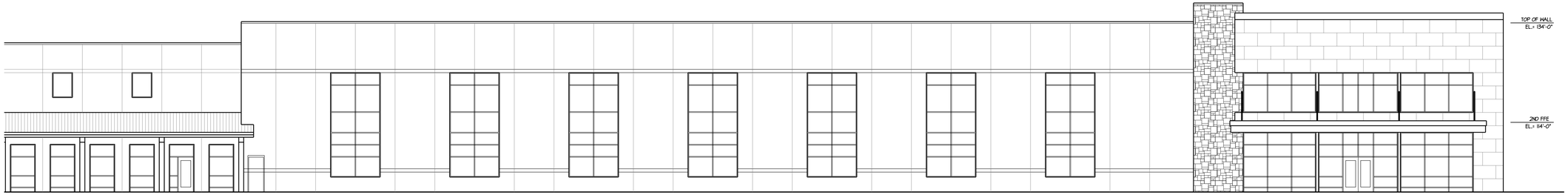
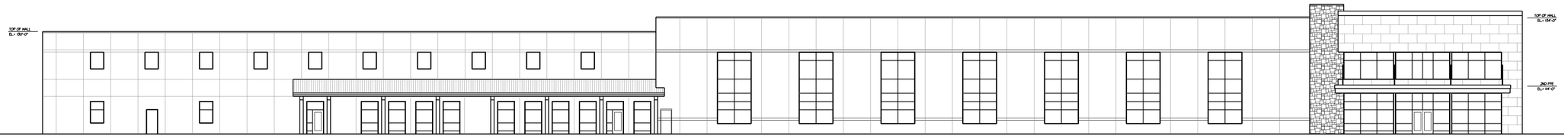
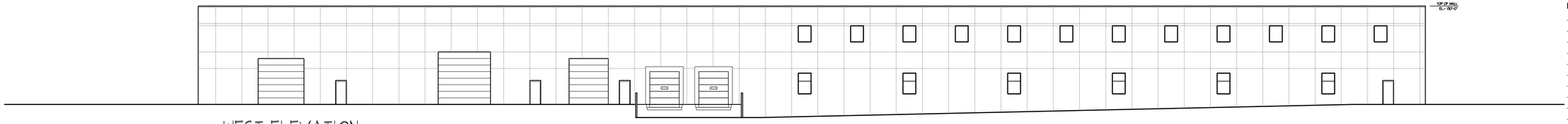


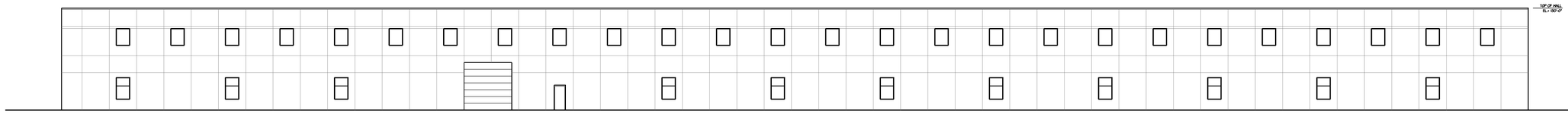
1 A3.1 SOUTH ELEVATION - PARTIAL FRONT ELEVATION
3/32" = 1'-0"



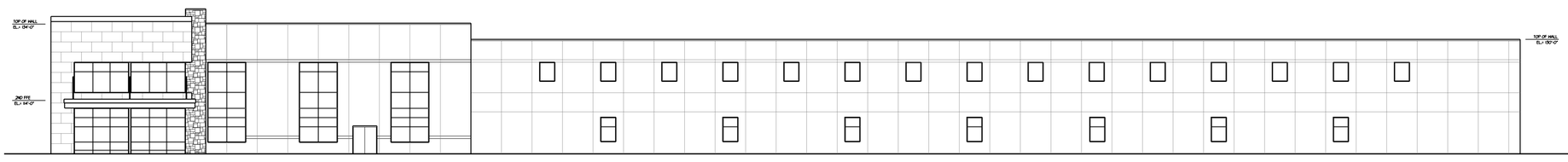
2 A3.1 SOUTH ELEVATION
1/16" = 1'-0"



3 A3.1 WEST ELEVATION
1/16" = 1'-0"



4 A3.1 NORTH ELEVATION
1/16" = 1'-0"



5 A3.1 EAST ELEVATION
1/16" = 1'-0"

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PROJECT

DELTA MODTECH
NEW BUILDING
RAMSEY, MINNESOTA

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ELEVATIONS

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A3.1

191125 SI-181XXX

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M:_191125.dwg May 01, 2019 - 1:34pm

ProjectDox

Changemarks Report

Project Name: 19-108 DeltaModTech

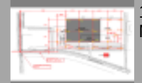
Workflow Started: 04/30/2019 11:27 AM

Report Generated: 05/31/2019 09:42 AM

Cycle	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
1	False	Unresolved	Civil Engineer		C1.pdf	LL	Cover sheet	A cover sheet is required for the construction set.	05/29/2019 2:09 PM	Len Linton	
1	False	Unresolved	Civil Engineer		C1.pdf	LL	Access Easement	Provide Cross access easement for driveway. This driveway will be the acees for this site and the site to the east.	05/29/2019 2:09 PM	Len Linton	
1	False	Unresolved	Civil Engineer		15358_Final Plat.pdf	LL	Easement size	Easement must include entire infiltration basin. Easement must also include area for pond access vehicular path for future maintenance.	05/24/2019 9:11 AM	Len Linton	
1	False	Unresolved	Civil Engineer		15358_Delta ModTech Stormwater Management Report.pdf	LL	Diagram does not match	This diagram does not match the hydrocad model. There is a 20p in the model with an undefined reach connecting to 10P.	05/24/2019 9:29 AM	Len Linton	
1	False	Unresolved	Civil Engineer		15358_Delta ModTech Stormwater Management Report.pdf	LL	Swale 30 R	This swale must be defined in the model. See notes on grading plan regarding this swale and the required minimum grade.	05/24/2019 9:29 AM	Len Linton	
1	False	Unresolved	Civil Engineer		15358_Delta ModTech Stormwater Management Report.pdf	LL	Define all reaches	All reaches must be defined with physical dimensions of the pipes or swales they represent.	05/24/2019 9:29 AM	Len Linton	

ProjectDox

Changemarks Report

1	False	Unresolved	Civil Engineer		15358_Delta ModTech Stormwater Management Report.pdf	LL	Pond data Required	Include the BMP definition page for each BMP. These will need to be separate sheets inserted ahead of this summary.	05/24/2019 9:29 AM	Len Linton	
1	False	Unresolved	Civil Engineer		15358_Delta ModTech Stormwater Management Report.pdf	LL	Label	use the Project description to indicate what each run represents ie. 2019 buildout, ultimate buildout.	05/24/2019 9:29 AM	Len Linton	
1	False	Unresolved	Civil Engineer		15358_Delta ModTech Stormwater Management Report.pdf	LL	Infiltration basins	Need at least one soil boring in each basin. Boring must extend at least 5 feet below the bottom of the basin.	05/24/2019 9:29 AM	Len Linton	
1	False	Unresolved	Civil Engineer		15358_Delta ModTech Stormwater Management Report.pdf	LL	Surface Elevation	Surface elevations must be on plan datum, not an assumed datum.	05/24/2019 9:29 AM	Len Linton	
1	False	Unresolved	Civil Engineer		C8.pdf	LL	Watermain size	Watermain serviing multilpe hydrants must be 8".	05/24/2019 9:25 AM	Len Linton	
1	False	Unresolved	Civil Engineer		C8.pdf	LL	Watermain size	Watermain must be 8".	05/24/2019 9:25 AM	Len Linton	
1	False	Unresolved	Civil Engineer		C8.pdf	LL	Consider alternate location for water service	Consider alternate location for water service if building will be expanded in this area in the future. Building designers do not like to build over existing watermains.	05/24/2019 9:25 AM	Len Linton	
1	False	Unresolved	Civil Engineer		C8.pdf	LL	Verify Hydrant distance	Verify Hydrant distance from building with Fire Department.	05/24/2019 9:25 AM	Len Linton	

ProjectDox

Changemarks Report

1	False	Unresolved	Civil Engineer		C6.pdf	LL	Swale slope	Swale appears to be 0.3%. This is too flat to grade. The grade of the swale must be increased to 2.0% minimum. This is the CIty minimum for grass areas. This comment applies to all grass areas outsde of ponds.	05/24/2019 9:27 AM	Len Linton	
1	False	Unresolved	Civil Engineer		C6.pdf	LL	SWPPP	A full SWPPP is required. A Construction Stormwater permit is required for this site. The SWPPP must include: All requirements of the construction stormwter permit. Map showing impacted waters within 1 mile of site. SWPPP designer information Inspection information. Notice of Termination information. This site is within 1 mile of the Mississippi River. Site stabiliazation must commence within 7 days after construction ceases.	05/24/2019 9:27 AM	Len Linton	
1	False	Unresolved	Civil Engineer		C6.pdf	LL	Pond access	A pond access route must be provided so that the pond can be cleaned in the future.	05/24/2019 9:27 AM	Len Linton	
1	False	Unresolved	City Planner		C1.pdf	EM	Changemark #01	Remove the ghosted future commercial/industrial lots shown on preliminary plat. Additionally, this would not be approved as ghosted in as it would result in a large land locked lot.	05/21/2019 3:00 PM	Eric Maass	

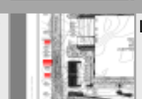
ProjectDox

Changemarks Report

1	False	Unresolved	Engineering Tech - Plan Review		C9.pdf	JJF	Standard Details	Use all applicable City Standard Details which can be found on the city website -> Engineering Page.	05/14/2019 3:30 PM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		C8.pdf	JJF	Connect to existing	Call out how connection is being made.	05/15/2019 7:28 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		C8.pdf	JJF	Sanitary & Watermain Stubs	8" PVC Sanitary and 8" DIP Water have been stubbed to the property. Sanitary Stub is north out of manhole near western entrance.	05/15/2019 7:28 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		C8.pdf	JJF	FES 4 & 5	Update invert elevations	05/15/2019 7:28 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		C8.pdf	JJF	Structure Drops	0.1' drop across structures	05/15/2019 7:28 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		C8.pdf	JJF	Key Note 7	Follow City Standard Detail ERO-3 Rip Rap.	05/15/2019 7:28 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		C8.pdf	JJF	Tie into existing sanitary manhole	If tying into manhole, must core-drill. This would also require a full width street patch matching the existing bunker lake boulevard section. 12" Cl. 5, 2" non wear, 3.5" wear.	05/15/2019 7:28 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		C8.pdf	JJF	Trail Crossings	Trail driveway crossings will require ADA pedestrian ramps. the ramps will not be required to have truncated domes, but must meet slope requirements. An individual detail of each ped ramp will be required.	05/15/2019 7:28 AM	Joe Feriancek	

ProjectDox

Changemarks Report

1	False	Unresolved	Engineering Tech - Plan Review		C8.pdf	JJF	hydrant leads	call out pipe for hydrant leads.	05/15/2019 7:28 AM	Joe Feriancek	
1	False	Unresolved	Environmental Review		L2.pdf	CA	Shrub Size	Shrubs must be 24 inches in height (or width, depending on growth characteristics) at time of installation. Update Plant Schedule to specify required shrub size.	05/15/2019 1:09 PM	Chris Anderson	
1	False	Unresolved	Environmental Review		L2.pdf	CA	Seed Mix	In the infiltration basins, consider using a native seed mix such as 35-221 (for sandy/dry areas - short grasses).	05/15/2019 1:09 PM	Chris Anderson	
1	False	Unresolved	Environmental Review		L2.pdf	CA	Seed vs. Sod	Use of seed requires approval of City Council.	05/15/2019 1:09 PM	Chris Anderson	
1	False	Unresolved	Environmental Review		L2.pdf	CA	Topsoil	All disturbed areas not improved with impervious surfacing shall receive four (4) inches of topsoil with not more than 35% sand content.	05/15/2019 1:09 PM	Chris Anderson	
1	False	Unresolved	Environmental Review		L2.pdf	CA	Additional Trees	Consider shifting some of the proposed trees from elsewhere on site to the common lot line with the existing residential parcel to provide additional screening.	05/15/2019 1:09 PM	Chris Anderson	

ProjectDox

Changemarks Report

1	False	Unresolved	Environmental Review		L2.pdf	CA	Additional Bufferyard Plantings	There are no shrubs within the bufferyard and only 13 trees along this 370 feet of common boundary with the adjacent residential. Additional trees shall be incorporated and shrubs shall be added along this common boundary to provide better screening for the adjacent residential parcel.	05/15/2019 1:09 PM	Chris Anderson	
1	False	Unresolved	Environmental Review		L1.pdf	CA	Bufferyard Width	This greenspace width must be increased to 60 feet to comply with the bufferyard requirement adjacent to existing residential or an application for a variance to deviate from this standard must be submitted.	05/15/2019 1:03 PM	Chris Anderson	
1	False	Unresolved	Environmental Review		L1.pdf	CA	Parking Lot Landscaping	The calculations appear to be missing the 1 tree per 10 parking spaces, which results in an additional 28 trees required. The proposed landscaping, however, does have plantings within the parking lot and Staff is supportive of the overall planting plan.	05/15/2019 1:03 PM	Chris Anderson	

ProjectDox

Changemarks Report

1	False	Unresolved	Environmental Review		L1.pdf	CA	Bufferyard Plantings	Per City Code Section 117-124(3)f, bufferyard plantings are to be 30% of the total required site landscaping. 30% of 163 is 49 trees and 30% of 545 is 163 shrubs. Based on the relatively short shared/common boundary line with the adjacent residential parcel, Staff acknowledges that it is not realistic to incorporate that amount of landscaping in this space. But, some additional plantings should be added to that area.	05/15/2019 1:03 PM	Chris Anderson	
1	False	Unresolved	Environmental Review		C3.pdf	CA	Bufferyard Width	Adjust this width to 60 feet to satisfy the bufferyard requirement adjacent to existing residential or an application for a variance to deviate from this standard must be submitted.	05/14/2019 11:57 AM	Chris Anderson	
1	False	Unresolved	Environmental Review		C3.pdf	CA	Number of Parking Stalls	These do not match up with the stall counts. There appear to be 96 parking spaces on the western side and 150 parking spaces on the eastern side. Please reconcile these numbers.	05/14/2019 11:57 AM	Chris Anderson	
1	False	Unresolved	Engineering Tech - Plan Review		C6.pdf	JJF2	Soil Boring Locations	Soil Borings are not shown on this plan. Looking at the Stormwater Management Report soil boring location map, it doesn't appear soil borings were taken within the infiltration basins.	05/14/2019 11:20 AM	Joe Feriancek	

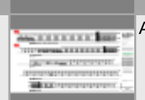
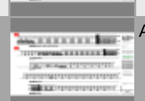
ProjectDox

Changemarks Report

1	False	Unresolved	Environmental Review		C2.pdf	CA	Buffardyard Width	This width needs to be adjusted to 60 feet to satisfy the bufferyard requirement since it is adjacent to existing residential or an application for a variance to deviate from this standard must be submitted.	05/14/2019 11:57 AM	Chris Anderson	
1	False	Unresolved	Engineering Tech - Plan Review		C6.pdf	JJF	Secondary Silt Fence	Infiltration Basins need a secondary silt fence to be installed after excavation of the basins.	05/14/2019 12:26 PM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		C6.pdf	JJF	Basin Information	Call out basin information, High Water Elevations, Bottom Elevation.	05/14/2019 12:26 PM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		C6.pdf	JJF	Steep Slopes	Max 1:3 Slopes appears to be exceeded along east side.	05/14/2019 12:26 PM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		C6.pdf	JJF	Line types	Property Limits and Retaining Wall have same line type.	05/14/2019 12:26 PM	Joe Feriancek	
1	False	Unresolved	Environmental Review		C1.pdf	CA	Bufferyard Width	A 60-foot bufferyard of greenspace is required to provide additional screening from the adjacent residential property or an application for a variance to deviate from this standard must be submitted.. This will also be required for the southern most Future Commercial/Industrial lot adjacent to existing residential.	05/14/2019 11:56 AM	Chris Anderson	

ProjectDox

Changemarks Report

1	False	Unresolved	Environmental Review		C1.pdf	CA	Proposed Parking	Update this to reflect how many parking stalls are proposed.	05/14/2019 11:56 AM	Chris Anderson	
1	False	Unresolved	Engineering Tech - Plan Review		15358_Final Plat.pdf	JJF	Wetland Buffer	Need 16.5' wetland buffer to be inclosed within the drainage and utility easement.	05/14/2019 2:59 PM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		15358_Final Plat.pdf	JJF	Utility Easement	Utility Easement over watermain loop and hydrants with enough space for construction.	05/14/2019 2:59 PM	Joe Feriancek	
1	False	Unresolved	Community Development Director		C8.pdf	Tim Gladhill	Access Easement	Easement required for this access on adjacent property.	05/06/2019 9:24 AM	Tim Gladhill	
1	False	Unresolved	Community Development Director		A3.1.pdf	Tim Gladhill	Exterior Finishes	Need building material information.	05/06/2019 9:20 AM	Tim Gladhill	
1	False	Unresolved	Community Development Director		A3.1.pdf	Tim Gladhill	Color Elevations	Please submit color elevations.	05/06/2019 9:20 AM	Tim Gladhill	
1	False	Unresolved	Community Development Director		15358_Final Plat.pdf	Tim Gladhill	Marketable Title	Marketable Title required prior to recording of Plat. Title information can be no older than 30 days at time of recording.	05/06/2019 9:18 AM	Tim Gladhill	
1	False	Unresolved	Community Development Director		15358_Final Plat.pdf	Tim Gladhill	County Surveyor Information	Update County Surveyor information.	05/06/2019 9:18 AM	Tim Gladhill	
1	False	Unresolved	Community Development Director		C1.pdf	Tim Gladhill	Trail Easement - Lake Itasca Greenway	Add trail easement for Lake Itasca Greenway.	05/06/2019 9:16 AM	Tim Gladhill	

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, June 6, 2019, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Randy Bauer Commissioner Bruce Anderson Commissioner Cheri Gengler Commissioner Torrey Johnson Commissioner Eric Peters Commissioner Gary VanScoy Commissioner Matt Woestehoff
Members Absent:	None
Also Present:	Community Development Director Timothy Gladhill City Planner Chris Anderson City Planner Chloe McGuire Brigl Planning Consultant Eric Maass

1. CALL TO ORDER

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

2. CITIZEN INPUT

None.

3. APPROVAL OF AGENDA

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

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

4. APPROVE PLANNING COMMISSION MINUTES

4.01: Approve the Following Planning Commission Minutes:

4.01.1: Planning Commission Work Session Meeting Minutes Dated April 4, 2019

Commissioner Anderson noted that he attended the worksession via video and was not available for the regular session and therefore will abstain from the regular session.

Motion by Commissioner Woestehoff, seconded by Commissioner VanScoy, to approve the following minutes as presented: Planning Commission Work Session Meeting Minutes dated April 4, 2019.

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

Motion by Commissioner Gengler, seconded by Commissioner Johnson, to approve the following minutes as presented: Planning Commission Meeting Minutes Dated April 4, 2019.

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

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: Public Hearing: Consider Home Occupation Permit for a Yoga Studio at 14941 Juniper Ridge Dr (Project No. 19-115); Case of Wendy Gutknecht

Public Hearing

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

Presentation

City Planner McGuire Brigl presented the staff report and recommendation to recommend that the City Council adopt Resolution #19-126 approving a Home Occupation Permit for a yoga studio at 14941 Juniper Ridge Drive NW.

Citizen Input

Wendy Gutknecht, 14941 Juniper Ridge Drive NW, stated that she is an elementary school teacher and currently works at two yoga studios. She stated that she has received interest from people in her neighborhood about going to a smaller studio to begin yoga. She thought that this would be a nice way to get more people comfortable with yoga.

Chairperson Bauer asked if the applicant is comfortable with the suggested changes by staff.

Ms. Gutknecht confirmed that she is in agreement with the staff recommended changes.

The attached letter was received from John and Joan Newbolt at 14950 Juniper Ridge Drive NW.

Linda Schlueter, 15011 Juniper Ridge Drive NW, stated that she watches her grandchildren, who are learning to ride bikes on the road. She stated that perhaps there could be a sign for traffic to say there are children at play and encouraging drivers to drive slowly.

Chairperson Bauer stated that seems to be a general safety concern for the neighborhood and not directly related to this issue. He stated that the item could be passed to the Public Works Committee.

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

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

Chairperson Bauer closed the public hearing closed at 7:10 p.m.

Commission Business

Motion by Commissioner Johnson, seconded by Commissioner Woestehoff, to recommend that City Council adopt Resolution #19-126 Approving a Home Occupation Permit for a Yoga Studio at 14941 Juniper Ridge Drive NW with the conditions recommended by staff.

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

Commissioner VanScoy asked if formalized action would be needed to consider the requested sign.

Community Development Director Gladhill noted that staff will forward that request to the Public Works Director.

5.02: Public Hearing: Consider Request for Conditional Use Permit to Operate a Preschool at 6013 167th Avenue NW (Project No. 19-117); Case of Valerie Phillips

Public Hearing

Chairperson Bauer called the public hearing to order at 7:12 p.m.

Presentation

City Planner Anderson presented the staff report and recommendation to approve of the Conditional Use Permit to operate a preschool on the subject property.

Commissioner VanScoy asked if approval would be contingent upon conformance to the outcome of the inspections.

City Planner Anderson confirmed that is one of the recommended conditions of approval.

Citizen Input

Valerie Phillips, 14211 Argon Street NW, stated that she has been teaching for 31 years and noted that this would be a Montessori preschool.

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

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

Chairperson Bauer closed the public hearing closed at 7:17 p.m.

Commission Business

Motion by Commissioner Gengler, seconded by Commissioner Anderson, to recommend that City Council adopt Resolution #19-132 granting a Conditional Use Permit to operate a preschool on the subject property.

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

5.03: Public Hearing: Consider Request for a Variance to Setbacks from the Ordinary High Watermark of the Rum River for the Construction of a Detached Accessory Building at 15637 Juniper Ridge Drive (Project No. 19-114); Case of Emily and Andrew Gilbertson

Public Hearing

Chairperson Bauer called the public hearing to order at 7:18 p.m.

Presentation

City Planner Anderson presented the staff report and recommendation from the EPB to approve the requested variance.

Chairperson Bauer stated that it appears the neighboring property owner at 15641 appears to be less than 100 feet and also appears to be four to five feet higher than this structure and asked for details on the floodplain.

City Planner Anderson provided details on the floodplain.

Commissioner Anderson asked if there is a second flood on the accessory structure.

City Planner Anderson replied that there would be a bonus room, which is not an actual second story but qualifies as an attic and is additional storage space. He stated that the applicant modified their building plan to ensure that space would not qualify as a second story. He confirmed that would not be livable space.

Commissioner Anderson stated that the back of the garage is close to the tree line and asked if that would be okay.

City Planner Anderson replied that the garage is about 20 feet from where the bluff starts to slope down to the river.

Citizen Input

Andrew Gilbertson, 15637 Juniper Ridge Drive NW, stated that he is just looking for extra storage space. He stated that he approached the neighbor to the west to ask if he would like additional trees planted and that neighbor did not request additional trees.

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

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

Chairperson Bauer closed the public hearing closed at 7:30 p.m.

Commission Business

Motion by Commissioner Anderson, seconded by Commissioner Woestehoff, to adopt Resolution #19-123 granting a variance to setbacks from the OHW and bluff line of the Rum River for the construction of a detached accessory building on the subject property.

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

5.04: Public Hearing: Review Multiple Items Related to River Walk Village Preliminary Plat; Case of Village Bank (Project #18-163)

Public Hearing

Chairperson Bauer called the public hearing to order at 7:32 p.m.

Presentation

City Planner McGuire Brigl presented the staff report and recommendation to adopt Resolution #19-099 approving variances for cul-de-sac length and bluffline setbacks, to recommend that the City Council adopt Resolution #19-098 approving the preliminary plat and Comprehensive Plan amendment, and to recommend that the City Council introduce Ordinance #19-10 rezoning the subject property from R-1/E-1 to R-2 Detached Villas, contingent upon successful trail relocation and dedicated outlot for the trail.

Commissioner Anderson asked where the Mississippi River is in relation to the plat. He asked if the DNR has any issue with the location of the stormwater pond. He stated that he would have an issue with that location because he could envision runoff going into the Mississippi.

City Planner Anderson replied that the stormwater pond is within the flood fringe area. He stated that staff did reach out to the DNR and the DNR responded that there is nothing that would prohibit the placement of a stormwater pond within the flood fringe area.

Commissioner Anderson asked if there are trees or plantings along the backside to prevent erosion.

City Planner Anderson referenced the updated tree preservation plan, which retains tree cover and canopy closest to the river.

Commissioner VanScoy asked which lots would have a setback variance.

City Planner McGuire Brigl identified lot five, block 3, which requires a setback variance for the back corner. She confirmed that the resolution would identify that lot specifically.

Citizen Input

Don Kveton, 5750 177th Avenue NW, stated that they have been working on this piece of land for the past seven years. He noted that the contamination was found during that time which has made this process more challenging. He stated that he has lost over $750,000 on this project thus far. He noted that it is a beautiful piece of land and they are attempting to develop the property and create taxable income. He noted that it will cost about $1,000,000 to remove the contamination and take this to the development level.

Commissioner VanScoy asked for details on the grants that are being applied for.

Jim Crowl, Carlson McCain, stated that they have been working with the applicant on the environmental part of the project. He noted that the City Council adopted a resolution in support of the grant applications, which were submitted on May 1st, 2019. He stated that they should be made aware of the outcome sometime during July 2019.

Vicky Chancler, 6224 Rivland, stated that this block ends in a cul-de-sac and this proposal would add 14 homes. She noted that this area is part of the Mississippi River Trail and therefore those users are on the roads. She believed that this is too many homes. She noted that the previous case for the yoga studio was cut from her requested eight students to four students and was unsure how the City could allow 14 homes. She understood that the bank has lost money on this project but noted that it is not the responsibility of the City to help make up that difference. She noted that this parcel lies between the Mississippi River and the creek. She believed that it would be wrong to put this many homes on that parcel. She believed that the Commission should visit the parcel to get a better understanding. She noted that this would have a large impact on the community of existing residents. She was unsure how that amount of traffic could be supported on the roadway. She stated that she is not opposed to homes being built on the parcel, simply the number of homes proposed.

Commissioner VanScoy stated that when he looks at this request, he also considers the clean-up of the site that needs to be done.

Ms. Chancler stated that she has been at her home for 19 years and most of the residents have lived in that area for long periods of time. She noted that it is a private, quiet neighborhood. She stated that it is her understanding that the debris on that site was construction debris from the previous owner that constructed the homes in the area. She stated that there is nothing visible, the debris is all buried underground.

Commissioner VanScoy asked if Ms. Chancler is concerned with the contamination.

Ms. Chancler stated that the issue has been talked about between the neighbors and no one is concerned with the debris on that site. She did not believe that there is anything harmful onsite and that it is just a lot of debris that would need to be dug out and removed from the site.

Commissioner Anderson asked how many homes the resident would be comfortable with.

Ms. Chancler stated that she would be comfortable with three or four homes, which is typical for a cul-de-sac.

Jennifer Shoemaker, 6150 Rivland Avenue, stated that her home is directly next to this parcel. She stated that she has been very involved in this process as the result will directly impact her family. She stated that they moved from downtown Anoka to this quiet neighborhood in Ramsey on the Mississippi River. She stated that several years ago the bank decided to develop this property, cut the trees down and dug up the land before deciding that they could not move forward because of the contamination. She noted that the bank left the property in that condition, which increased noise and visibility to Highway 10. She stated that the Mississippi River Trail was then extended through the neighborhood, noting that the road does not have sidewalks or bikeways and therefore the road is part of the trail. She noted that this project would hugely impact this neighborhood. She explained that currently the neighborhood has 17 homes in entirety. She stated that the houses proposed are large homes, over 2,000 square feet, with small lots. She encouraged everyone to walk down through the area to get a better feel for the

neighborhood and what the bank did to the property. She stated that the contamination has been there for years, noting that you cannot see the buried construction debris. She noted that wildlife often walk through that property and 14 homes would change the character of the neighborhood. She stated that she is pleased to see that the tree preservation plan has been revised to save trees. She felt that this project is getting pushed through under the guise that the site needs to be cleaned up. She stated that if the site ends up not being developed, that is not the problem of Ramsey residents. She noted that something being left out is the request for the City of Ramsey to contribute towards the clean-up if the grant funds are awarded. She stated that she would have a problem with the City contributing funds to help a bank develop its property. She stated that this is the bank's problem, not the City's problem, and not the problem of residents. She suggested that perhaps the City swap land with the bank and let the land remain natural as an entrance to the trail. She stated that adding 14 homes would be ridiculous.

Scott Shoemaker, 6150 Rivland Avenue, stated that if an extension is being added to the neighborhood, it should follow the character of the existing neighborhood. He stated that this extension would double the size of the neighborhood on half the space. He stated that this is an odd shaped piece of land and the developer is routing the street in order to fit the most houses rather than placing homes logistically. He referenced the holding pond, noting that the flood fringe has been under water every year that he has lived in his home and therefore the holding pond will overflow and run into the river.

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

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

Chairperson Bauer closed the public hearing closed at 8:04 p.m.

Commission Business

Mr. Kveton stated that he has met with the Shoemakers a number of times and is aware of their concerns. He stated that over the years they have sold the property multiple times. He noted that a previous request was for senior housing, but noted that would have generated additional traffic; another request is for commercial/industrial, which he did not feel would be fair to the neighborhood; and noted that this residential option appears to be the best option for the neighborhood. He provided an example of this housing product being constructed in Blaine. He stated that this is a beautiful site and would be maintained by an HOA. He stated that typically the buyer for this product is a person in retirement and would not generate a lot of traffic.

Commissioner VanScoy referenced the contamination, noting that residents in that area do not have an issue with the contamination. He stated that the comment has been made that it would cost $1,000,000 to clean-up the site. He asked for details on the need to clean-up the site as some people do not think it is necessary. He asked for details on the nature of contamination and the rational for removing the debris.

Mr. Kveton stated that they were working on a previous project and the contamination was discovered and the project was shut down by the City.

Community Development Director Gladhill stated that there are contaminated soils near the Mississippi River and therefore there is a benefit to cleaning up the site. He stated that they have explored every option and if anything is going to be developed on the site, that material needs to be excavated and removed from the site. He stated that is not aware of the logistics of leaving the site in its current conditions and not developing. He confirmed that for anything to be developed on the site that material would need to be removed and hauled offsite.

Commissioner VanScoy asked and received confirmation that the same clean-up activity would be needed regardless of whether it is four homes, or 14 homes being constructed.

Community Development Director Gladhill confirmed that the material would need to be removed if anything is going to be developed on the site. He stated that because there is a Comprehensive Plan amendment, zoning amendment, and variance request the City has a large amount of discretion. He stated that the Council wrestled with the concept of allowing 12 or 14 homes but noted that with either number there would still only be one residential property backing up to an existing residential property.

Chairperson Bauer asked how many lots could be developed if the zoning remained R-1.

City Planner McGuire Brigl replied that six or seven lots would be allowed under R-1.

Commissioner Woestehoff noted the delineated tree lines, noting that everything included in the plan is compliant with the R-2 requirements with the exception of the corner of the one lot that requires a variance.

City Planner McGuire Brigl stated that the density is actually slightly lower than R-2, noting that the lot sizes comply but because of the overall size of the property the density figure is lower.

Community Development Director Gladhill noted that some areas will be removed from the overall density calculations and the plat would meet the R-2 density.

Commissioner Johnson stated that he has seen the area and believes that this would be a great fit for the parcel. He noted that he lives on a cul-de-sac and there are 38 homes on his cul-de-sac. He stated that his neighborhood has children riding and a bike trail and there have been no issues with safety. He referenced the comment that was made to possibly donate the land to the City and noted that the donation would be of contaminated land that the City would then need to clean up.

Ms. Chancler stated that she was under the impression that the site would only need to be cleaned up if something is going to be built.

Commissioner Johnson stated that if the land is donated for a park, people would most likely not want a park on contaminated soils.

Community Development Director Gladhill noted that development of a park would still trigger the need to clean-up the site.

Commissioner VanScoy asked for details on the nature of the contamination and the reason it is important to remove the material.

Jim Crowl stated that they have learned that there was uncontrolled dumping on the site between 1953 to 1970. He stated that there is about 32,000 cubic yards of material and about 16,000 cubic yards of that material is debris. He noted that because of the nature of the dump materials there is additional soil that would need to be removed because of the leaching that occurs over time. He stated that there are impacts to groundwater that can occur and in some test pits on the site the waste material is in contact with the water table.

Commissioner VanScoy stated that there have been comments from residents stating that this is not an issue for them because they cannot see visual impacts. He noted that he is very concerned with the contamination.

Jim Crowl stated that they will also look at soil vapor during this process to determine if there are potential vapors being generated. He stated that this is not just the consultant/engineer working with the bank and City. He explained that all the clean-up activities are being completed in conjunction with the Minnesota Pollution Control Agency (MPCA). He noted that a Response Action Plan has been developed and approved by the State of Minnesota.

Commissioner VanScoy referenced a comment that was made relating to the Mississippi Trail and the segment that goes down this street. He asked if there is any consideration to installing a bike trail or adding a sidewalk to the existing neighborhood.

City Planner McGuire Brigl stated that the City will require a sidewalk on one side of the development, noting that staff recommends that it be added to the southside of the development. She noted that a bike trail has not yet been discussed.

Commissioner VanScoy stated that when the trail exits the new neighborhood it would still empty onto the existing street. He asked what could be done to resolve that issue for the existing neighborhood.

Community Development Director Gladhill noted that the Public Works Committee could review that element. He explained that the Mississippi River Trail is a combination of off-road trail and on-road trail. He stated that staff can solve and make requirements for the proposed development and speak with public works for the segment through the existing neighborhood.

Commissioner VanScoy stated that the prior recommendation from the Commission was 12 lots, while the City Council supported 14. He asked for input on that decision.

Community Development Director Gladhill stated that the Council discussed the difference in impact between 12 and 14 lots for those adjacent to the development. He stated that additional units are not being added adjacent to existing residential, as those lots are more internal to the site. He stated that some of the Councilmembers were hesitant to support 14 lots but wanted to have additional input from the public. He stated that it would be reasonable to consider perhaps 13 lots, which would eliminate the need for a variance. He explained that the Council supported 14 lots for discussion and finding additional details. He stated that the Council was interested in the rational if 12 lots are supported, as the impact to the neighborhood would not be different.

Commissioner VanScoy asked if the potential access from Highway 10 made a difference.

City Planner McGuire Brigl explained that because that was able to be removed, the lot should be able to meet the 50-foot standard.

Commissioner Anderson stated that he does not like the idea of 14 lots as he believed that is too big for the neighborhood. He also did not think City money should be spent on the clean-up. He stated that he would like to see the cul-de-sac eliminated but recognized that there is no way to connect to another roadway. He did not believe that this project as proposed is suitable for the neighborhood.

Commissioner Woestehoff asked if there has been input as to whether this application would continue under R-1, if the rezoning to R-2 is denied.

Mr. Kveton replied that the project would not be financially feasible to develop under R-1. He explained that even with 14 lots, the bank would still not make its money back. He explained that the site needs to be cleaned up and he believed that this would be the best option with the existing neighborhood.

Commissioner VanScoy commented that in other situations where there is a transition from R-1 to industrial areas, the City has considered higher density residential as a transition and therefore he does not see this proposal as unacceptable. He understood the concerns of the residents but noted that there has been a significant attempt to work on that transition between R-1 and R-2. He stated that the contamination has to come out and is a significant concern. He stated that activity needs to be funded somehow and the community has a responsibility to public safety, not just for Ramsey but for the surrounding communities as well. He stated that he does not see a difference in 14 lots compared to 12. He noted that the issues he had previously (clear cutting, buffering, transitioning) have been addressed. He stated that he is concerned about the fact that the Mississippi Trail goes down an existing street but acknowledged that is not a part of this application. He stated that he would support the proposal.

Chairperson Bauer suggested that the Preliminary Plat be considered first, as the variances would not be applicable if the plat is not approved.

Motion by Commissioner VanScoy, seconded by Commissioner Johnson, to recommend that City Council adopt Resolution #19-098 Approving the Preliminary Plat and Comprehensive Plan Amendment.

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

Motion by Commissioner VanScoy, seconded by Commissioner Johnson, to recommend that City Council introduce Ordinance #19-10 Rezoning the Subject Property from R-1/E-1 to R-2 Detached Villas, Contingent Upon Successful Trail Relocation and Dedicated Outlot for the Trail.

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

Motion by Commissioner VanScoy, seconded by Commissioner Johnson, to approve Resolution #19-099 Approving Variances for Cul-de-sac Length and Bluffline Setbacks.

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

5.05: Public Hearing: Adopt Resolutions #19-100 and #19-122 Related to Site Plan Approval for M&G Trailer at 9349 Highway 10 NW (Project No. 19-116); Case of Stone Construction, Inc.

Public Hearing

Chairperson Bauer called the public hearing to order at 8:36 p.m.

Presentation

City Planner McGuire Brigl presented the staff report and recommended approval of Resolution #19-100 granting a variance for a private, commercial well and septic system on the subject property and also supported the Planning Commission recommending that the City Council adopt Resolution #19-122 granting a Conditional Use Permit and approving the Sketch Plan and Site Plan.

Commissioner Anderson asked if this is City property or privately-owned property.

City Planner McGuire Brigl replied that the property is privately owned.

Commissioner VanScoy noted that the septic area had been identified and asked where the applicant intends to put a well.

The Applicant stated that the well was south of the building on a parking island.

Commissioner VanScoy acknowledged the work being done to improve traffic on Highway 10. He asked if there is a desire to add an additional access onto the roadway.

Community Development Director Gladhill noted that the City would not have control over that element. He stated that it is not ideal but in the future access may be provided from the back of the parcel. He stated that there is not yet an approved plan for this section of the Highway 10 corridor.

Commissioner Anderson asked if there has been discussion on moving the weigh station.

Community Development Director Gladhill noted that has been a part of the Highway 10 planning effort but unfortunately MnDOT does not have plans or desires to relocate the weigh station or rest stop.

Citizen Input

Paul Stone, 2181 107th Lane in Blaine, stated that the well would be located on the south side of the building and identified the proposed location.

Eric Nathe, Riverside Farms in Elk River, stated that stretch of Highway 10 is horrible. He stated that he is one of three farmers that use Highway 10 every day. He stated that he has been on the highway when trailers are being unloaded and it is not simple. He stated that he has purchased a trailer from M&G and supports the business, he simply believed that there should be a better entrance to the business to allow sufficient space for trucks and semis accessing that site. He stated that he would prefer to have two accesses. He did not see the point of requiring a holding pond on the property.

Community Development Director Gladhill noted that the stormwater pond is required to treat the runoff from the impervious surface. He stated that the business has been informed not to park on the shoulder/right-of-way from the DOT.

Mr. Nathe stated that he does not have a problem with the request but believes that the trucks attempting to access the site will have problems. He stated that if the holding pond were moved to the back corner that would provide additional space for a second access.

Chairperson Bauer noted that the State controls Highway 10 access and it would be unlikely that DOT would support a second access.

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

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

Chairperson Bauer closed the public hearing closed at 8:50 p.m.

Commission Business

Commissioner Anderson asked if there would be a deceleration lane or right turn lane to access this site.

City Planner McGuire Brigl stated that the application has been submitted to MnDOT for review, but comments have not yet been received.

Commissioner Anderson stated that he would strongly recommend a turn lane for the access.

Commissioner Woestehoff asked if any recommendation would contingent upon the tree preservation plan.

Chairperson Bauer confirmed that the Conditional Use Permit would be contingent upon completion of that action.

Motion by Commissioner Anderson, seconded by Commissioner Peters, to recommend that City Council adopt Resolution #19-100 Granting a Variance from the Requirement for City Utilities on the Subject Property.

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

Motion by Commissioner Peters, seconded by Commissioner Johnson, to recommend that City Council adopt Resolution #19-122 Approving a Conditional Use Permit, Site Plan and Sketch Plan for M&G Trailer.

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

6. COMMISSION BUSINESS

6.01: Consider Site Plan for The Sapphire (Project No. 18-183); Case of PSD, LLC

Presentation

Community Development Director Gladhill presented the Staff Report and recommendation to approve of the site plan contingent upon compliance with Staff Review comments.

Commission Business

Commissioner VanScoy referenced the recommendation related to restoring the dog park, removing nine parking spots and asked for additional input.

Community Development Director Gladhill noted that was an advisory comment, not something that could be required, in attempt to increase greenspace and reduce impervious surface.

Commissioner Woestehoff asked if there would be plantings between the sidewalk and garages.

Community Development Director Gladhill noted that there would be landscaping in that area but noted that an additional comment could be added requesting additional plantings in that area. He stated that additional pedestrian seating could also be requested in return for allowing the garages.

Matt Kuker, PSD LLC, provided additional details on the proposed boiler system, noting that there would be thermostat controls in every apartment. He stated that this would be phase two, noting that the original intention was not to sell Parkview East. He stated that they did feel the need to change the model and materials to prevent two identical buildings with two different owners. He stated that there is an issue with the magic-paks for HVAC and that is why those are not proposed to be used. He explained that his HVAC consultant has stated that the boiler system is 18 to 20 percent more efficient than the magic-paks. He stated that he could look into painting the screens. He referenced the comment asking for a higher quality building but noted that Affinity was allowed to use block on the entire first level. He stated that he has used a lot of stone to enhance the appearance. He stated that Parkview remains full and he has never received complaints on the HVAC unit. He believed that the City should instead focus on the big picture and the $16,000,000 to $17,000,000 investment they are attempting to bring to Ramsey.

Chairperson Bauer referenced the back of the garages abutting the street and asked if the applicant would be open to tree plantings.

Mr. Kuker confirmed that there is an updated plan that includes those plantings.

Commissioner VanScoy stated that he would prefer having the garages internal to the site rather than along the street and asked the rational for the proposed placement.

Mr. Kuker stated that he would assume it is the best use of space for egress and access into the units.

Commissioner VanScoy asked the total number of units and parking spaces.

Mr. Kuker replied that there would be 118 units and 2.7 parking spaces per unit, which is a duplication of Parkview East. He explained that he often drives past the apartment complex after work to count the number of open stalls to determine if the facility was over parked or under parked. He stated that there were three times the previous year when only four or five stalls remained open and therefore it appears that calculation was a good fit.

Commissioner VanScoy stated that it appears to be a lot of parking. He noted that the proposed application appears to have more parking stalls.

Mr. Kuker replied that this would have the same parking ratio but would include more surface parking as there are less tuckunders.

Commissioner VanScoy stated that the desire is to keep this area pedestrian oriented. He asked if benches could be placed along the back of the garages.

Mr. Kuker confirmed that he would be open to pouring concrete bases off the sidewalk to allow for benches and trash receptacles.

Commissioner VanScoy stated that the plan looks great, his only concern would be the garages along a public street.

Mr. Kuker acknowledged the concern. He stated that although the garages will be along a street, it is not a major street. He stated that once the hotel is constructed, most people would not travel that road or notice the garages. He stated that it would be similar to the back of Parkview East.

Commissioner Gengler asked for clarification on the term SEER.

Mr. Kuker explained that is the seasonal energy efficiency rating, which is how cooling is rated.

Commissioner Gengler asked if the more traditional window units are more efficient than magic-paks.

Mr. Kuker stated that over the course of the year he would agree. He stated that he would like to see the issues with the magic-paks resolved.

Commissioner Gengler asked for options that could be used for screening the units.

Mr. Kuker stated that the cooling fence could not be blocked but perhaps the shield inside could be sprayed to match the building materials rather than remain silver.

Commissioner Anderson stated that he likes this look but also likes the ability to slip an air conditioner into a room. He stated that if the outside would look like the picture, he would support that. He noted that the grill on the outside is pleasing.

Community Development Director Gladhill noted that open to the same setup as Parkview East, but with a better job of blending the units with the surroundings.

Mr. Kuker stated that he did not think a through wall could go into the application.

Commissioner Anderson stated that he was not thrilled with the units hanging outside the building.

Commissioner Woestehoff stated that although he is also not thrilled with that aspect, he acknowledged how flexible and cooperative the applicant has been throughout this process. He stated that in his opinion he is comfortable with staff following up and cooperating with the applicant and approving the request contingent upon that cooperation.

Motion by Commissioner Anderson, seconded by Commissioner VanScoy, to recommend that City Council approve of the site plan contingent upon compliance with Staff Review comments, plantings behind the garages, benches or pedestrian sitting areas behind the garages, and for the developer to work with the City on the development of a pleasing air conditioning unit façade.

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

6.02: Consider Updated Sketch Plan for Rivenwick (Project #19-102); Case of Paxmar

Presentation

Planning Consultant Maass presented the Staff Report and recommendation to approve of the sketch plan contingent upon compliance with Staff Review, specifically that the multifamily residential property shown north of 139th Lane NW and south of Highway 10 be revised to show a second commercial pad.

Commission Business

Commissioner Anderson asked if this would only apply to the R-3 section or the entire plan.

Planning Consultant Maass noted that this would be the entire concept plan and the R-3 section specifically would come forward for formal review in the future.

Commissioner VanScoy stated that the staff recommendation changes the proposal and asked how that was received.

Allen Roessler, 2150 Cutters Grove in Anoka, stated that this is basically the same sketch that was previously presented with the only change swapping the R-2 and R-3 parcels. He noted that Suite Living would like to move forward now and that is the reason for the change, as there are not other users yet for the other two uses.

Commissioner VanScoy asked if the applicant is comfortable with the recommendations from the City.

Mr. Roessler stated that he was a bit confused as the previously approved concept included 80 percent residential and 20 percent commercial and they would like that percentage rate to remain.

Community Development Director Gladhill clarified that the previous concept had R-2 against R-2, whereas this concept has R-2 between Suite Living and the commercial. He noted that this concept would place Suite Living against the existing R-2.

Chairperson Bauer explained that typically you try to transition between zoning districts rather than placing low density between high density and commercial.

Mr. Roessler replied that Suite Living is not traditional high-density housing. He stated that if this does not fit, they would not find a buyer for the residential parcel. He stated that there have been a lot of residential developers interested in this layout.

Community Development Director Gladhill noted that the zoning decision does not need to be made at this time and Suite Living could move forward as proposed.

Mr. Roessler stated that although commercial development would be preferred, this layout is the most likely outcome based on the market.

Chairperson VanScoy stated that if the Commission were to say they would prefer commercial and there is a developer in the future that would like to create R-2, would there then be an issue that could not be resolved.

Community Development Director Gladhill noted that this is a sketch plan and therefore the Council will use this input as feedback. He stated that this would not provide a zoning or site plan approval. He noted that further review would be done if this moves forward in formal application.

Commissioner Anderson asked if Suite Living would be located in B-2 or R-3.

Mr. Roessler stated that Suite Living would be R-3 and commercial would be B-2, while the R-2 would most likely be townhomes. He stated that once a user or buyer is found, a more concrete plan would come forward. He stated that he does have multiple residential developers interested in this proposed layout.

Motion by Commissioner VanScoy, seconded by Commissioner Johnson, to recommend that City Council approve the sketch plan contingent upon compliance with Staff Review.

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

6.03: Consider Site Plan for Delta ModTech (Project #19-108); Case of Delta ModTech

Presentation

Planning Consultant Maass presented the Staff Report and the recommendation to approve the site plan contingent upon compliance with the 60-foot residential buffer yard setback either

through a revised site plan or through a variance as well as overall compliance with Staff Review comments.

Commission Business

Commissioner Woestehoff stated that a comment was made that the current design does not meet the 60-foot setback.

Planning Consultant Maass confirmed that the 60-foot buffer yard requirement is not met and noted that the current proposal has a distance of 40 feet.

Commissioner VanScoy asked if there is a graphic showing this plot inside of the larger plot.

Planning Consultant Maass displayed the larger aerial and identified the proposed location for the building.

Chairperson Bauer asked if the access would be provided off Bunker Lake Boulevard.

Planning Consultant Maass confirmed that the access would be off Bunker Lake Boulevard and would be shared with another future industrial user.

John Kinghorn, Kinghorn Construction, referenced the setback issue and noted that they are willing to work with the City but would be pursuing a variance to keep that 40-foot setback. He noted that screening and landscaping would be increased in that area.

Community Development Director Gladhill noted that staff is supportive of the variance. He noted that the likelihood is that in the future that residential property would be rezoned to the E-3 district. He stated that there was already one attempt to rezone that residential property. He did not want this project to be delayed because of an issue or delay with the adjacent property.

Motion by Commissioner Anderson, seconded by Commissioner Woestehoff, to recommend that City Council approve the site plan contingent upon compliance with the 60-foot residential buffer yard setback either through a revised site plan or through a variance as well as overall compliance with Staff review comments.

Further discussion

Commissioner VanScoy stated that he understands that staff believes the residential parcel will eventually be rezoned but noted that has not been done to this point and confirmed that a variance would be needed in the future. He stated that he did not like that concept.

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

Commissioner VanScoy stated that he believes that this is a great project but simply does not like the variance.

6.04: Consider Site Plan for Anderson Dahlen (Project #19-109); Case of Anderson Dahlen

Presentation

Planning Consultant Maass presented the Staff Report and the recommendation to approve of the site plan and associated approvals for Anderson Dahlen contingent upon compliance with Staff Review.

Commission Business

Motion by Commissioner Woestehoff, seconded by Commissioner Johnson, to recommend that City Council approve the site plan and associated approvals for Anderson Dahlen contingent upon compliance with Staff Review.

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

7. COMMISSION / STAFF INPUT

7.01: Receive Staff Update

The Staff Update was noted.

Chairperson Bauer stated that the July meeting will need to be rescheduled due to the July 4th meeting.

Community Development Director Gladhill noted that he will contact the Commissioners to determine the best date to reschedule.

7.02: Zoning Bulletins

Zoning Bulletins were noted.

8. ADJOURNMENT

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

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

The regular meeting of the Planning Commission adjourned at 9:50 p.m.

Respectfully submitted,

_____
Tim Gladhill
Community Development Director

ATTEST:

_____
JoAnn Shaw
Community Development Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

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

RESOLUTION #19-138

RESOLUTION GRANTING FINAL PLAT AND SITE PLAN OF DELTA MODTECH

WHEREAS, Knoll Properties LLC, hereafter referred to as "Developer", properly applied for Final Plat and Site Plan approval of the following described property located in the City of Ramsey:

Lot 1, Block 1, Alpha Development, Anoka County, Minnesota

Or upon platting:

Lot 1, Block 1, Amsterdam Extension, Anoka County, Minnesota

(the 'Subject Property');

WHEREAS, the City has received an Application for Final Plat and Site Plan Approval for Delta ModTech on May 2, 2019; and

WHEREAS, the subject property is zoned E-3 Employment District and is approximately 31.10 acres; and

WHEREAS, the Planning Commission reviewed the sketch plan and site plan on June 6, 2019; and

WHEREAS, the City Council reviewed the Final Plat and Site Plan on June 25, 2019; and

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

1. That the Ramsey City Council hereby grants final plat and site plan approval for Delta ModTech contingent upon the following conditions:
    a. The Developer enters into a development agreement with the City of Ramsey; and
    b. The Developer be granted a variance to the buffer yard requirement for an industrial business adjacent to a residential property.

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 25th day of June, 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 **7. 1. A.**

Meeting Date: 06/25/2019

By: Jeff Katers, Police

Information

Title:

Review Suspension of Therapeutic Massage Establishment License - Please Note: this case was moved from the Consent Agenda to the Regular Agenda as Item 7.01.A.

Purpose/Background:

On June 17, 2019 at 1200 hrs the Ramsey Police Chief administratively suspended the *Therapeutic Massage Establishment* license to operate for Oasis Massage LLC, conducting business at 14037 St. Francis Blvd Nw, Ramsey, MN.

This temporary suspension of the license is pursuant to the authority granted to city officials in section 26-838 of Ramsey City Ordinances. There are pending criminal charges on employees of the business. On June 17, 2019 Chief Katers learned of sufficient evidence of violations of City Ordinance 34-163 - Lewd conduct prohibited, to temporarily suspend the operating license.

Observations/Alternatives:

The purpose of this case for city council to affirm and continue the suspension of the license, or to vacate that suspension.

Recommendation:

Staff recommends continuing the suspension of Therapeutic Massage Establishment License for Oasis Massage, LLC.

Action:

Motion to temporary suspend the Therapeutic Massage Establishment license of Oasis Massage, LLC, conducting business at14037 St. Francis Blvd NW, Ramsey, MN, pursuant to section 26-838 of the Ramsey City Ordinance.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	06/20/2019 02:17 PM
Form Started By: Jeff Katers		Started On: 06/17/2019 02:32 PM
Final Approval Date: 07/15/2019		

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

CC Regular Session **7. 2.**

Meeting Date: 06/25/2019

By: Chloe McGuire Brigl, Community Development

Information

Title:

Adopt Resolution #19-098 and Introduce Ordinance #19-10 Approving Preliminary Plat and Actions Related to River Walk Village (Case of Village Bank)

Purpose/Background:

The purpose of this case is to review the Preliminary Plat Application submitted by Village Bank (the "Applicant") for River Walk Village, at the property generally known as 6080 Highway 10 NW (the "Subject Property") for a 14 lot residential subdivision. The Applicant has proposed 50-foot wide, R-2 Detached Villa lots in the southeastern portion of the City, south of Highway 10 and north of the Mississippi River, just west of King's Island. The City Council has seen this proposal previously, though it has been modified based on staff, MnDOT, and DNR comment.

The items being discussed tonight are:

- Rezoning
- Comprehensive Plan Amendment
- Approval of Preliminary Plat

Notification:

Notifications of this proposal and this Public Hearing were sent via Standard US Mail to Property Owners within 700 feet of the Subject Property, as reflected by Anoka County Property Records. A notice was published in the Anoka Union Herald, the City's official newspaper. Property Owners within 700 feet of the Subject Property, as listed in the Anoka County Property Records, were also notified of the workshop held on April 25, 2019 for the proposed project.

Notifications are not required and have not been provided for this City Council Case. As a courtesy to those neighbors that have participated in the review, Staff has reached out to remind them of this City Council Case.

Observations/Alternatives:

Roads/Access

The Applicant is not proposing access onto Highway 10, though the City Police and Fire Departments had requested an emergency access from the north, potentially in the form of a trail with breakaway barriers. The MnDOT provided feedback that they would not support the access onto Highway 10 and the Applicant has removed it from the plan set. The cul-de-sac does meet size requirements but is longer than allowed by City Code and the Planning Commission passed a variance at their June 6, 2019 meeting to allow for the cul-de-sac onsite.

Mississippi River Impacts

The southwestern part of the Subject Property is in the Mississippi River Corridor Critical Area (MRCCA). This program is intended to protect the critical land along the Mississippi River, and has development standards for

environmental impacts. The current proposal is showing a stormwater pond and some cutting of the trees in this area. Staff has worked with the Applicant to rearrange the site to ensure this area remains as untouched as possible and conforms to the DNR regulations. Staff sent the proposal to the DNR and has been working with the DNR to ensure the project meets all required regulations. The Environmental Policy Board (EPB) reviewed this aspect of the project and recommended full compliance with the MRCCA standards related to vegetation management. Staff does believe that the current proposal, which cuts a few trees in the MRCCA, does meet the intent of the overlay.

Additionally, the DNR Shoreland Rules require a fifty (50) foot setback from the ordinary high water line (OHWL) of the Mississippi River off the oxbow, and a 100 foot setback from the ordinary high water line of the Mississippi River off the main channel. There is also a required 30 foot setback from any bluffline. Using the City's definition of bluffline, one proposed house pad (Lot 5, Block 3) was ~25 feet from the bluffline; the Planning Commission passed a variance allowing this house to be built closer to the bluff line than typically allowed, with the understanding that the variance is now on record for the property and no further expansion could take place behind the home (including sheds).

Landscaping
The site requires density transitioning for the adjacent properties to the west, which are located in the R-1 Residential District (MUSA). The EPB and Planning Commission reviewed this aspect of the project as well and recommended full compliance with the density transitioning standards as well as enhanced landscaping along the northern boundary to buffer the proposed lots from existing industrial uses. The Applicant has included enhanced landscaping along the northern border along with a six (6) foot tall privacy fence. The Applicant has also added full density transitioning on the west side of the property.

Rezoning/Future Land Use
The Subject Property is located in the E-1 Employment District, with a small portion in the R-1 Residential (MUSA) District (Single Family Detached Homes). The site is currently two separate parcels and includes right-of-way for Rivlyn Ave. The Applicant is proposing to rezone the entire property to R-2 Residential District (Detached Villas) and is proposing 50 foot wide lots with detached single family villas. The 2030 Comprehensive Plan guided the entire site as business park. As Staff works on finishing the 2040 Comprehensive Plan Update and Future Land Use Map, Staff is supportive of re-guiding this property as medium density residential. The Planning Commission held a public hearing for this change, as previous drafts of the 2040 Plan did not show this area guided as such. Staff has included this in the attached resolution, contingent upon final plat approval.

Preliminary Plat
The Subject Property is located in the E-1 Employment District, with a small portion in the R-1 Residential (MUSA) District (Single Family Detached Homes). The site is currently two separate parcels and includes right-of-way for Rivlyn Ave. The Applicant is proposing to rezone the entire property to R-2 Residential District (Detached Villas) and is proposing 50 foot wide lots with detached single family homes. This is the best opportunity for residents and the City Council to weigh in on the project and request any edits or additional information. After preliminary plat is approved, the project does have more authority.

Engagement Summary
As noted above, Staff held a public workshop on April 25, 2019 and a public hearing on June 6, 2019. The main concerns from residents were:

- Number of lots
- Size of lots
- Density transitioning
- Increased traffic on short cul-de-sac
- Removal of trees
- Protection of Mississippi River

The minutes from the Planning Commission meeting are attached for reference. Residents who attended the meeting noted that the proposal would double the number of homes on their short block, with lots that are significantly smaller than those on the block currently. The neighbors stated that they were not concerned about the removal of the debris onsite, because it had been there for some time, and that they didn't feel the City should fund

the private project because it is not benefiting any neighbors. The residents asked the Applicant if they would complete the project at typical R-1 densities, and the Applicant stated they would not.

Funding Source:

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

The Developer has applied for a Brownfields Cleanup Grant through the Minnesota Department of Employment and Economic Development as well as a Livable Communities Action - Tax Base Revitalization Account (TBRA) Grant from the Metropolitan Council. These two grants coupled together require a local match of 12%, proposed to be paid by the Anoka County Housing and Redevelopment Authority (ACHRA). This amount will likely be an approximate ~$100,000 of funding from the City.

Recommendation:

The Planning Commission recommended approval of the project, including:

- City Council adopt Resolution #19-098 Approving the Preliminary Plat and Comprehensive Plan Amendment
    - Contingent upon compliance with the Staff Review Letter
- City Council introduce Ordinance #19-10 Rezoning the Subject Property from R-1/E-1 to R-2 Detached Villas
    - Contingent Upon Successful Trail Relocation and Dedicated Outlot for the Trail

Action:

Motion to Adopt Resolution #19-098 Approving the Preliminary Plat and Comprehensive Plan Amendment and Introduce Ordinance #19-10 Rezoning the Subject Property from R-1/E-1 to R-2 Detached Villas, contingent upon compliance with the Staff Review Letter.

Attachments

Application
Site Location Map
Plan Sheets
Debris Extent Estimation
Proposed Architecture
MnDOT Review Letter
Environmental Review
Planning Review
June 6, 2019 DRAFT Planning Commission Minutes
Ordinance #19-10 - Rezoning
Resolution #19-098

Form Review

Inbox	Reviewed By	Date
Chris Anderson	Chris Anderson	06/19/2019 04:44 PM
Tim Gladhill	Tim Gladhill	06/20/2019 08:58 AM
Kurt Ulrich	Kurt Ulrich	06/20/2019 01:47 PM
Form Started By: Chloe McGuire Brigl		Started On: 06/13/2019 02:38 PM
Final Approval Date: 06/20/2019		

RECEIVED
APR 15 2019
BY:

City of RAMSEY

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:	Donald Kveton - Judy Larson		
Street Address:	9298 Central Ave NE, #108		
City, State, ZIP:	Blaine, MN 55434		
Home Phone:		Work Phone:	763-757-5480
Email:	jlarson@dandnmanagement.com	Fax Number:	
Name of Business (if applicable):	Village Bank / D&N Management		
Business Address (if applicable)	same as above		
Business City, State, ZIP			
Business Phone:	same as above	Business Fax:	

Subject Property Information

(Location of Application)

Address	6080 Hwy 10, Ramsey, MN
PIN	35-32-25-31-0034, 35-32-25-31-0036
Legal Description	see attached
Zoning District	currently R1 & E1, applying for PUD

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

RECEIVED
APR 15 2019
BY:

Property Owner Information

(If different than Applicant)

Name:	Donald Kveton / Village Bank		
Street Address:	9298 Central Avenue NE		
City, State, ZIP:	Blaine, MN 55434		
Home Phone:	612-308-8664	Work Phone:	763-398-3573
Email:	dkveton@villagebankonline.com	Fax Number:	

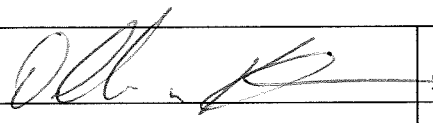
Please provide a detailed description of your request and attached a copy of a scaled site plan

Preliminary plat and rezoning for a 14 lot, single family (detached villa) development. Ultimately will be regrading the site and installing street and utility improvements.

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		Co-Applicant Signature	
Printed Name	Donald Kveton	Printed Name	
Title	Owner	Title	
Date	4-11-19	Date	

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	Donald Kveton	Printed Name	
Title	Owner	Title	
Date	4-11-19	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.

Carlson McCain

RECEIVED
APR 15 2019
BY

ENVIRONMENTAL ◦ ENGINEERING ◦ LAND SURVEYING

2/04/19

ITASCA ESTATES

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:
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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.

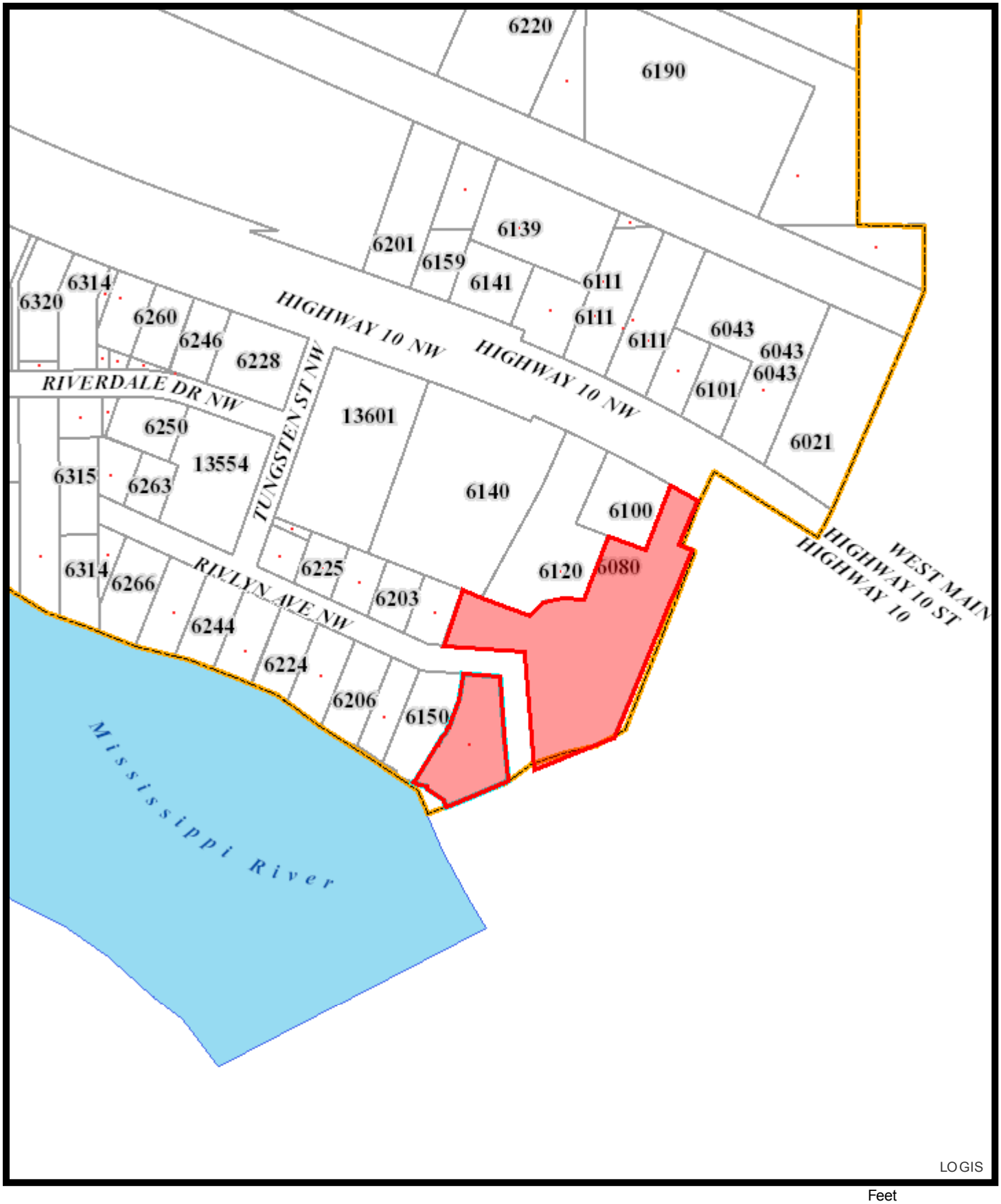
ALSO EXCEPT that part platted as DICKENSON'S MISSISSIPPI ESTATE SECOND ADDITION.

PARCEL D (proposed public roadway to be vacated):

That part of vacated Ryvlin Avenue accruing thereto by reason of street vacation.

35-32-25-31-0036

Site Location Map

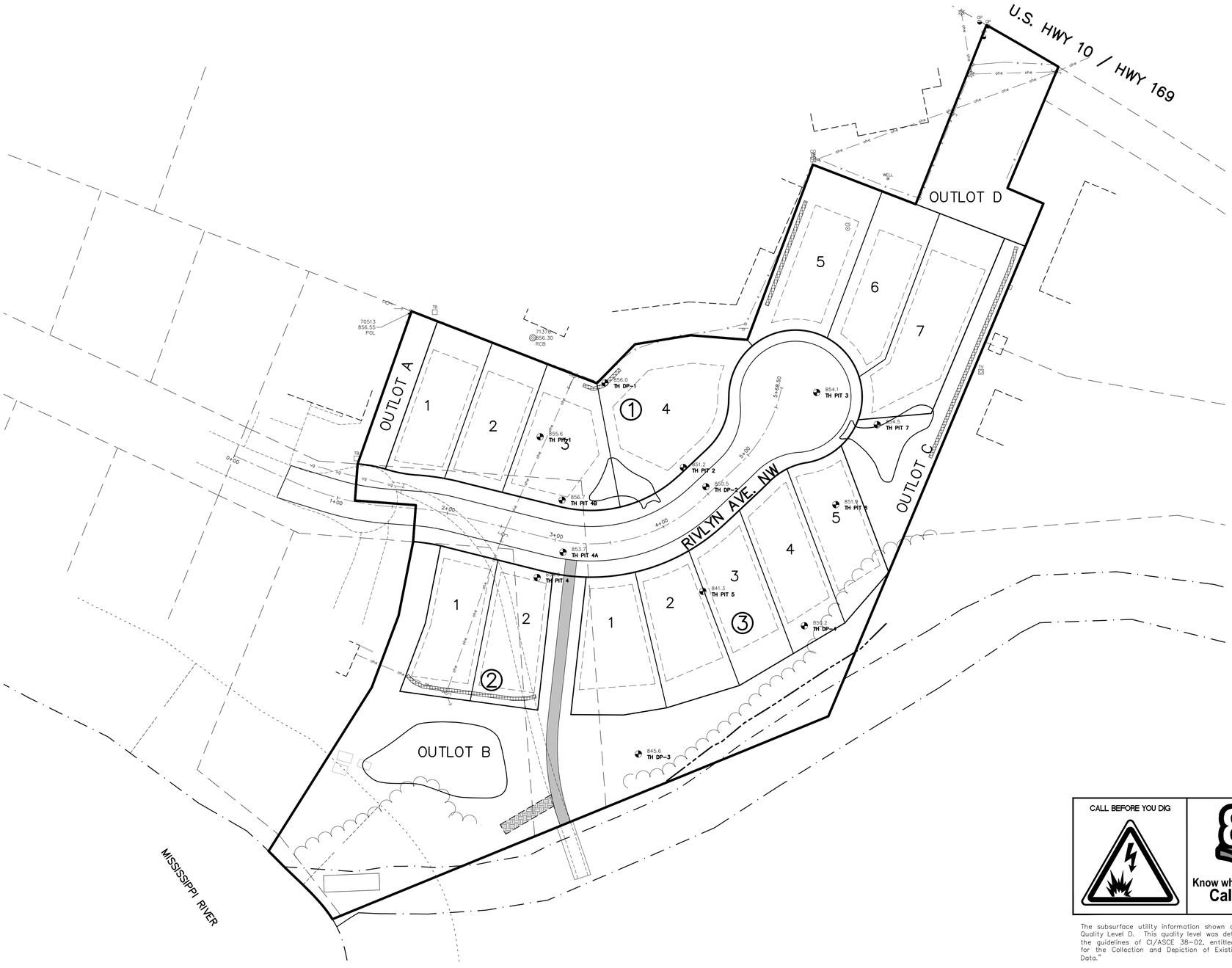


Feet
0 80160 320 480 640

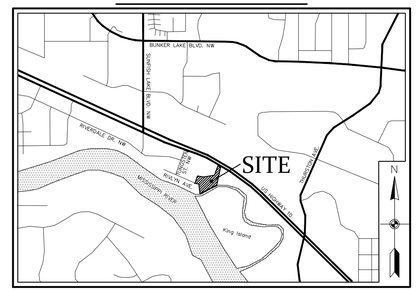
Print Date: February 14, 2019

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

FP1. FLOODPLAIN MITIGATION PLAN

N

0 25 50 100

(IN FEET)

CALL BEFORE YOU DIG

811

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

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

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

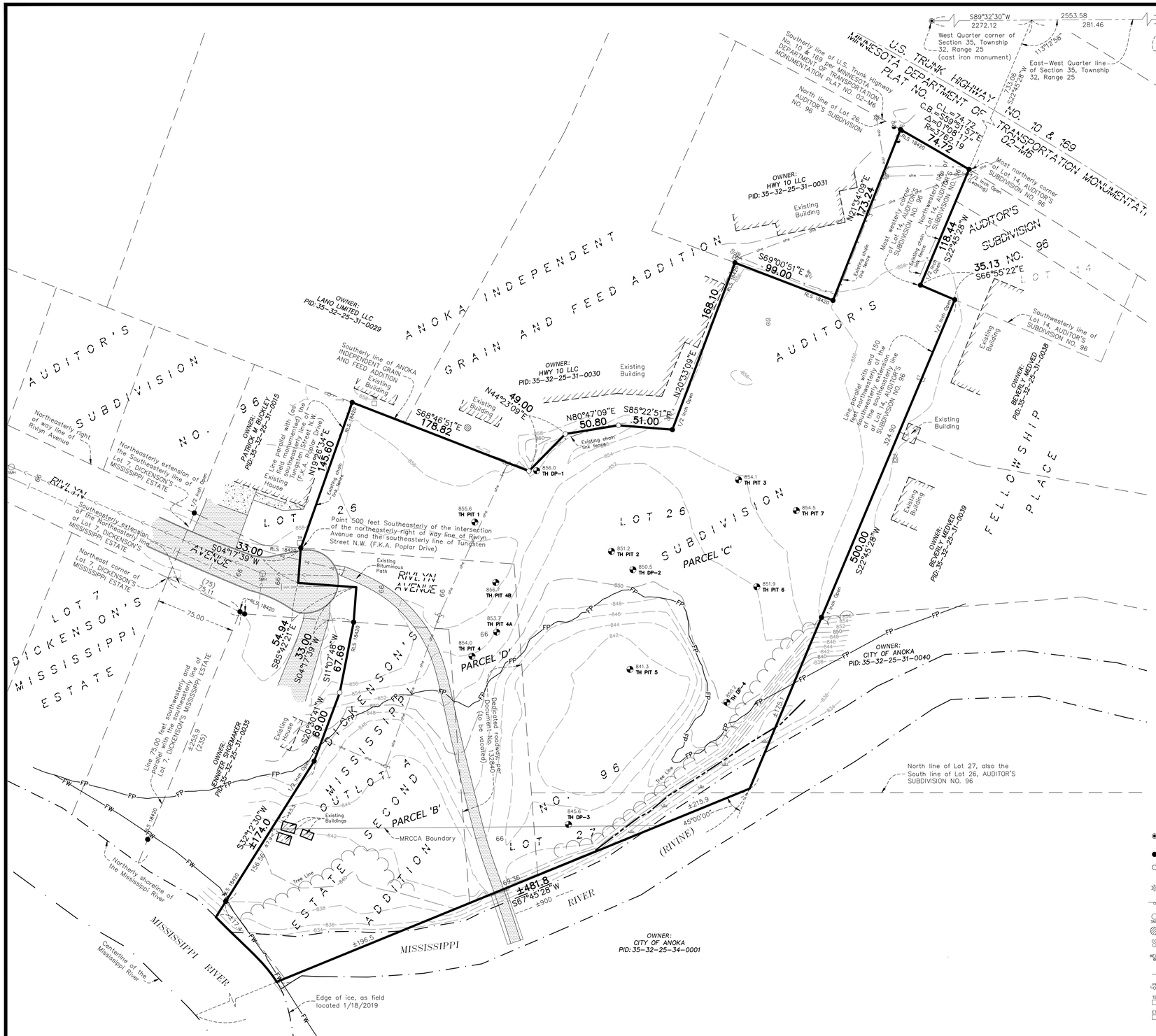
Revisions:
1. 4/4/19 per City Comments
2. 5/16/19 per City Comments

VILLAGE BANK
9298 Central Avenue NE
Blaine, MN 55434

RIVER WALK VILLAGE
Ramsey, Minnesota

COVER

Save Date: 05/20/19 | 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:
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ALSO EXCEPT that part platted as DICKENSON'S MISSISSIPPI ESTATE SECOND ADDITION.

PARCEL D (proposed public roadway to be vacated):

That part of vacated RIVLYN 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.

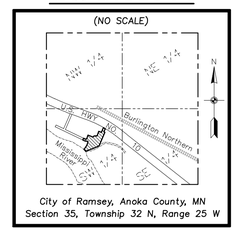
3) Surveyed property address:
Parcel B – unassigned situs, Ramsey, MN.
Parcel C – 6080 Highway 10 NW, Ramsey, MN

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

Print Name: Thomas R. Balluff, L.S.
Signature: Thomas R. Balluff
Date: 01/25/19 License #: 40361

DRAWN BY: KCM
ISSUE DATE: 1/25/19
FILE NO: 1825

Revisions:
1. Per City Comments - 4/04/19
2. Per City Comments - 5/16/19

VILLAGE BANK
9298 Central Avenue NE
Blaine, MN, 55434

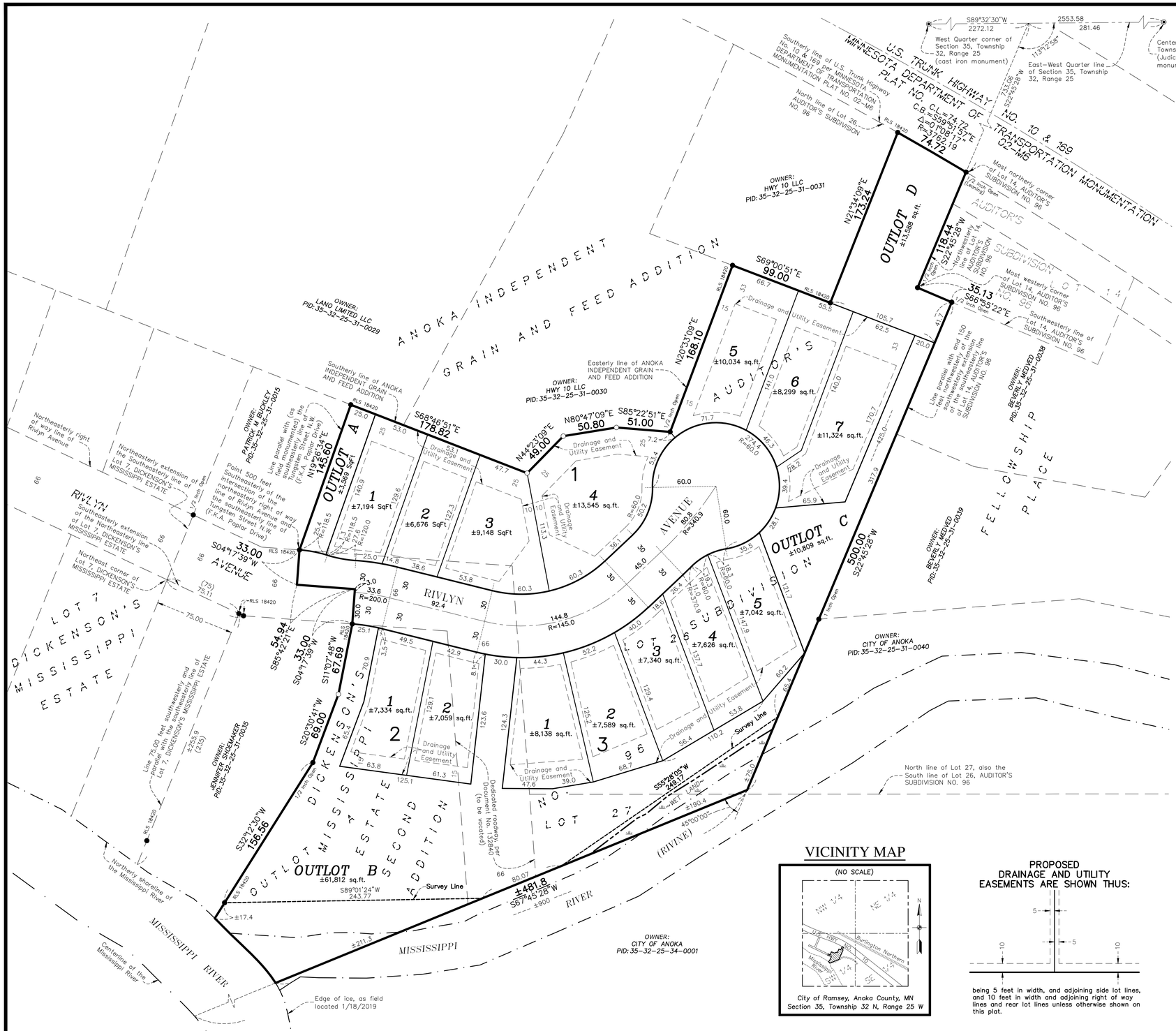
RIVER WALK VILLAGE
Ramsey, Minnesota

EXISTING CONDITIONS

2 of 9

Save Date: 05/18/19 F:\jobs\7801 - 7820\7802 - highway 10 ramsey\cad c3d\survey\preliminary\7802_excon.dwg

RIVER WALK VILLAGE



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GENERAL NOTES:

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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	±2.06 AC.	PROPOSED ZONING	PUD
OUTLOT A	±0.08 AC.		
OUTLOT B	±1.42 AC.	UTILITIES	AVAILABLE
OUTLOT C	±0.25 AC.		
OUTLOT D	±0.31 AC.	MINIMUM RESIDENTIAL SETBACK DATA:	
TOTAL LOT AREA	±2.72 AC.	FRONT	25 FT.
SMALLEST LOT	±6,676 S.F.	SIDE (GARAGE)	7.5 FT.
LARGEST LOT	±13,545 S.F.	SIDE (HOUSE)	7.5 FT.
AVERAGE LOT	±8,454 S.F.	REAR SETBACK	30 FT.
TOTAL NUMBER OF LOTS	14		
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)

Carlson McCain
• environmental
• engineering
• surveying

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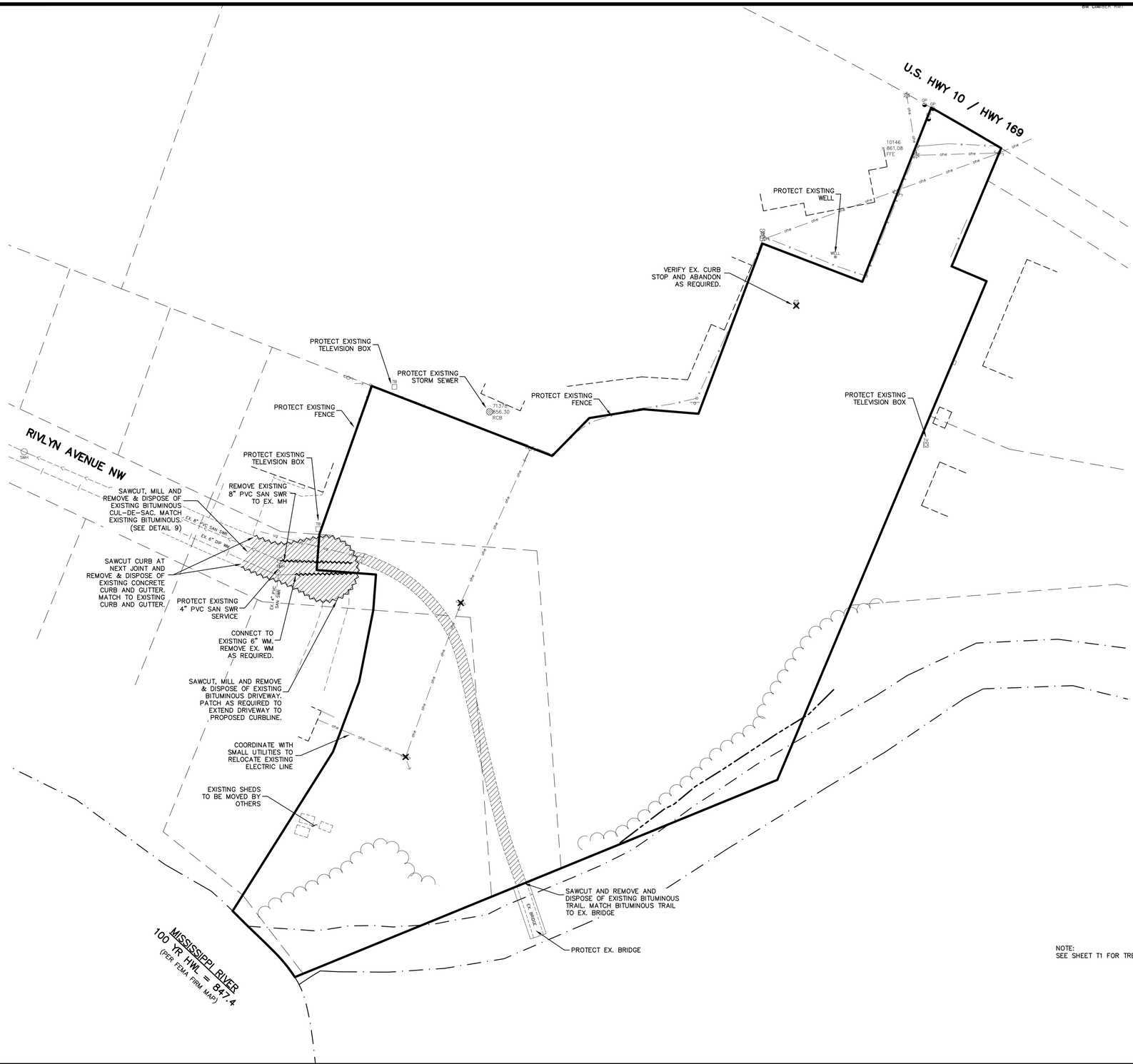
RIVER WALK VILLAGE
Ramsey, Minnesota

PRELIMINARY PLAT

3 of 9

Save Date: 05/16/19 F:\jobs\7801 - 7820\7802 - highway 10 ramsey\cad c3d\survey\preliminary\7802_prp.dwg



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	FH	
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	SRV	☒
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		

NOTE:
SEE SHEET T1 FOR TREE REMOVALS

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

Print Name: Brian J. Krystofiak, P.E.
Signature: [signature]
Date: 1/25/19 License #: 25063

Drawn: ADB
Designed: BJK
Date: 1/25/19

Revisions:
1. 4/4/19 per City Comments
2. 5/16/19 per City Comments

VILLAGE BANK
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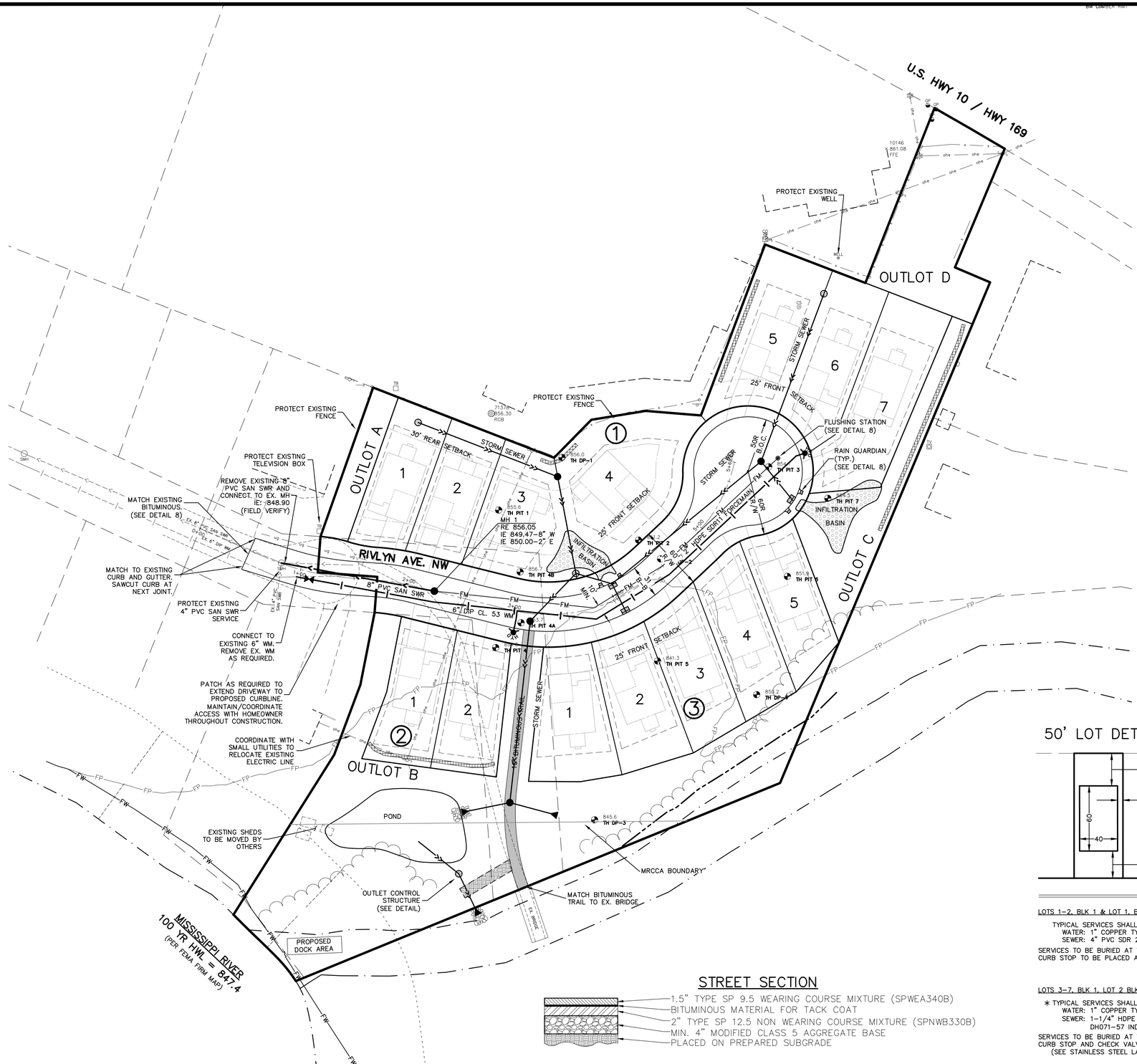
RIVER WALK VILLAGE
Ramsey, Minnesota

REMOVALS PLAN

Save Date: 04/04/19 | f:\jobs\7801 - 7820\7802 - highway 10 ramsey\cad c3d\engineering\preliminary\7802_remove.dwg



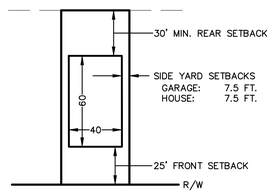
SITE PLAN LEGEND

	EXISTING	PROPOSED
LIGHT POLE	☼	
SANITARY MANHOLE	SMH	●
MISCELLANEOUS SIGN		
EXISTING SPOT ELEVATION	x0000.0	
EXISTING TREE		
TELEVISION BOX	TV	
FIRE HYDRANT	HYD	
FLUSHING HYDRANT		
GATE VALVE	GV	
CLEANOUT	CO	
ELECTRIC BOX	EB	
GAS METER	GM	
CATCH BASIN	or	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	W	W
SANITARY SEWER	SAN	SAN
FORCEMAIN	FM	FM
STORM SEWER	STM	STM
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

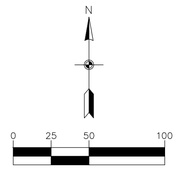
SERVICES TO BE BURIED AT 7.5' MINIMUM DEPTH
CURB STOP TO BE PLACED AT THE R/W

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
(SEE STAINLESS STEEL LATERAL ASSEMBLY DETAIL 9)

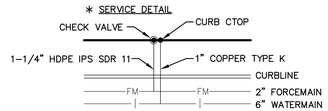
STREET SECTION



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

* SERVICE DETAIL



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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
2. 5/16/19 per City Comments

VILLAGE BANK
9298 Central Avenue NE
Blaine, MN 55434

RIVER WALK VILLAGE
Ramsey, Minnesota

PRELIMINARY SITE & UTILITY PLAN

Save Date: 05/18/19 | F:\jobs\7801 - 7820\7802 - highway 10 ramsey\cad c3d\engineering\preliminary\7802_site.dwg

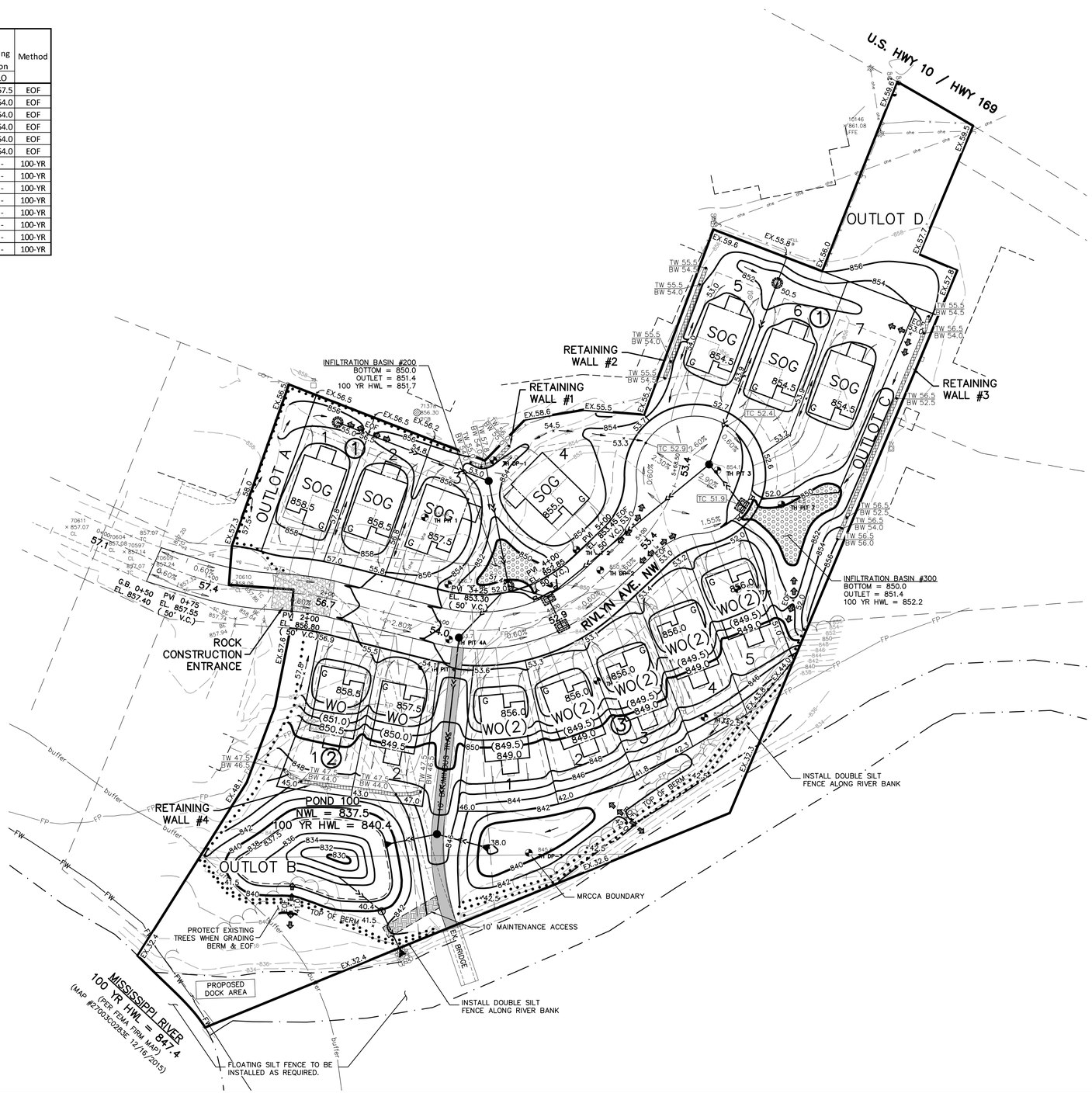
LOT TABULATION

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	856.5	-	833.0	-	857.5	EOF
1	2	SOG	858.5	858.5	858.5	853.0	851.7	833.0	-	854.0	EOF
1	3	SOG	857.5	857.5	857.5	853.0	851.7	833.0	-	854.0	EOF
1	4	SOG	855.0	855.0	855.0	853.0	851.7	833.0	-	854.0	EOF
1	5	SOG	854.5	854.5	854.5	853.0	-	833.0	-	854.0	EOF
1	6	SOG	854.5	854.5	854.5	853.0	-	833.0	-	854.0	EOF
1	7	SOG	854.5	854.5	854.5	853.0	852.2	833.0	854.2	-	100-YR
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		
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		

DENOTES INLET PROTECTION



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 FILL SUMMARY

THERE ARE NO PROPOSED WETLAND IMPACTS

FLOODPLAIN SUMMARY

FLOODPLAIN MITIGATION = 4,268 C.Y.

FLOODPLAIN FILL = 4,263 C.Y.

(SEE FLOODPLAIN MITIGATION EXHIBIT)

N

0 25 50 100

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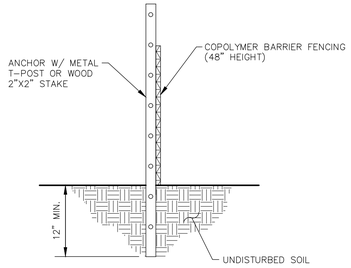
RIVER WALK VILLAGE
Ramsey, Minnesota

PRELIMINARY GRADING & EROSION CONTROL PLAN

6 of 9

Save Date: 05/28/19 | I:\jobs\7801 - 7820\7802 - highway 10 ramsey\cad c3d\engineering\preliminary\7802_grade.dwg

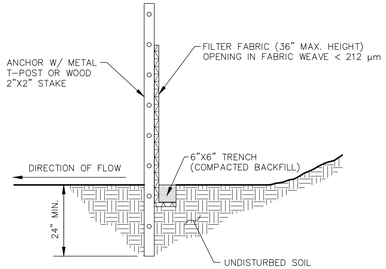
TREE FENCE



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.

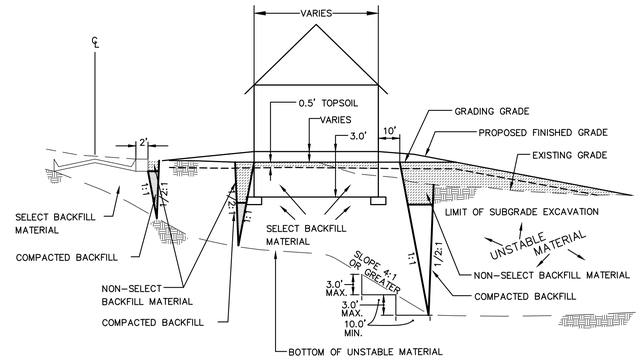
SILT FENCE



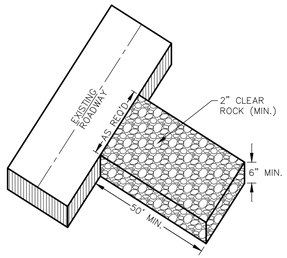
NOTES:

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.

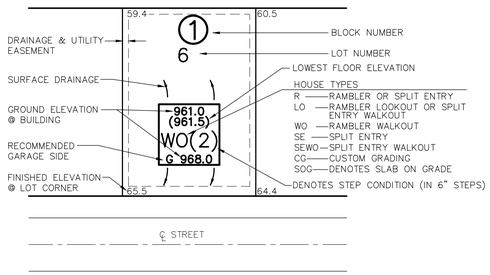
SUBGRADE CORRECTION



ROCK CONSTRUCTION ENTRANCE



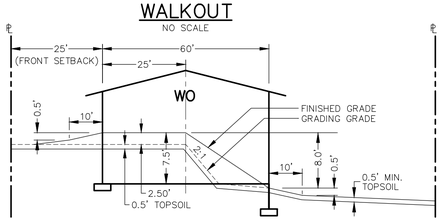
GRADING PLAN LOT KEY



TYPICAL POND SECTION

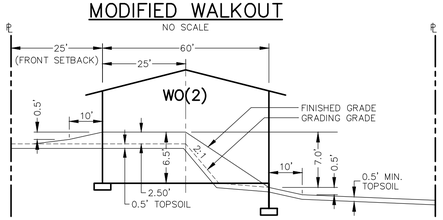
WALKOUT

NO SCALE

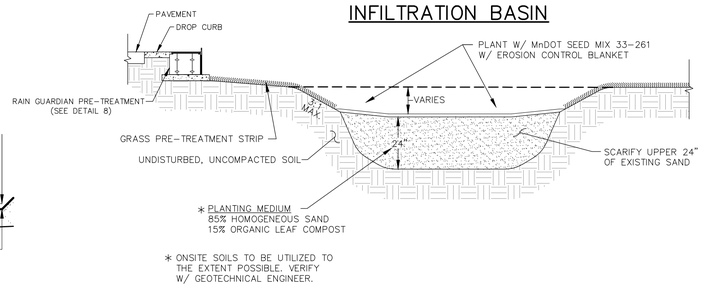


MODIFIED WALKOUT

NO SCALE



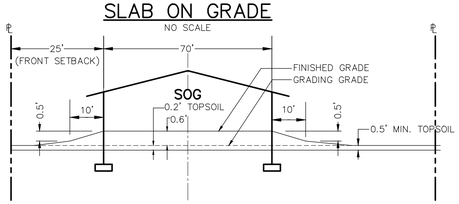
INFILTRATION BASIN



* ONSITE SOILS TO BE UTILIZED TO THE EXTENT POSSIBLE. VERIFY W/ GEOTECHNICAL ENGINEER.

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.

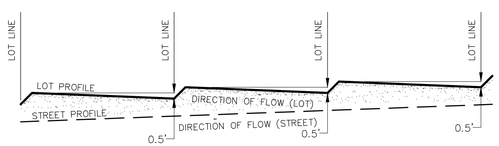
SEED: MnDOT MIXTURE 25-141 AT 60 POUNDS PER ACRE.

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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Signature: [signature]
Date: 1/25/19 License #: 25063

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RIVER WALK VILLAGE
Ramsey, Minnesota

DETAILS

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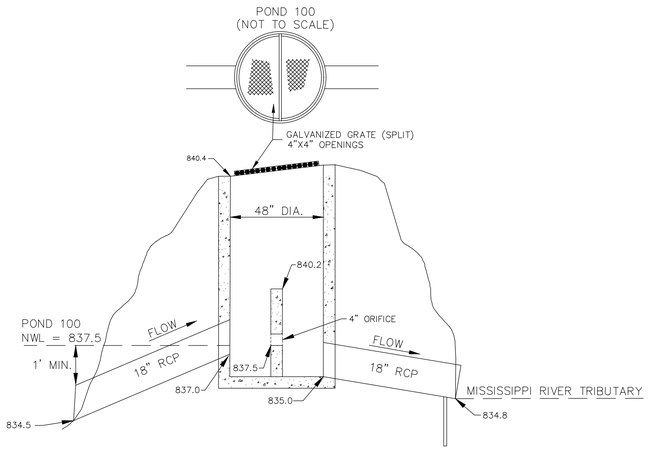
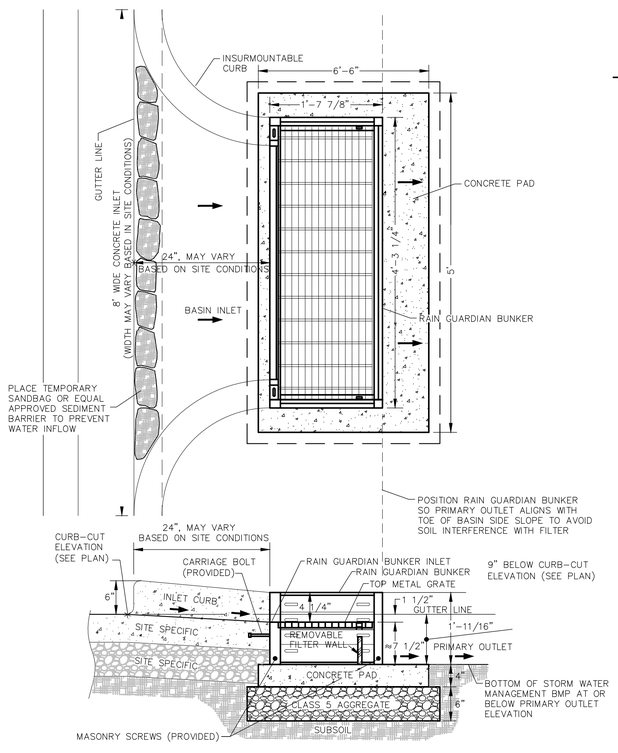
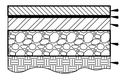


RAIN GUARDIAN DETAIL



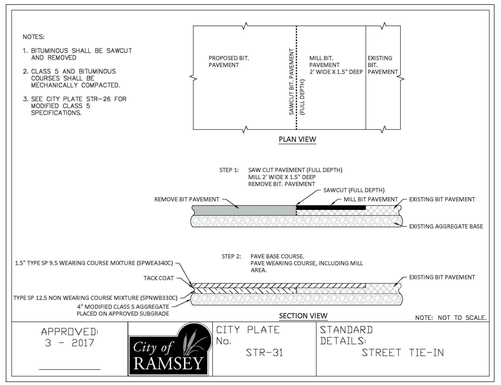
INSERT A:



1.5" TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA340B)
BITUMINOUS MATERIAL FOR TACK COAT
2" TYPE SP 12.5 NON WEARING COURSE MIXTURE (SPNWB330B)
MIN. 4" MODIFIED CLASS 5 AGGREGATE BASE (2)
PLACED ON PREPARED SUBGRADE (3)

REFERENCE NOTES:

1. GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW IN BOULEVARDS. SEE CITY PLATE No. ERO-6
2. CLASS 5 GRADATION IS MODIFIED PER CITY PLATE No. STR-26
3. CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL PRIOR TO PLACING ANY FILL MATERIALS OR CLASS 5 AGGREGATE BASE.
4. ALL SIDEWALKS SHALL BE 6" THICK, 6' WIDE, PLACED ON PREPARED SUBGRADE.
5. CONCRETE CURB AND GUTTER PER PLAN. SEE CITY PLATE No. STR-1.



31' – URBAN STREET

NOTE: NOT TO SCALE

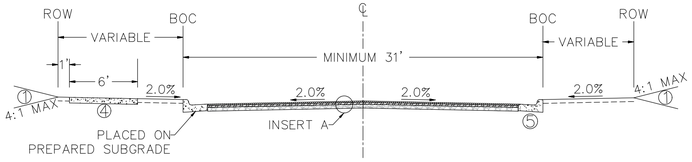


TABLE A
MODIFIED CLASS 5 SPECIFICATIONS

% PASSING

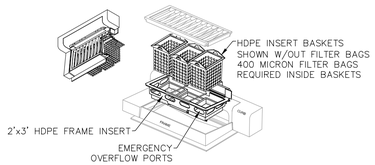
1"	100
3/4"	90 – 100
3/8"	50 – 80
No.4	35 – 70
No.10	20 – 60
No.40	10 – 35
No.200	5 – 10

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

INFRASAFE – 2'x3' DEBRIS COLLECTION DEVICE

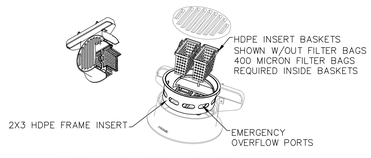
AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS



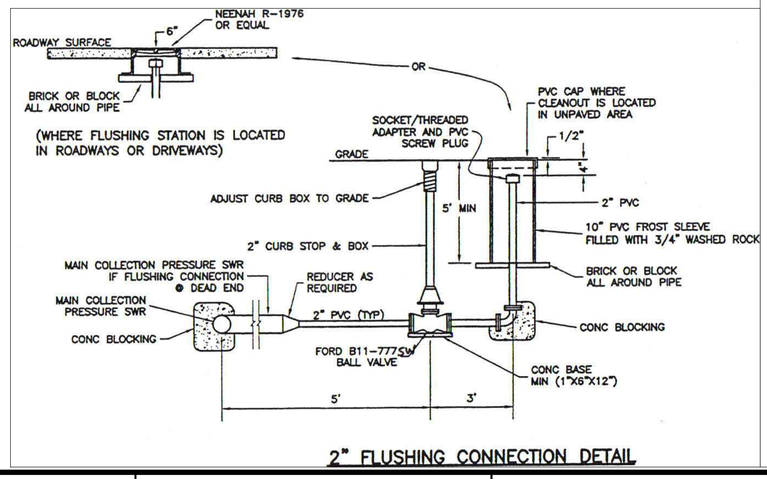
- MEETS MN/DOT SPECIFICATION 3891.F "STORM DRAIN INLET PROTECTION – FILTER BAG INSERT"
- DESIGNED FOR NEENAH R-3067 OR R-3290 SERIES

INFRASAFE – 27" DEBRIS COLLECTION DEVICE

AS MANUFACTURED BY ROYAL ENVIRONMENTAL SERVICES

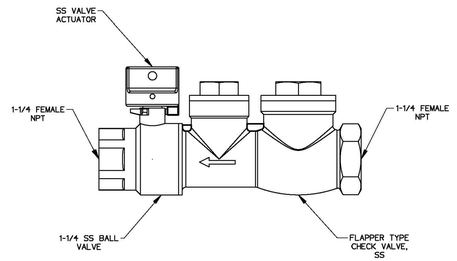


- MEETS MN/DOT SPECIFICATION 3891.F "STORM DRAIN INLET PROTECTION – FILTER BAG INSERT"
- DESIGNED FOR NEENAH R-3250-A OR R-3250-1 (MNDOT 801) FRAME CASTING



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

e|one SEWER SYSTEMS

STAINLESS STEEL LATERAL ASSEMBLY NO FITTINGS

NA0330P05

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DETAILS

8 of 9

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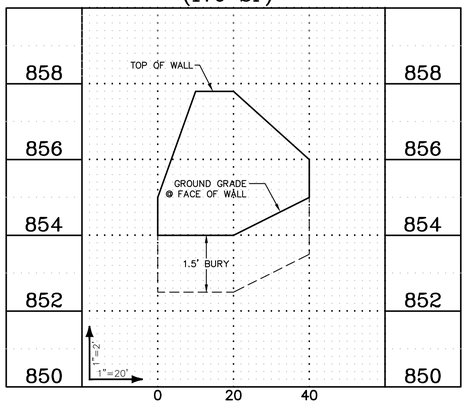
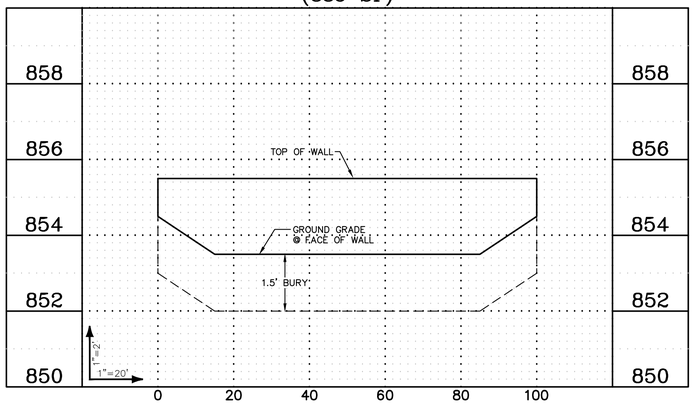
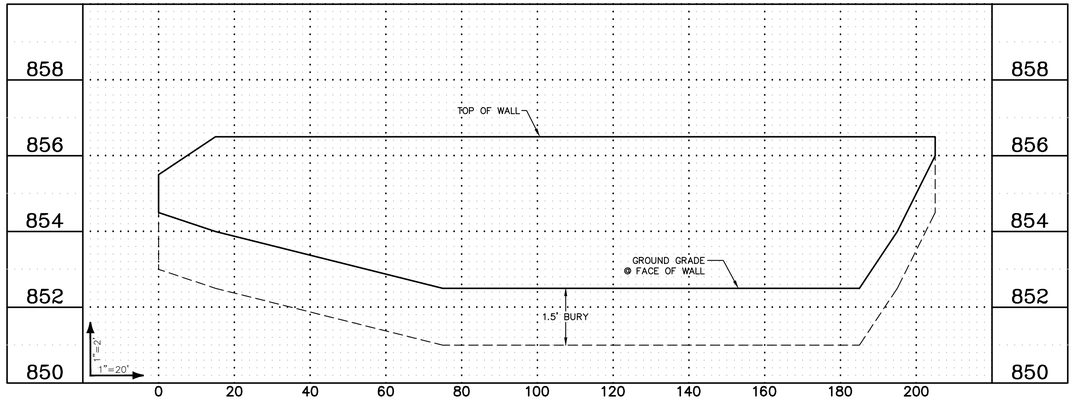
ROCK RETAINING WALL #1
(170 SF)



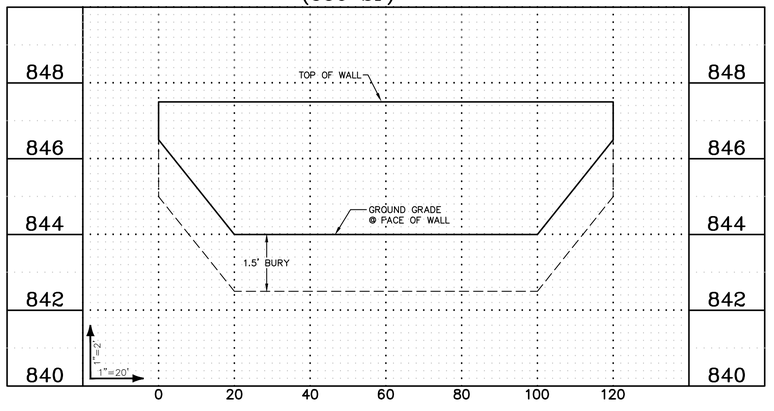
ROCK RETAINING WALL #2
(335 SF)



MODULAR RETAINING WALL #3
(1020 SF)



ROCK RETAINING WALL #4
(550 SF)



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

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 1/25/19 License #: 25063

Drawn: ADB
Designed: BJK
Date: 1/25/19

Revisions:
1. 4/4/19 per City Comments
2. 5/16/19 per City Comments

VILLAGE BANK
9298 Central Avenue NE
Blaine, MN 55434

RIVER WALK VILLAGE
Ramsey, Minnesota

DETAILS

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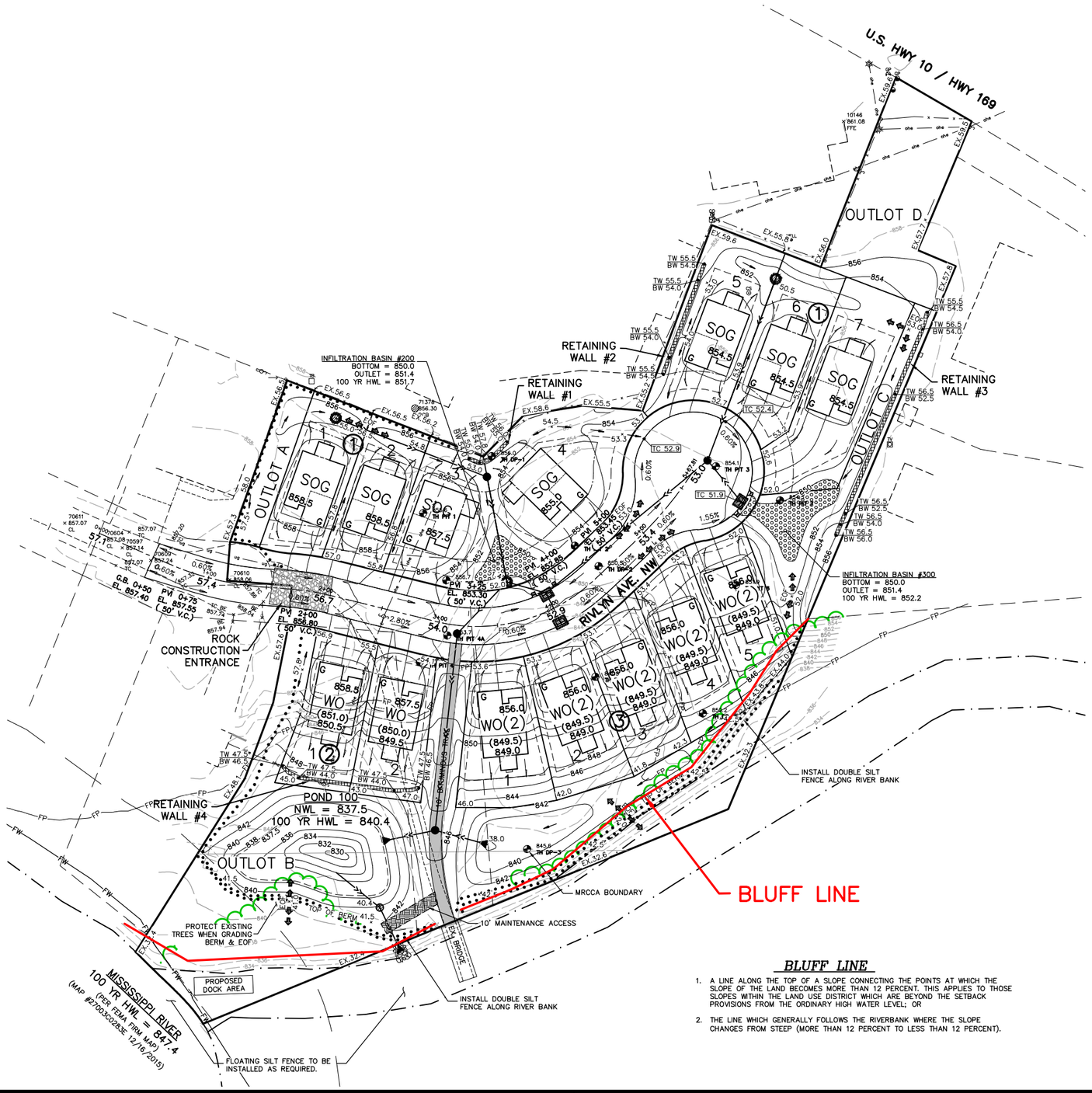

LEGEND

	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		
FEMA FLOODPLAIN		
100' BUFFER		
WETLAND LINE		
SPOT ELEVATION	CO.O	00.0 E.O.F. x 000.0
EMERGENCY OVERFLOW		
SILT FENCE		
TREE FENCE		
GRADING LIMITS		
TREELINE		
SOIL BORING		

BLUFF LINE

1. A LINE ALONG THE TOP OF A SLOPE CONNECTING THE POINTS AT WHICH THE SLOPE OF THE LAND BECOMES MORE THAN 12 PERCENT. THIS APPLIES TO THOSE SLOPES WITHIN THE LAND USE DISTRICT WHICH ARE BEYOND THE SETBACK PROVISIONS FROM THE ORDINARY HIGH WATER LEVEL; OR
2. THE LINE WHICH GENERALLY FOLLOWS THE RIVERBANK WHERE THE SLOPE CHANGES FROM STEEP (MORE THAN 12 PERCENT TO LESS THAN 12 PERCENT).

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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BLUFF LINE EXHIBIT

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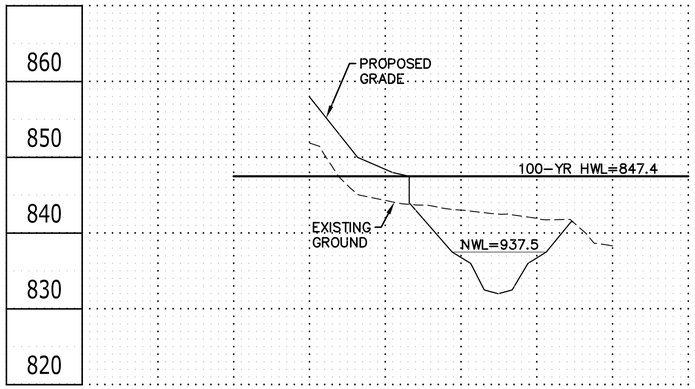
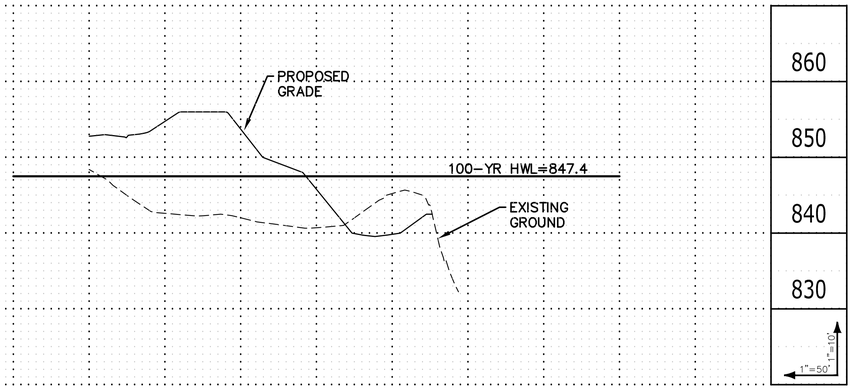
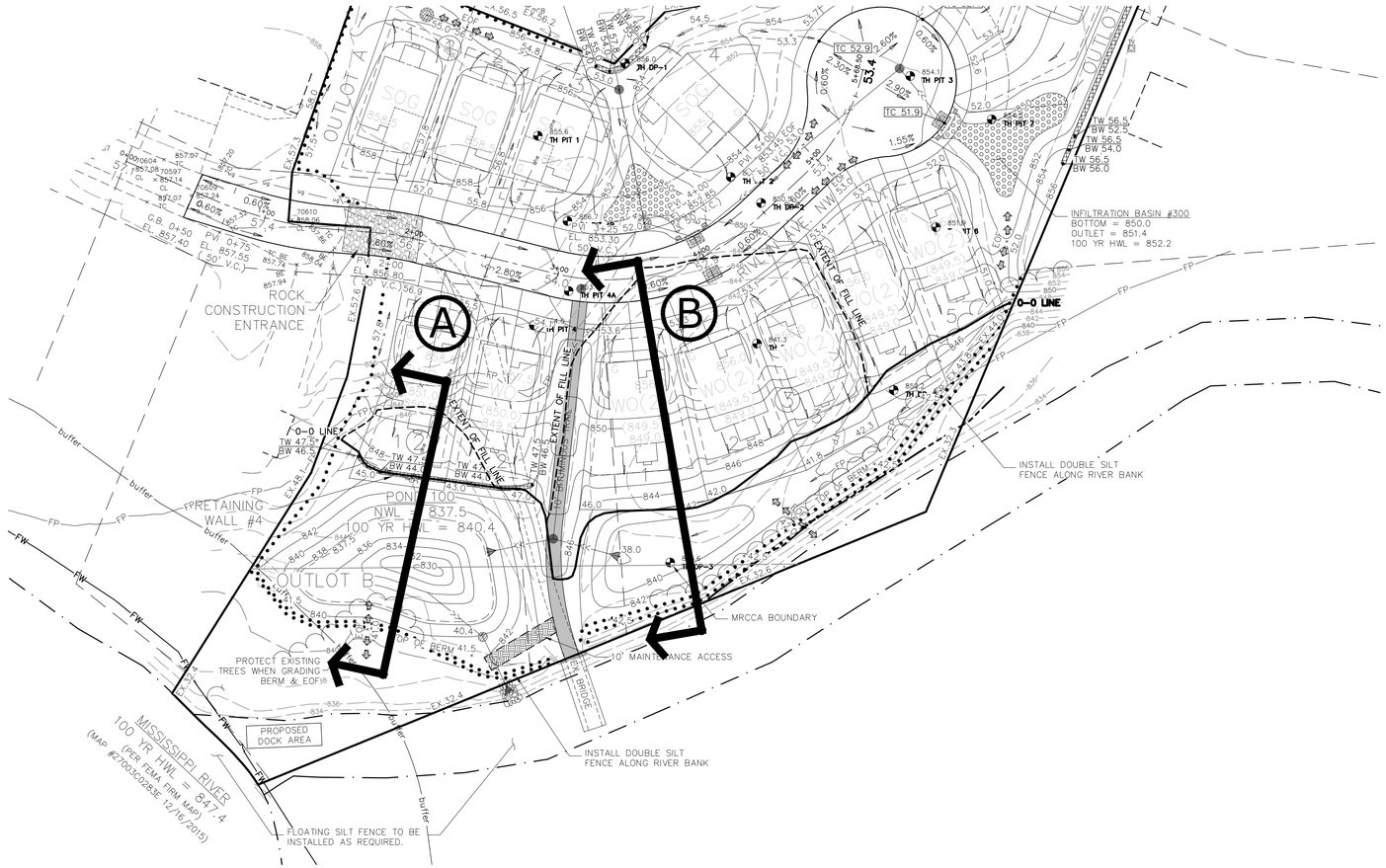
CROSS SECTION A



CROSS SECTION B





LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
MAINTENANCE ACCESS		
INFILTRATION BASIN		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
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HYDRANT		
GATE VALVE		
TELEVISION BOX		
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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		

DENOTES INLET PROTECTION

FLOODPLAIN SUMMARY

FLOODPLAIN MITIGATION = 4,268 C.Y.

FLOODPLAIN FILL = 4,263 C.Y.

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:
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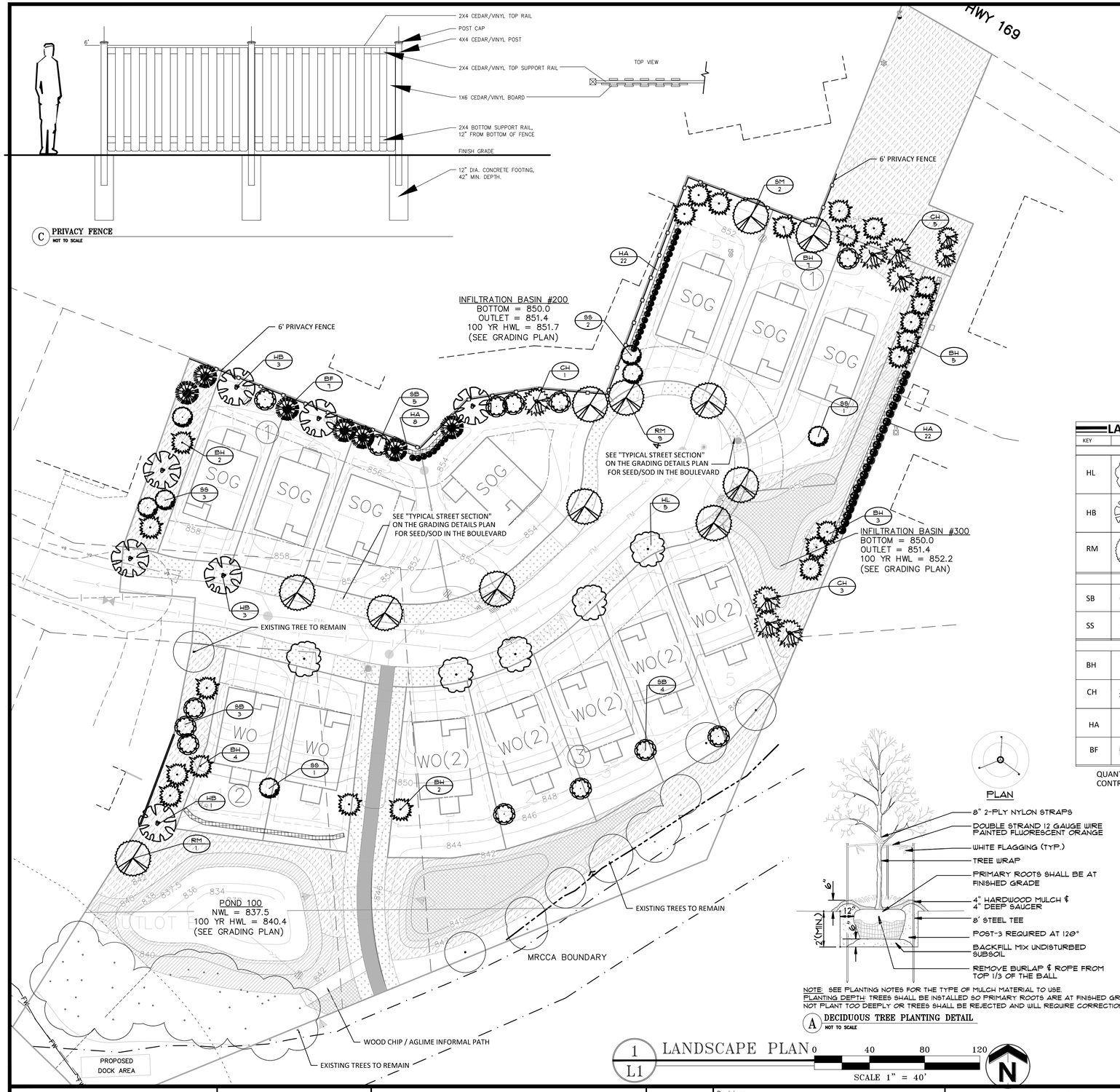
RIVER WALK VILLAGE
Ramsey, Minnesota

FLOODPLAIN MITIGATION PLAN

FP1 of 1

Save Date: 05/20/19 | F:\jobs\7801 - 7820\7802 - highway 10 ramsey\cad c3d\engineering\preliminary\7802_flood_mitigation.dwg

C **PRIVACY FENCE**
NOT TO SCALE



1 L1 **LANDSCAPE PLAN** SCALE 1" = 40'

NOTE: SEE PLANTING NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
PLANTING DEPTH: TREES SHALL BE INSTALLED SO PRIMARY ROOTS ARE AT FINISHED GRADE. DO NOT PLANT TOO DEEPLY OR TREES SHALL BE REJECTED AND WILL REQUIRE CORRECTIONS.

A **DECIDUOUS TREE PLANTING DETAIL**
NOT TO SCALE

CITY of RAMSEY LANDSCAPE CODE

- OVERSTORY / EVERGREEN TREES

MINIMUM OF TWO TREES PER LOT
(14 Lots x 2) = 28 TREES

- TREE PRESERVATION REPLACEMENT TREES = 00 TREES
  TOTAL REQUIRED = 28 TREES
- SCREEN VEGETATION PER CITY =107 TREES

* TWO TREES PER LOT SHALL BE INSTALLED BY THE BUILDER/HOMEOWNER.

SEED MIX LEGEND (FOR ALL SHEETS)

SYM.	TYPE	SEED MIX
	NATIVE WET PRAIRIE	MN SEED MIX ***34-371*** (OLD BWSR W3)
	WETLAND FRINGE	MN SEED MIX ***33-261*** (OLD BWSR U6)
	COMMERCIAL TURF - SOD	SOD
	MNDOT 260 ALL AREAS DISTURBED BY CONSTRUCTION NOT INTENDED SODDED, OR RETENTION BASINS	MN SEED MIX ***25-131*** (OLD MNDOT 260) & (USE EROSION CONTROL BLANKET FOR SLOPES OVER 3:1)
	MESIC GENERAL ROADSIDE FOR GENERAL STABILIZATION OF PAD AREAS	MN SEED MIX ***25-131*** (USE EROSION CONTROL BLANKET FOR SLOPES OVER 3:1)
	HARDWOOD MULCH SHREDDED HARDWOOD MULCH	(NATURAL COLOR)
	1/2" CRUSHED GRANITE	CRUSHED QUARRY GRANITE

LANDSCAPE LEGEND

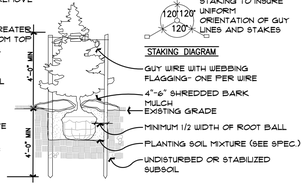
KEY		BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.	INSTALL HEIGHT	MATURE HEIGHT	
		DECIDUOUS TREES							
HL		Gleditsia triacanthos var. inermis 'Shademaster'	SHADEMASTER HONEYLOCUST	2.5"	BB	5	10'	50'	STRAIT LEADER NO "V" CROTCH
HB		Celtis occidentalis	HACKBERRY	2.5"	BB	7	15'	50'	
RM		Acer rubrum 'Nothwoods'	NORTHWOODS MAPLE	2.5"	BB	12	14'	50'	
		ORNAMENTAL TREES							
SB		Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	1.5"	BB	13	8'	20'	STRAIT LEADER NO "V" CROTCH
SS		Malus x 'Spring Snow'	SPRING SNOW CRABAPPLE	1.5"	BB	7	8'	25'	
		EVERGREEN TREES							
BH		Picea glauca var. Densata	BLACK HILLS SPRUCE	6'	BB	23	6'	40'	FULL FORM TO GRADE
CH		Tsuga canadensis	CANADIAN HEMLOCK	6'	BB	9	6'	40'	
HA		Thuja occidentalis 'Holmstrup'	HOLMSTRUP ARBORVITAE	5'	BB	52	4'	10'	
BF		Abies Balsamea	BALSAM FIR	6'	BB	7	6'	40'	

QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.

1. SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING
2. TRIM OUT DEAD WOOD AND WEAK AND/OR DEFORMED TWIGS. DO NOT CUT A LEADER. DO NOT PAINT CUTS.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED BACKFILL SOIL INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE
4. PLACE PLANT IN PLANTING HOLE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT. BACKFILL WITHIN APPROXIMATELY 12" OF THE TOP OF ROOTBALL, WATER PLANT. REMOVE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS, WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM TOP 1/3 OF THE BALL. REMOVE ALL TWINE.
5. PLUMB AND BACKFILL WITH BACKFILL SOIL
6. WATER TO SETTLE PLANTS AND FILL VOIDS.
7. WATER WITHIN TWO HOURS OF INSTALLATION. WATERING MUST BE SUFFICIENT TO THOROUGHLY SATURATE ROOT BALL AND PLANTING HOLE.
8. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

NOTE: GUY ASSEMBLY OPTIONAL BUT CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR MAINTAINING TREE IN A PLUMB POSITION FOR THE DURATION OF THE GUARANTEE PERIOD

GUY ASSEMBLY- 16" POLYPROPYLENE OR POLYETHYLENE (40 MIL) 1-1/2" WIDE STRAP (TYP) DOUBLE STRAND 10 GA. WIRE, 2-T" ROLLED STEEL POSTS (MNDOT 3401) @ 180° O.C. (SEE STAKING DIAGRAM)



B **CONIFEROUS TREE PLANTING DETAIL**
NOT TO SCALE

PLANTING NOTES

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE AND BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE LANDSCAPE LEGEND.
2. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
3. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION.
4. NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
5. ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.
6. EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS ETC. WITH 4' HT. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL FENCE POSTS 6' O.C. MAXIMUM SPACING.
7. ALL PLANT MATERIAL QUANTITIES, SHAPES OF BEDS AND LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN AND ADJUSTED TO CONFORM TO THE EXACT CONDITIONS OF THE SITE. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIALS PRIOR TO INSTALLATION.
8. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
9. MULCH: SHREDDED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR OTHER DELETERIOUS MATERIAL, IN ALL MASS PLANTING BEDS AND FOR TREES, UNLESS INDICATED AS ROCK MULCH ON DRAWINGS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY ON-SITE FOR APPROVAL. DELIVER MULCH ON DAY OF INSTALLATION. USE 4" FOR SHRUB BEDS, AND 3" FOR PERENNIAL/GROUND COVER BEDS, UNLESS OTHERWISE DIRECTED.
10. PLACE LANDSCAPE FILTER FABRIC UNDER ALL MULCHED AREAS. FILTER FABRIC SHALL BE 100% INTERWOVEN 5.1oz NEEDLE PUNCHED POLYPROPYLENE FABRIC MANUFACTURED BY DEWITT. USE PRO 5 "WEED BARRIER" OR APPROVED EQUAL.
11. PLACE EDGING BETWEEN ALL PLANTING/ROCK BEDS AND TURF. EDGING SHALL BE POLY.
12. THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN. VERIFY ALL QUANTITIES SHOWN ON THE LANDSCAPE LEGEND.
14. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.
15. THE CONTRACTOR SHALL KEEP PAVEMENTS, PLANTERS AND BUILDINGS CLEAN AND UNSTAINED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HEELED IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAVED AT THE CONTRACTOR'S EXPENSE.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
17. LOCATE AND VERIFY ALL UTILITIES, INCLUDING IRRIGATION LINES, WITH THE OWNER FOR PROPRIETARY UTILITIES AND GOPHER STATE ONE CALL AT 454-0002 (TWIN CITIES METRO AREA) OR 800-252-1166 (GREATER MINNESOTA) 48 HOURS BEFORE DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ANY DAMAGES TO SAME. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
18. USE ANTI-DESICCANT (WILTPRUF OR APPROVED EQUAL) ON DECIDUOUS PLANTS MOVED IN LEAF AND FOR EVERGREENS MOVED ANYTIME. APPLY AS PER MANUFACTURER'S INSTRUCTION. ALL EVERGREENS SHALL BE SPRAYED IN THE LATE FALL FOR WINTER PROTECTION DURING WARRANTY PERIOD.
19. PLANTING SOIL FOR TREES, SHRUBS AND GROUND COVERS: FERTILE FRIABLE LOAM CONTAINING A LIBERAL AMOUNT OF HUMUS AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL COMPLY WITH MN/DOT SPECIFICATION 3877 TYPE B SELECT TOPSOIL. MIXTURE SHALL BE FREE FROM HARDPACK SUBSOIL, STONES, CHEMICALS, NOXIOUS WEEDS, ETC. SOIL MIXTURE SHALL HAVE A PH BETWEEN 6.1 AND 7.5 AND 10-0-10 FERTILIZER AT THE RATE OF 3 POUNDS PER CUBIC YARD. IN PLANTING BEDS INCORPORATE THIS MIXTURE THROUGHOUT THE ENTIRE BED BY ROTOTILLING IT INTO THE TOP 12" OF SOIL.
20. ALL PLANTS SHALL BE GUARANTEED FOR TWO COMPLETE GROWING SEASON (APRIL 1 - NOVEMBER 1), UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND PLANTS.
21. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 3 DAYS PRIOR TO PLANNED DELIVERY. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 24 HOURS IN ADVANCE OF BEGINNING PLANT INSTALLATION.
22. SEASONS/TIME OF PLANTING AND SEEDING: NOTE: THE CONTRACTOR MAY ELECT TO PLANT IN OFF-SEASONS ENTIRELY AT HIS/HER RISK.
    DECIDUOUS POTTED PLANTS: 4/1 - 6/1; 9/21 - 11/1
    DECIDUOUS /B&B: 4/1 - 6/1; 9/21 - 11/1
    EVERGREEN POTTED PLANTS: 4/1 - 6/1; 9/21-11/1
    EVERGREEN B&B: 4/1 - 5/1; 9/21 - 11/1
    TURF/LAWN SEEDING: 4/1 - 6/1; 7/20 - 9/20
    NATIVE MIX SEEDING: 4/1 - 7/20; 9/20-10/20
23. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE, INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE WATERING, CULTIVATING, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GUARANTEE PERIOD.
24. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL LANDSCAPE LEGEND SPECIFICATIONS.
25. WATERING: MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS ONCE A WEEK, IN EXTREMELY HOT, DRY WEATHER, WATER MORE OFTEN AS REQUIRED BY INDICATIONS OF HEAT STRESS SUCH AS WILTING LEAVES. CHECK MOISTURE UNDER MULCH PRIOR TO WATERING TO DETERMINE NEED. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER.
26. CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION.
27. ALL DISTURBED AREAS TO BE TURF SEEDED, ARE TO RECEIVE 4" TOP SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
28. ALL DISTURBED AREAS TO RECEIVE NATIVE WETLAND SEEDED, ARE TO RECEIVE ENGINEERED SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
29. ALL IN GROUND IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH RAIN SENSOR AND A WATER EFFICIENT/ WEATHER BASED CONTROLLER. PERMIT FOR AN IRRIGATION SYSTEM IS REQUIRED.

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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota
Print Name: James A. Kalkes RLA
Signature: James A. Kalkes
Date: 4/4/19 License #: 45071

Drawn: JAK
Designed: JAK
Date: 4/4/19

Revisions:
1. 4/4/19 per City Comments
2. 5/16/19 per City Comments

VILLAGE BANK
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Blaine, MN 55434

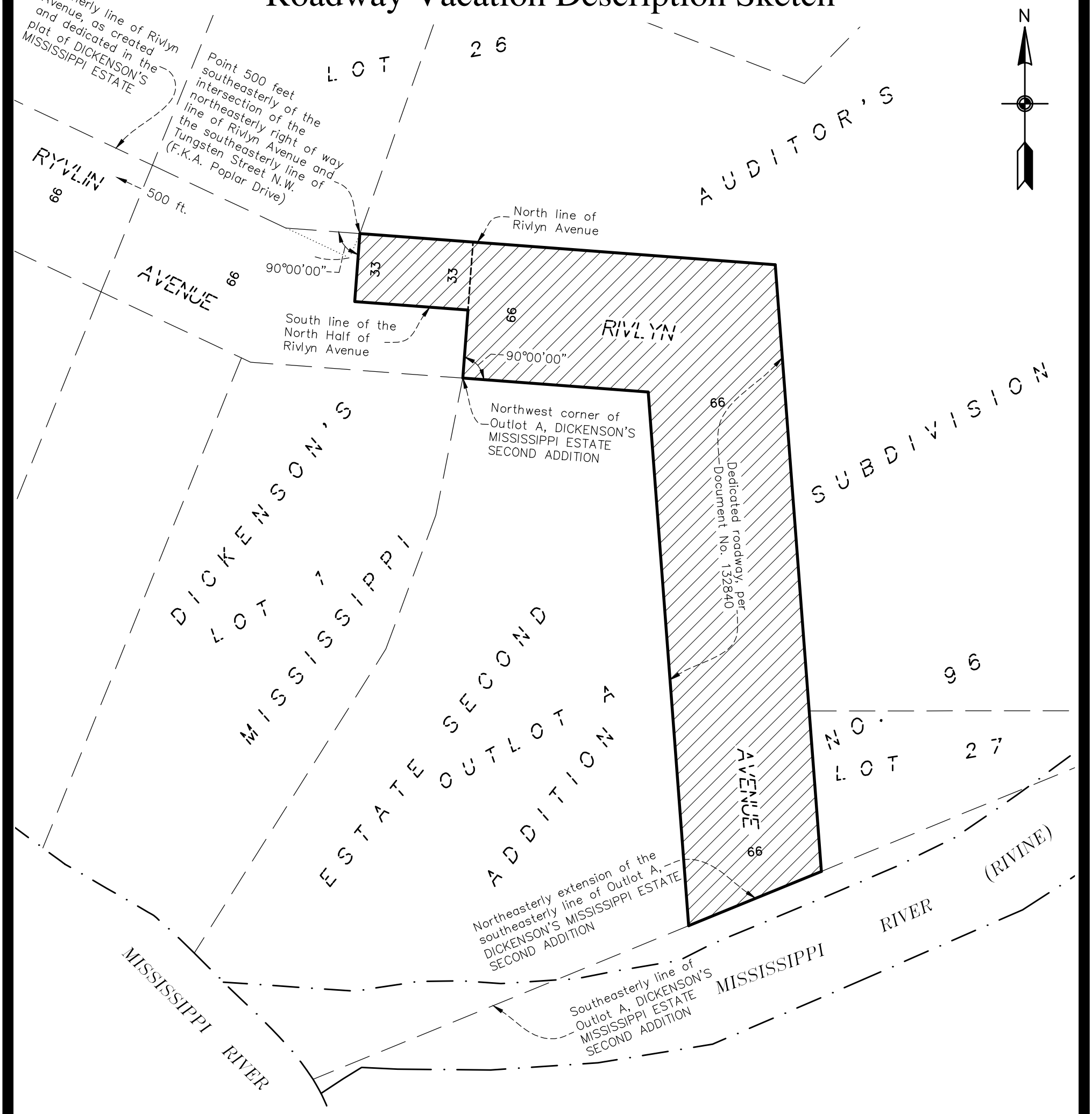
RIVER WALK VILLAGE
Ramsey, Minnesota

LANDSCAPE PLAN

L1 of 1

Save Date: 05/21/19 F:\jobs\7801 - 7820\7802 - highway 10 ramsey\cad c3d\landscape\7802_landscape - preliminary.dwg

Roadway Vacation Description Sketch



ROADWAY VACATION DESCRIPTION:

That part of the dedicated roadway, now known as Rivlyn Avenue, as described in Document No. 132840, lying northwesterly of the northeasterly extension of the southeasterly line of Outlot A, DICKENSON'S MISSISSIPPI ESTATE SECOND ADDITION, and lying easterly of a line drawn from the northwest corner of said Outlot A, perpendicular to the North line of said Outlot A, to the North line of said roadway described in Document No. 132840 and said line there terminating.

Together with

That part of the North half of said dedicated roadway, now known as Rivlyn Avenue, as described in Document No. 132840, lying westerly of the above described parcel, and lying easterly of a line drawn from a point on the northerly line of said dedicated roadway, distant 500.00 feet southeasterly of the intersection of the northeasterly right of way line of Rivlyn Avenue and the southeasterly right of way line of Tungsten Street NW, formerly known as Poplar Drive, perpendicular to said North line of the dedicated roadway, now known as Rivlyn Avenue, as described in Document No. 132840, to the South line of said North half of said dedicated roadway, as described in Document No. 132840 and said line there terminating.

Said roadway vacation area contains ±27,886 sq. ft.

GRAPHIC SCALE
0 25 50 100
(IN FEET)
(11x17 sheet)

Denotes Roadway Vacation Area

Carlson McCain
ENVIRONMENTAL ◦ ENGINEERING ◦ SURVEYING
3890 Pheasant Ridge Drive NE,
Suite 100, Blaine, MN 55449
Phone: 763-489-7900 Fax: 763-489-7959

1825 7802_vacation sketch

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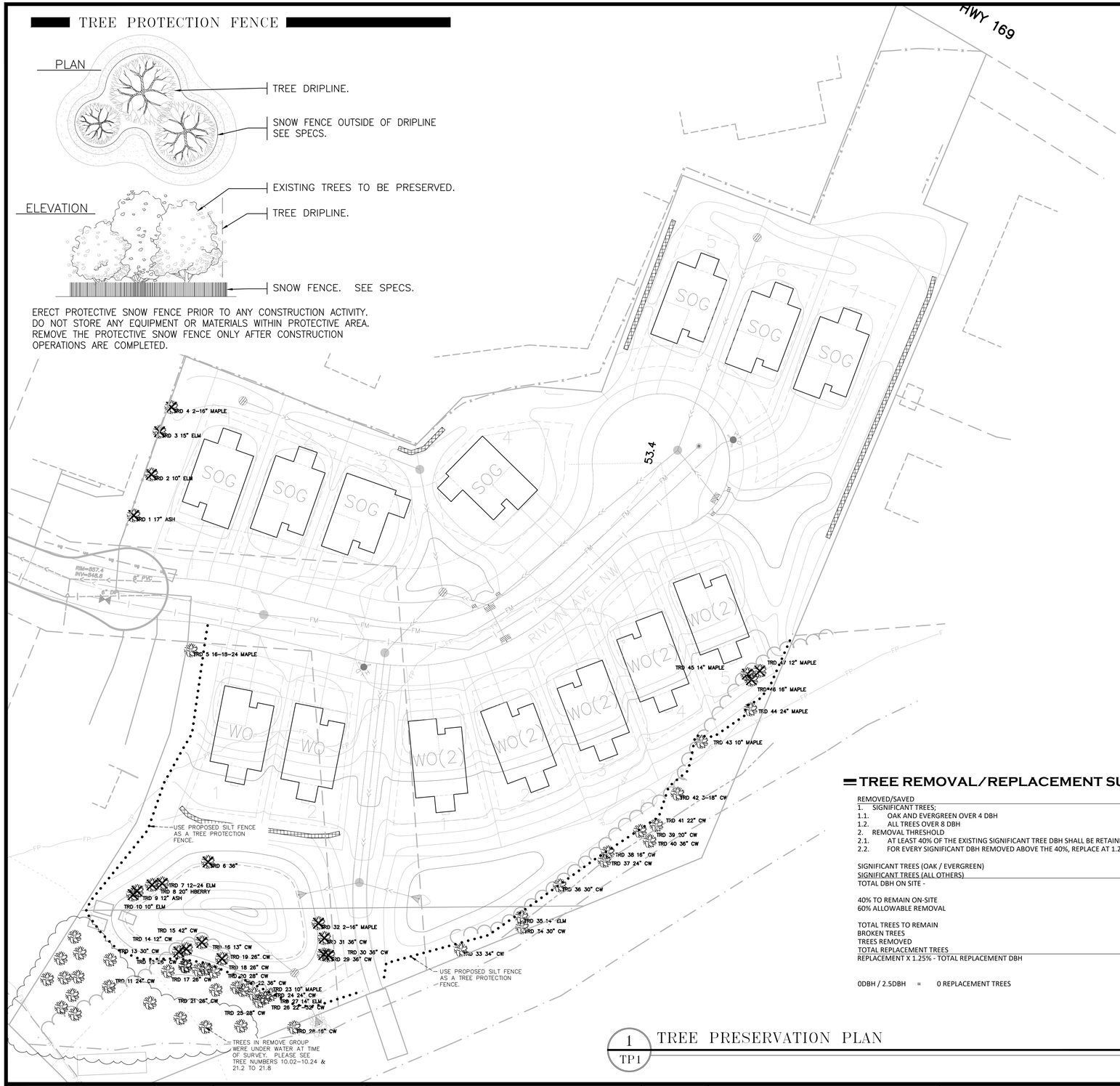
TREE PROTECTION FENCE

ERECT PROTECTIVE SNOW FENCE PRIOR TO ANY CONSTRUCTION ACTIVITY.
DO NOT STORE ANY EQUIPMENT OR MATERIALS WITHIN PROTECTIVE AREA.
REMOVE THE PROTECTIVE SNOW FENCE ONLY AFTER CONSTRUCTION
OPERATIONS ARE COMPLETED.



TREE REMOVAL/REPLACEMENT SUMMARY

REMOVED/SAVED	REPLACEMENT/CREDIT
1. SIGNIFICANT TREES;	
1.1. OAK AND EVERGREEN OVER 4 DBH	
1.2. ALL TREES OVER 8 DBH	
2. REMOVAL THRESHOLD	
2.1. AT LEAST 40% OF THE EXISTING SIGNIFICANT TREE DBH SHALL BE RETAINED ON-SITE	
2.2. FOR EVERY SIGNIFICANT DBH REMOVED ABOVE THE 40%, REPLACE AT 1.25%	
SIGNIFICANT TREES (OAK / EVERGREEN)	0 dbh
SIGNIFICANT TREES (ALL OTHERS)	1,829 dbh
TOTAL DBH ON SITE -	1,829 dbh
40% TO REMAIN ON-SITE	733 dbh
60% ALLOWABLE REMOVAL	1,096 dbh
TOTAL TREES TO REMAIN	1249 dbh
BROKEN TREES	147 dbh
TREES REMOVED	- 430 dbh
TOTAL REPLACEMENT TREES	0 dbh
REPLACEMENT X 1.25% - TOTAL REPLACEMENT DBH	0 dbh

0DBH / 2.5DBH = 0 REPLACEMENT TREES

1 / TP1 TREE PRESERVATION PLAN

0 40 80 120

SCALE 1" = 40'

N

Tree Tag	DBH	Tree Type	Significant	Dead/Broke	Remove
1	17	Ash	Y	N	Y
2	10	Boxelder	N	Broken	B
3	15	Elm	Y	N	Y
4.1	16	Boxelder	Y	N	Y
4.2	16	Boxelder	Y	N	Y
5.1	16	Silver Maple	Y	N	Y
5.2	18	Silver Maple	Y	N	Y
5.3	24	Silver Maple	Y	N	Y
6	36	Silver Maple	Y	N	Y
7.1	11	Elm	Y	N	Y
7.2	24	Elm	Y	N	Y
8	20	Hackberry	Y	N	Y
9	12	Ash	Y	N	Y
10.1	11	Elm	N	Broken	B
10.2	12	Cottonwood	N	N	N
10.3	10	Cottonwood	Y	N	N
10.4	12	Cottonwood	Y	N	N
10.5	12	Cottonwood	Y	N	N
10.6	10	Cottonwood	Y	N	N
10.7	12	Cottonwood	Y	N	N
10.8	12	Cottonwood	Y	N	N
10.9	12	Cottonwood	Y	N	N
10.10-	10	Cottonwood	Y	N	N
10.11	12	Cottonwood	Y	N	N
10.12	12	Cottonwood	Y	N	N
10.13	12	Cottonwood	Y	N	N
10.14	18	Cottonwood	Y	N	N
10.15	20	Cottonwood	Y	N	N
10.16	18	Cottonwood	Y	N	N
10.17	18	Cottonwood	N	Broken	B
10.18	20	Cottonwood	Y	N	N
10.19	18	Cottonwood	Y	N	N
10.20-	20	Cottonwood	Y	N	N
10.21	20	Cottonwood	Y	N	N
10.22	18	Cottonwood	N	Broken	B
10.23	20	Cottonwood	N	Broken	B
10.24	20	Cottonwood	N	Broken	B
11	24	Cottonwood	Y	N	N
12	26	Cottonwood	Y	N	N
13	30	Cottonwood	Y	N	N
14	12	Cottonwood	Y	N	Y
15	42	Cottonwood	Y	N	Y
16	13	Cottonwood	Y	N	Y
17	26	Cottonwood	Y	N	N
18.1	30	Cottonwood	Y	N	N
18.2	26	Cottonwood	N	Broken	B
18.3	18	Cottonwood	Y	N	N
18.4	12	Cottonwood	Y	N	N
10.5	10	Cottonwood	Y	N	N
18.6	22	Cottonwood	Y	N	N
18.7	24	Cottonwood	N	Broken	B
18.8	30	Cottonwood	Y	N	N
19	26	Cottonwood	Y	N	N
20	28	Cottonwood	Y	n	N
21.1	26	Cottonwood	Y	N	N
21.2	20	Cottonwood	Y	N	N
21.3	18	Cottonwood	Y	N	N
21.4	12	Cottonwood	Y	N	N
21.5	10	Cottonwood	Y	N	N
21.6	22	Cottonwood	Y	N	N
21.7	24	Cottonwood	Y	N	N
21.8	30	Cottonwood	Y	N	N
22	36	Cottonwood	Y	N	N
23	10	Silver Maple	Y	N	N
24	22	Cottonwood	Y	N	N
25	28	Cottonwood	Y	N	N
26.1	32	Cottonwood	Y	N	N
26.2	22	Cottonwood	Y	N	N
27	14	Elm	Y	N	N
28	16	Cottonwood	Y	N	Y
29	36	Cottonwood	Y	N	Y
30.1	36	Cottonwood	Y	N	Y
30.2	8	Elm	Y	N	Y
30.3	8	Elm	Y	N	Y
31	36	Cottonwood	Y	N	Y
32	16	Boxelder	Y	N	Y
33	34	Cottonwood	Y	N	N
34	30	Cottonwood	Y	N	N
35	14	Elm	Y	N	N
36	30	Cottonwood	Y	N	N
37	24	Cottonwood	Y	N	N
38	16	Cottonwood	Y	N	N
39	20	Cottonwood	Y	N	N
40	36	Cottonwood	Y	N	N
41	22	Cottonwood	Y	N	N
42.1	18	Cottonwood	Y	N	N
42.2	18	Cottonwood	Y	N	N
42.3	18	Cottonwood	Y	N	N
43	10	Boxelder	Y	N	N
44	24	Silver Maple	Y	N	N
45	14	Silver Maple	Y	N	Y
46	14	Silver Maple	Y	N	Y
47	12	Silver Maple	Y	N	Y

Carlson McCain
• environmental
• engineering
• surveying

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

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

Print Name: James A. Kalkes RLA
Signature: James A. Kalkes
Date: 4/4/19 License #: 45071

Drawn: JAK
Designed: JAK
Date: 4/4/19

Revisions:
1. 4/4/19 per City Comments
2. 5/16/19 per City Comments

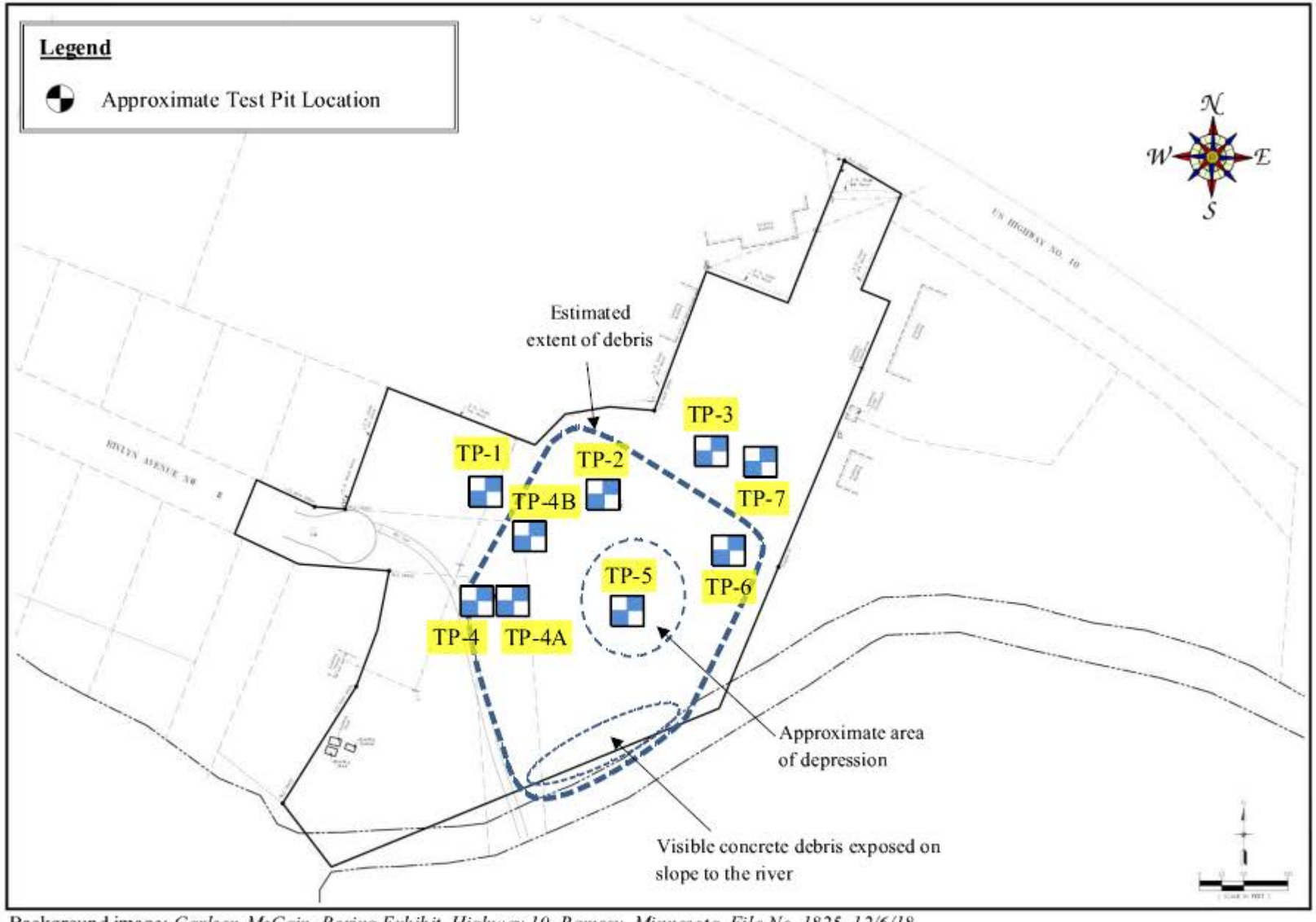
VILLAGE BANK
9298 Central Avenue NE
Blaine, MN 55434

RIVER WALK VILLAGE
Ramsey, Minnesota

TREE PRESERVATION PLAN

TP1 of 1

Save Date: 05/23/19 f:\jobs\7801 - 7820\7802 - highway 10 ramsey\cad c3d\landscape\7802_tree preservation.dwg



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

Villas of Rush Creek Trail

VillasOfRushCreekTrail.com

MAINFLOOR LIVING VILLA LIFESTYLE 59 HOMESITES
ASSOCIATION MAINTAINED

BORDERS RUSH CREEK REGIONAL TRAIL & THREE RIVERS PARK DISTRICT

MAINTENANCE-FREE LIVING
AT ITS FINEST

Love Where You Live!

Join the Villas of Rush Creek Trail community where you can fully customize your beautiful new detached townhome. Mix and match to create your dream home from a variety of exterior designs and interior floor plans!

CONTACT US TODAY SO WE CAN MOVE YOU IN TOMORROW!

Team Zaudtke
Our Experience is your Key

Edina Realty
a Berkshire Hathaway affiliate

DEAN ZAUDTKE
612-840-4297

COLTON RAMSAY
763-257-2561

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MN License #BC543535

Villas of Rush Creek Trail

VillasOfRushCreekTrail.com

The Ashton

The Birchmere

The Mapleton

The Wilshire

HOMES THAT FIT YOUR PERSONALITY

Start with one of these expansive floor plans to customize your new home in the Villas of Rush Creek Trail.

Spacious interior features include two bedrooms and two bathrooms with an optional office/den. The luxury kitchen includes a walk-in pantry, center island, granite countertops, custom stained knotty alder cabinetry and stainless steel appliances.

You'll have plenty of room for entertaining in the open living room with vaulted ceilings, four season porch and cozy fireplace.

Basement options include a crawl space, full basement, lookout or walkout.

CONTACT US TODAY SO WE CAN MOVE YOU IN TOMORROW!

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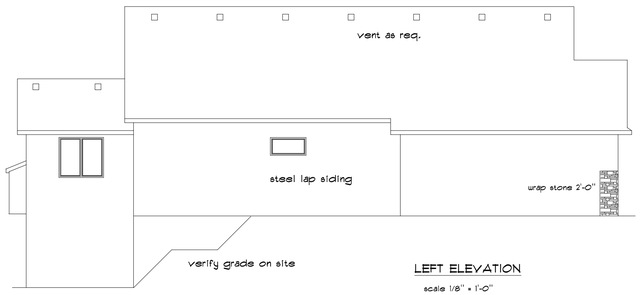
REAR ELEVATION

scale 1/8" = 1'-0"

RIGHT ELEVATION

scale 1/8" = 1'-0"



LEFT ELEVATION

scale 1/8" = 1'-0"

ELEVATION NOTES:
all roofs 8:12 pitch W/
1'-6" soffits
1'-0" O.H. gable ends
build out front gable vents 6"
W/corbels as shown
wrap OHD W/ 2x6
2x6 frieze board
steel lap siding as shown
stone as shown
board & batten front gables
above 2x6 band board

Due to various site conditions
of individual lots, the grade lines
represented by this print are for
illustrative purposes only.
They do not reflect actual
finished grade

FRONT ELEVATION

scale 1/4" = 1'-0" page 1 of 4

38' wide walk-out
base plan 1668 sq.ft.
C front

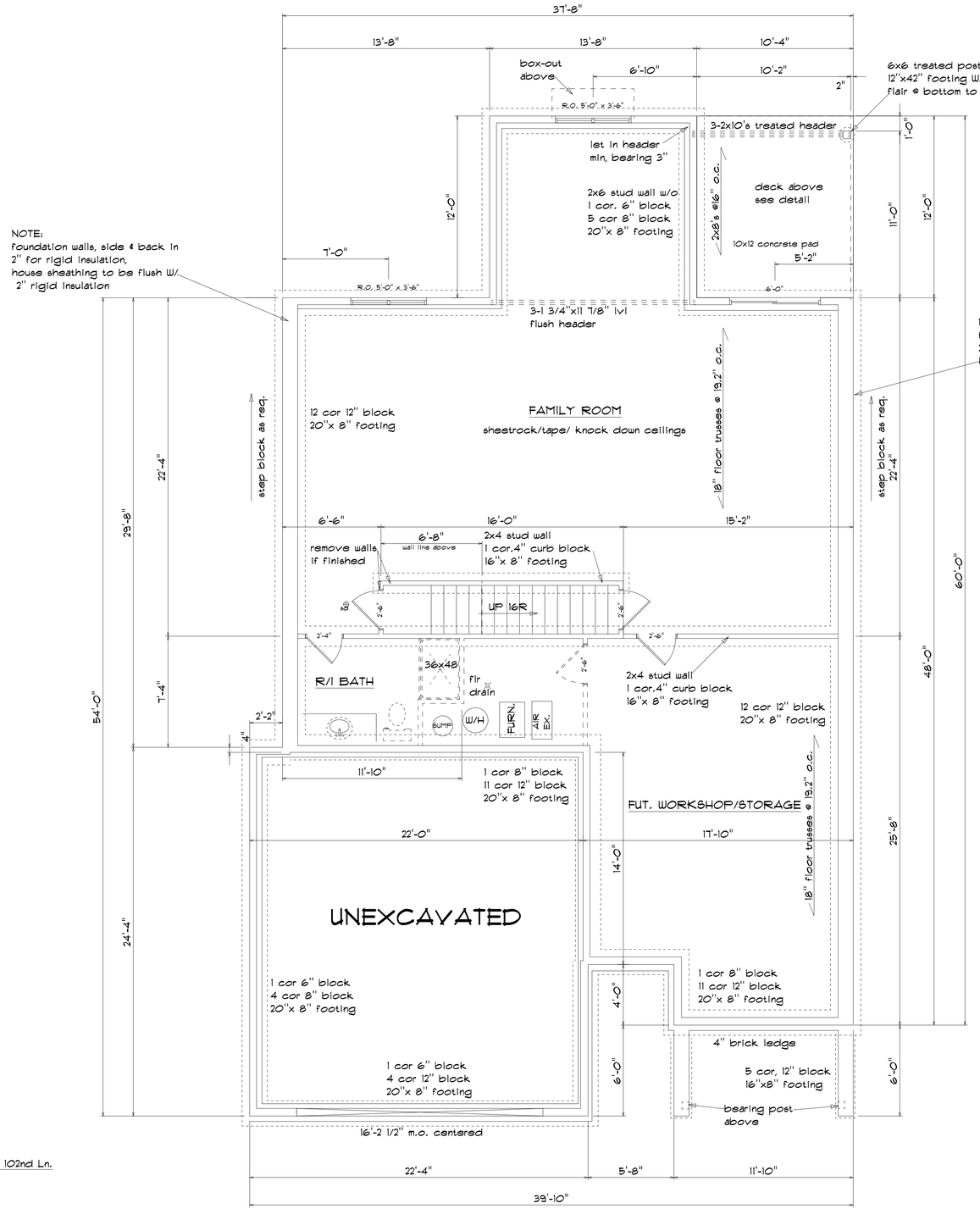
NOTE:
All openings to exterior must be
caulked & flashed, Flashing is req.
where all roof & vertical surfaces meet
or where siding material changes.

NOTE:
contractor to verify all notes,
conditions, and dimensions, and
be responsible for the same.

MEADOW CREEK BUILDERS

Villas of Rush Creek Trail

3739 102nd Ln.



NOTE:
All headers 2-2x10's unless noted otherwise

NOTE:
min. 3" bearing @ ea. end of all micro - lam beams, and headers w/ spans of 7'-0" or greater. (unless noted)

NOTE:
provide solid bearing under all beams, headers, girders down to foundation.

NOTE:
truss & joist mfg to verify size & spacing of all trusses/ joist.

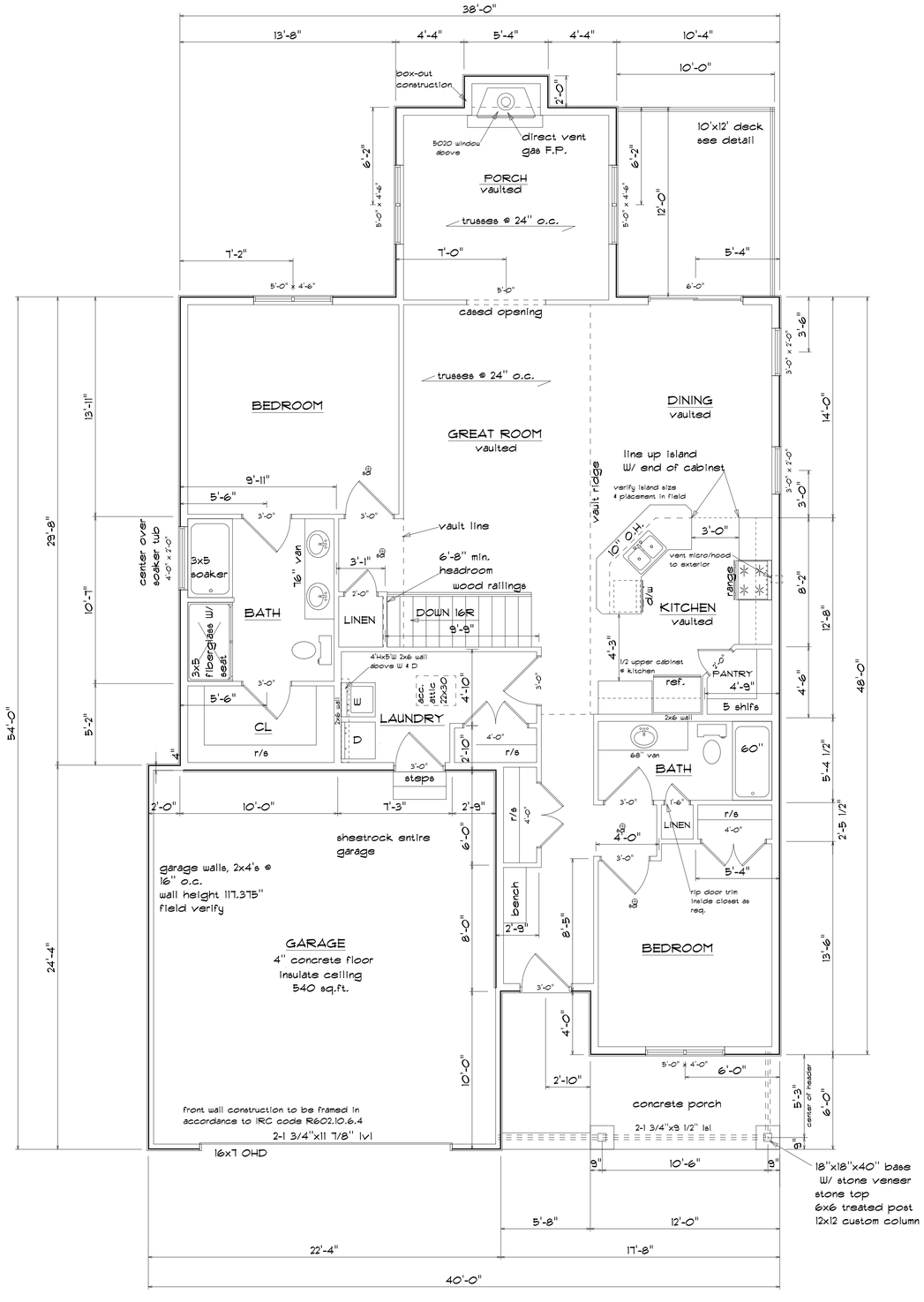
NOTE:
contractor to verify all notes, conditions, and dimensions, and be responsible for the same.

3739 102nd Ln.

FOUNDATION PLAN

scale 1/4" = 1'-0" page 2 of 4

38' base plan
C front
walk-out basement



NOTE:
All headers 2-2x10's unless noted otherwise

NOTE:
min. 3" bearing @ ea. end of all micro - lam beams, and headers w/ spans of 7'-0" or greater. (unless noted)

NOTE:
provide solid bearing under all beams, headers, girders down to foundation.

NOTE:
truss & joist mfg to verify size & spacing of all trusses/ joist.

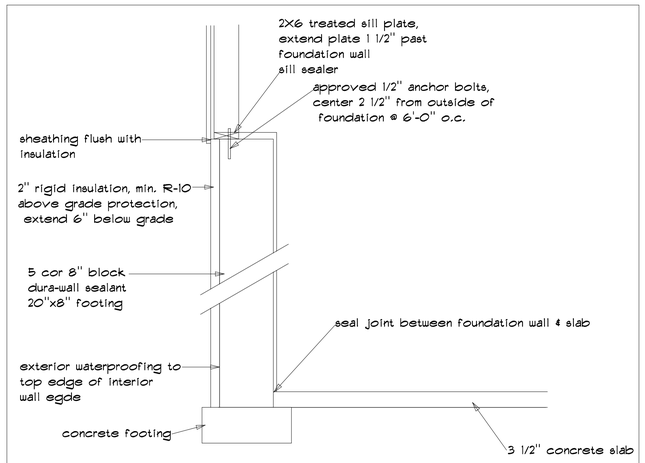
NOTE:
contractor to verify all notes, conditions, and dimensions, and be responsible for the same.

3739 102nd Ln.

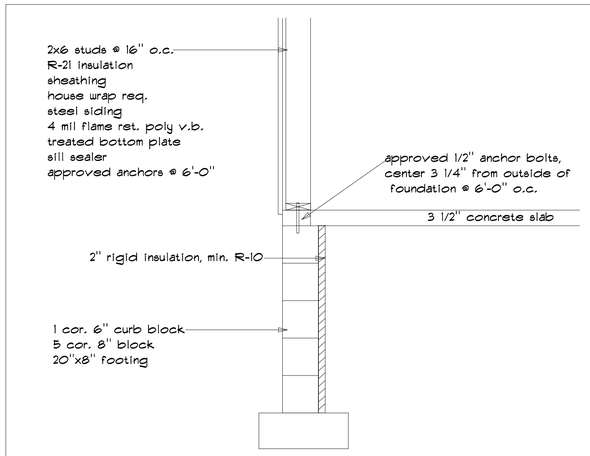
MAIN FLOOR PLAN

scale 1/4" = 1'-0" page 3 of 4
1608 sq.ft.

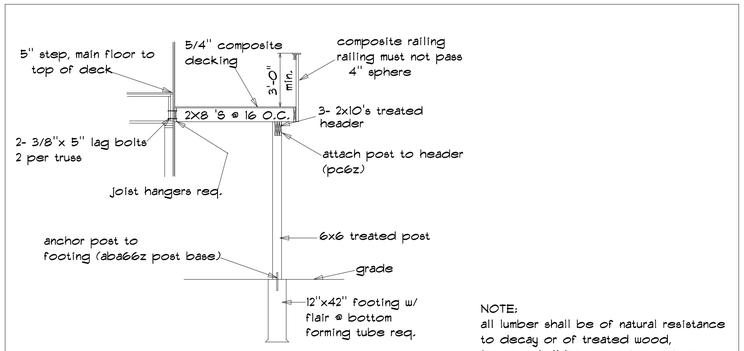
38' base plan
C front
walk-out basement



FOUNDATION INSULATION DETAIL knee wall



FOUNDATION INSULATION DETAIL walk-out



NOTE:
all lumber shall be of natural resistance
to decay or of treated wood,
fastners shall be corrosion resistant.

DECK DETAIL

NOTE:
provide solid bearing under
all beams, headers, girders
down to foundation.

NOTE:
min. 3" bearing @ ea. end
of all micro - lam beams,
and headers w/ spans of
7'-0" or greater.
(unless noted)

NOTE:
truss & joist mfg to verify
size & spacing of all trusses/
joist.

NOTE:
contractor to verify all notes,
conditions, and dimensions, and
be responsible for the same.

PASSIVE RADON SYSTEM:

3"min. abs or pvc gastight pipe
from subslab to min. 12" above roof
must be run thru conditioned space

pipe can be connected to sump system
or have T fittings (10'-0" ea. way)
in gravel under slab

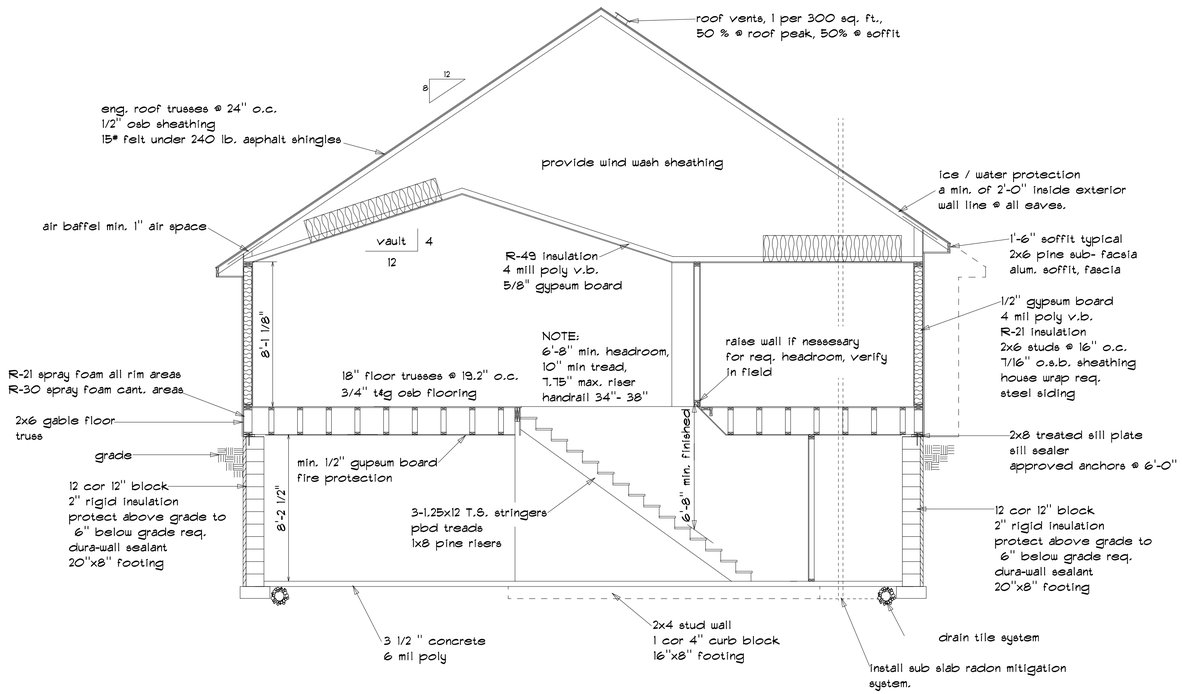
end of pipe must be min. 10' from any
window or other opening that is less
than 2' below end of pipe

sufficient space must be left
around pipe in a attic space to
add fan, space must be
min. 24" centered on axis of pipe W/
min. 3'-0" vertical space

a single pipe can be used if all
soil gases in dwelling can flow freely
between all levelsof foundation.
this includes interior footings & other
barrriers if airflow has been
established.

label the vent pipes at least once
per floor and in accessible attics
with "radon reduction system"

one electrical receptical is req.
in the attic near the vent pipe
for opt. fan.



SECTION

scale 1/4" = 1'-0" page 4 of 4

ENERGY NOTES :
•Continuous air barrier at all
plumbing and heating penetrations.

•Fire stops must be installed to block air
movement.

•Wind wash barrier required at the
exterior edge of attic insulation.

• Wind wash barrier required at
cantilevered floors and bay windows.

• Window and door frames and
utility penetrations must be sealed

• Electrical boxes and fan housing
must be sealed to prevent air leakage.

• The top of interior partition walls must
be sealed to prevent air leakage.

• Rim joist must be sealed to prevent air leakage.

• All exterior joints that may be sources
of air intrusion must be sealed.

• Between wall assemblies , rim joist
and foundations must be sealed to prevent
air leakage.

3739 102nd Ave.

DEPARTMENT OF TRANSPORTATION

Metropolitan District
1500 County Road B-2 West
Roseville, MN 55113

May 1st, 2019

Chloe McGuire City Planner
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

SUBJECT: River Walk Village
MnDOT Review #P19-025
SE Quad US 10/US 169 and Tungsten Street NW
City of Ramsey, Anoka County
Control Section 0202

Dear Ms. McGuire:

MnDOT has reviewed the preliminary plat and plans for the River Walk Village in compliance with Minnesota Statute 505.03, subdivision 2, Plats. Before further development, please address the following:

Access:
The plans show an emergency access to US 10. After reviewing the submitted plans and the Highway 10 Access Planning Study, MnDOT has determined that this emergency access will not be permitted. This has been determined for the following reasons:

- The vision for this stretch of the corridor is to provide mobility on the order of a freeway, therefore additional accesses onto US 10 should be restricted.
- There is sufficient access via the local roadway system.

For questions concerning these comments please contact Melissa Barnes at melissa.barnes@state.mn.us or 651-234-7716.

Noise:
MnDOT's policy is to assist local governments in promoting compatibility between land use and highways. Residential uses located adjacent to highways often result in complaints about traffic noise. Traffic noise from this highway could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. Minnesota Rule 7030.0030 states that municipalities having the authority to regulate land use shall take all reasonable measures to prevent the establishment of land use activities, listed in the MPCA's Noise Area Classification (NAC), anywhere that the establishment of the land use would result in immediate violations of established State noise standards.

MnDOT policy regarding development adjacent to existing highways prohibits the expenditure of highway funds for noise mitigation measures in such developed areas. The project proposer is required to assess the existing noise situation and take the action deemed necessary to minimize the impact to the proposed development from any highway noise. If you have any questions regarding MnDOT's noise

policy please contact Natalie Ries in Metro District's Noise and Air Quality Unit at 651-234-7681 or Natalie.Ries@state.mn.us.

Permits:
Any use of or work within or affecting MnDOT right-of-way will require a permit. Permit forms are available and may be submitted online at: https://dotapp7.dot.state.mn.us/OLPA. Please direct questions regarding permit requirements to Buck Craig of MnDOT's Metro Permits Section at 651-234-7911 or Buck.Craig@state.mn.us.

Review Submittal Options
MnDOT's goal is to review proposed development plans and documents within 30 days of receipt. Electronic file submittals are typically processed more rapidly. There are four submittal options:

1. Email documents and plans in PDF format to metrodevreviews.dot@state.mn.us. Attachments may not exceed 20 megabytes per email. If multiple emails are necessary, number each message.
2. Upload PDF file(s) to MnDOT's external shared internet workspace site at: https://mft.dot.state.mn.us. Contact MnDOT Planning development review staff at metrodevreviews.dot@state.mn.us for access instructions and send an email listing the file name(s) after the document(s) has/have been uploaded.
3. Mail, courier, or hand deliver documents and plans in PDF format on a CD-ROM compact disc to:
   MnDOT – Metro District Planning Section
   Development Reviews Coordinator
   1500 West County Road B-2
   Roseville, MN 55113
4. Submit printed documents via U.S. Mail, courier, or hand delivery to the address above. Include one set of full-size plans.

You are welcome to contact me at (651) 234-7788 with questions.

Sincerely,

Jennifer Wiltgen
Principal Planner

Copied by E-Mail:
Melissa Barnes, Engineering
Buck Craig, Permits
Jeff Rones, Design
Brian Kelly, Water Resources
Jim Yankee, Surveys
Michael Lynch, Right of Way
Ashley Roup, Traffic
Cameron Muhic, Multimodal
Russell Owen, Metropolitan Council
Craig Hinzman, Ramsey County Surveyor

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	FEBRUARY 25, 2019 REVISED: APRIL 12, 2019	**PROJECT ADDRESS**	6080 HIGHWAY 10
PROJECT. TITLE	6080 HIGHWAY 10		
ESCROW #	116795		
DEPARTMENT:	Community Development: Planning Division (Landscape Plan & Natural Resources)		
TECHNICAL REVIEWER:	Name: Chris Anderson Phone: 763-433-9817 Email: canderson@cityoframsey.com		

We offer the following comments regarding the civil engineering plans prepared by Carlson McCain and dated January 25, 2019, revised April 4, 2019:

Sheet 2 (Existing Conditions)

- Add the Mississippi River Corridor Critical Area (MRCCA) Overlay District boundary layer to this and all other applicable plan sheets.

Sheet 5 (Preliminary Site & Utility Plan)

- Need to add MRCCA layer to this sheet. Adjustments to proposed improvements may be necessary based on standards in this overlay district.
- Add contours to this sheet. Shoreland rules will apply and there is a 30 foot setback required from bluff-lines (defined as where the slope becomes steeper than 12%).
- Show specific setback from bluff-line for Lots 4-5, Block 3.

Sheet 6 (Preliminary Grading & Erosion Control Plan)

- Tree Save Fencing must be included on this sheet (symbol is in legend but doesn't show up on the plan sheet anywhere).
- Silt Fence shall be installed no closer than 16.5 feet from the normal water level of the stormwater pond and infiltration basin. Existing vegetation within this required setback area shall be left undisturbed throughout grading, construction, and landscaping aspects of the project.
- Finished fill elevation shall not be lower than one (1) foot below the RFPE and must extend out at least fifteen (15) feet from each structure.
- Elevation Certificates (as-built elevations) will be required for all new homes on Blocks 2 & 3 to confirm compliance with RFPE. This will be addressed in the Development Agreement.

Sheet L1 (Landscaping)

- Either add detail for deciduous tree planting or modify the coniferous tree planting detail to address both.
- Any in-ground irrigation shall be equipped with rain sensors and some form of water efficient technology, such as a weather based smart controller. An Irrigation Permit is required prior to installation of any irrigation system.

- The plan is deficient of the Density Transitioning requirements along the western boundary of the site. A revised Landscape Plan had been submitted (dated January 25, 2019) that included additional plantings that appeared to satisfy this requirement but those are not shown on this plan. Additional plantings must be included on Outlot A and the portion of Outlot B that is between Lot 1, Block 2 and the existing home to the west.
- The southwest portion of the site (southern part of Outlot B) is within the MRCCA, which prohibits clear cutting within 200 feet of the OHW of the Mississippi River. Adjustments will likely be necessary to avoid the proposed clear cutting to accommodate the stormwater pond.
- If some trees are removed within the MRCCA boundary, additional trees shall be replanted in this general vicinity to reestablish canopy cover.
- The Landscape Legend includes RC in the key for Holmstrup Arborvitae; however, RC is not shown on the plan anywhere. The plan does show a symbol of HA, but that is not included in the legend. Correct this discrepancy.
- A seed mix with deeper rooting species shall be utilized adjacent to the river.

Sheet T1 (Tree Preservation)

- The southwest portion of the site (southern part of Outlot B) is within the MRCCA, which prohibits clear cutting within 200 feet of the OHW of the Mississippi River. Add the MRCCA layer to this sheet. Per City Code Section 117-148(f), no clear cutting may occur within this overlay district, which will likely require modifications to the ponding/grading/drainage plans.
- Tree save fencing must be included on this sheet as well as the grading plan around all trees proposed to be saved.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	04/11/2019 REVISED: 5/20/19	**PROJECT SITE**	PID: 35-32-25-31-0034 PID: 35-32-25-31-0036
PROJECT TITLE	RIVER WALK VILLAGE (CASE OF VILLAGE BANK), PRELIMINARY PLAT REVIEW		
ESCROW #	116795		
DEPARTMENT:	Community Development: Planning Division (Zoning Code)		
TECHNICAL REVIEWER:	Name: Chloe McGuire, City Planner Phone: (763) 433-9821 Email: CMcGuire@ci.ramsey.mn.us		

Preliminary Plat Plan Review

We offer the following comments regarding the Preliminary Plat submittal for River Walk Village as it relates to the City's Zoning Code.

Summary of revisions needed on Preliminary Plat:

1. Rivlyn Ave is spelled incorrectly on many sheets – all sheets need to be updated with correct spelling.
2. Regional trail needs to shown as a separate outlot to be deeded back to the City.
3. Preliminary plat is contingent upon:
    a. Successfully moving the regional trail under federal standards
    b. Successfully removing all the debris onsite – debris removal plan required with final plat
    c. Items listed below (1-7)
4. Must provide architectural renderings of proposed homes
5. Shoreland overlay area (300 feet from OHWL of river, and 50 foot setback)
6. **MRCCA overlay must be shown on all sheets** – see Landscape Memo for additional information
7. Elevation certificates for all homes on south side of road will be required with building permits

The project requires the following:

1. Preliminary Plat Approval
2. Variance for cul-de-sac length
3. ~~Variance for lot width (Lot 7)~~
4. Variance for minimum lot size from Shoreland Rules (75 foot minimum lot width – all but lot 4)
5. Ordinance vacating roadway easement
6. Comprehensive plan amendment reguiding entire property to medium density residential
7. Rezoning subject property to R-2
8. Final Plat Approval

Planning Staff provides the following comments that require revision for the Preliminary Plat:

Revisions/Comments Per Sheet:
Sheet 1 –

1. Will electrical lines be buried? Have you contacted electrical company about powerlines on property?

Sheet 2 –

1. MRCCA boundary needed

Sheet 3 –

1. Misspellings

Planning Staff provides the following comments for general review of applications:

General: The Preliminary Plat is located in the southeastern most corner of the City of Ramsey, on the end of Rivlyn Ave, north of the Mississippi River and south of Highway 10. The site is currently owned by Village Bank. The site is currently vacant but was previously an unofficial dump of construction debris. This debris scatters the site, and some is buried as much as 4 feet under the ground. A similar came forward previously and was halted due to the cost of cleaning up the buried debris. The site is also part of the regional MRT line, which runs north-south through the southern half of the subject property. The subject property is two separate parcels.

Zoning: The Preliminary Plat is being reviewed under the R-2 (Detached Villa) guidelines, which will require a rezoning. The subject property is zoned E-1 (northeast parcel) and R-1 Residential (MUSA – Detached Single Family Homes) for the southwestern parcel closest to the existing residential.

Setbacks and Dimensional Standards.

R-2 Detached Villa Development Standards		
	Required	**Proposed**
Setbacks		
Front Yard	25 feet	25 feet
Side Yard	5 feet	5 feet
Rear Yard	20 feet	20 feet
Minimum lot size	.15 Acres	
Minimum lot width	50 feet	Lot 7 is only ~37.5 feet wide at front yard setback
Minimum lot depth	100 feet	
Minimum Driveway Length	25 feet	25 feet
Allowable Density	4 – 7 DU/Acre	2.5 DU/Acre

Wetland/Stormwater Pond	16.5 feet	16.5 feet
Sidewalk Width	10 feet, one side of street	**No sidewalk shown.**
Maximum Coverage for All Principal and Accessory Buildings:	35%	
Maximum Building Height:	35 feet	
MRCCA Overlay		**Ponding and clearcutting shown in MRCCA**

Variances: As proposed, the preliminary plat requires two variances:

1. **Variance for cul-de-sac length**
    a. Reasonable? Yes, the property can't get developed without the variance or access off Highway 10. Staff and MnDOT prefer access off Rivlyn Ave. There is a proposed public safety access, which will provide police and fire access to the property.
    b. Unique? Yes, the site is oddly situated and requires access to be developed.
    c. Practical difficulty? Yes, the site requires access and staff and other jurisdictions would prefer access off Rivlyn Ave to reduce individual accesses off Highway 10.

~~**2. Variance for minimum lot width (Lot 7)**~~
~~a. Reasonable? Yes, a detached villa is a reasonable use of the property.~~
~~b. Unique? The site is an odd shape, though it is currently vacant.~~
~~c. Practical difficulty? Potentially difficult due to the shape of the property, but there appears to be room to extend the lot boundary to allow it to meet minimum lot width requirements.~~

[Although plan sets have not been updated to show this; the applicant has stated that the variance to lot width will not be necessary and they can reconfigure the lots to meet requirements.]

Architectural Standards:

1. **Location of Main Entrance:** Building must include a front porch or covered balcony/patio at all main entrances that face a street. Main entrance must face the street.
2. **Porches:** Porches must be covered by a solid roof, no more than 12 feet above the floor of the porch. Minimum porch size is 6 by 6 feet. The covered area provided by the porch must be at least 48 square feet and a minimum of 8 feet wide.
3. **Building Height:** Houses are allowed to be up to 35 feet from adjacent grade to mean roof. Proposed are 2 story homes.

Floodplains: The site does include floodplains, which will require certain house elevations at time of building permit.

Landscaping: *See landscape and environmental resources for specific comments about landscaping and tree removal*.

Density Transitioning: As proposed, the development is subject to the density transitioning standards based on the zoning of the adjacent properties (R-1 Detached Single Family Homes). This requires 25 feet of landscaping.

Streets and Access: The preliminary plat includes one street, Rivlyn Ave, which is proposed to cul-de-sac. Rivlyn Ave would be a public road and the cul-de-sac appears to meet the minimum size requirements; though the total cul-de-sac length is longer than what is allowed by code.

Design of cul-de-sac must meet minimum standards for radius, width, and right of way as per sec 117-614.

Sidewalks: Sidewalk will be required along one side of Rivlyn Ave, staff recommends the south side. Sidewalks must be six (6) feet wide.

Utilities and Municipal Services: All new lots will be serviced with municipal utilities.

Grading and Drainage Plans: The area shows clearcutting and ponding in the MRCCA area. There cannot be clearcutting in this area. Ponding locations will need to be modified.

Parks and Trails: Reconfigured MRT will need to meet federal standards.

Development Fees: Development Fees will be due with the Plat including, but not limited to, Park Dedication, Trail Development, Storm Water Management, Trunk Water and Trunk Sanitary Sewer, and Lateral Benefit Charges for Sewer and Water. These fees are collected at the time the Final Plat is recorded and at the rate in effect when the final plat is recorded.

Development Agreement: An executed Development Agreement will be required prior to releasing the plat for recording.

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, June 6, 2019, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Randy Bauer Commissioner Bruce Anderson Commissioner Cheri Gengler Commissioner Torrey Johnson Commissioner Eric Peters Commissioner Gary VanScoy Commissioner Matt Woestehoff
Members Absent:	None
Also Present:	Community Development Director Timothy Gladhill City Planner Chris Anderson City Planner Chloe McGuire Brigl Planning Consultant Eric Maass

[sections deleted]

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.04: Public Hearing: Review Multiple Items Related to River Walk Village Preliminary Plat; Case of Village Bank (Project #18-163)

Public Hearing

Chairperson Bauer called the public hearing to order at 7:32 p.m.

Presentation

City Planner McGuire Brigl presented the staff report and recommendation to adopt Resolution #19-099 approving variances for cul-de-sac length and bluffline setbacks, to recommend that the City Council adopt Resolution #19-098 approving the preliminary plat and Comprehensive Plan amendment, and to recommend that the City Council introduce Ordinance #19-10 rezoning the subject property from R-1/E-1 to R-2 Detached Villas, contingent upon successful trail relocation and dedicated outlot for the trail.

Commissioner Anderson asked where the Mississippi River is in relation to the plat. He asked if the DNR has any issue with the location of the stormwater pond. He stated that he would have an issue with that location because he could envision runoff going into the Mississippi.

City Planner Anderson replied that the stormwater pond is within the flood fringe area. He stated that staff did reach out to the DNR and the DNR responded that there is nothing that would prohibit the placement of a stormwater pond within the flood fringe area.

Commissioner Anderson asked if there are trees or plantings along the backside to prevent erosion.

City Planner Anderson referenced the updated tree preservation plan, which retains tree cover and canopy closest to the river.

Commissioner VanScoy asked which lots would have a setback variance.

City Planner McGuire Brigl identified lot five, block 3, which requires a setback variance for the back corner. She confirmed that the resolution would identify that lot specifically.

Citizen Input

Don Kveton, 5750 177th Avenue NW, stated that they have been working on this piece of land for the past seven years. He noted that the contamination was found during that time which has made this process more challenging. He stated that he has lost over $750,000 on this project thus far. He noted that it is a beautiful piece of land and they are attempting to develop the property and create taxable income. He noted that it will cost about $1,000,000 to remove the contamination and take this to the development level.

Commissioner VanScoy asked for details on the grants that are being applied for.

Jim Crowl, Carlson McCain, stated that they have been working with the applicant on the environmental part of the project. He noted that the City Council adopted a resolution in support of the grant applications, which were submitted on May 1st, 2019. He stated that they should be made aware of the outcome sometime during July 2019.

Vicky Chancler, 6224 Rivland, stated that this block ends in a cul-de-sac and this proposal would add 14 homes. She noted that this area is part of the Mississippi River Trail and therefore those users are on the roads. She believed that this is too many homes. She noted that the previous case for the yoga studio was cut from her requested eight students to four students and was unsure how the City could allow 14 homes. She understood that the bank has lost money on this project but noted that it is not the responsibility of the City to help make up that difference. She noted that this parcel lies between the Mississippi River and the creek. She believed that it would be wrong to put this many homes on that parcel. She believed that the Commission should visit the parcel to get a better understanding. She noted that this would have a large impact on the community of existing residents. She was unsure how that amount of traffic could

be supported on the roadway. She stated that she is not opposed to homes being built on the parcel, simply the number of homes proposed.

Commissioner VanScoy stated that when he looks at this request, he also considers the clean-up of the site that needs to be done.

Ms. Chancler stated that she has been at her home for 19 years and most of the residents have lived in that area for long periods of time. She noted that it is a private, quiet neighborhood. She stated that it is her understanding that the debris on that site was construction debris from the previous owner that constructed the homes in the area. She stated that there is nothing visible, the debris is all buried underground.

Commissioner VanScoy asked if Ms. Chancler is concerned with the contamination.

Ms. Chancler stated that the issue has been talked about between the neighbors and no one is concerned with the debris on that site. She did not believe that there is anything harmful onsite and that it is just a lot of debris that would need to be dug out and removed from the site.

Commissioner Anderson asked how many homes the resident would be comfortable with.

Ms. Chancler stated that she would be comfortable with three or four homes, which is typical for a cul-de-sac.

Jennifer Shoemaker, 6150 Rivland Avenue, stated that her home is directly next to this parcel. She stated that she has been very involved in this process as the result will directly impact her family. She stated that they moved from downtown Anoka to this quiet neighborhood in Ramsey on the Mississippi River. She stated that several years ago the bank decided to develop this property, cut the trees down and dug up the land before deciding that they could not move forward because of the contamination. She noted that the bank left the property in that condition, which increased noise and visibility to Highway 10. She stated that the Mississippi River Trail was then extended through the neighborhood, noting that the road does not have sidewalks or bikeways and therefore the road is part of the trail. She noted that this project would hugely impact this neighborhood. She explained that currently the neighborhood has 17 homes in entirety. She stated that the houses proposed are large homes, over 2,000 square feet, with small lots. She encouraged everyone to walk down through the area to get a better feel for the neighborhood and what the bank did to the property. She stated that the contamination has been there for years, noting that you cannot see the buried construction debris. She noted that wildlife often walk through that property and 14 homes would change the character of the neighborhood. She stated that she is pleased to see that the tree preservation plan has been revised to save trees. She felt that this project is getting pushed through under the guise that the site needs to be cleaned up. She stated that if the site ends up not being developed, that is not the problem of Ramsey residents. She noted that something being left out is the request for the City of Ramsey to contribute towards the clean-up if the grant funds are awarded. She stated that she would have a problem with the City contributing funds to help a bank develop its property. She stated that this is the bank's problem, not the City's problem, and not the problem of residents. She

suggested that perhaps the City swap land with the bank and let the land remain natural as an entrance to the trail. She stated that adding 14 homes would be ridiculous.

Scott Shoemaker, 6150 Rivland Avenue, stated that if an extension is being added to the neighborhood, it should follow the character of the existing neighborhood. He stated that this extension would double the size of the neighborhood on half the space. He stated that this is an odd shaped piece of land and the developer is routing the street in order to fit the most houses rather than placing homes logistically. He referenced the holding pond, noting that the flood fringe has been under water every year that he has lived in his home and therefore the holding pond will overflow and run into the river.

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

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

Chairperson Bauer closed the public hearing closed at 8:04 p.m.

Commission Business

Mr. Kveton stated that he has met with the Shoemakers a number of times and is aware of their concerns. He stated that over the years they have sold the property multiple times. He noted that a previous request was for senior housing, but noted that would have generated additional traffic; another request is for commercial/industrial, which he did not feel would be fair to the neighborhood; and noted that this residential option appears to be the best option for the neighborhood. He provided an example of this housing product being constructed in Blaine. He stated that this is a beautiful site and would be maintained by an HOA. He stated that typically the buyer for this product is a person in retirement and would not generate a lot of traffic.

Commissioner VanScoy referenced the contamination, noting that residents in that area do not have an issue with the contamination. He stated that the comment has been made that it would cost $1,000,000 to clean-up the site. He asked for details on the need to clean-up the site as some people do not think it is necessary. He asked for details on the nature of contamination and the rational for removing the debris.

Mr. Kveton stated that they were working on a previous project and the contamination was discovered and the project was shut down by the City.

Community Development Director Gladhill stated that there are contaminated soils near the Mississippi River and therefore there is a benefit to cleaning up the site. He stated that they have explored every option and if anything is going to be developed on the site, that material needs to be excavated and removed from the site. He stated that is not aware of the logistics of leaving the site in its current conditions and not developing. He confirmed that for anything to be developed on the site that material would need to be removed and hauled offsite.

Commissioner VanScoy asked and received confirmation that the same clean-up activity would be needed regardless of whether it is four homes, or 14 homes being constructed.

Community Development Director Gladhill confirmed that the material would need to be removed if anything is going to be developed on the site. He stated that because there is a Comprehensive Plan amendment, zoning amendment, and variance request the City has a large amount of discretion. He stated that the Council wrestled with the concept of allowing 12 or 14 homes but noted that with either number there would still only be one residential property backing up to an existing residential property.

Chairperson Bauer asked how many lots could be developed if the zoning remained R-1.

City Planner McGuire Brigl replied that six or seven lots would be allowed under R-1.

Commissioner Woestehoff noted the delineated tree lines, noting that everything included in the plan is compliant with the R-2 requirements with the exception of the corner of the one lot that requires a variance.

City Planner McGuire Brigl stated that the density is actually slightly lower than R-2, noting that the lot sizes comply but because of the overall size of the property the density figure is lower.

Community Development Director Gladhill noted that some areas will be removed from the overall density calculations and the plat would meet the R-2 density.

Commissioner Johnson stated that he has seen the area and believes that this would be a great fit for the parcel. He noted that he lives on a cul-de-sac and there are 38 homes on his cul-de-sac. He stated that his neighborhood has children riding and a bike trail and there have been no issues with safety. He referenced the comment that was made to possibly donate the land to the City and noted that the donation would be of contaminated land that the City would then need to clean up.

Ms. Chancler stated that she was under the impression that the site would only need to be cleaned up if something is going to be built.

Commissioner Johnson stated that if the land is donated for a park, people would most likely not want a park on contaminated soils.

Community Development Director Gladhill noted that development of a park would still trigger the need to clean-up the site.

Commissioner VanScoy asked for details on the nature of the contamination and the reason it is important to remove the material.

Jim Crowl stated that they have learned that there was uncontrolled dumping on the site between 1953 to 1970. He stated that there is about 32,000 cubic yards of material and about 16,000 cubic yards of that material is debris. He noted that because of the nature of the dump materials there is additional soil that would need to be removed because of the leaching that occurs over time. He stated that there are impacts to groundwater that can occur and in some test pits on the site the waste material is in contact with the water table.

Commissioner VanScoy stated that there have been comments from residents stating that this is not an issue for them because they cannot see visual impacts. He noted that he is very concerned with the contamination.

Jim Crowl stated that they will also look at soil vapor during this process to determine if there are potential vapors being generated. He stated that this is not just the consultant/engineer working with the bank and City. He explained that all the clean-up activities are being completed in conjunction with the Minnesota Pollution Control Agency (MPCA). He noted that a Response Action Plan has been developed and approved by the State of Minnesota.

Commissioner VanScoy referenced a comment that was made relating to the Mississippi Trail and the segment that goes down this street. He asked if there is any consideration to installing a bike trail or adding a sidewalk to the existing neighborhood.

City Planner McGuire Brigl stated that the City will require a sidewalk on one side of the development, noting that staff recommends that it be added to the southside of the development. She noted that a bike trail has not yet been discussed.

Commissioner VanScoy stated that when the trail exits the new neighborhood it would still empty onto the existing street. He asked what could be done to resolve that issue for the existing neighborhood.

Community Development Director Gladhill noted that the Public Works Committee could review that element. He explained that the Mississippi River Trail is a combination of off-road trail and on-road trail. He stated that staff can solve and make requirements for the proposed development and speak with public works for the segment through the existing neighborhood.

Commissioner VanScoy stated that the prior recommendation from the Commission was 12 lots, while the City Council supported 14. He asked for input on that decision.

Community Development Director Gladhill stated that the Council discussed the difference in impact between 12 and 14 lots for those adjacent to the development. He stated that additional units are not being added adjacent to existing residential, as those lots are more internal to the site. He stated that some of the Councilmembers were hesitant to support 14 lots but wanted to have additional input from the public. He stated that it would be reasonable to consider perhaps 13 lots, which would eliminate the need for a variance. He explained that the Council supported 14 lots for discussion and finding additional details. He stated that the Council was interested in the rational if 12 lots are supported, as the impact to the neighborhood would not be different.

Commissioner VanScoy asked if the potential access from Highway 10 made a difference.

City Planner McGuire Brigl explained that because that was able to be removed, the lot should be able to meet the 50-foot standard.

Commissioner Anderson stated that he does not like the idea of 14 lots as he believed that is too big for the neighborhood. He also did not think City money should be spent on the clean-up. He stated that he would like to see the cul-de-sac eliminated but recognized that there is no way to connect to another roadway. He did not believe that this project as proposed is suitable for the neighborhood.

Commissioner Woestehoff asked if there has been input as to whether this application would continue under R-1, if the rezoning to R-2 is denied.

Mr. Kveton replied that the project would not be financially feasible to develop under R-1. He explained that even with 14 lots, the bank would still not make its money back. He explained that the site needs to be cleaned up and he believed that this would be the best option with the existing neighborhood.

Commissioner VanScoy commented that in other situations where there is a transition from R-1 to industrial areas, the City has considered higher density residential as a transition and therefore he does not see this proposal as unacceptable. He understood the concerns of the residents but noted that there has been a significant attempt to work on that transition between R-1 and R-2. He stated that the contamination has to come out and is a significant concern. He stated that activity needs to be funded somehow and the community has a responsibility to public safety, not just for Ramsey but for the surrounding communities as well. He stated that he does not see a difference in 14 lots compared to 12. He noted that the issues he had previously (clear cutting, buffering, transitioning) have been addressed. He stated that he is concerned about the fact that the Mississippi Trail goes down an existing street but acknowledged that is not a part of this application. He stated that he would support the proposal.

Chairperson Bauer suggested that the Preliminary Plat be considered first, as the variances would not be applicable if the plat is not approved.

Motion by Commissioner VanScoy, seconded by Commissioner Johnson, to recommend that City Council adopt Resolution #19-098 Approving the Preliminary Plat and Comprehensive Plan Amendment.

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

Motion by Commissioner VanScoy, seconded by Commissioner Johnson, to recommend that City Council introduce Ordinance #19-10 Rezoning the Subject Property from R-1/E-1 to R-2

Detached Villas, Contingent Upon Successful Trail Relocation and Dedicated Outlot for the Trail.

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

Motion by Commissioner VanScoy, seconded by Commissioner Johnson, to approve Resolution #19-099 Approving Variances for Cul-de-sac Length and Bluffline Setbacks.

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

ORDINANCE #19-10

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN AMENDMENT TO CHAPTER 117 WHICH IS KNOWN AS THE ZONING AND SUBDIVISIONS CHAPTER OF THE CITY CODE OF RAMSEY, MINNESOTA.

AN ORDINANCE AMENDING SECTION 117-90 "MAP" OF CHAPTER 117 OF THE CITY CODE OF RAMSEY, MINNESOTA.

SECTION 1. AMENDMENT

The following legally described properties or portions thereof, are hereby rezoned from R-1 MUSA (Detached Single Family) and E-1 (Employment) to R-2 Detached Villa.

Parcel B:

Outlot A, DICKENSON'S MISSISSIPPI ESTATE SECOND ADDITION, Anoka County, Minnesota.

PARCELC:

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 comer 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 Rivlyn Avenue accruing thereto by reason of street vacation.

Or Upon Recording:

Lots 1 – 7, Block 1, Lots 1 – 2, Block 2, and Lots 1 – 5, Block 3, and Outlots A, B, and C, River Walk Village, Anoka County, Minnesota

(The "Subject Property")

SECTION 2. MAP

The City is hereby instructed to cause this amendment to be shown on the "City of Ramsey Zoning Map", which map was adopted pursuant to Section 117-90 of the Ramsey City Code.

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 9th day of July, 2019.

_____
Mayor

ATTEST:

_____
City Administrator

Introduction date:

Posting dates:
Adoption date:
Publication date:
Effective date:

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

RESOLUTION #19-098

A RESOLUTION APPROVING THE PRELIMINARY PLAT FOR RIVER WALK VILLAGE AND APPROVING A COMPRHENSIVE PLAN AMENDMENT TO REGUIDE THE SUBJECT PROPERTY FROM LOW DENSITY RESIDENTIAL AND BUSINESS PARK TO MEDIUM DENSITY RESIDENTIAL IN THE 2040 COMPREHENSIVE PLAN UPDATE

WHEREAS, Village Bank/D&N Management, hereinafter referred to as "Applicant", properly applied to the City of Ramsey (the "City") for Preliminary Plat for River Walk Village at the property generally known as 6080 Highway 10 NW and legally described in Exhibit A.

WHEREAS, the Subject Property is currently guided for Business Park in the 2030 Comprehensive Plan and the Preliminary Plat requires a Comprehensive Plan Amendment that will be processed as part of the 2040 Comprehensive Plan re-guiding the Subject Property to Medium Density Residential; and

WHEREAS, the Subject Property is currently zoned both R-1 MUSA (Detached Single Family) and E-1 (Employment) and the Preliminary Plat requires a rezoning of the Subject Property to R-2 Detached Villas; and

WHEREAS, the Ramsey Planning Commission met and discussed the Sketch Plan on March 7, 2019 and recommended moving forward with a formal application for preliminary plat including density transitioning; and

WHEREAS, the Ramsey City Council met and discussed the Sketch Plan on March 26, 2019 and recommended moving forward with a formal application for preliminary plat; and

WHEREAS, the Ramsey Planning Commission met on June 6, 2019, conducted a public hearing on the Preliminary Plat, Rezoning, Comprehensive Plan Amendment, as well as the requested variances and proposed ordinance vacating road right-of-way, and recommended that the Ramsey City Council approve the Preliminary Plat and associated rezoning and re-guidance; and

WHEREAS, the Ramsey Environmental Policy Board (EPB) met and discussed the Preliminary Plat on April 15, 2019 and recommended additional landscaping and conformance to the MRCCA rules; and

WHEREAS, the Ramsey City Council met and discussed the Preliminary Plat on June 25, 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 approves the Preliminary Plat for River Walk Village contingent upon the following items:

a. Compliance with staff review memo and ProjectDox comments
b. Approval by the DNR and MnDOT
c. Approval by the City Engineer and City Attorney
d. Compliance with MRCCA rules
e. Rezoning of the Subject Property to R-2 Detached Villas (Ordinance #19-10)
f. Re-guidance of the Subject Property to Medium Density Residential in the 2040 Comprehensive Plan Update
g. Vacation of Rivlyn Ave (Ordinance #19-09)
h. Successful relocation of Mississippi River Trail approved by City Engineer and dedicated Outlot for Mississippi River Trail
i. The Applicant entering into a development agreement for the proposed project

2) That the Ramsey City Council hereby approves the request for a land use designation change of the Subject Property from Business Park to Medium Density Residential.

3) That the Ramsey City Council hereby authorizes City Staff to submit the necessary documentation to Metropolitan Council for the 2040 Comprehensive Plan to change the land use designation to Medium Density Residential.

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 _____ day of _____, 2019.

_____
Mayor

ATTEST:

_____
City Clerk

Exhibit A: Legal Description of the Subject Property

Parcel B:

Outlot A, DICKENSON'S MISSISSIPPI ESTATE SECOND ADDITION, Anoka County, Minnesota.

PARCELC:

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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 comer 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 Rivlyn Avenue accruing thereto by reason of street vacation.

Or upon recording:

Lots 1 – 7, Block 1, Lots 1 – 2, Block 2, and Lots 1 – 5, Block 3, and Outlots A, B, and C, River Walk Village, Anoka County, Minnesota

(The "Subject Property")

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: 06/25/2019

By: Mark Riverblood, Engineering/Public Works

Information

Title:

Concept Plan Submittal to Metropolitan Council—Public Realm Improvements in The COR

Purpose/Background:

The purpose of this case is to authorize staff to submit a concept plan on July 1st, 2019 to Metropolitan Council as part of the Livable Communities Demonstration Account (LCDA) program. The program purpose includes, (partial description, more on page 4 of the first attachment):

- Interrelating affordable housing and employment growth areas;
- Intensifying land use that leads to more compact development;
- **Encouraging public infrastructure investments that connect urban neighborhoods and suburban communities,** and provide project area residents with expanded opportunities for private sector employment;
- Interrelating development and transit.
- Developing land uses in centers linked to the local and regional transportation systems.

Since the beginning of Ramsey's downtown, referred to as The COR, the city has been successful bringing LCDA and Transit Oriented Development funding (TOD, a closely related program to LCDA) back to benefit the community, in an amount of approximately $5M. Partial, but notable examples include funding for the parking ramp, the Northstar Rail Station and Mississippi Skyway, the amphitheater, and Center Street.

Key funding aspects of the 2019 LCDA program include up to $7.5M for the metro area, no local match requirement and up to 3 years to implement the project(s). An additional stipulation is that the City must submit the proposal in relationship to private development that will occur. Staff is seeking acknowledgement (authorization) to submit a proposal later this month to advance concepts for improvements to the public realm elements of Sunwood Drive and Center Street, as well as the pump house, and stormwater and irrigation improvements to Municipal Plaza. This is the first step in the submittal process, but not a full grant application. Based on feedback from this round, the City Council will need to decide whether to advance a full application or not.

The concept plan submittal does not commit the City to expenditures or actions. Upon refinements to the plan for the aforementioned proposed improvements, staff would return with a formal LCDA funding request, and seek approval by way of City Council Resolution on July 23, 2019, for the formal submittal to Metropolitan Council on August 8th 2019. Funding awards are projected to be in November 2019.

Observations/Alternatives:

In terms of the physical improvements a LCDA award would fund, these are elements that "elevate a development project beyond a traditional project and enhance livability through project outcomes." (Additional eligibility detail is on page 6 of the first attachment.)

At this stage of planning, staff is envisioning a concept plan submittal that describes the following:

- Wider sidewalks along both Sunwood Drive and Center Street (associated with the apartment(s) and hotel)
- A public/private plaza at the intersection of Sunwood and Center Street (associated with the hotel)
- A public plaza associated with pumphouse (at 145th Ave)
- Photo voltaic panels on the pumphouse (which would power the irrigation system for the park)
- Significant stormwater infrastructure in all of the above areas, which would capture water to be routed to Municipal Plaza for storage and reuse for irrigation.

The present estimate for the above improvements is +/- $1.5 million, with approximately 70 to 80 percent of this amount relating to the stormwater capture and reuse components.

Funding Source:

No funding is being authorized as part of this case consideration.

Upon subsequent action by City Council to formally apply for LCDA funding, and then after successful award, improvements may be authorized in 2020-2023. This could include associated work for sidewalk/streetscape along Sunwwod Drive/Center Street, the Pumphouse corner and Municipal Plaza—with each element having a companion funding source, E.g. Center Street, with contributions paid for by developers, Park Trust Fund for the park etc..

Recommendation:

Staff recommends submittal of a concept plan to progress towards a LCDA funded grant.

Action:

Motion to authorize Staff to submit a Preliminary Concept Plan to the Metropolitan Council related to a potential Livable Communities Grant.

Attachments

LCDA program

Concept Plan highlights

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	06/20/2019 01:22 PM
Mark Riverblood (Originator)	Mark Riverblood	06/20/2019 02:32 PM
Kurt Ulrich	Kurt Ulrich	06/20/2019 02:42 PM
Form Started By: Mark Riverblood		Started On: 06/19/2019 11:49 AM
Final Approval Date: 06/20/2019		

2019 LCDA APPLICATION GUIDE

2019 Livable Communities Demonstration Account Grant

METROPOLITAN COUNCIL

March 2019

The Council's mission is to foster efficient and economic growth for a prosperous metropolitan region.

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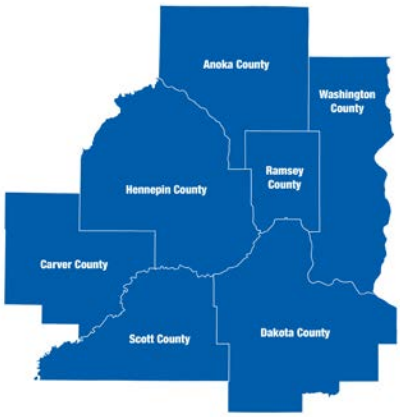

The Metropolitan Council is the regional planning organization for the seven-county Twin Cities area. The Council operates the regional bus and rail system, collects and treats wastewater, coordinates regional water resources, plans and helps fund regional parks, and administers federal funds that provide housing opportunities for low- and moderate-income individuals and families. The 17-member Council board is appointed by and serves at the pleasure of the governor.

On request, this publication will be made available in alternative formats to people with disabilities. Call Metropolitan Council information at 651-602-1140 or TTY 651-291-0904.

The image on the front cover is of the Bridgewater Bank Headquarters project, awarded in 2018

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Section 1: General Information and Schedule

Purpose of Livable Communities Grants

The Metropolitan Livable Communities Act[1] (LCA) created the LCA programs to promote the purposes of the Act and the outcomes of Thrive MSP 2040, which include:

- Develop land uses in centers linked to the local and regional transportation systems;
- Efficiently connect housing, jobs, retail centers and civic uses;
- Develop a range of housing densities, types and costs;
- Conserve, protect and enhance natural resources by means of development that is sensitive to the environment; and
- Increase the tax base

Purpose of LCDA Grants

The Livable Communities Demonstration Account (LCDA) was created by the Livable Communities Act to meet the statutory requirements and policy goals for the program, which include:

- Interrelating affordable housing and employment growth areas;
- Intensifying land use that leads to more compact development or redevelopment;
- Involving development or redevelopment that mixes incomes of residents in housing, including introducing higher value housing in lower income areas to achieve a mix of housing opportunities;
- Encouraging public infrastructure investments that connect urban neighborhoods and suburban communities, attract private sector redevelopment investment in commercial and residential properties adjacent to the public improvement, and provide project area residents with expanded opportunities for private sector employment; or
- Interrelating development or redevelopment and transit.
- Developing land uses in centers linked to the local and regional transportation systems.

Types of LCDA Grants

- **LCDA Development** – these grants are intended for applicants who are ready to begin a development or redevelopment project and have the land and/or infrastructure necessary to support it.
- **LCDA Pre-Development** – these grants are intended for applicants with an identified redevelopment site that are defining and refining their project for an identified future development project.

[1] Minnesota Statutes section 473.25

Funding Profile

LCDA Development grants are made for three-year terms with the option of a two-year extension. While no more than 40% of available funds can be awarded to projects in Minneapolis and Saint Paul, the Council may waive that limit under certain circumstances.

LCDA Development Grant Terms

Available Funding	$7.5 million
Local Match	None
Grant Terms	3 years
Term Extensions	Up to 2 years
Award Limits	No more than 40% of available funds to projects located in Minneapolis and Saint Paul
Application Limit	No more than three per city

Schedule

The Council will offer one round of competitive funding for LCDA Development grants in 2019

Application Type	Date	Activity
LCDA Development	February 5 & 12	Design Workshop One
	March 1	Notice of Funding Availability
	April	Design Workshop Two
	July 1, 3:00 p.m.	**Project Concept Plans due**
	July 10	Project Concept Plan Feedback Provided
	July 15-17	Project Concept Plan Meetings (required)
	August 8, 3:00 p.m.	**Applications due**
	November 18 *(tentative)*	Community Development Committee recommends grant awards
	November 27 *(tentative)*	Metropolitan Council awards grants

Section 2: Eligible Applicants, Eligible Projects and Eligible Uses

Eligible Applicants

By *state statute*, applicants must be a local governmental unit, which may be a:

1. Municipality (a statutory or home rule charter city or township) currently participating in the Metropolitan Council's Local Housing Incentives Account Program
2. Metropolitan county
3. Housing and Redevelopment Authority, Economic Development Authority, Community Development Authority or Port Authority

Projects proposed under categories (2) and (3) must be located in a *participating municipality*.

Applicants that receive a Livable Communities Act (LCA) grant must have adopted a Fair Housing Policy prior to the disbursement of LCA funds. A link to a sample Fair Housing Policy is available in Appendix 4 of this guide.

Developers cannot apply and cannot be the grantee. However, developers are encouraged to partner with eligible applicants to submit applications.

Eligible Projects

All of the following are required to comprise an eligible LCDA-Development grant project:

- The project must meet the criteria for *Development Projects*, as defined in the "definition of terms" section of this guide.
- The project must be located within a Council-identified *Developed Area*, *Developing Area* or a *Rural Center*. Regional park land is ineligible.
- Not every good project is a good fit for the LCDA program. Successful applicants will use LCDA funds to elevate a development or redevelopment project beyond a traditional project and enhance livability through project outcomes.
- The grant-funded activities must be completed within the 36-month grant term.
- The project must include one or more development or redevelopment components that will commence within the 36-month grant term. In this context, "commence" means significant physical improvements have occurred in furtherance of the LCDA project (*e.g.,* a foundation is being constructed or other tangible work on a structure has been initiated). If the application requests LCDA Development funds for land acquisition and associated holding costs, the acquisition must be completed by the expiration of the grant term.
- The project must be consistent, or be made consistent, with the local comprehensive plan that has been reviewed by the Council and be consistent with any area, neighborhood, corridor or other local plan adopted by the municipality in which the project is located.
- If housing is planned, the project must help achieve one or more of the affordable and lifecycle housing goals adopted by the applicant city (or the city in which the project is located if the applicant is a county or county development authority) under the Local Housing Incentives Account program of the Livable Communities Act.
- All projects involving housing must adopt and implement an affirmative fair housing marketing plan prior to fund disbursement.

Eligible Uses of LCDA Grant Funds

Grant funds are intended to assist innovative development projects that meet Livable Communities priorities move forward and/or for innovative features and elements such as stormwater management, renewable energy, intentionally designed public spaces, community engagement, or limited infrastructure elements which support projects that provide demonstration value to the region. LCA grant funds are not for gap financing nor to supplant or substitute other sources of funding. Applicants should demonstrate that "but-for" Livable Communities funds, the grant activity would not occur.

Please note: Livable Communities funding is awarded on a cost-incurred basis. Only activities that occur **after** the date of grant award and prior to the expiration date of the grant agreement are eligible (Site Acquisition is a special circumstance with detail in the table below.)

Eligible Uses	Ineligible Uses
Site-Integrated Stormwater Management	
• Infiltration swales or tanks; • Landscaping, including rain gardens, that is an integrated part of the stormwater management system; • Pervious pavement; • Green roofs	• Trees, sod or landscape plantings, unless an integral part of a stormwater management system
Renewable Energy Elements	
• Photovoltaic cells*; • Geothermal heat pumps; • Fuel cells; and • Wind turbines *When demonstrated that upfront costs are an insurmountable burden. Payback period, tax credits and rebates, and who benefits from utility savings are considerations	
Public Space	
• Intentionally designed, publicly accessible spaces, such as plazas, squares, greens or courtyards, which reinforce a sense of identity for the site and surrounding neighborhood. Elements integral to the design of such spaces, which may include: o lighting; o landscaping; o seating and furnishings; o sidewalks and paths; • Public art features which contribute to the identity or sense of place of the development project and/or surrounding neighborhood. To be considered public art, the design must be led and fabricated by a professional artist and/or art organization.	• General landscaping elements, lighting, sidewalks or paths around the development which are not part of an intentionally designed public space; • City or neighborhood parks or playgrounds; • Parks, playgrounds, or areas that are, through management or design, primarily for the use of the development project's tenants or residents;

Design Fees & Engagement	
• Architectural and engineering fees to support the design of innovative stormwater management systems, public spaces or public art elements, when specifically requested. **Note:** Up to 10% of the awarded amount for the grant-funded activity and these costs will only be reimbursed once the eligible element, to which architectural/engineering fees are related, is constructed. • Community engagement beyond a traditional public meeting or presentation to a neighborhood organization or planning board *See applicant resource page for additional community engagement resources*	• Architectural and engineering fees related to the general site or building or not related directly to grant-funded elements specifically listed as "eligible".

Site Acquisition	
• Site acquisition for the development of affordable housing or for the retention or creation of jobs made more accessible to low-income and underserved populations. Available for acquisition **after the date of award OR** for sites acquired **within 12 months prior to the application due date** o Eligible site acquisition costs are only those that are for the transfer of property from one **completely unrelated** entity to another within the timeframes indicate above. • Holding costs both directly associated with requested site acquisition and not associated with site acquisition. o Holding costs may not exceed 5% of the grant amount awarded for the purchase price, or $100,000, whichever is less. o Eligible holding costs include property maintenance, insurance, property taxes, and interest. Site acquisition costs may only relate to the portion of the project which meets the criteria above. For example, if a project includes market rate units, then	• Reimbursement, refinancing of land acquisition or site control costs incurred by the applicant, any current or future grant subrecipient, related LLC, Limited Partner, or the like, or other project partner before the date of an LCDA grant award. This includes costs to acquire or gain site control for project sites where site control has been established or where formal steps to acquire the property, such as a purchase agreement, have been taken. • Site acquisition costs for transactions between or among partnerships or other legal entities for project sites where any grantee, current or future subrecipient or other project partner has any ownership or site control interest in a property prior to the grant award are also not eligible. • LCDA funds may not be used to refinance, replace or supplant other sources of funding available to acquire or gain site control of the development project property. • Site assembly for lands to be used for transit infrastructure.

the cost of site acquisition will be prorated to the percent of affordable units.	
Site Preparation	
• Demolition and removal of obsolete structures. • Grading and soil correction to prepare a site for construction. **Note:** Eligible activities are for items not considered hazardous, or that would not be eligible under the TBRA program.	• Demolition, abatement, cleanup, removal, hauling or disposal of contaminated materials or debris. • Cleanup, removal, hauling or disposal of contaminated soil or debris.
Public Infrastructure Elements	
• New streets or street extensions only for local public streets; • New sidewalks and trails, clearly for public use and that exceed minimum city requirements that connect the development project to transit, retail/commercial activities and/or nearby public spaces such as parks and schools; • Site-integrated transit shelters • Bike facilities at mixed-use developments available to the public; • Extensions or modifications of local public sewer, water, or telecommunication lines that directly serve the development project; • Publicly available portion of shared-use parking structures	• County road improvements • Private sidewalks, amenities or amenity spaces specifically serving the development project • Perimeter sidewalks or boulevards that are built to minimum city requirements • Surface parking and parking structures without a shared public component • Expansion or extension of local public utilities not directly related to the development project • Transit infrastructure or capital investments e.g., transit stations, station platforms, and park-and-ride facilities. • Regional parks or trails and trails that would otherwise be included within a city's capital improvement budget • Trail, sidewalk, or road connections that do not directly connect to or support the project site

Other Ineligible Activities
Such costs include: • Administrative overhead; • Building construction or rehabilitation; • Affordability gap or value gap financing; • Relocation costs; • Travel expenses; • Legal fees, late payment fees or finance charges; • Bonds and or Insurance; • Overhead/profit • Traffic control or other temporary project construction activities; • Employee worksite parking; • Marketing costs; • Permits, Licenses or authorization fees, • Costs associated with preparing grant proposals or applications or bids, • Applicant project coordination costs, operating expenses, planning costs, and prorated lease and salary costs. • Entertainment, gifts or prizes • Costs associated with the exercise of eminent domain. • Costs incurred before the date of grant award, or after the expiration date of the grant agreement

Considerations for LCDA Projects

- Not every good development or redevelopment project is a good LCDA project. To qualify for LCDA funds and score competitively, the application must make it clear **how the project will address statutory and Council LCDA goals and outcomes**, which are:
    - interrelating development or redevelopment and transit
    - interrelating affordable housing and employment growth areas;
    - intensifying land use that leads to more compact development or redevelopment;
    - involving development or redevelopment that mixes incomes of residents in housing, including introducing or reintroducing higher value housing in lower income areas to achieve a mix of housing opportunities;
    - encouraging public infrastructure investments which connect urban neighborhoods and suburban communities, attract private sector development investment in commercial and residential properties adjacent to the public improvement, and provide project area residents with expanded opportunities for private sector employment; and/or
- Efficient land use and site design is a significant element in the LCDA scoring process. Consider how the proposed project connects to surrounding development, activates first-floor uses, includes human-scaled architecture, and creates an environment that encourages walking and biking to and throughout the site.
- Community engagement is foundational to equitable development. Including community voices in the process supports projects that best meet the needs of residents and leads to more successful, equitable outcomes. The LCDA review process considers project teams that go beyond minimum requirements to engage residents most affected by the development project.
- The application is designed to focus on a specific development or redevelopment project that exemplifies LCDA goals. As the program name implies, the development or redevelopment

project needs to pursue a demonstrative end result that can be replicated elsewhere in the region. Examples include:

  - Will the project use an innovative collaboration?
  - Is it sited in a unique way?
  - Is there some element of the project's funding, implementation or design that hasn't been done locally?
  - Can some quality, element, or portion of this project serve as an example elsewhere in the region?

- When filling out the grant application, it is important to distinguish between the development project and its constituent Grant-Funded Activities. The project is the development or redevelopment work that through its design and execution will deliver benefits such as housing, connections, and/or jobs to the region. The activities for which grant funds are requested, referred to as "Grant-Funded Activities", are conducted **in support of** the overall project and must be completed during the grant term.
- Public space elements must be more than mere amenities – if you are requesting only items such as benches or planters, consider those as furnishings. To be funded, public space elements must meet a higher standard and be integral to an intentionally designed public space. If you are requesting public space elements, explain how these items will define the project and attract both people and investment to the area. See public space definition in Appendix 4.

Note that unless otherwise instructed, your answers should pertain **only** to the development project that will begin development/redevelopment work within the 36-month grant term. It is not adequate to be "shovel-ready"; the project must commence hard construction by December 31, 2022. Do not include project phases that will not be included within this timeframe.

Section 3: Evaluation Process for LCDA Grants

LCDA applications are evaluated in a two-step process. Step One is conducted by an internal review staff team of experts. Applications that successfully meet the Step One point threshold will move on to the Step Two process. The Livable Communities Advisory Committee (LCAC) conducts Step Two of the evaluation process and makes funding recommendations to the Council. Applicants may meet the minimum score to be considered for funding but not be recommended for funding.

The committee includes members representing seven areas of expertise to provide the range of skills and experience necessary for evaluating the complex development and redevelopment projects for which LCDA funding is requested. There are two members for each area of expertise: local government (planning, economic or community development); development finance (one member in private finance, one in public finance); development (one member in new development, one in redevelopment); transportation, environment; site design, and planning, economic and community development/engagement representing traditionally under-represented communities. The LCAC chair, not representing a specific area of expertise, is the 15th member.

Step One Evaluation Criteria for LCDA Development Grants	Possible Points
Efficient Land Use and Site Design	
• The project's ability to maximize the potential of the location through intensified land use and increased density • The development introduces a diversity of uses to the project area • The project includes internal pedestrian circulation which is convenient, efficient, and attractive throughout and around the project site • The site is designed to facilitate pedestrian activity and considers first floor activity, parking location, and wayfinding	15
Connections	
• The development project takes advantage of or maximizes connections between or among housing, centers of employment, education, retail, and recreation uses through location or design • The development provides convenient, efficient, and attractive access from the project site to the neighborhood or the surrounding community through Infrastructure that emphasizes pedestrian and/or bike mobility	7
Environmental Design	
• The project conserves, protects, and enhances natural resources • The project incorporates green building design and/or energy efficiency standards • The project utilizes sustainable site design	8
Jobs and Housing (Projects will be scored as Jobs or Housing projects)	
Jobs Projects • The project's ability to expand employment opportunities through the creation or preservation of permanent employment opportunities with emphasis on including living wage jobs and increasing diversity of jobs type in the area • The creation of jobs in or near Areas of Concentrated Poverty • There is an established process to advance and promote the employment of local workers	12

• The development prioritizes the preservation of existing small businesses and/or the ability to occupy commercial space with small with local small businesses **OR**	
Housing Projects • The project provides or preserves housing choices to give people in all life stages and of all economic means viable choices for safe, stable, and affordable homes • The development's willingness to accept Housing Choice Vouchers • The project's ability to implement a displacement prevention strategy *Affordable units must have a minimum term of affordability for 15 years, and mechanisms in place to ensure this term, to be considered affordable for scoring purposes.*	
Partnerships and Processes	
• The project team involves partnerships among government, private for-profit and nonprofit sectors, and the local community • The project fills an identified and specific community need • The project team initiates community engagement early in the planning process • The planning process is inclusive of and responsive to community participation, vision, and leadership • The project team has a clear engagement plan to maintain community involvement throughout the project • Significant project changes lead to additional community engagement	8
Total	**50**
Applications must score 25 or more points to advance to the Step Two evaluation process.	

Step Two Evaluation Criteria for Development Grants	**Possible Points**
Innovation and Demonstration	
The development project provides demonstration value for the community and for the region through: • New development concepts, strategies or elements in one or more of the scoring areas covered in the Step One evaluation process; • Other innovation; • Serves as a model of LCDA goals; • Incorporates Equitable Development strategies when planning and/or designing the proposed project.	30
Catalyst	
• The proposed development project will catalyze additional development and private investment to future project phases and/or to the immediate area • The inclusion of strategies to support wealth building for residents within the community where the project is located	10
Readiness Assessment	
The proposed development project is ready and able to use awarded grant funds within the 36-month grant term, based on an assessment including: • The status of implementation tools – for example, zoning codes and other official controls, design standards, or development standards. • The status of funding commitments and other indicators of readiness.	10

• Whether grant funds have been spent for or progress has been made on a prior LCDA development or pre-development grant for the same project or a related project.	
Step Two Total	**50**
Combined Step One and Step Two Total	**100**
Combined Step One and Step Two scores must total 60 to be considered for funding.	
Housing Performance Score	
The applicant's Housing Performance Score will be converted from a 100-point scale to a 10-point scale. If a proposed project includes new affordable housing or if a significant amount of affordable housing is already located within the project site/area, the proposal will be held harmless by assigning the higher of the community's actual performance score or the average performance scores from all proposals being evaluated.	10
Overall Total	**110**

Section 4: Reporting Requirements

Grantees are required to submit periodic progress reports. The detail supplied with payment requests comprises the bulk of the progress reports, which are augmented with semi-annual reports. A final progress report is required with the last payment request. When a grant is closed, the grantee's chief financial officer is required to certify to the appropriate expenditure of grant funds. Project receiving funding for community engagement will be required to document the engagement process and submit a final report with their final payment request.

Contact LCA Senior Project Administrator with questions regarding reporting requirements and grant follow-up

Josiah Waderich, Senior Project Administrator, (651) 602-1297 Josiah.Waderich@metc.state.mn.us

Section 5: Completing the LCDA Application

Application Process

A **Project Concept Plan** (PCP) is required for all LCDA applications. No LCDA application will be accepted without a prior PCP submission. PCP materials can be found on the LCDA website.

A response to the Council's LCDA Project Concept Plan (PCP) is required for all 2019 LCDA Development applications. PCPs are due by 3:00 p.m. July 1, 2019.

Staff will provide feedback on submitted PCPs by the date listed in the schedule above. Feedback will be related to eligibility of grant activities, project fit with Livable Communities goals and specific programs, and design considerations. Applicants will be notified if they are eligible to submit a full application after the PCP review.

Applicants invited to submit a full application are required to attend an applicant meeting the week of July 15 to discuss PCP feedback.

Design Workshops: The Council offers optional design workshops for LCDA and LCDA-TOD applicants. During these workshops, independent industry professionals will review the proposals and offer their advice regarding the project's design qualities and consistency with Livable Communities goals. These workshops are free, and applicants are encouraged to take advantage of the opportunity. Participation in the workshops and/or incorporation of the resulting recommendations does not guarantee funding. More information about the design workshops is available on both the LCDA and LCDA-TOD websites.

Accessing the Application

The Council has a web-based management system for grant application, evaluation, and payment requests. WebGrants is entirely online and will cover nearly all phases of grants management across every Council grant program. The 2019 LCDA application is only available through the WebGrants system. To begin the application process, visit http://metrocouncil.org/Communities/Services/Livable-Communities-Grants/WebGrants-Info.aspx?source=child

Submitting the Application

Full LCDA applications are due by 3:00 PM on August 8, 2019. No late submittals will be accepted.

If you are new to WebGrants, read the WebGrants User Guide first. The guide is available online at http://www.metrocouncil.org/METC/files/48/48307f04-f1b7-4269-868c-76b87a4d3258.pdf

Follow the application submittal instructions through the WebGrants system: https://metrocouncilgrants.org/index.do

Each application requires a resolution of support from the city in which the project is located. Two sample resolutions are included as a part of the application form: one for city applicants submitting one or more LCDA grant applications in 2019, and another for eligible applicants other than

a city (i.e. county, economic development authority, port authority, etc.). **Resolutions must be submitted at the time of application.**

See Appendix 1 for details on Required Attachments to the application.

By submitting an application, including project sketches, images, renderings, or other copyrightable material, applicants consent to the use of those renderings and images by the Metropolitan Council for work related to the Council and Livable Communities funding.

After the application has been reviewed for completeness and found to be acceptable for evaluation submittal, you will be notified of next steps.

Contact LCA staff if you have questions about the program or application process

Hannah Gary, Senior Planner (651) 602-1633 hannah.gary@metc.state.mn.us
Paul Burns, Livable Communities Manager (651) 602-1106 paul.burns@metc.state.mn.us

Section 6: Appendices

Appendix 1: **Required Attachments**
Appendix 2: **Make-A-Map**
Appendix 3: **Applicant Resources**
Appendix 4: **Definition of Terms**
Appendices 5-6: **Sample Resolutions**
Appendix 7: **Eligible Use Quick Reference Guide**

Appendix 1: Required Attachments

The following required attachments must be submitted as part of an LCDA Application.

- Attachments should be formatted to 11 x 17", one side only.
- Compress PDF files to reasonable sizes and rotate all pages so they are legible on screen.

"Make-A-Map" Generated Documents

- Overview Map
- Aerial Map
- Parcel Map

See Appendix 2 for details on using "Make-A-Map" and producing the required maps.

Applicant Generated Documents

1. A site plan clearly illustrating the location and extent of each requested grant activity. Title this file "Grant Requested Activities Plan – [Project Name]"
2. A site plan of the entire site indicating all ground floor uses, vehicular and pedestrian entrances, public and semi-public spaces, transit stations and/or stops. Title this file "Site Plan – [Project Name]"
3. To-scale context plan showing the site plan and nearby public realm elements such as parks, trails, plazas, etc. Title this file "Public Realm Context Plan – [Project Name]"
4. To-scale street, site and building sectional drawings that illustrate precisely how buildings meet the ground, the articulation of the façade and the interior uses of the building, as well as the design of the spaces between buildings if more than one. Title this file "Sections – [Project Name]"
5. Ground perspective from any adjacent streets. Title this file "Perspectives – [Project Name]"
6. A "before photo" of the project site. Please take the photo from a vantage point that can be used again after the project is complete. This may be sized at 8.5" x 11". Title this file "[Project Name] - Before Photo"
7. Projects requesting funding for stormwater management: A stormwater management plan that illustrates stormwater calculations for the site accounting for the stormwater management strategies and provides enough detail to support the requested grant amount.
8. Projects requesting funding for site acquisition: an appraisal, or broker price opinion, of the subject parcel(s) clearly indicating the appraised value.

Use of Application Images

By submitting any renderings, images, perspectives, sections, diagrams, photos or other copyrightable materials (collectively, “copyrightable materials”) with an application, you certify that your organization is the owner of the copyrightable materials or is fully authorized to grant permissions regarding the copyrightable materials and that the copyrightable materials do not infringe upon the copyrights of others. Your organization also agrees that: 1) the Council has a nonexclusive royalty-free license and all necessary permissions to reproduce and publish any copyrightable materials for noncommercial purposes, including but not limited to press releases, presentations, reports, and on the internet; and 2) your organization will not hold the Council responsible for the unauthorized use of the copyrightable materials by third parties. If your organization desires attribution on the copyrightable materials, you may include a discreet transparent watermark.

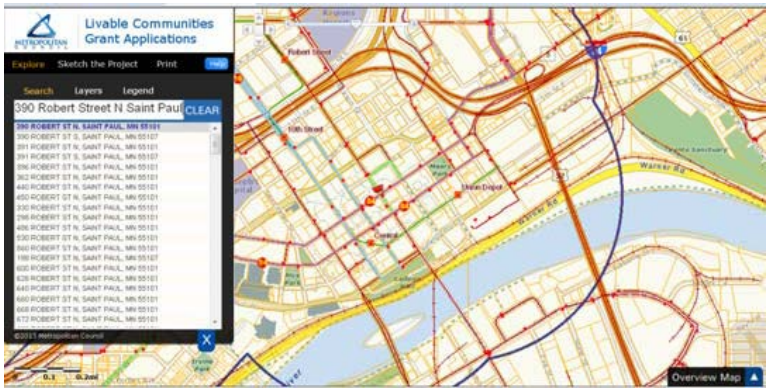
Appendix 2: Using Make-a-Map

The Council's Make-a-Map tool has been customized for LCA Grants. To access Make-A-Map, follow this link:

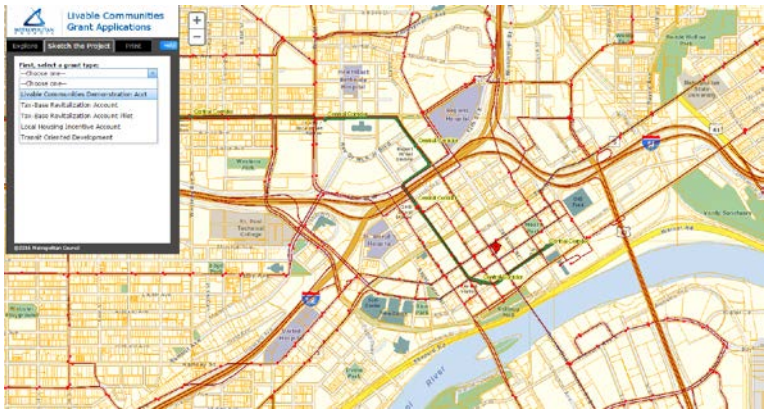
http://giswebsite.metc.state.mn.us/publicmaps/lca

How to Create the Required Maps for LCDA

1. Enter an address or landmark in the search bar to navigate to your project area.

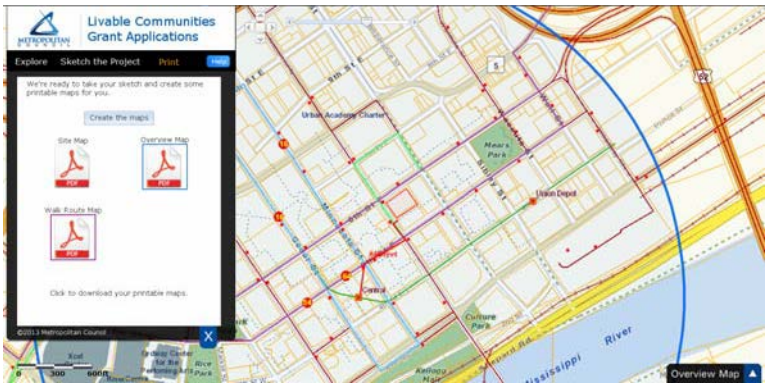


2. Click "Sketch the Project" and select "Livable Communities Demonstration Acct" from the dropdown menu. Provide a name for your project.



3. You may use the zoom and pan buttons to navigate to your project site. Click "Sketch a Boundary" and, using the crosshair as a guide, draw the project boundary. A gray polygon with a red outline will begin to appear. Once you have finished outlining the boundary, double click to close the polygon. If there are multiple, non-contiguous parcels that are part of your project, you have the option of sketching another boundary.

5. Select “Print” and “Create the maps”. The system will generate three maps for LCDA; a *Parcel Map*, *Overview Map*, and *Aerial Map*. Please be patient – depending on your connection, it can take up to one minute to generate the maps.



6. Click each PDF to download them separately. Rename the files according to the naming conventions as follows:

- “Parcel Map - [City Name]-[Project Name]”
- “Overview Map – [City Name]-[Project Name]”
- “Aerial Map – [City Name]-[Project Name]”

If you have any questions regarding the “Make-A-Map” Application, please consult the Make-A-Map Help Section or contact LCDA Staff

Appendix 3: Applicant Resources

Community Engagement		
Resource Name	**Type of Resources**	**Description**
Council Public Engagement Plan	Introduction Guide	Includes the Metropolitan Council's definitions of engagement and outreach as well as public engagement principles and strategies to guide community engagement efforts.
Metropolitan Council Community Engagement Resources	Checklists, Presentations, Best Practices	A variety of community engagement resources compiled by the Metropolitan Council Community Development Division and Community Engagement staff. Resources include checklists, best practices, and planning worksheets
Metropolitan Council PlanIt Series – Workshops	Workshop Presentations	Community Engagement presentations include: Community Engagement Best Practices; Interactive Community Engagement; Re-Thinking Engagement Strategies; and Community Engagement
Community Engagement Institute Resources	Assessment Tool, Background Guide	The Community Engagement Institute from Nexus Community Partners provides a series of trainings and additional resources to advance community engagement practice. A self-assessment tool helps teams determine how they currently do engagement and identify areas to expand. The model of community engagement elements is divided into tangible, long-term goals and core elements necessary to achieve those goals.
Public Engagement Primer	Introduction Guide	An overview of core principles of community engagement with examples of engagement strategies, including focus groups, stakeholder dialogues, community conversations, and online supports.
Equitable Development		
Resource Name	**Type of Resources**	**Description**
Twin Cities Equitable Development	Scorecard	The Scorecard offers guidance to assess a development project or potential project in the following areas: housing, transportation, land

Principles and Scorecard		use, community engagement, and economic development.
King County Equity Impact Review Tool	Project Toolkit	The Impact Tool guides project teams through a series of questions to assess the racial equity impact of their project.
Complete Streets		
Resource Name	**Type of Resources**	**Description**
Hennepin County Active Living	Workshops, tools, policy and planning guides	The Hennepin County Active Living initiative provides a variety of resources on developing environments that promote active living. Resources include bike and pedestrian planning, design checklists, and workshop materials.
New York City Active Design Guidelines	Guidebook	The guide includes strategies for designing public spaces that encourage active transportation and recreation. Relationships between active living and sustainable design is also addressed.
Minnesota Complete Streets Coalition	Toolkits, Design Guides, Policy Guides	Several design toolkits, guides, and policy case studies are available through the Coalition resource page. Example complete streets resolutions are also available.

Project Profiles

Profiles of successful LCDA projects are available on the LCA website. These profiles highlight projects that have included innovative elements within their individual development contexts. Each profile outlines how the project supports livable communities with a specific focus on connections, demonstration value, and catalytic potential. While the exact project elements are not meant to be replicated, examples of successful projects can help applicants understand why the featured projects were successful. Profiles are available at https://metrocouncil.org/Communities/Services/Livable-Communities-Grants/LCA-Project-Profiles.aspx#TBRA

Appendix 4: Definition of Terms

- ***Affordable Housing*** is ownership or rental housing affordable to households earning 80% or less of Area Median Income (AMI). To be considered affordable, all LCA affordable housing grant applications including affordable housing must have a minimum 15-year affordability term, and a mechanism in place to ensure this term.
- ***Community Engagement***: A thoughtful and intentional way to build and maintain effective relationships over time. Community engagement involves active listening, learning or mutual exchange of ideas and information, identification of common interests and goals, and translation of those interests into collective efforts to achieve the goals. It can be described as "doing with" instead of "doing for" or "doing to".
- ***Developed Communities*** *(Urban Center* and *Urban* Community Designations in Thrive*)* are cities where more than 85% of land is developed, infrastructure is well established, and efforts must go toward keeping it in good repair. Projects awarded grants in developed communities will be focused on maintaining and improving infrastructure, buildings and land to support adaptive reuse, infill development and redevelopment.
- ***Developing Communities*** (*Suburban, Suburban Edge* and *Emerging Suburban Edge* Community Designations in Thrive) are cities where the most substantial amount of new growth – about 60 percent of new households and 40 percent of new jobs – will occur. Projects awarded grants in developing communities will be focused on accommodating growth by supporting local efforts and policies to plan for growth that efficiently uses transportation and transit infrastructure and regional services, promotes land use patterns with clear distinctions between urban and rural areas, and by supporting activity centers along corridors that encourage the development of communities where shopping, jobs and a variety of housing choices co-exist by design.
- Communities designated ***Rural Center*** in Thrive are local commercial, employment, and residential activity centers serving rural areas. Projects awarded grants in rural centers will be focused on the efficient use of land and existing infrastructure, encouraging innovative approaches to development where existing infrastructure and capacity can support increased density, and improving land use patterns to reduce carbon emissions.
- The ***Development Project*** is the development or redevelopment project that provides the deliverables upon which the grant application is scored. Note that in most cases, the grant-funded activities, in and of themselves, do not comprise the development project.
- ***Equitable Development*** creates healthy vibrant communities of opportunity where low income people, people of color, new immigrants and people with disabilities participate in and benefit from systems, decisions and activities that shape their neighborhoods.
- ***Fair Housing Policy*** A written statement regarding the local municipality's commitment to fair housing, typically including the policy's purpose, procedures for complaint identification and referral, designating a fair housing officer, and outlining internal and external actions the municipality will undertake to advance fair housing. A best practices guide including a model local fair housing policy can be found here: *https://metrocouncil.org/Handbook/Files/Resources/Best-Practices/Fair-Housing-Policy-Guide.aspx.*
- The ***Grant-Funded Activities*** are components of the development project described in the application. The grant-funded activities do not, in and of themselves, comprise the development project for which grant funds are awarded.
- A ***Living Wage*** is 130% of the poverty guideline for a family of four within the 48 contiguous states established annually by the U. S. Department of Health and Human Services. In 2019 this annual wage is $33,475.

- ***Public Spaces*** are areas within the project site that invite public use and provide space for community interaction. Eligible spaces are intentionally designed spaces, such as plazas, squares, greens or courtyards, that serve to create an identity, a focal point of, or gateway to the development. Playgrounds, tot lots, neighborhood parks, or general amenity areas primarily for the use of the development project's tenants are examples of spaces that do not meet eligible public space criteria for Livable Communities. Well-designed public spaces can foster civic engagement, build social connections, catalyze economic development, demonstrate environmental sustainability, and contribute to the unique sense of identity of a project area or neighborhood.
- ***Site Improvement*** means demolition and removal of obsolete structures; grading or soil correction to prepare a site for construction.

Appendix 5: Sample Resolution for a City Submitting One or More Applications

RESOLUTION NO. _____

CITY OF _____, MINNESOTA

RESOLUTION IDENTIFYING THE NEED FOR LIVABLE COMMUNITIES DEMONSTRATION ACCOUNT FUNDING AND AUTHORIZING APPLICATION FOR GRANT FUNDS

WHEREAS the City of _____ 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 apply for Livable Communities Demonstration Account funds; and

WHEREAS the City has identified a proposed project (or projects) within the City that meets the Demonstration Account's purposes and criteria and is consistent with and promotes 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 administration; and

WHEREAS the City certifies that it will comply with all applicable laws and regulations as stated in the grant agreement; and

WHEREAS the City agrees to act as legal sponsor for the project(s) contained in the grant application(s) submitted on _____, 2019; and

WHEREAS the City acknowledges Livable Communities Demonstration Account grants are intended to fund projects or project components that can serve as models, examples or prototypes for development or redevelopment projects elsewhere in the region, and therefore represents that the proposed project(s) or key components of the proposed project(s) can be replicated in other metropolitan-area communities; and

WHEREAS only a limited amount of grant funding is available through the Metropolitan Council's Livable Communities Demonstration Account during each funding cycle and the Metropolitan Council has determined it is appropriate to allocate those scarce grant funds only to eligible projects that would not occur without the availability of Demonstration Account grant funding.

NOW THEREFORE BE IT RESOLVED that, after appropriate examination and due consideration, the governing body of the City:

Finds that it is in the best interests of the City's development goals and priorities for the proposed project or projects to occur at these particular sites and at this particular time.

Finds that the project components for which Livable Communities Demonstration Account funding is sought:

will not occur solely through private or other public investment within the reasonably foreseeable future; and

will occur within three years after a grant award only if Livable Communities Demonstration Account funding is made available for this project at this time.

Represents that the City has undertaken reasonable and good faith efforts to procure funding for the project components for which Livable Communities Demonstration Account funding is sought but was not able to find or secure from other sources funding that is necessary for project component completion within three years and states that this representation is based on the following reasons and supporting facts:

List project or projects applied for here:

Project Name	Amount Requested

Authorizes its _____ to submit on behalf of the City an application or applications for Metropolitan Council Livable Communities Demonstration Account grant funds for the project component(s) identified in the application(s), and to execute such agreements as may be necessary to implement the project(s) on behalf of the City.

Adopted this ___ day of _____, 2019.

_____ _____

Mayor Clerk

Appendix 6: Sample Resolution for County/EDA/Port Authority Applicants

RESOLUTION NO. _____

COUNTY OF _____, MINNESOTA

RESOLUTION IDENTIFYING THE NEED FOR LIVABLE COMMUNITIES DEMONSTRATION ACCOUNT FUNDING AND AUTHORIZING APPLICATIONS FOR GRANT FUNDS

WHEREAS the County/EDA/Port Authority of _____ is eligible to apply for Livable Communities Demonstration Account funds on behalf of cities participating in the Livable Communities Act's Housing Incentives Program for 2019 as determined by the Metropolitan Council; and

WHEREAS the County/EDA/Port Authority has identified proposed projects within the City of _____ that meet the Demonstration 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 County/EDA/Port Authority has the institutional, managerial and financial capability to ensure adequate project administration; and

WHEREAS the County/EDA/Port Authority certifies that it will comply with all applicable laws and regulations as stated in the grant agreement; and

WHEREAS the County/EDA/Port Authority agrees to act as legal sponsor for the projects contained in the grant applications submitted on _____, 2019;

WHEREAS the County/EDA/Port Authority acknowledges Livable Communities Demonstration Account grants are intended to fund projects or project components that can serve as models, examples or prototypes for development or redevelopment projects elsewhere in the region, and therefore represents that the proposed projects or key components of the proposed projects can be replicated in other metropolitan-area communities; and

WHEREAS only a limited amount of grant funding is available through the Metropolitan Council's Livable Communities Demonstration Account during each funding cycle and the Metropolitan Council has determined it is appropriate to allocate those scarce grant funds only to eligible projects that would not occur without the availability of Demonstration Account grant funding.

THEREFORE, the County/EDA/Port Authority of _____ authorizes its Executive Director to submit an application for Metropolitan Council Livable Communities Demonstration Account grant funds for the project components identified in the application, and to execute such agreements as may be necessary to implement the projects on behalf of the City of _____, where the project is located.

Adopted this ___ day of _____, 2019.

_____ _____

Executive Director

Appendix 7: LCDA Eligible Items: Quick Reference Guide

Grant-Funded Activities	LCDA Pre-Development	LCDA Development
Development of site plan alternatives	X	
Design workshops for development alternatives	X	
Financial analysis of development scenarios	X	
Market study	X	
Appraisal	X	
Project-specific stormwater management plans	X	
Soil testing to determine feasible soil correction and/or structural limits for site (not environmental testing)	X	
Development of Travel Demand Management Plans	X	
Community Engagement	X	X
Site acquisition (see Application Guide)		X
Holding costs		X
Geotechnical work		X
Demolition/ removal of obsolete structures (LCDA: non-contaminated areas only)		X
Grading and soil correction (LCDA: non-contaminated areas		X
New or realigned public streets to improve connectivity to the project site		X
Public portion of shared-use parking structures		X
Extensions/modifications of local public sewer, water or telecommunication lines		X
New sidewalks, exceeding minimum city requirements, or connections to trails, that connect project site to transit and other public places		X
Site-integrated transit shelters, permanent public bike racks at non-residential uses		X
Stormwater management improvements		X
Intentionally designed public spaces		X
Design and engineering for LCDA eligible items		X
Energy efficiency installations such as photovoltaic solar panels, geothermal pumps, wind turbines, or fuel cells		X

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Saint Paul, MN 55101-1805

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metrocouncil.org

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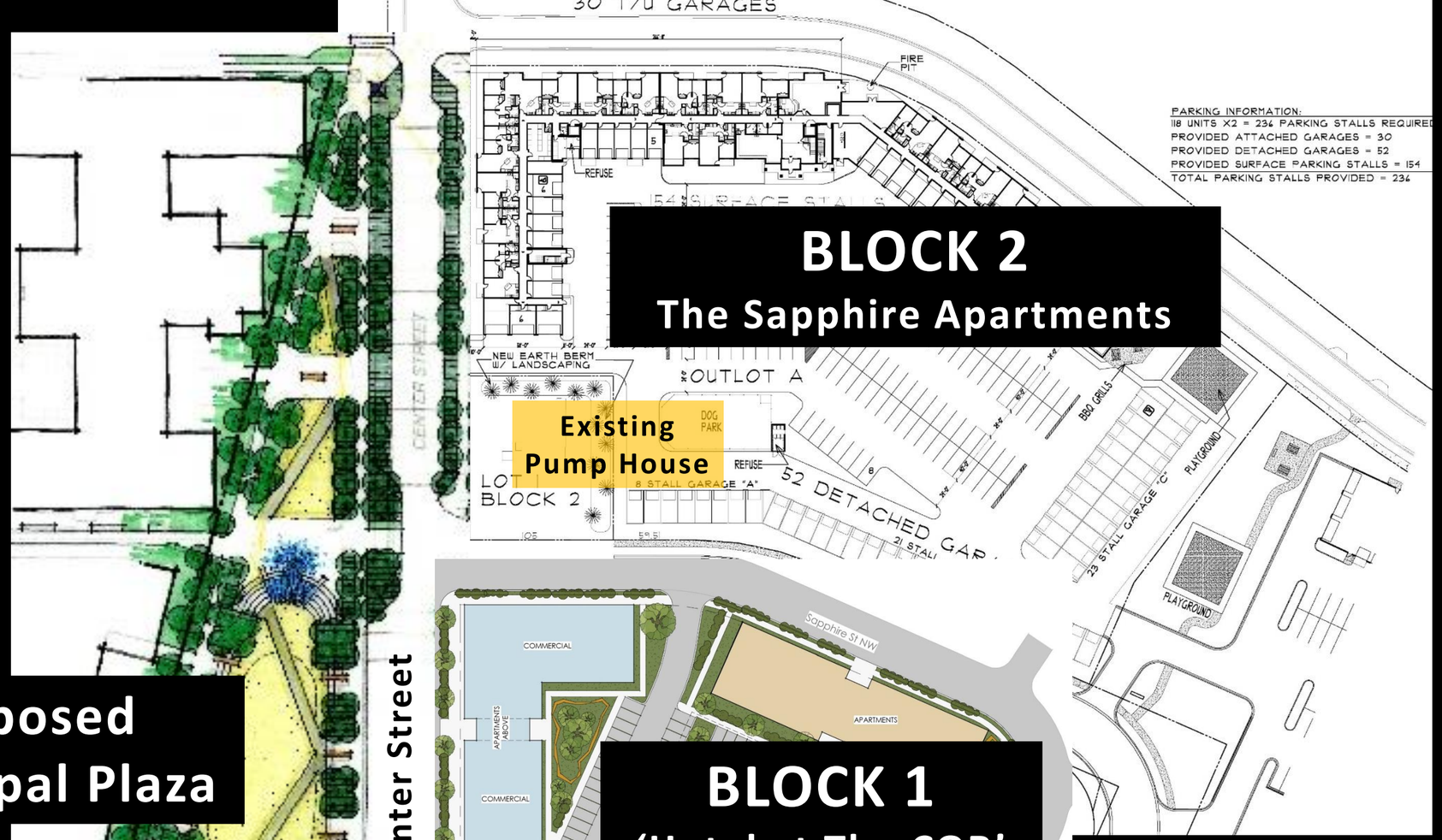
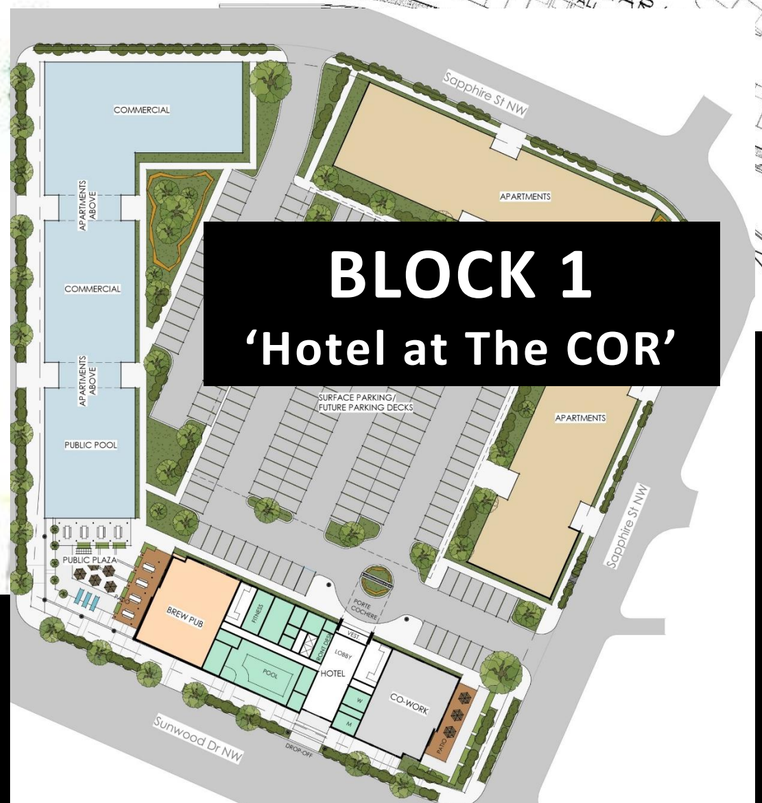


BLOCK 2
The Sapphire Apartments

Existing Pump House

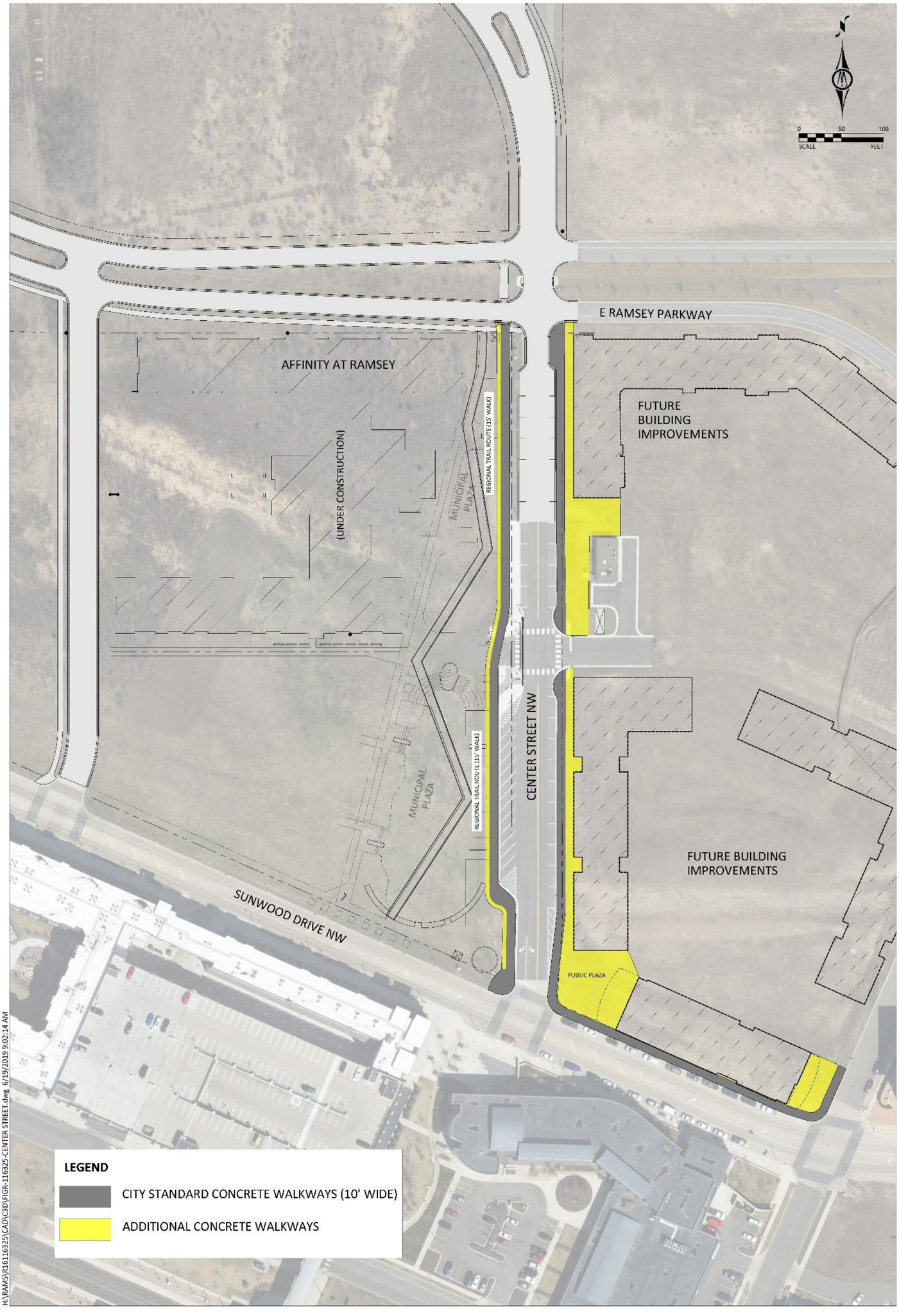
Proposed Municipal Plaza



BLOCK 1
'Hotel at The COR'

SITE PLAN DEVELOPMENT CONTEXT

Ramsey Downtown District
Center Street Improvements



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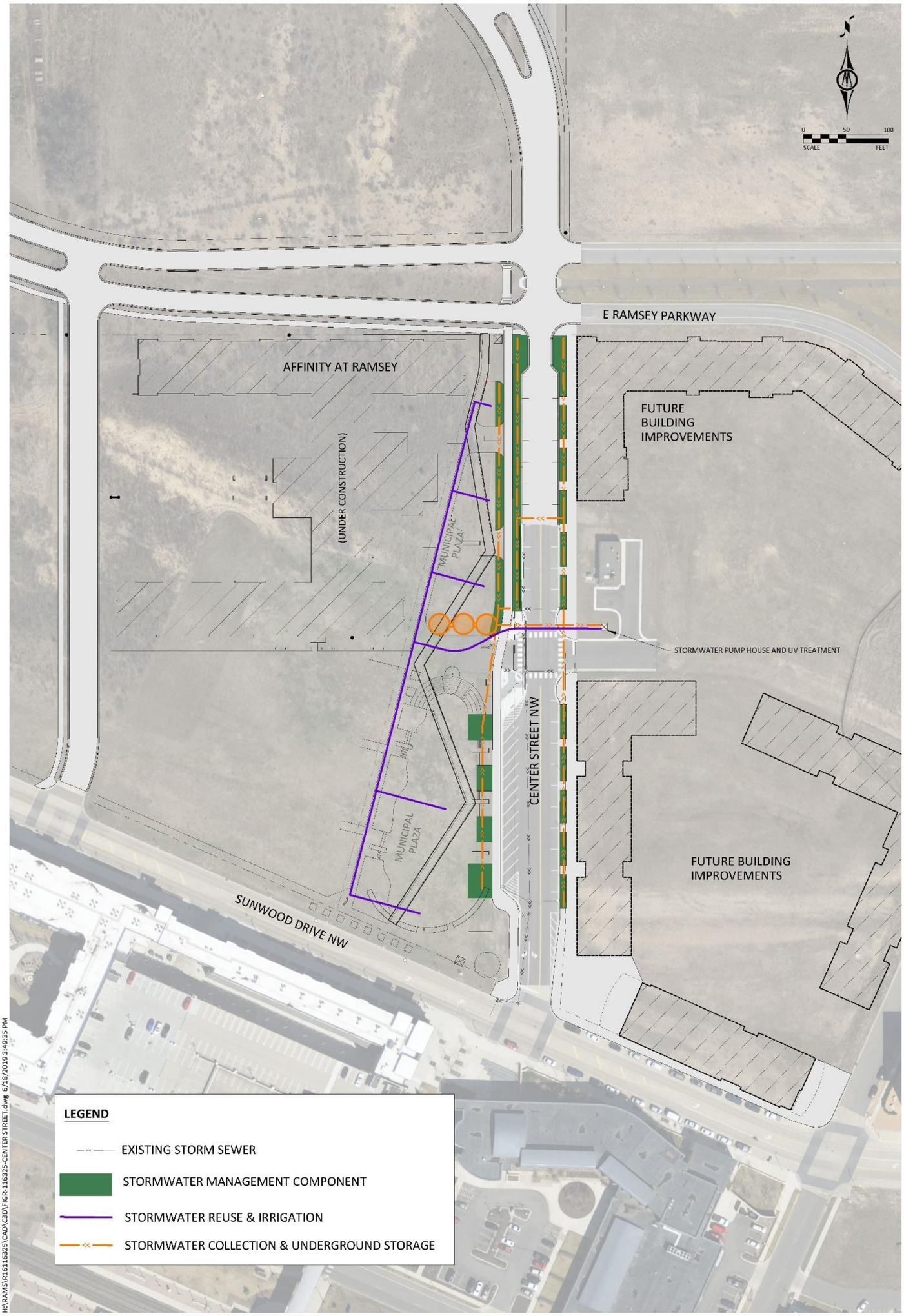
GRANT REQUESTED ACTIVITIES PLAN
1 – PUBLIC REALM
Ramsey Downtown District
Center Street Improvements



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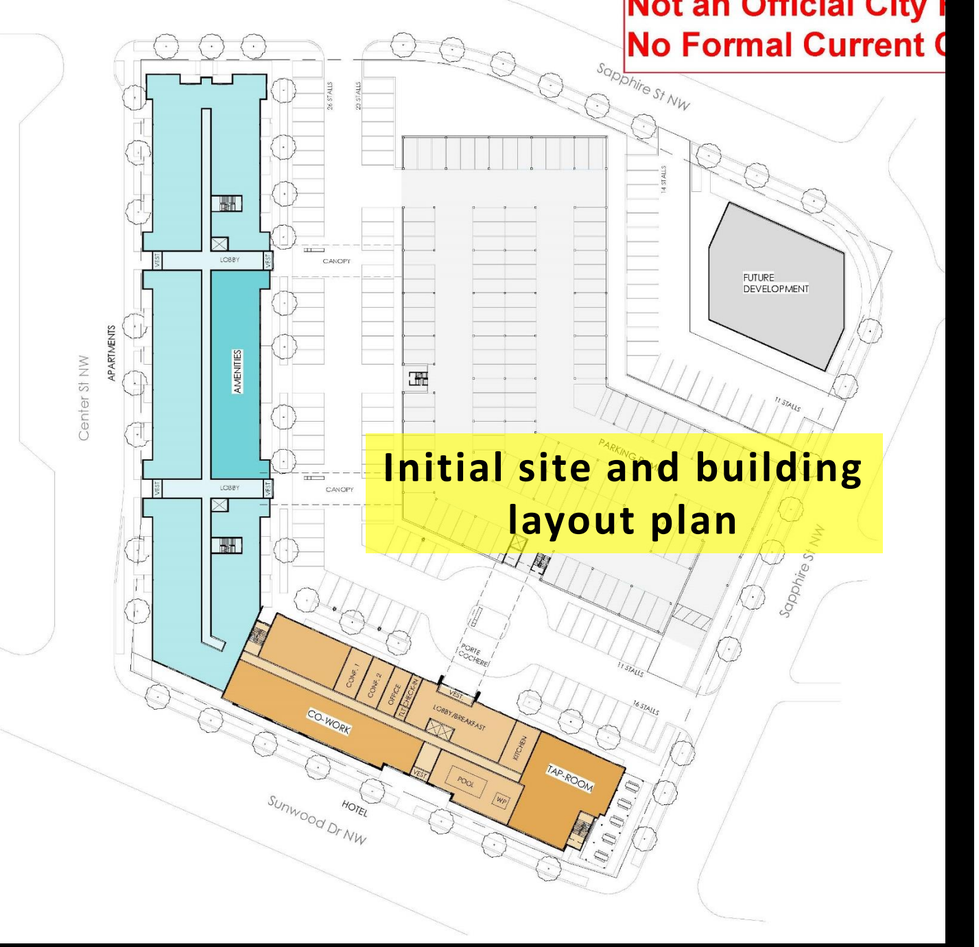
GRANT REQUESTED ACTIVITIES PLAN
2 – STORMWATER MANAGEMENT

Ramsey Downtown District
Center Street Improvements

Not an Official City
No Formal Current C



Initial site and building layout plan

Apartment units over two-story townhouses fronting Sapphire Street

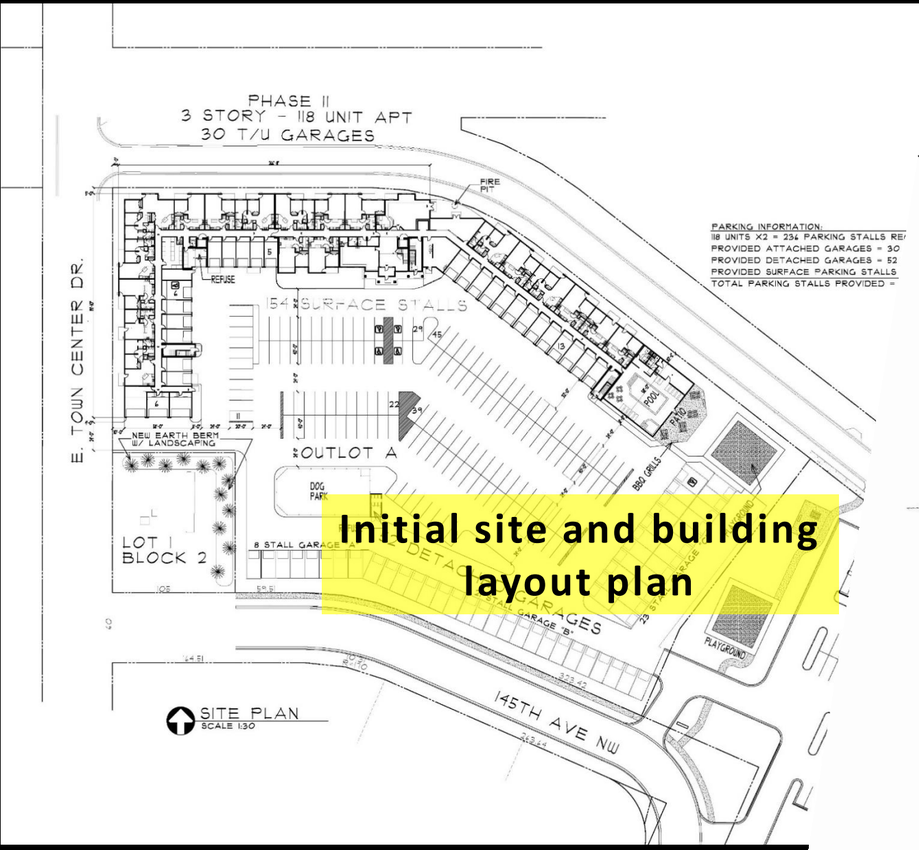
Apartment units over first floor commercial/community space

Proposed site and building layout plan:
+ added public plaza
+ added flex-use community space
+ stormwater management system
+ active ground-floor uses
+ widened pedestrian zone
(based on LCDA review/comment)

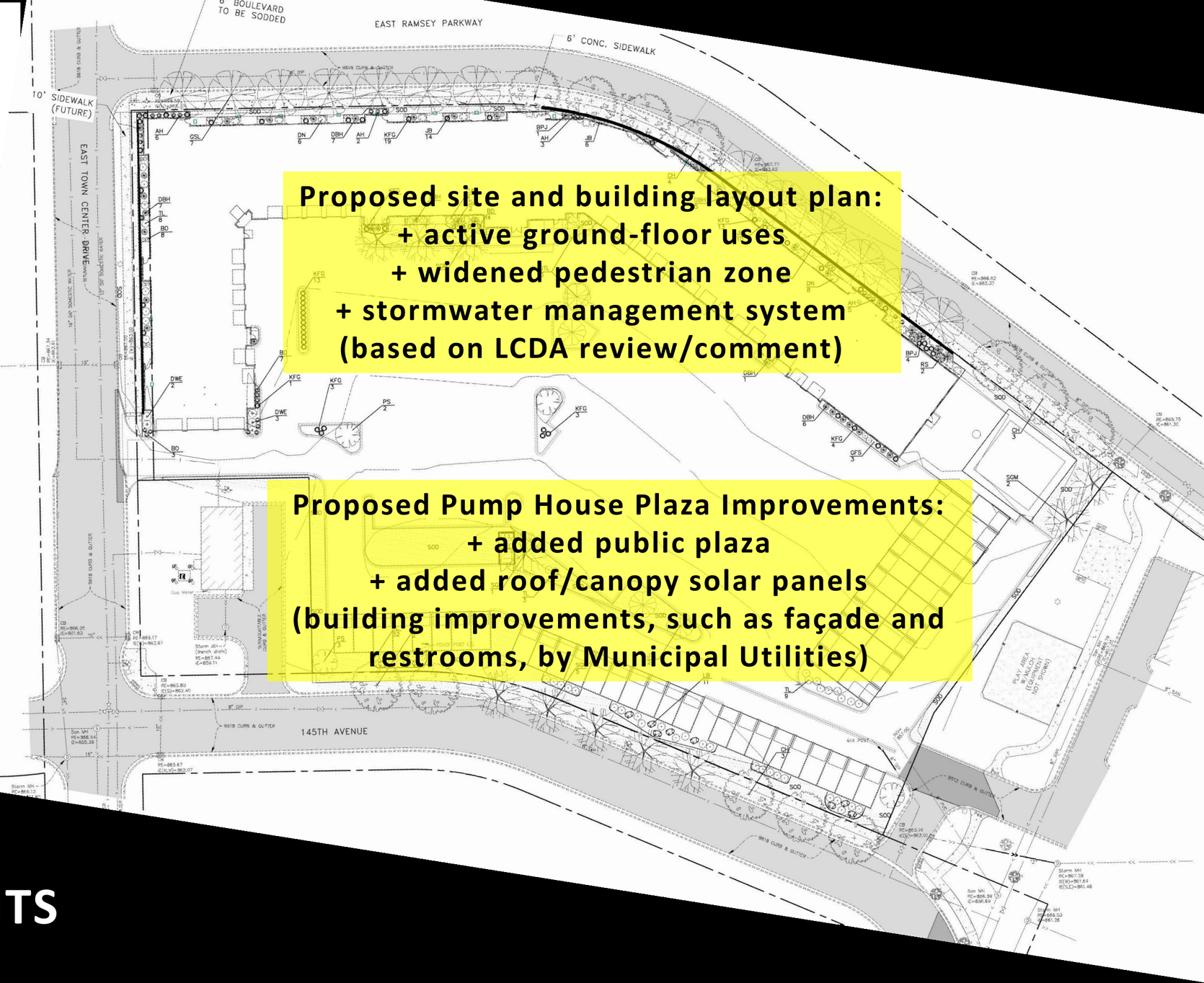
Hotel

SITE PLAN – BLOCK 1
‘Hotel at The COR’

Ramsey Downtown District
Center Street Improvements



Initial site and building layout plan



Proposed site and building layout plan:
+ active ground-floor uses
+ widened pedestrian zone
+ stormwater management system
(based on LCDA review/comment)

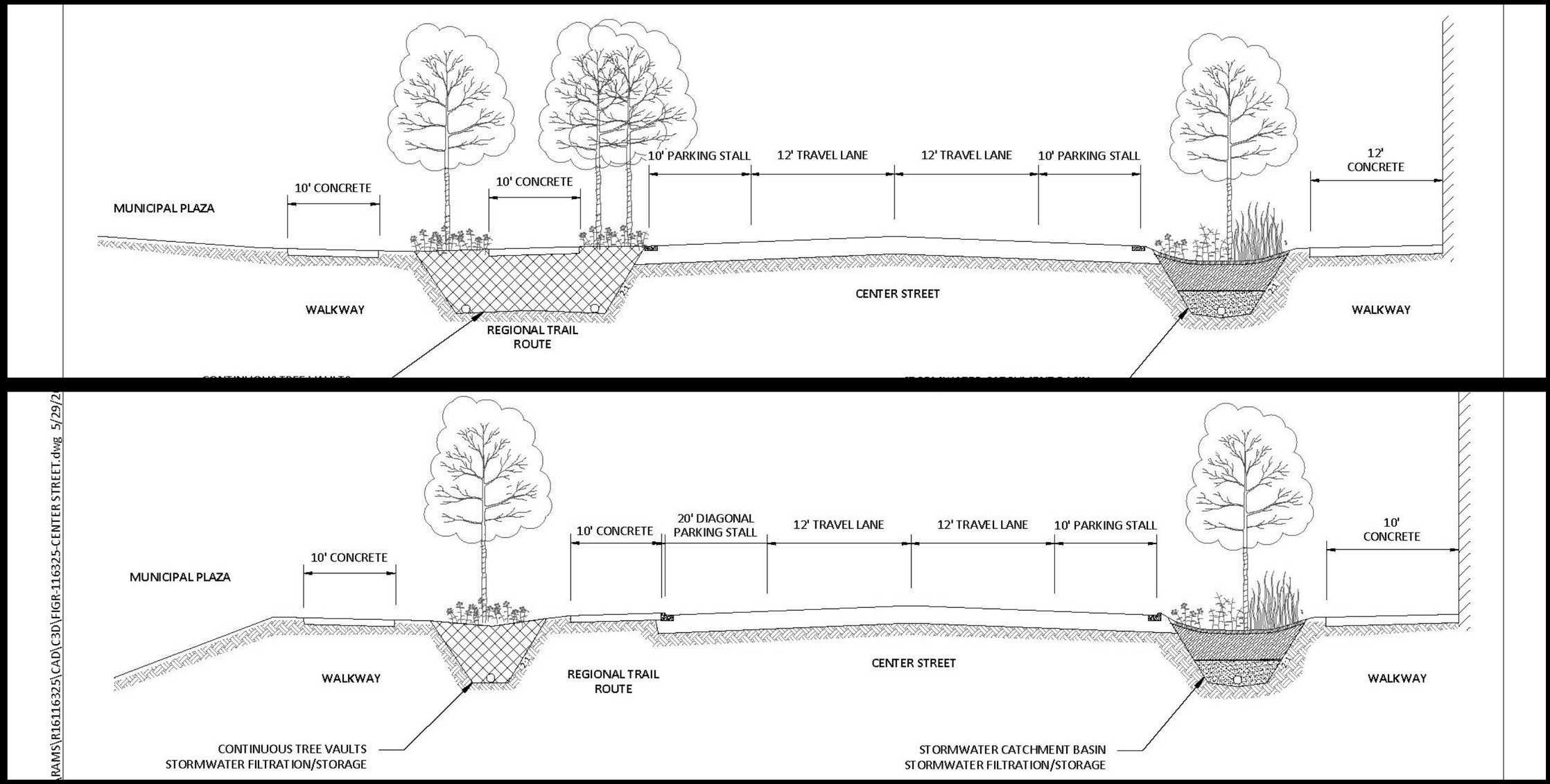
Proposed Pump House Plaza Improvements:
+ added public plaza
+ added roof/canopy solar panels
(building improvements, such as façade and restrooms, by Municipal Utilities)

SITE PLAN – BLOCK 2
THE SAPPHIRE APARTMENTS

Ramsey Downtown District
Center Street Improvements

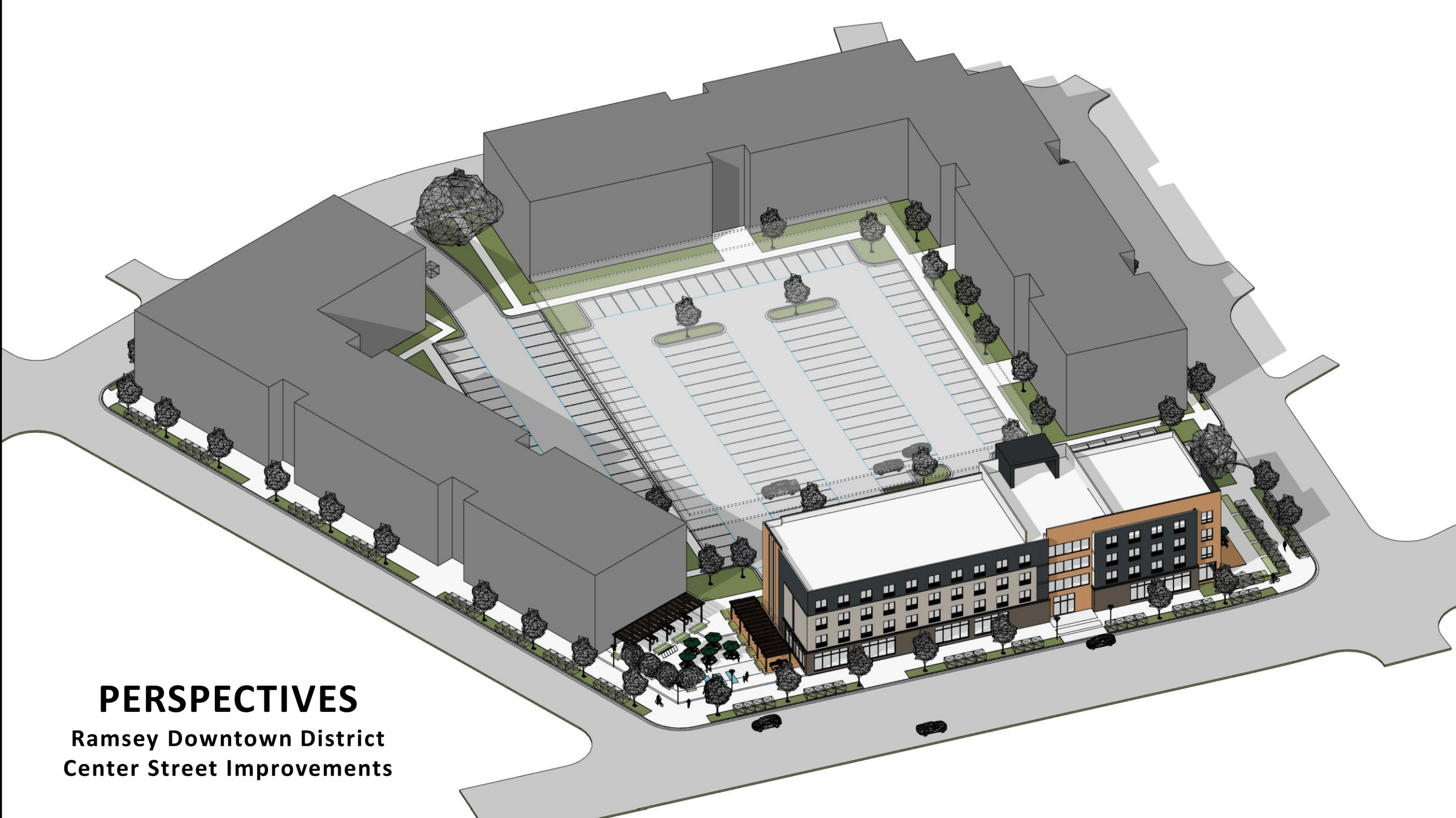
PUBLIC REALM CONTEXT PLAN

Ramsey Downtown District
Center Street Improvements



SECTIONS – CENTER STREET

Ramsey Downtown District
Center Street Improvements



PERSPECTIVES

Ramsey Downtown District
Center Street Improvements

PERSPECTIVES

Ramsey Downtown District
Center Street Improvements

PERSPECTIVES

Ramsey Downtown District
Center Street Improvements